

**BOARD OF TRUSTEES WORK SESSION**  
**11004 Carpenter Street, Mokena, Illinois 60448**  
**Monday, February 15, 2021**

**CALL TO ORDER**

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

**ROLL CALL**

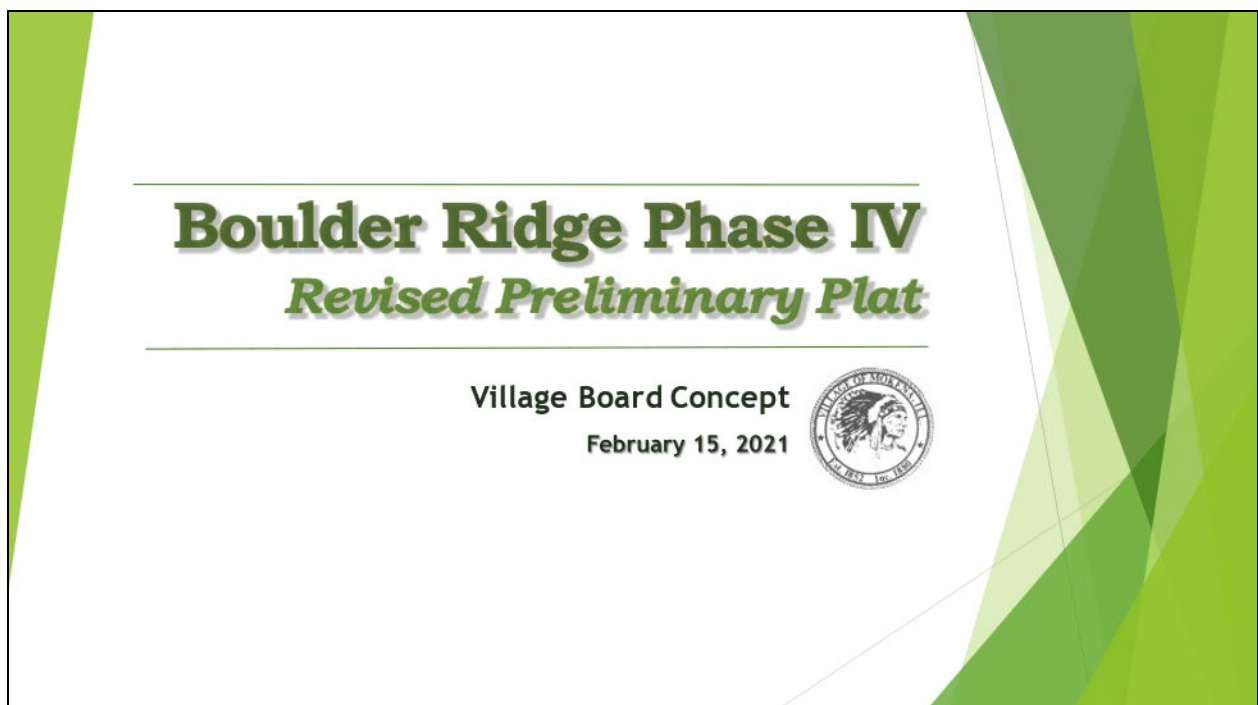
Village Administrator John Tomasoski called the roll and the following Trustees were present:

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

Also present were: Village Administrator John Tomasoski (Village Board Room); Assistant Village Administrator Kirk Zoellner (Village Hall); Community and Economic Development Director Alan Zordan (Village Board Room); Finance Director Barb Damron (Village Hall); Interim Director of Public Works Mark Detloff (Village Hall); Building and Planning Director Matt Ziska (Village Board Room); and Civil Engineer Dan Peloquin (Village Hall)

**Boulder Ridge Phase IV: 18950 Townline Road; Revised Preliminary Plat of Subdivision**

Building and Planning Director Matt Ziska presented the following item:



## Introduction:

Thomas Canna, on behalf of Simon and Alan Beemsterboer, is seeking conceptual approval of the proposed Preliminary Plat of Subdivision for Boulder Ridge Phase IV.



## Preliminary Plat of Subdivision:

- Approved in 2003
- 45 Lots / R-4 Zoning

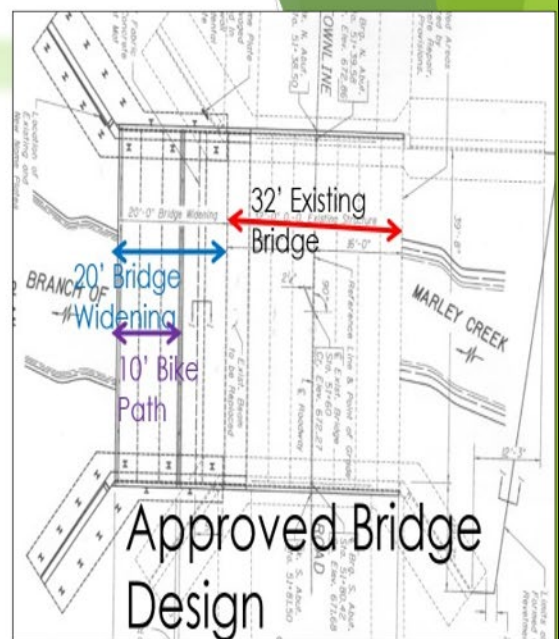


### PLAN DATA

Total No. of Proposed Units	45
Min. Lot Size	12,500 sf
Min. Lot Width	90'
Min. Lot Depth	125'
Building Setbacks	
Front Yard	30' Min.
Rear Yard	30' Min.
Interior Side Yard	10' Min.
Corner Side Yard	30' Min.

## Previous Revision:

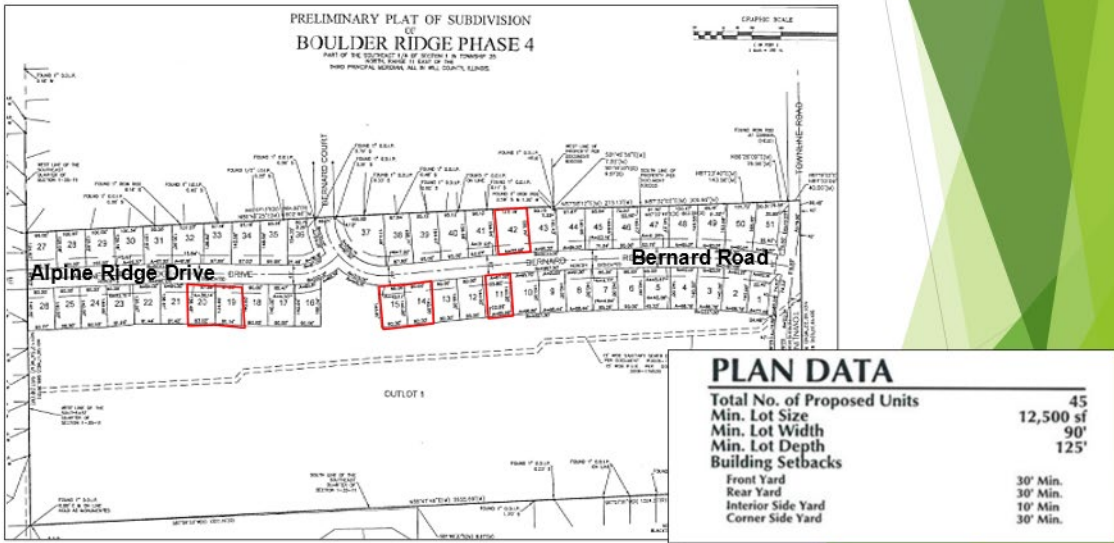
- On June 15, 2020 the Village Board considered a request to forgo the required bridge widening, per the approved Annexation Agreement.
- The consensus of the Board felt that the bridge should be widened, but supported the petitioner's request for a separate pedestrian bridge





