

**MEETING OF THE BOARD OF TRUSTEES REGULAR SESSION
11004 Carpenter Street, Mokena, Illinois 60448**

Session #018

September 28, 2020

CALL TO ORDER

Mayor Fleischer called the Regular Session of the Board of Trustees to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

The Board of Trustees recited the Pledge of Allegiance.

ROLL CALL/ESTABLISHMENT OF QUORUM

Clerk Martini called the roll and the following Trustees were present:

Joseph Budzyn
Debbie Engler
Jim Richmond
Joe Siwinski
Jillian Hersted
George Metanias

Also present were: Clerk Melissa Martini (Village Board Room); Village Administrator John Tomasoski (Village Board Room); Assistant Village Administrator Kirk Zoellner (Village Hall); Village Attorney Carl Buck (Village Board Room); Director of Economic and Community Development Alan Zordan (Village Hall); Building & Planning Director Matt Ziska (Village Hall); Interim Director of Public Works Mark Detloff (Village Hall); Civil Engineer Dan Peloquin (Village Hall); and Chief of Police Steve Vaccaro (Village Hall)

EXECUTIVE SESSION

Trustee Siwinski made a motion to enter executive session at 6:02 p.m. Trustee Metanias seconded.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski
NAYS: (0)
Absent: (0)
Motion carried

RECONVENE REGULAR SESSION

Trustee Engler made a motion to adjourn the executive session and reconvene the regular meeting at 6:53 p.m. Trustee Metanias seconded.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski
NAYS: (0)
Absent: (0)
Motion carried

DISCOVER MOKENA

Clerk Martini presented the Community Calendar and highlighted early voting for residents of Mokena at the Village Hall from October 19 through October 30 for the November 3rd General Election.

Mayor Fleischer discussed the Village Board conducting the night's meeting differently by holding the executive session prior to the open session.

PUBLIC COMMENT

Mayor Fleischer informed those wishing to speak at Public Comment that they were encouraged to call (708) 478-2148. Calls would be taken one at a time and if the line is busy to please call back.

Mayor Fleischer asked if there was anyone at the Village Hall who would like to speak at public comment.

Village Administrator John Tomasoski answered no.

Mayor Fleischer closed public comments.

Mayor Fleischer welcomed Mr. and Mrs. Jim Schlegel to the Board meeting.

CONSENT AGENDA

Village Administrator John Tomasoski presented two (2) items on the Consent Agenda for Board approval. These items are strictly administrative in nature.

- a. Motion to permit Trick or Treating within the Village of Mokena between 3 p.m. and 7 p.m. on Saturday, October 31, 2020.
- b. Motion to approve the minutes from the September 14, 2020 Board meeting and work session.

Trustee Engler made a motion to approve Consent Agenda items 6 (a) and (b) as depicted in the September 24, 2020 Request for Board Action prepared by the Village Administrator. Trustee Siwinski seconded.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski
NAYS: (0)
Absent: (0)
Motion carried

APPOINTMENTS/PROCLAMATIONS/PRESENTATIONS

Respect Life Week Proclamation

Clerk Martini read a proclamation for Respect Life Week.

Mrs. Joan Sluis thanked the Village Board for the Respect Life Week Proclamation. She discussed the value of human life.

Mayor Fleischer asked Mrs. Sluis where she attended school in Englewood.

Mrs. Sluis answered Parker Community Academy.

Mayor Fleischer thanked Mrs. Sluis for attending the Board meeting.

PRE-SCHEDULED PROPOSALS/PRESENTATIONS AND VISITORS

N/A

PUBLIC HEARINGS

N/A

OLD BUSINESS

OPUS Development, 8905 and 8965 W. 187th Street (Lots 1 and 2) in Corporate Corridors North, Final Plat of Subdivision Approval

Director of Economic and Community Development Alan Zordan entered the Board Room and invited Mr. Mike Robinson into the Board room.

Director of Economic and Community Development Zordan presented the following item:



Request

- Final Plat approval to re-subdivide two industrial lots (14 and 15) in the Corporate Corridors North business park.
- On August 15, 2019, the Village Board approved a Special Use Permit (SUP) for a Planned Unit Development (PUD) and a Preliminary Plat of PUD for Opus Development.
- The Final Plat is now ready for Board approval.



