

**BOARD OF TRUSTEES WORK SESSION**  
**11004 Carpenter Street, Mokena, Illinois 60448**  
**Monday, July 20, 2020**

**CALL TO ORDER**

Mayor Fleischer called the Board of Trustees work session to order at 6:02 p.m.

**ROLL CALL**

Joseph E. Budzyn  
Debbie Engler  
Jillian Hersted (via telephone)  
George Metanias  
Jim Richmond  
Joe Siwinski

Absent: None

Also present were: Clerk Melissa Martini; Village Administrator John Tomasoski; Community and Economic Director Alan Zordan; and Building and Planning Director Matt Ziska

**Marre Development Self-Storage Facility, 19140 Darwin Drive, Draft Special Use Permit Ordinance Review**

Building and Planning Director Matt Ziska presented this item.

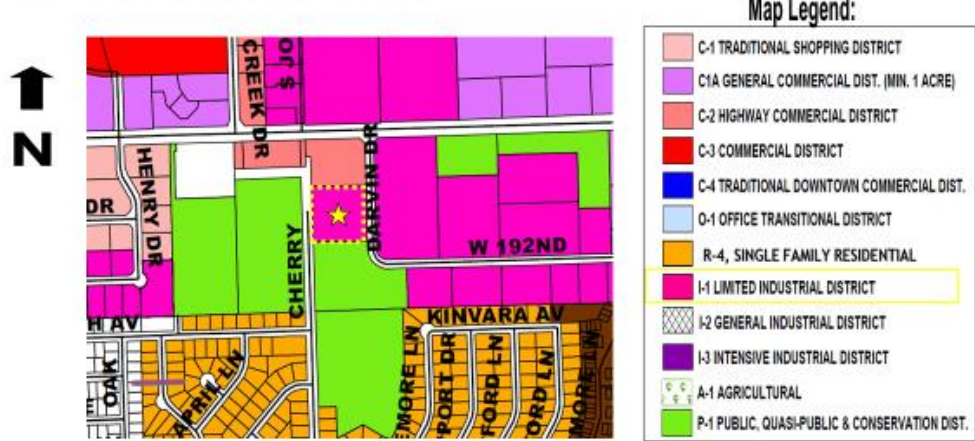


**Introduction:**

Dominick Marre, on behalf of Pine Forest Development, is seeking a Special Use Permit to construct a self-storage facility at 19140 Darwin Drive.



Land Use and Zoning:

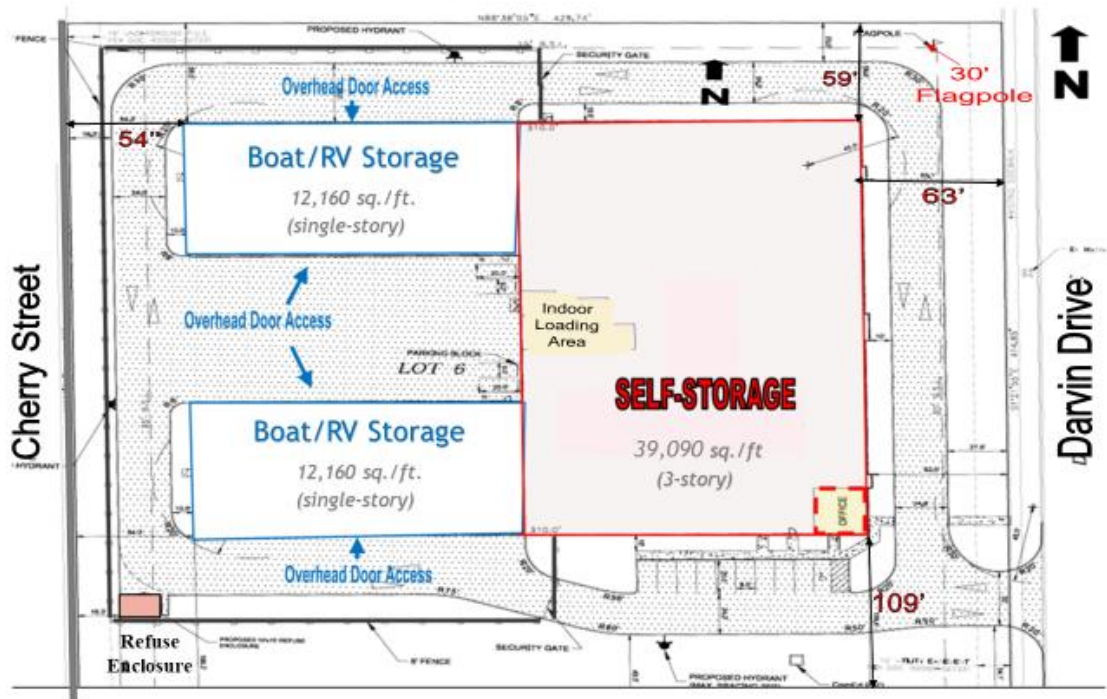


A Special Use Permit (SUP) is required in order to operate a self-storage facility and 24-hour unattended business with controlled access in the I-1 District.

Background:



Proposed Site Plan:





Parking and Circulation:

Use Group	Parking Ratio	Total Area/Employee Count	Spaces Required
Office	1 space/250 sq./ft	1,000 sq./ft.	4 spaces
Storage	2 spaces for every 3 employees, plus 1 space per company vehicle <sup>(1)</sup>	1 employee will oversee the self-storage facility (no company vehicles)	1 space
		Parking Required <sup>(1)</sup>	5 spaces
		Parking Provided <sup>(2)</sup>	14 spaces

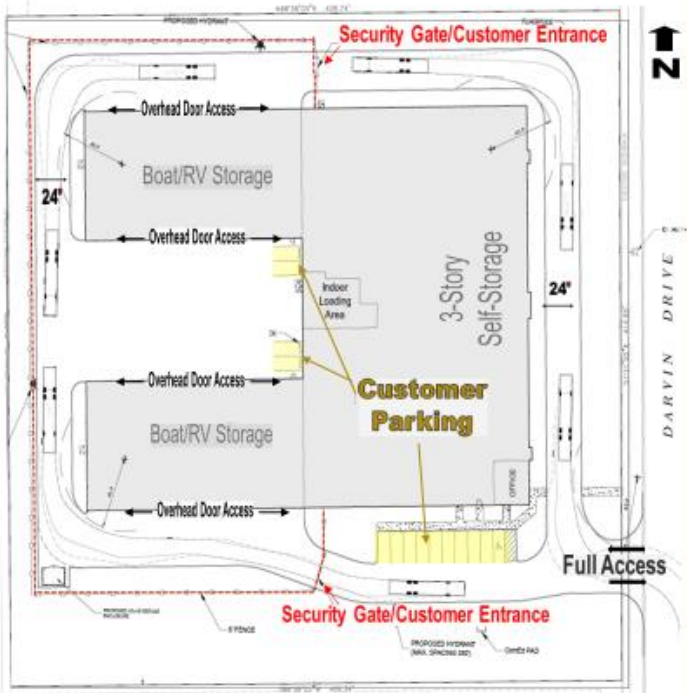
Footnotes:  
(1) Applying warehouse parking ratio  
(2) Total parking provided *does not* include temporary parking in the loading area



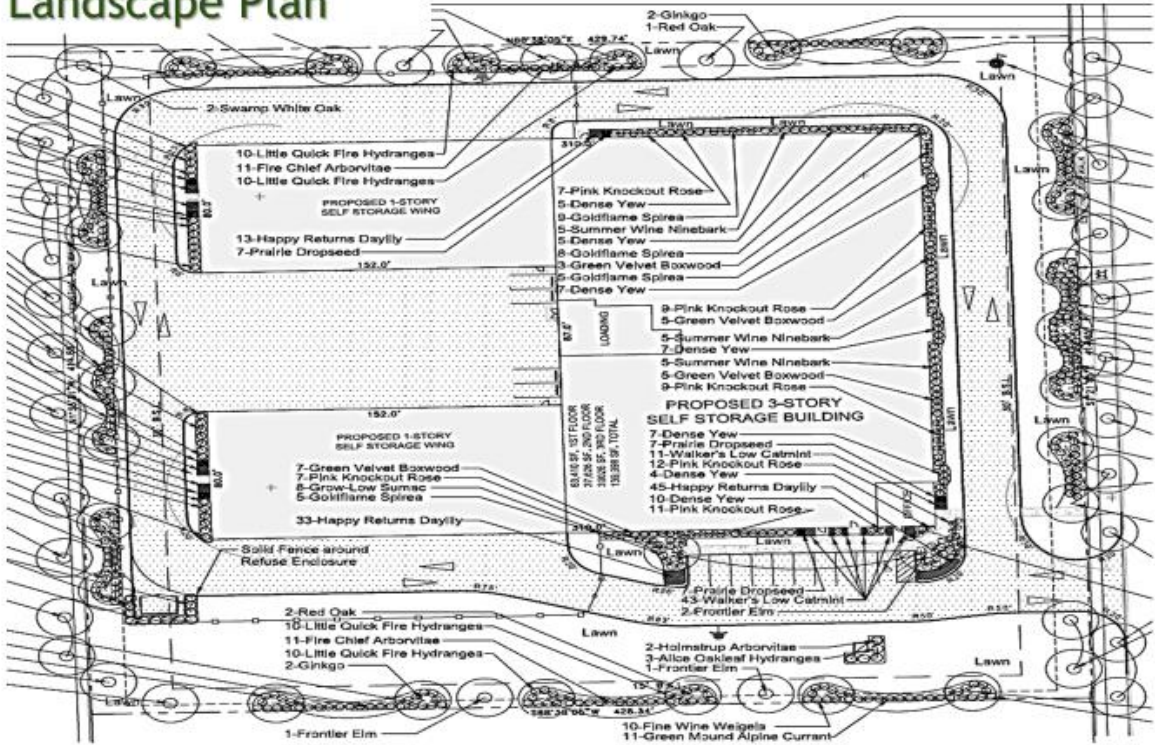
6' black aluminum fencing  
(50% Open)