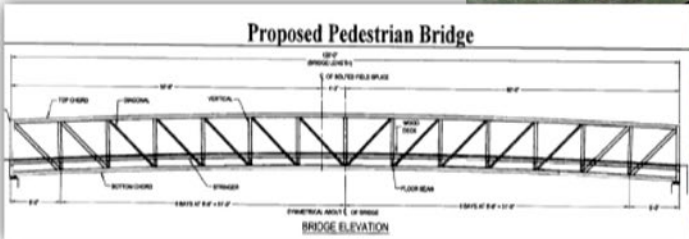
Proposed Plat Revisions:

- 51 Lots (vs. 45 lots)
- Maintain R-4 Zoning



Proposed Improvements:

- Widen remaining portion of Townline Road
- Construct Separate Pedestrian Bridge



Additional Notes:

- Existing bridge will likely require repairs within next few years.
- Pending Board approval, Staff recommends timing these repairs with proposed Townline Road improvements.
- The New Lenox Township Highway Department has reviewed the Preliminary Plat and generally supports the proposed development.



## Board Direction:

1. Is the Board comfortable with the proposed revisions to the Preliminary Plat?
2. Should the preliminary plat be forwarded to the Planning Commission?
3. Should the Village repair the bridge concurrently with the proposed widening of Townline Road?

### Discussion:

Trustee Hersted stated that she preferred larger lot sizes. Jason Hunt, representative of the petitioner, responded by stating that the minimum lot size requirement is 12,500 square feet, and the average lot size proposed is 16,000 square feet. He further noted that the lots along the south side of the street backing up to the natural wetlands are larger than the lots shown on the north side.

Trustee Budzyn asked why the six newly proposed lots were not initially included in the design. Mr. Hunt noted that they found new efficiencies in the stormwater design that resulted in the additional lots.

Trustee Budzyn supported the proposed lot sizes, but felt that the developer should pay the estimated \$50,000 in bridge repairs that the Village is obligated to make to the Townline Road bridge.

Trustee Siwinski also noted a preference for larger lots, but felt that the current width of the Townline Road bridge served as a speed deterrent.

Trustee Metanias asked what the average home size would be within the proposed development. In response, Mr. Hunt stated that they would be comparable to the houses found in Ginger Creek Subdivision to the east.

There was public comment from two neighboring unincorporated property owners regarding drainage issues in the surrounding area. Mr. Hunt noted that the developer was aware of these issues and added oversized storm sewers to pick up the stormwater and direct it to nearby stormwater management facilities.

Two other unincorporated neighboring property owners expressed their opposition to Bernard Road being connected to this development, due to concerns with cut-through traffic having a negative impact on their neighborhood.

The Board was not opposed to eliminating the road connection, but wanted the Planning Commission to study this option and provide their recommendation to the Board.

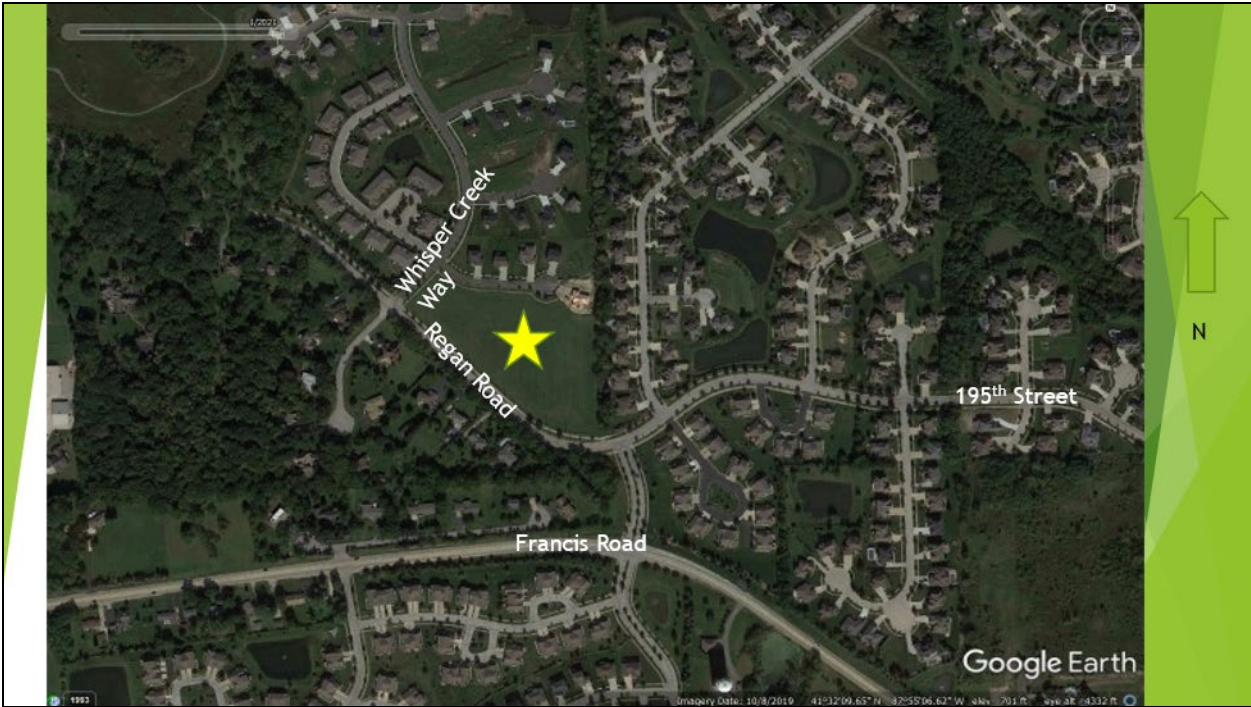
Ultimately, the consensus of the Board supported the proposed revision to the Preliminary Plat of Subdivision, and Staff was directed to advance the project to the Planning Commission for review.