History

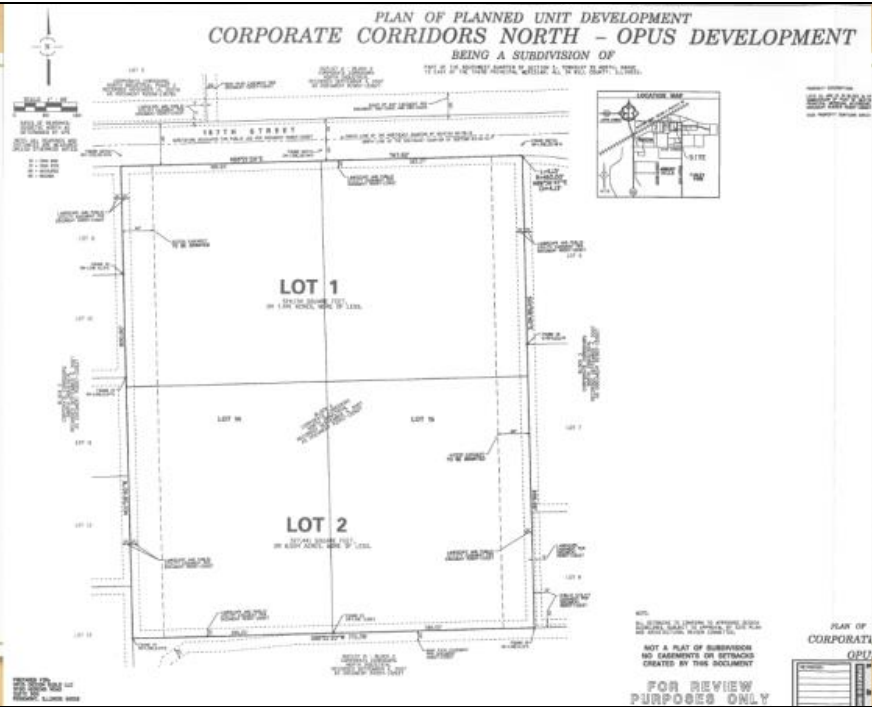
August 15,
2019 - Village
Board
Preliminary Plat
approval

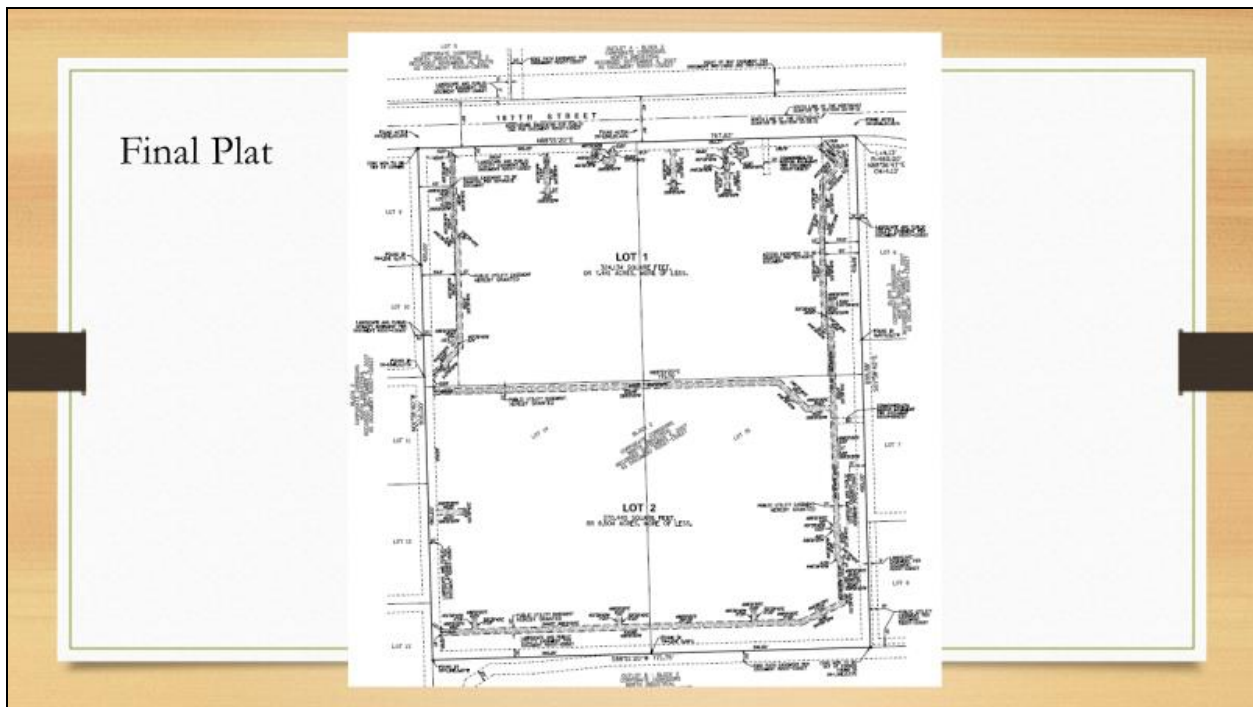
May 28, 2020 -
Planning
Commission
Final Plat
approval