Security Gate/Customer Entrance

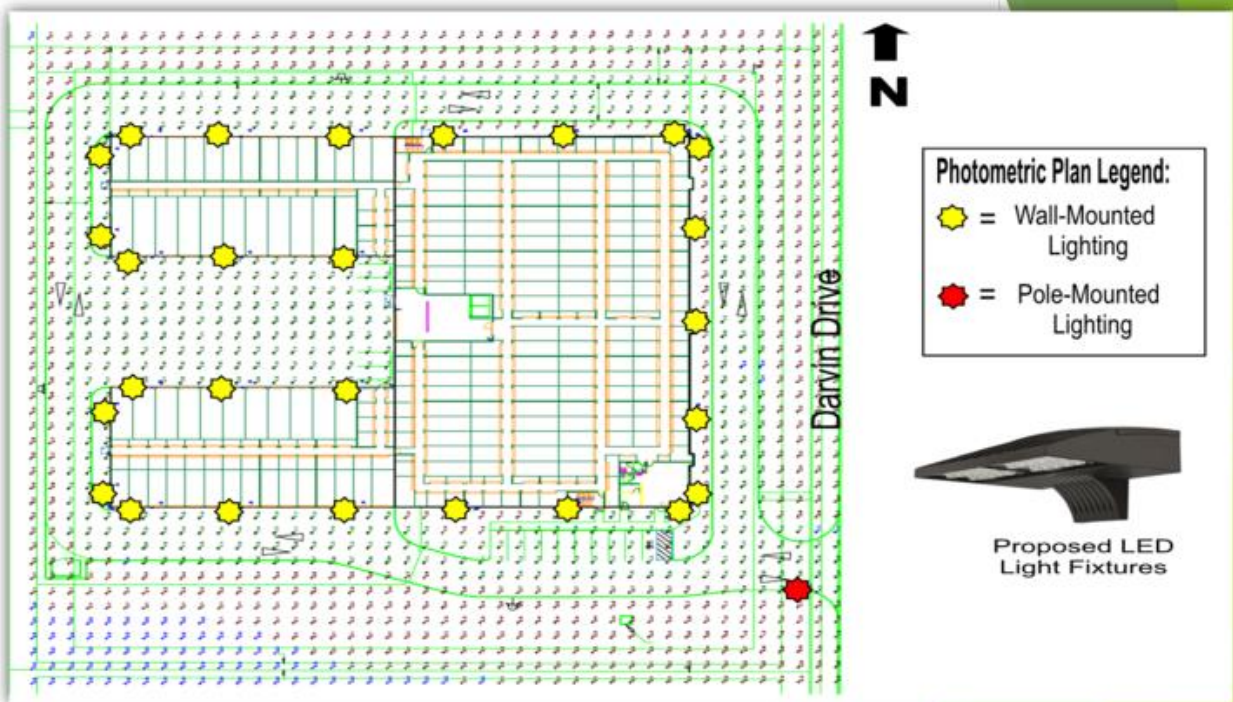


Landscape Plan





Photometric Plan:

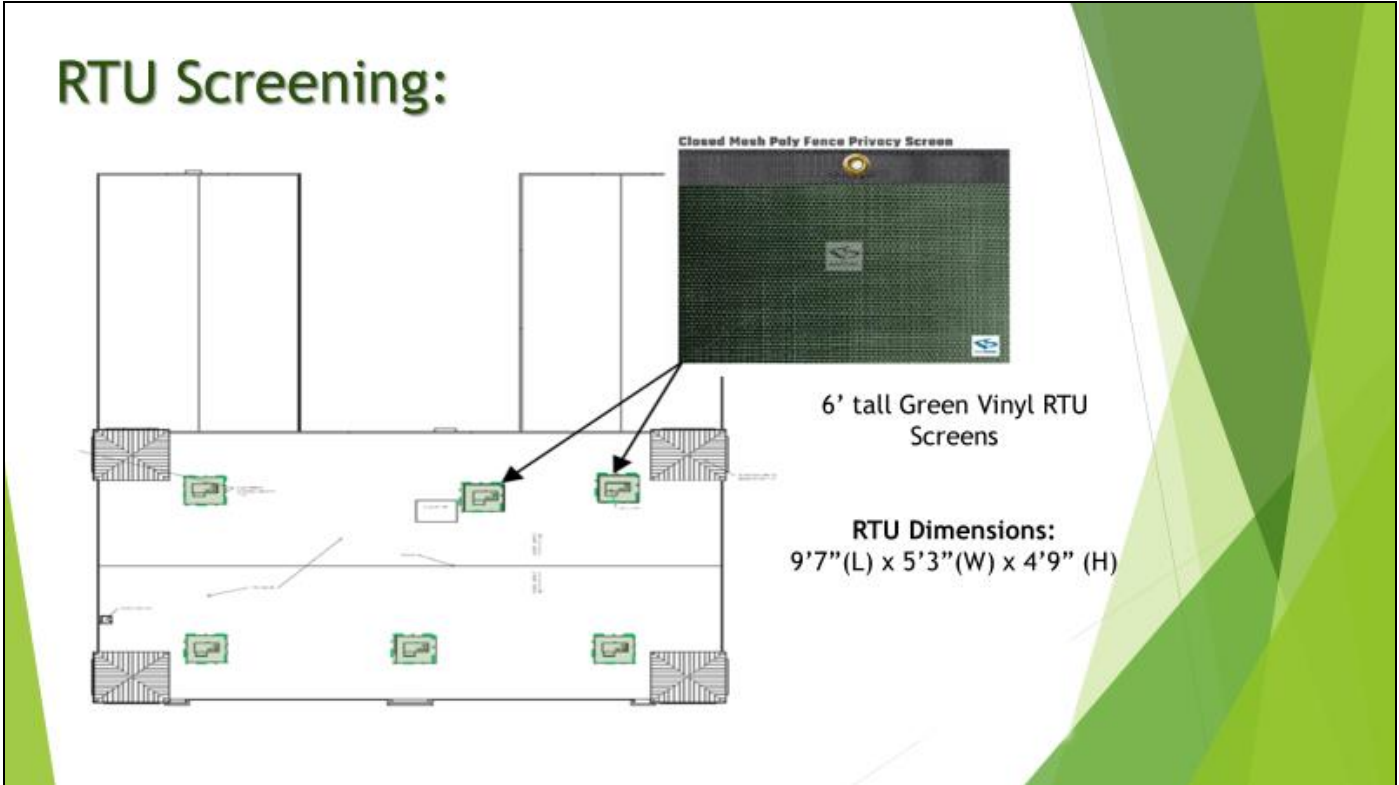


Building Elevations:



Building Elevations:





**Draft SUP Highlights:**

- ▶ In the event of a criminal investigation on or around the subject property, Owner agrees to provide the Mokena Police Department with access to any video from the site/building security camera system(s) relevant to such official police department investigation.
- ▶ Owner agrees that all storage shall be kept indoors, and the storage of any items and/or materials outside of the building shall be strictly prohibited.
- ▶ Owner agrees that only the United States Flag and Company Management Flag shall be flown on the flagpole in accordance with all applicable Federal guidelines and regulations.