**Whisper Creek Park: Northeast Corner of Whisper Creek Way and Regan Road,  
Development Plan Review**

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



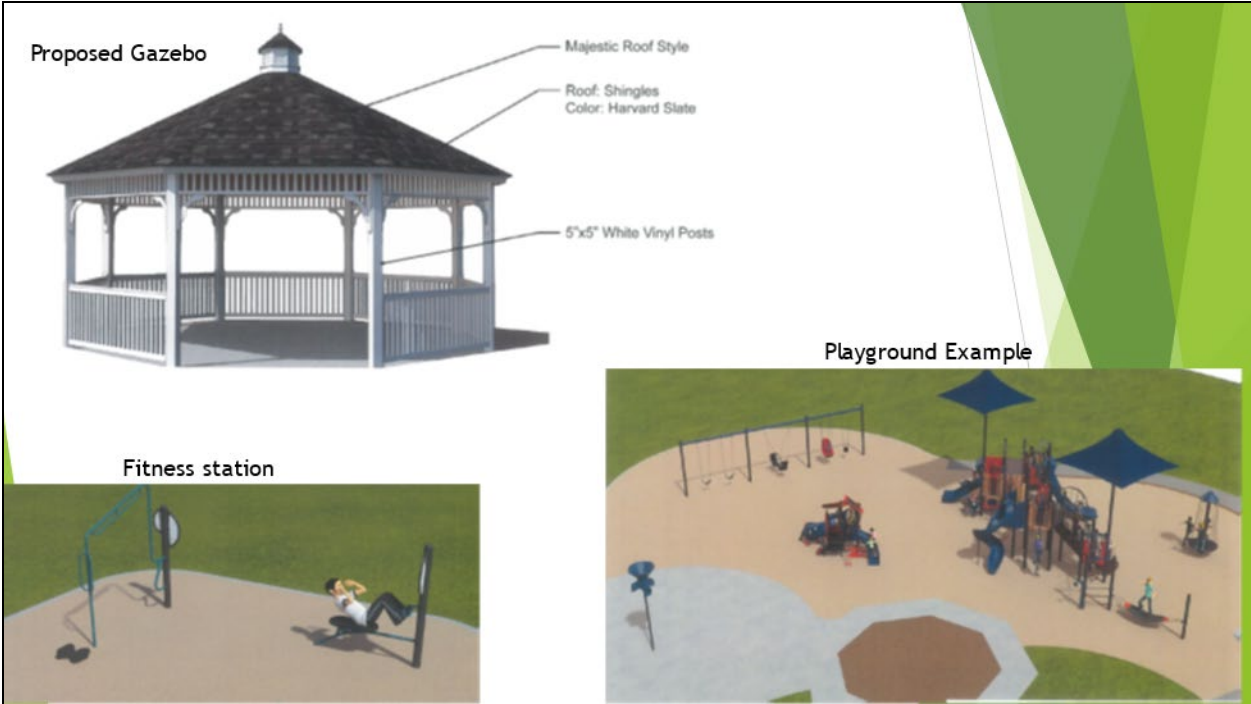
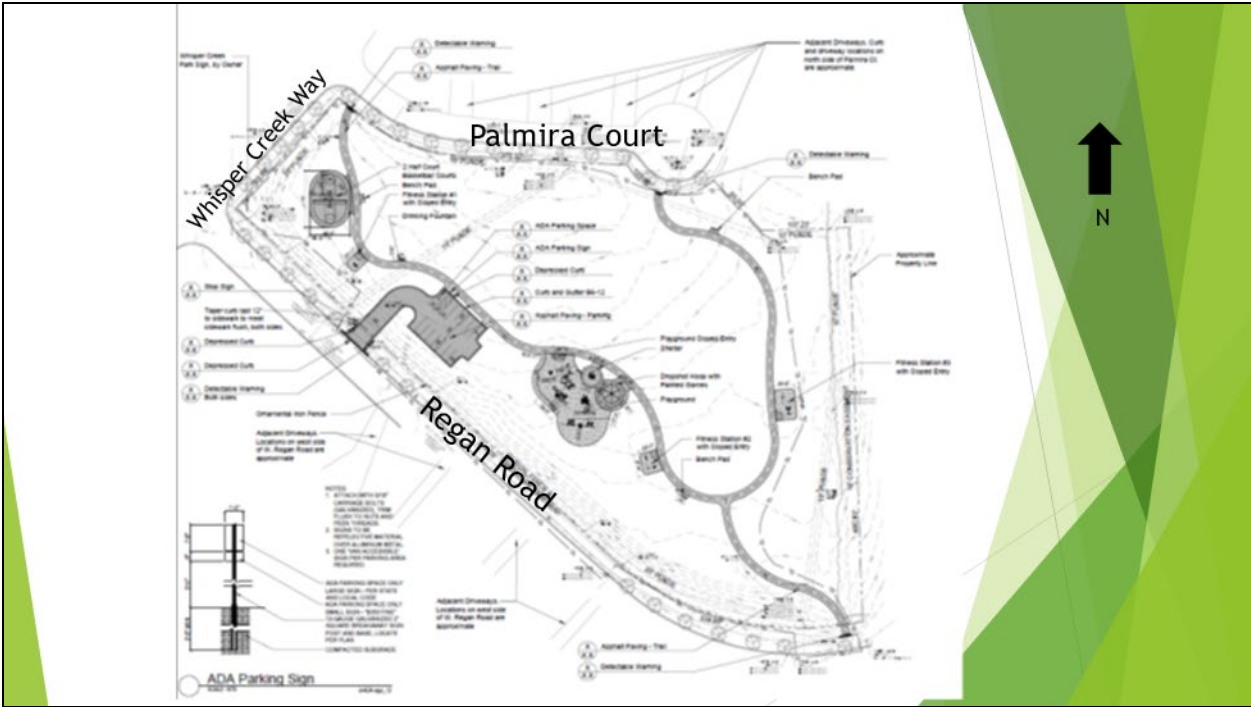




- **Parking:** A minimum of 15 parking spaces are required for the 6.4-acre park. The site plan shows one handicap space and 14 parking spaces for the site.
- **Detention:** Additional detention is not required.
- **Site Lighting:** The Mokena Park District will not install site lighting at this time.
- **Refuse Receptacles** The site plan does not show refuse receptables within the park. The Park District has agreed to install refuse receptacles.

### On-Site Activities

- Two half-court basketball courts.
- Three fitness stations.
- Playground with a gazebo.
- A walking trail to each of the recreational areas.



► The landscape plans show a variety of trees, shrubs, and flowers. There is a natural tree line along the east property line that is within a 15' wide conservation easement that must not be disturbed.

► Around the immediate playground area, flowers, perennials, and ornamental grasses are proposed.