Today -
Village Board
Final Plat
consideration

Plat of Planned Unit Development

- The Plat of Planned Unit Development allows for the two building to be constructed across the two lots.
- The southerly building “A” is 154,000 square feet and the northerly building “B” is 113,000 square feet.





Final Plat

- The Final Plat of Subdivision is now deemed to be in substantial conformance with the Preliminary Plat of Subdivision.
- Furthermore, the plat complies with the terms of the Special Use ordinance, as well as all pertinent Village requirements.

Village Board Action

- Approve the Final Plat of Subdivision

Director of Economic and Community Development Alan Zordan stated that Michael Robinson, representing Opus Development Group, LLC, is requesting approval of a Final Plat of Subdivision for Lots 1 and 2, previously identified as Lots 14 and 15, in the Corporate Corridors North Business Park. On August 15, 2019 the Village Board approved a Special Use Permit for a Planned Unit Development and a Preliminary Plat of PUD for Opus Development allowing them to construct a +/- 113,000 square foot and a +/- 154,000 square foot multi-tenant industrial building on the subject lots.

On August 15, 2019, the Village Board approved the Planned Unit Development and Preliminary Plat of Subdivision. One of the terms of the Special Use ordinance was that the Planning Commission and Village Board needed to approve the Final Plat of Subdivision, which is required to be in substantial conformance with the Preliminary Plat.

On May 28, 2020, the Planning Commission reviewed the Final Plat of Subdivision and unanimously recommended Village Board approval.

The Preliminary Plat of Subdivision positioned the lots in an east-west configuration, to enhance the general aesthetics by screening the loading docks from view along 187th Street and I-80.

The Special Use ordinance states that the Planning Commission and Village Board shall approve a Final Plat if determined to be in substantial conformance with the Preliminary Plat. Public utility and drainage easements were not shown on the Preliminary Plat as Opus Development had not completed the final construction documents related to the site and buildings.

Director of Economic and Community Development Alan Zordan reviewed the proposed Final Plat of Subdivision.

With the addition of the cross access and public utility/drainage easements, the Final Plat of Subdivision is now deemed to be in substantial conformance with the Preliminary Plat of Subdivision. The plat complies with the terms of the Special Use ordinance, as well as all pertinent Village requirements.

Trustee Engler made a motion to approve and accept the final Plat of Subdivision for Corporate Corridors North – OPUS Development, with a revision date of September 2, 2020, and to authorize the Village President and Village Clerk to execute same. Trustee Siwinski seconded.

Trustee Richmond thanked Mr. Robinson for constructing a nice building.

Trustee Engler asked Mr. Robinson if they have had any interested tenants for the building.

Mr. Robinson answered there were potential tenants until the COVID-19 pandemic began, which slowed progress down.

The Village Board thanked Mr. Robinson.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

Mayor Fleischer advised Mr. Robinson that they are working with the Villages of Orland Park and Tinley Park to market the whole corridor and will be in touch to help move the process forward. He complimented Mr. Robinson on the building design that coordinates color schemes with other buildings in the area.

Hummingbird Storm Sewer Bid Recommendation

Civil Engineer Dan Peloquin entered the Board Room.

Civil Engineer Peloquin presented a bid recommendation for the Hummingbird Storm Sewer project.

Civil Engineer Peloquin stated that on Wednesday, August 12, 2020, a bid opening for the Hummingbird Storm Sewer project took place. The work consists of replacing approximately 660 feet of Storm Sewer with 36-inch reinforced concrete sewer pipe along multiple rear yards of Hummingbird Lane. The award of this bid was previously tabled and per discussion at the September 21, 2020 work session is now being considered for award on this agenda.