**Board Direction:**

1. Are there any questions and/or concerns regarding the proposed development plans?
2. Does the Board have any questions or concerns regarding the terms and conditions of the draft SUP Ordinance?
3. Should staff prepare the final Ordinance documents for final Board action?

**Discussion:**

The Village Board thanked the petitioner for his willingness to relocate this project to the proposed site on Darwin Drive, and for his efforts to comply with all of the Village’s building and zoning requirements without seeking waivers through the Special Use process.

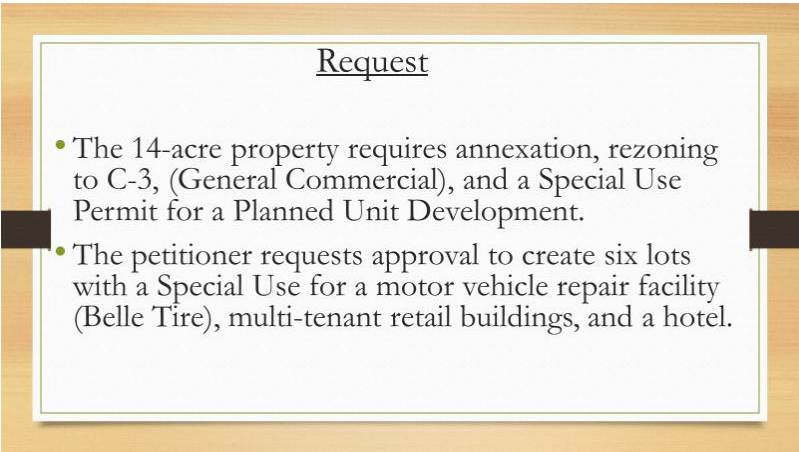
While Trustee Siwinski and Trustee Metanias expressed concerns with allowing 24-hour access, the consensus of the Board was in favor of authorizing the proposed Special Use



Permit and development plans for 19140 Darwin Drive, and staff was asked to prepare final Ordinance documents for Village Board approval.

**Georgiou Property, 19300 LaGrange Road: Annexation, Rezone and Planned Unit Development (Third Review)**

Director of Economic and Community Development Alan Zordan presented this item.