This block contains two landscape plan diagrams. The top diagram is a site plan showing the layout of the property with various landscaping elements. The bottom diagram is an "Enlargement: Playground" showing a detailed view of the playground area with specific plantings and equipment. A scale bar at the bottom right indicates a scale of 1" = 20'-0".

## Mokena Park District Public Meetings

- ▶ The Park District held public meetings for residents on July 24, 2019 and August 1, 2019 regarding the layout of the park.
- ▶ Village code requires that a parking lot be installed for parks of this size.
- ▶ The neighboring residents in Whisper Creek have requested that access to the required parking lot be from Regan Road.

## Site Plan and Architectural Review Recommendation

- ▶ On January 27<sup>th</sup>, several residents attended the meeting to object to access from Regan Road.
- ▶ Most of the Committee discussion revolved around Regan Road access to the parking lot.
- ▶ Committee recommended that the Village Board approve the development plans on the condition that historical traffic and speeding data be provided to the Village Board.

## Traffic Data Results

- ▶ Since 2011 there have been no specific calls for speeding issues, and during the last two years 15 traffic stops have been conducted on either Regan Road or Whisper Creek Way.



► **Permit Fee Relief:** The Mokena Park District is also requesting that the Site Plan and Architectural Review Committee fee and soft building permit fees be waived.

- Estimated soft costs are approx. \$13,000.00.
- Hard costs are approx. \$1,000-\$3,000.

## Village Board Direction

1. Is the proposed access off Regan Road acceptable?
2. Should the “soft cost” portion of the permit fees be waived?
3. Should the proposal be placed on the next Village Board consent agenda?

## Access

- The main access route for vehicles for the proposed park is from Regan Road. Pedestrian access is from Regan Road, Whisper Creek Way, and Palmira Court.
- Staff questioned the parking lot access to Reagan Road because it is a collector street and often has a continuous traffic flow.
- Due to the grade changes in the land, there is also the possibility that the Village’s watermain may have to be relocated.



Discussion:

Mokena Park District Director Greg Vitale summarized the Park's efforts to meet with neighbors and design a park that met everyone's needs. He feels that this is a good plan and they have been approved for a grant to build it this year.

Trustee Budzyn asked if they intended to expand the parking lot in the future or add baseball fields. Mr. Vitale stated that they do not have plans to add any baseball fields to this park and were not planning of expanding the parking lot.

Trustee Budzyn suggested the the north side of Regan Road near this new access drive should be posted as "no parking".

Trustee Budzyn did not support the requested waiver of soft cost fees related to the permit fees.

Trustee Siwinski was in favor of granting the waiver of soft cost fees in relation to the permit fee, but was opposed to the parking lot and the access onto Regan Road.

Trustee Engler supported the fee waiver and agreed that there should be no parking on the north side of Regan Road near the access drive. She further suggested that "no parking for park district activities" signs be placed on Palmira Court.

The consensus of the Board was in favor of keeping the parking lot with access to Regan Road as long as "no parking" signs are placed on Regan Road near the access drive. The Board was also in favor of granting a waiver of soft cost fees related to the building permit. The Board also asked that Village staff research other communities to see how they handle activity or amenity based parking formulas for public parks.

The Board directed Village staff to place the park improvement plans and the permit fee relief request on a future consent agenda for formal Board approval.

**Fiscal Year 22 Budget Discussion: MFT Fund; General Infrastructure; Road Rehabilitation Program**

Village Engineer Dan Peloquin entered the Board Room and presented the following item.



## **FY21 Maintenance Highlights**

- 1. Resurfaced 2.8 miles of roads in Grasmere.**
- 2. Crack Sealed 4.7 miles of roads using fiber entrained crack sealer.**
- 3. Completed Phase II of the LED Street Lighting conversion program.**