Five (5) bids were received for the project. The lowest bid received was from Copenhaver Construction, Inc. of Gilberts, Illinois for a total amount of \$177,812.00. This bid is \$22,188.00 lower than the capital project's budgeted amount. Copenhaver Construction, Inc. provided a formidable resume of current and completed projects throughout Illinois. Staff checked multiple references and is comfortable that Copenhaver Construction, Inc. will be able to successfully complete the project.

Trustee Engler made a motion to award a contract for the Hummingbird Lane Storm Sewer Improvements project to the lowest bidder, Copenhaver Construction, Inc. of Gilberts, Illinois in the amount of \$177,812.00, and to award additional work under said contract to Copenhaver Construction, Inc. up to the budgeted amount of \$200,000.00 and to waive the bidding requirements for said additional work based upon the competitive unit prices contained in the bid for said services, and to authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

VILLAGE ADMINISTRATOR'S COMMENTS

Village Administrator John Tomaszoski requested Director of Economic and Community Development Zordan present the Schedule of Development.

Director of Economic and Community Development Zordan presented the Schedule of Development.

Village Administrator John Tomaszoski delivered a COVID-19 update.

Trustee Metanias asked if there were any confirmed deaths in the Village of Mokena.

Village Administrator Tomaszoski replied that he was not aware of any.

Village Administrator Tomaszoski advised residents of trick-or-treat hours in the Village of Mokena on October 31 from 3 to 7 p.m. He informed residents that do not want to participate in trick-or-treating this year that the Village will be providing a sign on the back of the October newsletter for residents to place on their door. The sign will also be located on the Village website and hard copies will be available at the Village Hall.

TRUSTEES' COMMENTS

Trustee Hersted stated she is very excited that trick-or-treating will be allowed this year and wished everyone a Happy Halloween.

Trustee Budzyn thanked Village Administrator Tomaszoski for contacting and following up with ComEd regarding tree trimming on Wolf Road. He thanked Village staff for working with Metra to accomplish improvements to the Front Street Metra station. He requested Village staff meet with 7-11 and Speedway to discuss improvements to their properties including paving, painting and patching and highlighted the Front Street location with the most need.

Trustee Siwinski offered support and complimented the officers at the police department for their continued great service to the community, and he is happy to see that residents are taking notice.

Trustee Metanias advised residents to be careful driving and to watch for children as the weather is changing and getting darker at an earlier time. He is happy the Village is moving forward with trick-or-treating this year. He said hello and goodnight to his grandchildren, Logan and Brayden, watching the meeting from home.

Trustee Engler stated it was great to see people reach out to thank and compliment the officers at the police department. She congratulated Chief of Police Steve Vaccaro and staff at the police department.

Trustee Richmond congratulated his son, Kyle, on earning his white coat and advised he will be practicing medicine in about one year.

The Village Board congratulated Kyle Richmond on his accomplishment.

CLERK'S COMMENTS

Clerk Martini passed on the opportunity to make comments.

MAYOR'S COMMENTS

Mayor Fleischer invited Chief of Police Steve Vaccaro into the Board room.

Mayor Fleischer asked Chief Vaccaro to advise and update residents of two recent incidents.

Chief of Police Steve Vaccaro advised residents of an armed robbery at the Shell gas station and the steps that officers (mainly Officer Kowalczyk) took to identify and obtain a warrant for the suspect. Chief Vaccaro also advised residents of a carjacking at Gas N Wash. The suspect was identified within three hours with the assistance of the New Lenox Police Department.

Chief of Police Vaccaro advised that car burglaries are down, car thefts are down and that police presence on the midnight shift is very visible, and officers have done a great job.

Mayor Fleischer asked Chief Vaccaro to provide an update on the automated license plate reader cameras.

Chief Vaccaro provided an update regarding the automated license plate reader cameras.

Mayor Fleischer discussed the reciprocal agreements with neighboring communities and the extra assistance they provide to the Village. He further discussed the importance of keeping residents informed and the need to move forward with a Village social media presence.

Mayor Fleischer commented on survival rates by age due to COVID-19 and urged residents to get out and enjoy themselves while being safe and considerate of others.

Trustee Richmond discussed the importance of getting annual medical check-ups and medical procedures.

ADJOURNMENT

Trustee Engler made a motion to adjourn the Regular Session at 7:34 p.m. Trustee Metanias seconded.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

Respectfully submitted,

Frank A. Fleischer, Village President

ATTEST:

Melissa Martini, Village Clerk