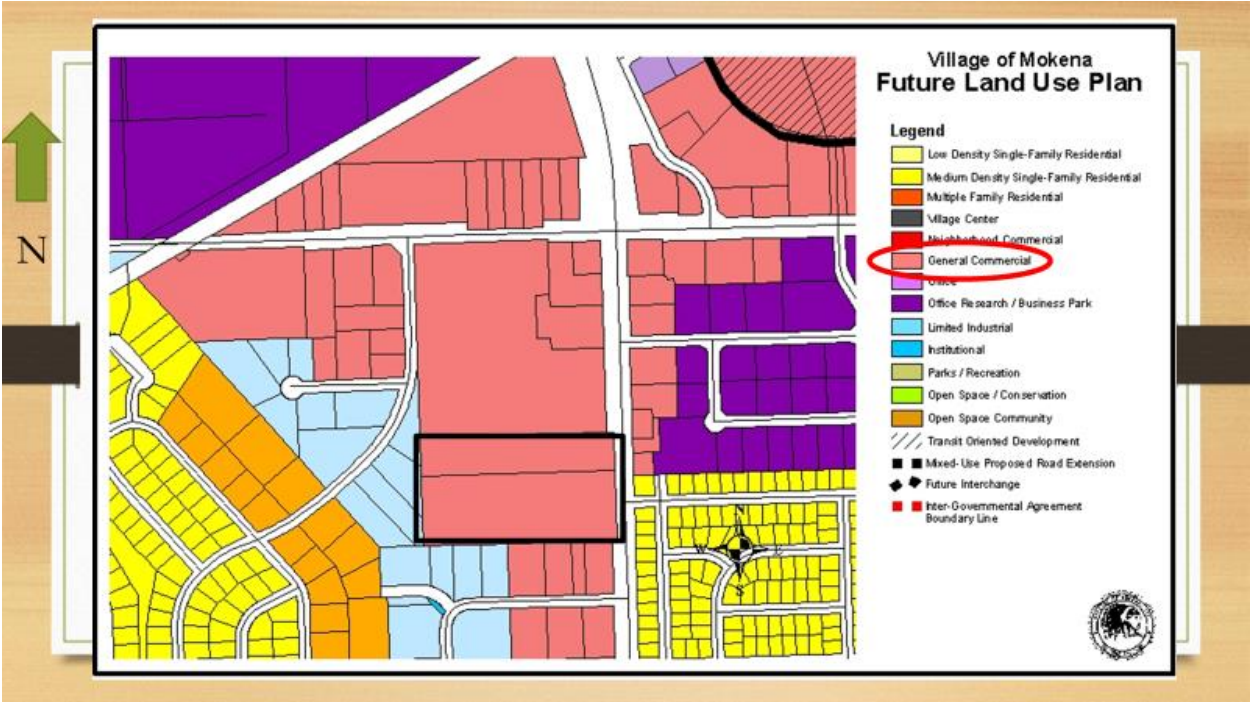
### History

- January 2007, the Village Board felt that the property should be developed in conjunction with Meridian Centre, located north of the site.
- Due to the failing economy in 2007, Mr. Georgiou informed staff that he would not be moving forward with the development, and as a result, the site remains in unincorporated Will County.

2006 – 2009  
Concept Plan







### Recent Village Board History

- August 2019, the Village Board reviewed a proposal that included Belle Tire as the only user with the balance of the project in a second phase.
- On January 20, 2020, the Village Board reviewed a proposal that included 6 lots in one phase with Belle Tire as the only user.
  - The Board generally did not support a motor vehicle repair facility and requested the petitioner to expand committed tenants to the development.

### Current Proposal

- Since the January 20, 2020 Village Board concept meeting, the petitioner has made efforts to confirm some of the future tenants of the proposed development. The following businesses have expressed their intent to locate in this development:

Lot Number	Acreage	Proposed Use
1	1.37 acres	Belle Tire
2	1.17 acres	American Kolache (Bakery)/ Oliver's Bar and Grill
3	2.51 acres	Plush Salon/exp Realty
4	1.20 acres	Retail/Office
5	1.57 acres	Retail/Office
6	4.43 acres	Candlewood Suites Extended Stay Hotel
Outlot A	1.93 acres	Storm Water Detention





## Discussion

- Belle Tire is interested in moving forward at this location.
- Belle Tire originated in Detroit Michigan and has now expanded throughout the state of Michigan as well as northwest Indiana.
- They propose a 4,400 square foot building.
- Motor vehicle service repair businesses require a Special Use Permit. If approved, this will be one of the first Belle Tire stores in Illinois.

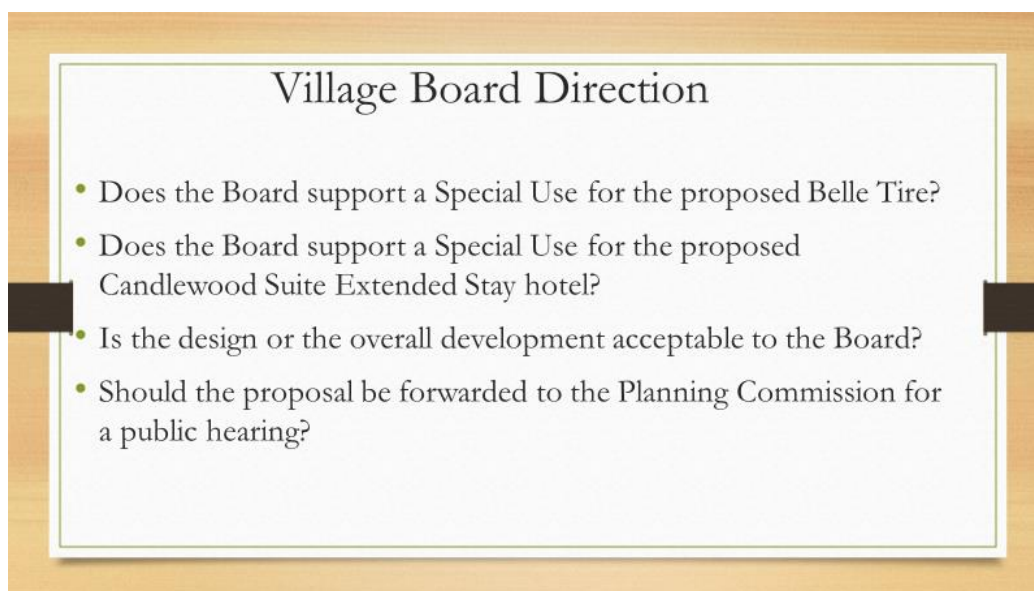


## Hotel

- Pete Les and his partners propose to secure a Candlewood Suites Hotel, which is a subsidiary of Intercontinental Hotels Group (IHG).
- While the petitioner indicates Candlewood Suites has tentatively approved the proposed site plan, a formal letter of intent has not been provided.
- Hotels require a Special Use Permit, which can be approved through the Annexation Agreement.
- Extended stay hotels are generally exempt from the hotel tax, and these types of hotels often allow patrons to rent a suite for longer than 30 days.