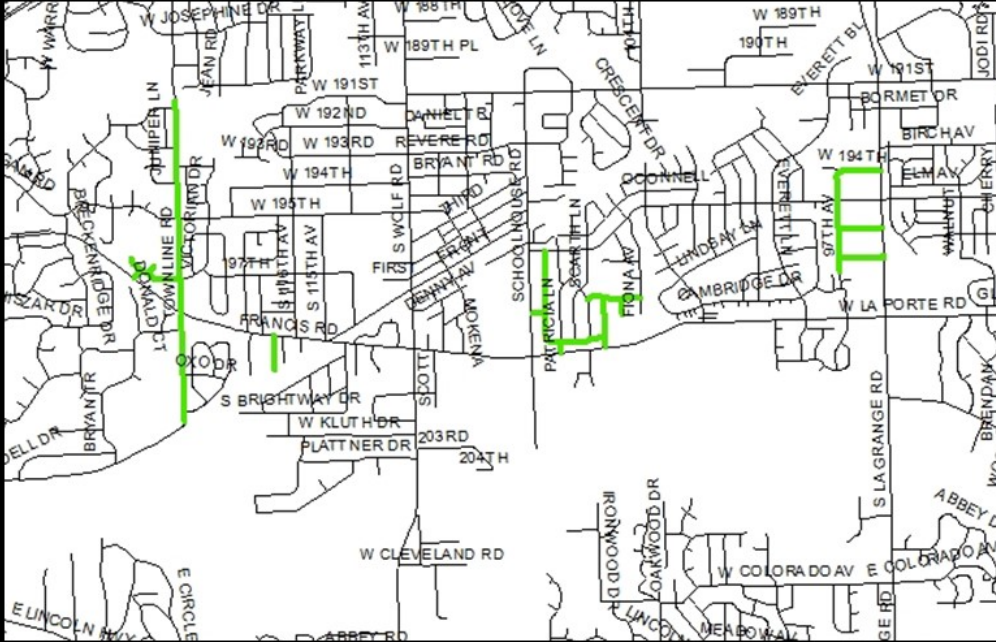






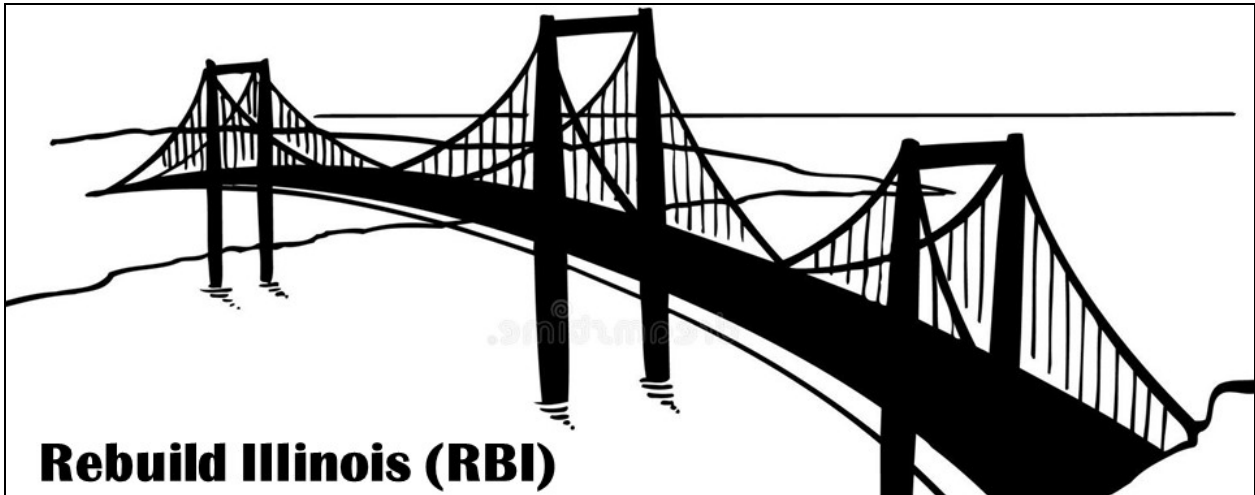
FY 22 MFT Expenditures	
• Snow Plowing Overtime	\$111k
• Salt	\$213k
• Liquid Chloride	\$29k
• Patching Materials	\$7k
• Street Light Parts	\$25k
• Crack Sealing	\$45k
• Signal Maintenance	\$47k
• IDOT Signal Maintenance	\$4k
• Bridge Inspections	\$8K
• <u>Roadway Striping</u>	<u>\$40k</u>
Total	\$529k

## FY 22 Crack Sealing Program



## **FY 19 Street Maintenance Program**

### 3.57 MILES at A COST OF \$45,000



## Rebuild Illinois (RBI)

- **Illinois Department of Transportation (IDOT) has implemented a \$1.5 Billion Bond program to provide funding for public infrastructure improvements.**
- **Funding is disbursed in (2) installments a year, over the course of (3) years.**
- **Meant to invest in local transportation infrastructure: examples of eligible bondable projects include but are not limited to road design, land acquisition, construction engineering, roadway reconstruction, over/underpasses, bridges.**
- **Examples of non-bondable projects include but are not limited to: administrative expenses, preservation activities, paying off existing bond debt, seeding/sodding for erosion control.**
- **RBI Grant Funds MUST be deposited into the MFT Account and meet similar approvals.**

## **Rebuild Illinois (RBI)**

### **Mokena's Allocation**

- Mokena has received approximately \$440,000 with the first 2 installments.
- **The project approval process to determine the use of funds is evolving, as the program was rolled out quickly with little initial guidance on regulations.**
- Staff is assessing possible uses while the funds amass to a suitable amount for a bondable transportation infrastructure project.
- **Funds likely could be used for bridge repair/maintenance or as local share funding for road or bridge projects.**
- Staff will continue to get updates on program parameters and guidance on eligibility rules. Listing eligible projects and prioritization will likely occur during FY22 or prior to FY23.

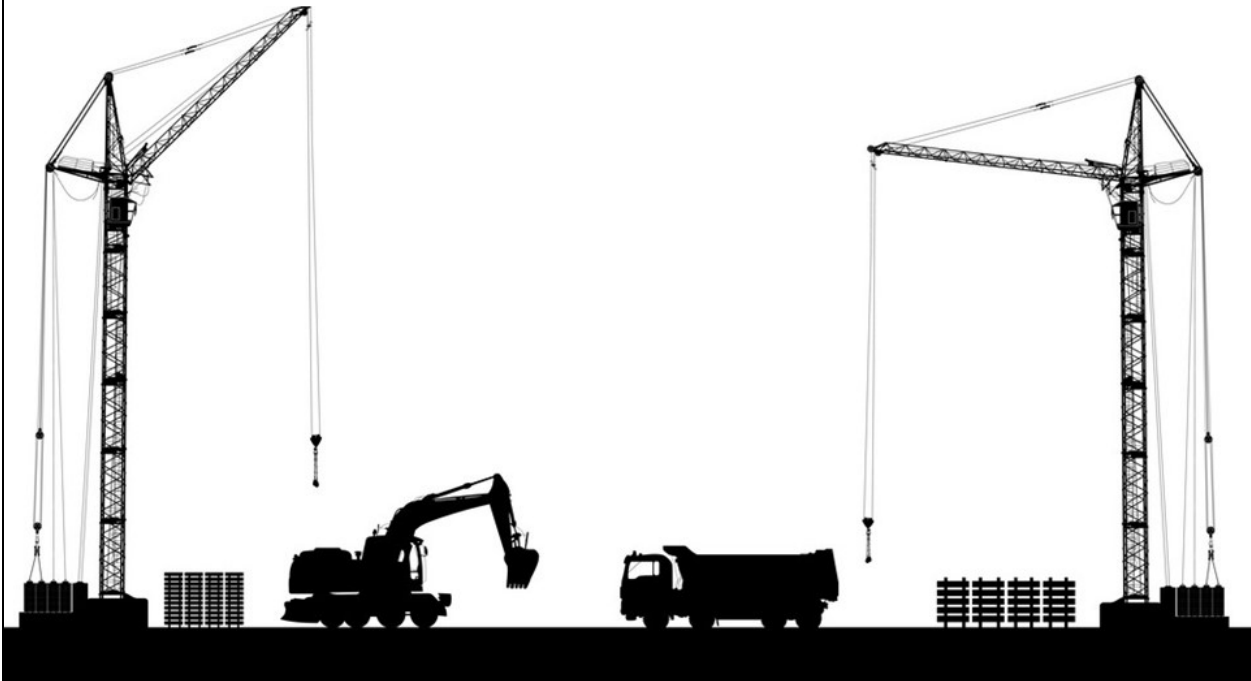


## **Will County Governmental League – STP Grant**

- Mokena applied for LaGrange Road Sidewalk project and 191<sup>st</sup> St. overlay
- Both projects were not selected for funding, but were moved to the stand-by list of projects
- Projects will require more engineering and permitting to
  - remain eligible in project que
  - increase funding ranking to meet minimum and for annual evaluation
  - be shovel ready if funding becomes available in a funding year
- Staff recommends being ready to utilize WCGL STP funds that may become available from another project but must be used in a fiscal year.
- Starting formal phase 1 engineering for projects is the next required step.



# FY22 Infrastructure Maintenance Projects

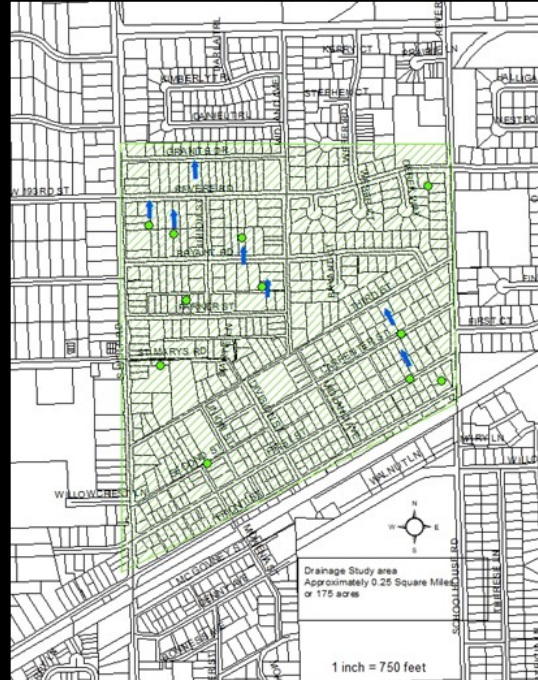


## FY 22 Infrastructure Maintenance Expenditures

• Wolf Road PCC Pavement Patching	\$80k
• Sidewalks and Curb Program	\$80k
• Full Depth Asphalt Patching	\$80k
• Curb Shot-Crete	\$7.5k
• Mudjacking (Sidewalks/Curbs)	\$7.5k
• Structural Street Light Repair	\$35k
• Material Testing	\$15k
• CRS for Infrastructure Projects	\$36k
• Bridge Inspections	\$2k
• 191 <sup>st</sup> Street Resurfacing Grant Eng	\$100k
• <u>LaGrange Road Sidewalk Grant Eng</u>	<u>\$65k</u>
• Total	\$509k

## Stormwater/Drainage Study

- **Staff is working to clarify possible scope parameters that may be needed for original Mokena area**
- **Optimize benefit while minimizing impact to existing storm water infrastructure**



# Barrington Pond

## Restoration/Dredging/Maintenance



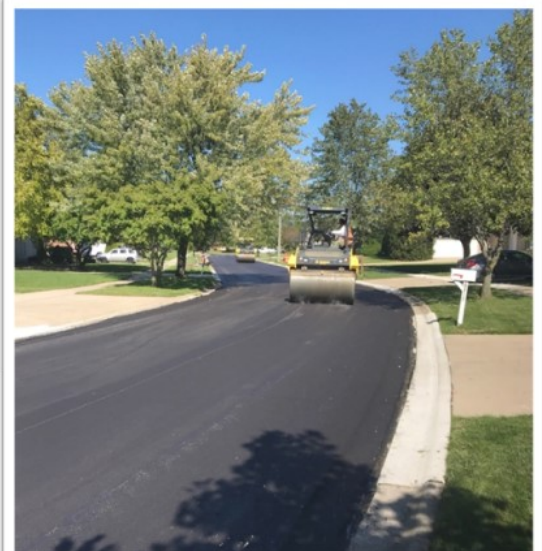


# Barrington Pond

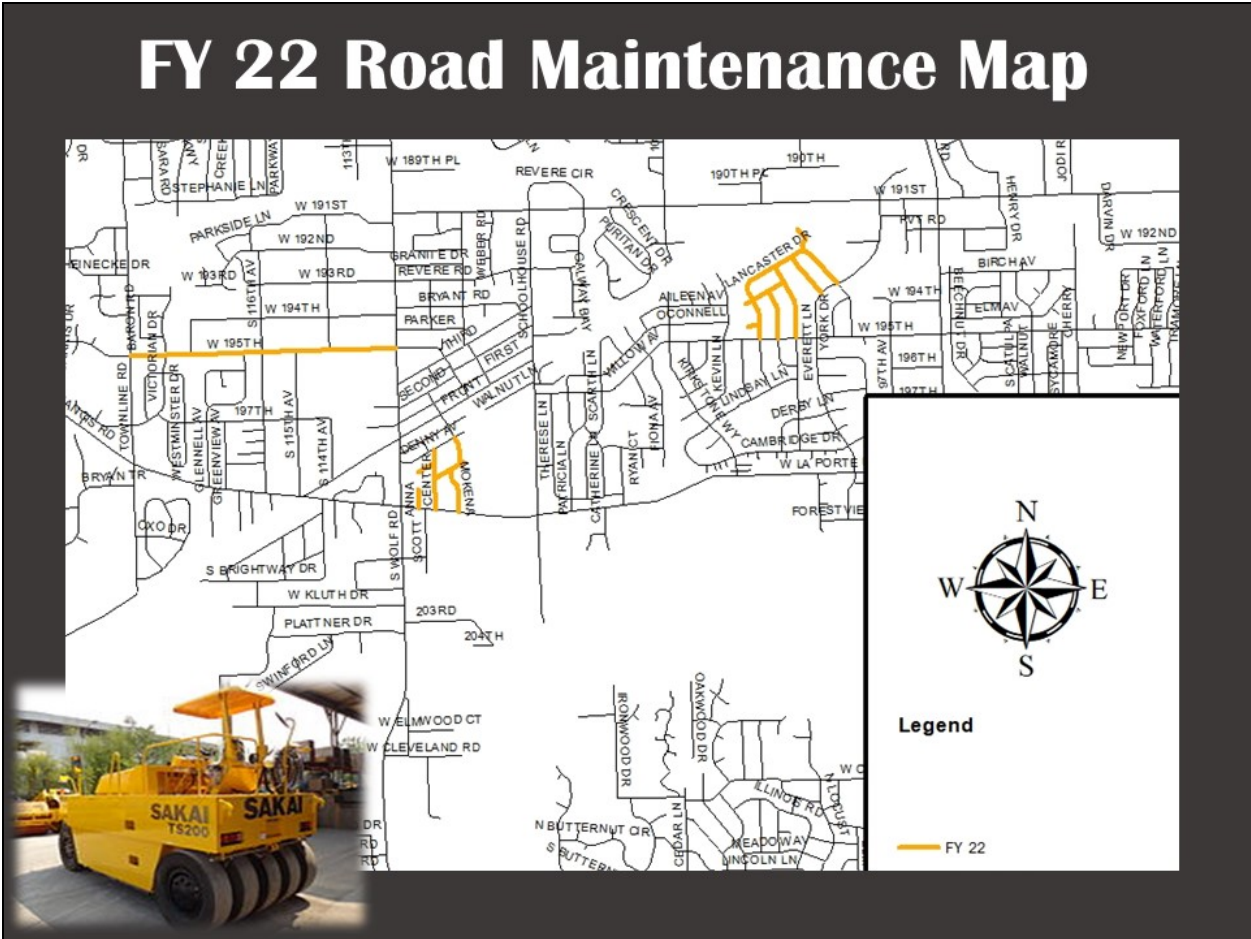
## Restoration/Dredging/Maintenance

- Dewater and dredge the bottom of pond to regain depth, remove silt would likely require significant resources.
  - Increase water quality and aesthetics of the pond by removing excess plant matter and silt
- Work off shoreline partial removal and stabilization would likely require moderate resources
  - Regain some depth with less disruption and stabilize condition to preserve current aesthetics.
- Staff will continue aquatic maintenance to improve water quality.