#### Discussion:

Mayor Fleischer asked the applicant, Tim Tynan, if he had anything to add to the presentation.

Mr. Tynan introduced Chris Enright, the architect for Belle Tire. Mr. Enright provided background information on Belle Tire as a corporation and discussed their expansion plans. He noted that the Mokena store would likely be 10,000 square feet, employ fifteen people, and have no outdoor storage. All work will be done indoors.

Mr. Nick Masaraco spoke on behalf of Oliver's Bar and Grill. He also indicated he represented Peter Les, who would be the owner/operator of the proposed Candlewood Suites Hotel. Regarding Oliver's, this will be their fifth location, will be approximately 5,000 square feet in size, and is a "clean family-oriented restaurant". The other locations are in Bradley, Oak Forest, Kankakee, and Woodstock. Regarding the Candlewood Inn Suites Hotel, it would likely be 70-90 rooms. Mr. Les owns two other hotels – one in Bradley and one in Orland Park.

Tim Tynan spoke regarding the intentions of Plush Salon to join the development, as well as his own EXP Realty.

Andy Tsamas, owner of Hi-Tech Automotive, spoke against the proposal for Belle Tire. He noted that there are already too many automotive service repair facilities in this area and did not see a need for another one.

Trustee Budzyn asked if the Belle Tire could be located on an interior lot. Mr. Enright stated that they often go on an outlot to a large anchor store and that they would not be opposed to such a location.

The consensus of the Board was to not approve a Special Use for Belle Tire. The Board also did not favor approving an extended stay hotel and did not support the project to move forward as proposed.

#### **Staff Reports**

Village Administrator John Tomasoski highlighted the tax comparisons portion of Finance Director Barb Damron's staff report as a follow-up to the financial update provided at the July 13, 2020 work session.

Building and Planning Director Matt Ziska provided an update on the proposed Special Use and rezoning requests for Zap!Taco at 19711 Mokena Street. He confirmed that the current property owner/applicant, Luke Kotara, is no longer interested in moving forward with proposed development plans following discussion at the June 15, 2020 Village Board work session. At that time the Board told Mr. Kotara they did not support his request for video gaming under the proposed SUP request. Building and Planning Director Ziska went on to state that local business owner Gino Picciola contacted staff and informed them that he was interested in purchasing Mr. Kotara's property at 19711 Mokena and moving forward with proposed development plans under original terms and

conditions of the draft Special Use Ordinance, which prohibited video gaming. When asked how to proceed with Mr. Picciola's request, the Village Board directed staff to place Mr. Picciola's proposal on a future work session agenda where it could be discussed in greater detail.

Director of Economic and Community Development Alan Zordan provided an update on the Goddard School's variance request for a 10' high sound wall. The Zoning Board of Appeals conducted a public hearing on July 16, 2020 at which two residents expressed objection to the proposal. None of the immediate neighbors attended the hearing. Upon reviewing all of the testimony and supporting documentation, the Zoning Board voted unanimously to not approve the variance request. Mr. Zordan informed the Board that a neighboring resident has already inquired about an appeal to this decision, and that he will keep the Board informed.

Village Administrator Tomasoski highlighted the Wastewater Treatment Plant (WWTP) upgrade portion of his staff report. He noted issues involved with securing funding that was earmarked for the WWTP upgrades and suggested a lobbyist to help resolve this problem. He recommended Brent Hassert. The Board directed this topic to be listed on the July 27, 2020 work session for additional discussion.

Trustee Budzyn inquired regarding the interest rate should the Village take out a loan to fund the WWTP upgrades, and what was the original interest rate staff provided the Board this spring. Village Administrator Tomasoski indicated he would research this issue and advise the Board.

The Board asked for an update on the issuance of a permit for the Chandler project. Village Administrator Tomasoski reported that no permit has been issued to date. Mayor Fliescher stated that he would meet with Mr. Chandler to get an update.

Trustee Metanias provided a brief update on the Holiday Inn Express project.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 7:45 p.m.