## FY22 Street Maintenance Program







## FY 2022 ROAD MAINTENANCE PROGRAM

**Grasmere**

- Lancaster Dr.
- Becket Ct.
- Brompton Ct.
- Cromwell Ln.
- Stonehenge Dr.
- Trenton Way
- Mansfield Ln.
- Manchester Dr.
- Anna St.
- Center St.
- Bonness Ave.
- Hiawatha Blvd.
- Mokena St.
- 195<sup>th</sup> St.

**TOTAL OF 3.36 MILES AT A COST OF \$1,429,000**

Grasmere



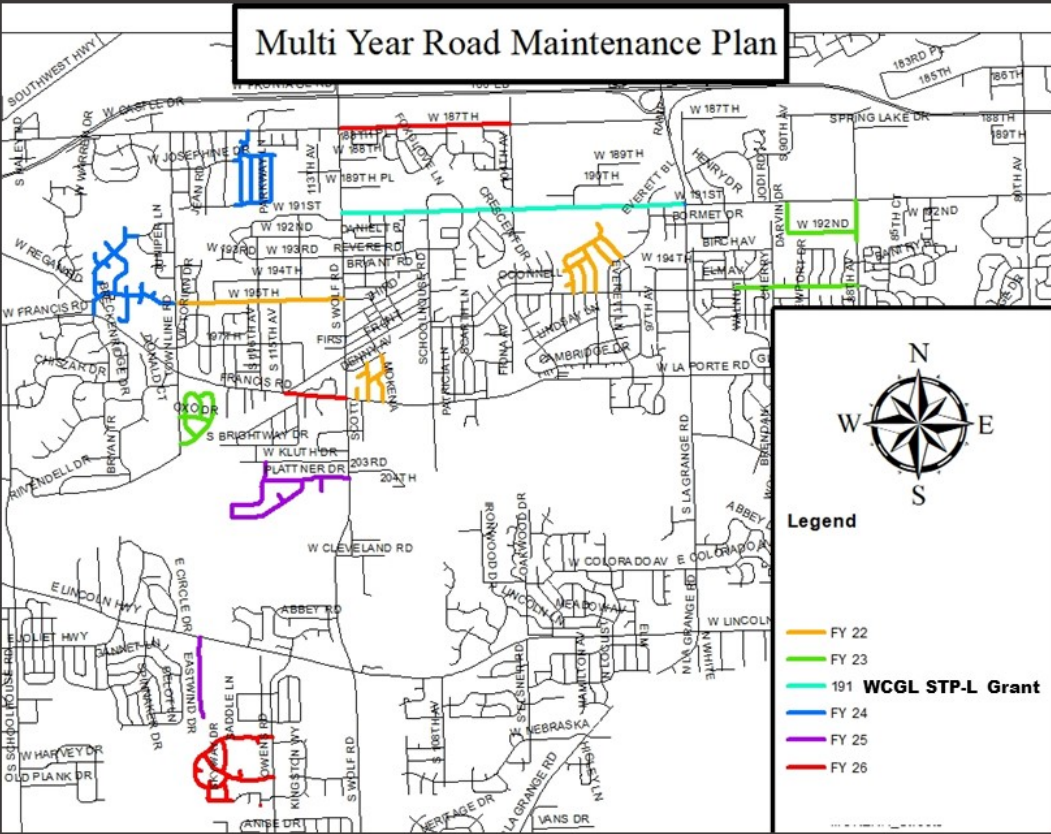
Grasmere







# Conceptual Road Program





# Regional Road Projects Update

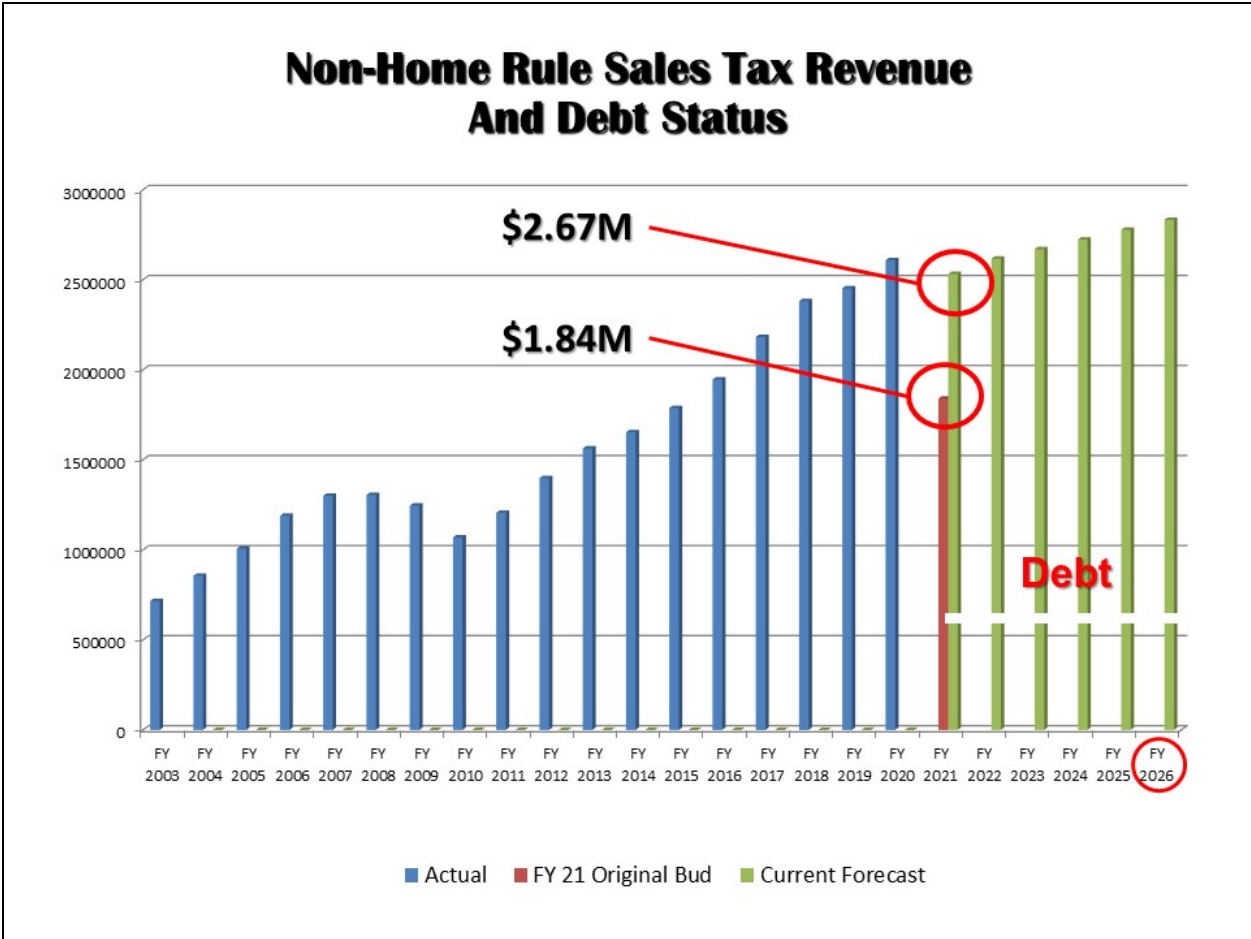


▪ **80<sup>th</sup> Avenue- Will County Department of Highways, I-80 Bridge – IDOT, 191<sup>st</sup> Street Intersection – Tinley Park & Mokena**

- **Utility meetings were conducted in 2020 and relocation plans have begun. Right-Of-Way (ROW) final acquisition completion and approval is pending.**
- **Targeted for June 2021 letting with all portions (bridge, road, and intersection) under one IDOT let contract. Construction targeted to start in 2021 and will go into 2023.**


## Sales Tax

	Fiscal 20	Fiscal 21		% of
	July-Feb. '20	July-Feb. '21		
Revenue Type	Actuals	Actuals	Difference	Change
Sales Tax	\$4,475,497	\$4,515,843	\$40,346	0.90%
1/2% Sales Tax	\$1,825,961	\$1,794,050	(\$31,911)	-1.75%



General Infrastructure Fund Balances						
	2021	2022	2023	2024	2025	2026
Beginning Fund Balance	\$7,185,892	\$7,392,042	\$7,287,692	\$6,923,327	\$6,444,980	\$6,556,538
Revenue	\$2,672,828	\$2,683,228	\$2,729,573	\$2,782,964	\$2,810,423	\$2,832,972
Expenditures	\$2,466,678	\$2,787,578	\$3,093,938	\$3,261,311	\$2,698,865	\$3,138,823
Ending Fund Balance	\$7,392,042	\$7,287,692	\$6,923,327	\$6,444,980	\$6,556,538	\$6,250,687

\* Beginning Balance for FY'21 includes FY '19 Year End Transfer from the General Fund for \$3 Million.



# General Infrastructure Fund Balance

- **FY 2013 through 2019**
  - ✓ **General Fund contributed \$10,630,000 to the General Infrastructure Fund for Improvements**
- **Average debt payment of \$650,000 will be paid off in FY 2025.**
- **Beginning in FY 2026, \$650,000 will be transferred annually for lake water improvements**

MFT Plan						
	2021	2022	2023	2024	2025	2026
Beginning Fund Balance	\$1,708,315	\$2,561,564	\$2,834,032	\$3,131,945	\$3,064,303	\$3,393,343
Revenue:						
MFT Allotment	\$486,321	\$464,985	\$474,284	\$483,770	\$493,445	\$503,314
MFT Transportation Renewal Fund	\$301,529	\$334,017	\$340,698	\$347,512	\$354,462	\$361,551
MFT Rebuild Illinois Bond Grants	\$446,060					
Interest Earnings	\$2,300	\$2,700	\$3,000	\$3,100	\$3,250	\$3,550
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$1,236,210	\$801,702	\$817,982	\$834,381	\$851,157	\$868,415
Total Available For Spending	\$2,944,525	\$3,363,266	\$3,652,014	\$3,966,326	\$3,915,460	\$4,261,758
Operating Expenses:						
Personal Services	\$87,104	\$111,060	\$113,280	\$115,540	\$117,860	\$120,220
Commodities	\$188,700	\$274,500	\$298,595	\$299,723	\$300,885	\$302,082
Contractual Services	\$107,157	\$143,674	\$108,194	\$486,760	\$103,372	\$138,033
Total Operating Expenses	\$382,961	\$529,234	\$520,069	\$902,023	\$522,117	\$560,335
Capital Projects:						
Improvements - Streets & Alleys	\$0	\$0	\$0	\$0	\$0	\$0
Improvements - Other	\$0	\$0	\$0	\$0	\$0	\$0
Total Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$382,961	\$529,234	\$520,069	\$902,023	\$522,117	\$560,335
Ending Fund Balance	\$2,561,564	\$2,834,032	\$3,131,945	\$3,064,303	\$3,393,343	\$3,701,423



## **FY22 Staff Recommendations**

- **Continue with our annual infrastructure maintenance programs**
- **Conduct grant required engineering and environmentalals for the LaGrange Road sidewalk extension and 191<sup>st</sup> Street resurface while keeping the projects eligible for grant award**
- **Complete FY22 Road Maintenance Program**
- **Consider projects for Rebuild Illinois Funds and prioritize for consideration during FY 22**

## **Questions/Comments**



**Discussion:**

Village Administrator John Tomasoski reviewed the proposed Fiscal Year 22 revenues and expenditures regarding the MFT Fund and provided projections through 2026. He also provided an update on the State’s Rebuild Illinois Program.

Village Administrator Tomasoski further discussed the general infrastructure and road rehabilitation program, noting that during Fiscal Year 21, the program was scaled down due to the unforeseen COVID-19 pandemic. Village staff recommended returning to their traditional

workload for Fiscal Year 22. This will include completing the originally scheduled work from Fiscal Year 21 (pre-COVID-19) and additional streets.

Trustee Budzyn asked if staff could look into the possibility of completing southwest segments to provide pedestrian path(s) along Francis Road, from Towline Road to Wolf Road.

Village Engineer Dan Peloquin noted that a majority of that area is under Will County Highway Department's jurisdiction, and any options in their right-of-way would require their support and assistance.

Village Administrator John Tomasoski advised that staff would research this matter and advise the Board.

Trustee Siwinski asked for an update on potential available funding for a police station.

Village Administrator John Tomasoski replied Village staff would provide that update next week.

The Village Board consensus was in favor of the Village staff's recommendation.

### **Staff Reports**

Village Administrator John Tomasoski reported on the Water Supply Service Agreement between the Village of Oak Lawn and the Village of Matteson that expired on December 31, 2020. He also reported on House Bill 314 regarding to a 1.5-mile moratorium on the sale of recreational cannabis around communities that prohibit such sales.

Community and Economic Development Director Alan Zordan reported on Village staff's efforts to evaluate sidewalks and turning lanes on Owens Road related to the Silver Cross medical office project. He further pointed out a request for the Speedway Station at LaPorte and LaGrange to add acreage to the site in order to qualify for video gaming terminals.

Assitant Village Administrator Kirk Zoellner reported on a recent accident at the Public Works garage and subsequent series of events related to that accident. He futher reported that a decision will need to be made on the location for the Fourth of July fireworks display. The consensus of the Board was to utilitze the Ozinga site similar to last year for the 2021 fireworks.

There was discussion regarding how draft minutes would be reviewed and which version of the January 25, 2021 minutes would be presented for approval.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 8:05 p.m.