

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, February 8, 2021

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 7:35 p.m.

ROLL CALL

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

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

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); Community and Economic Development Director Alan Zordan (Village Board Room); Finance Director Barb Damron (Village Board Room); Interim Chief of Police Tim McCarthy (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 Board Room)

Wastewater Treatment Plant Update

Village Administrator John Tomasoski and Lobbyist Brent Hassert provided the Board with an update regarding the status of the Wastewater Treatment Plant updates. Village staff has been working with representatives from the Illinois Department of Commerce and Economic Opportunity (DCEO) and have determined that the Village's paperwork is ready to move forward in the grant application process.

Village Lobbyist Brent Hassert spoke with the Deputy Chief of Staff from the Illinois Department of Transportation (IDOT), Ms. Becky Locker, who has the responsibility of overlooking the Capital Bill programs for the Governor's office. Mr. Hassert explained the Village's Wastewater Treatment Plant upgrades, extension of the low bid since April 2020, and the status of the Village's Capital Bill funding. It was recommended by Ms. Locker that the Village document their scenario to DCEO and approve the low bid for the Wastewater Treatment Plant upgrade soon. Ms. Locker advised she would not guarantee the Village's Capital Bill monies in writing, but did indicate the process to officially secure the Capital Bill funding may still be quite a while away. Based on the response from DCEO, Williams Brothers Construction, Inc. agreed to extend their bid for a fourth time to March 2, 2021.

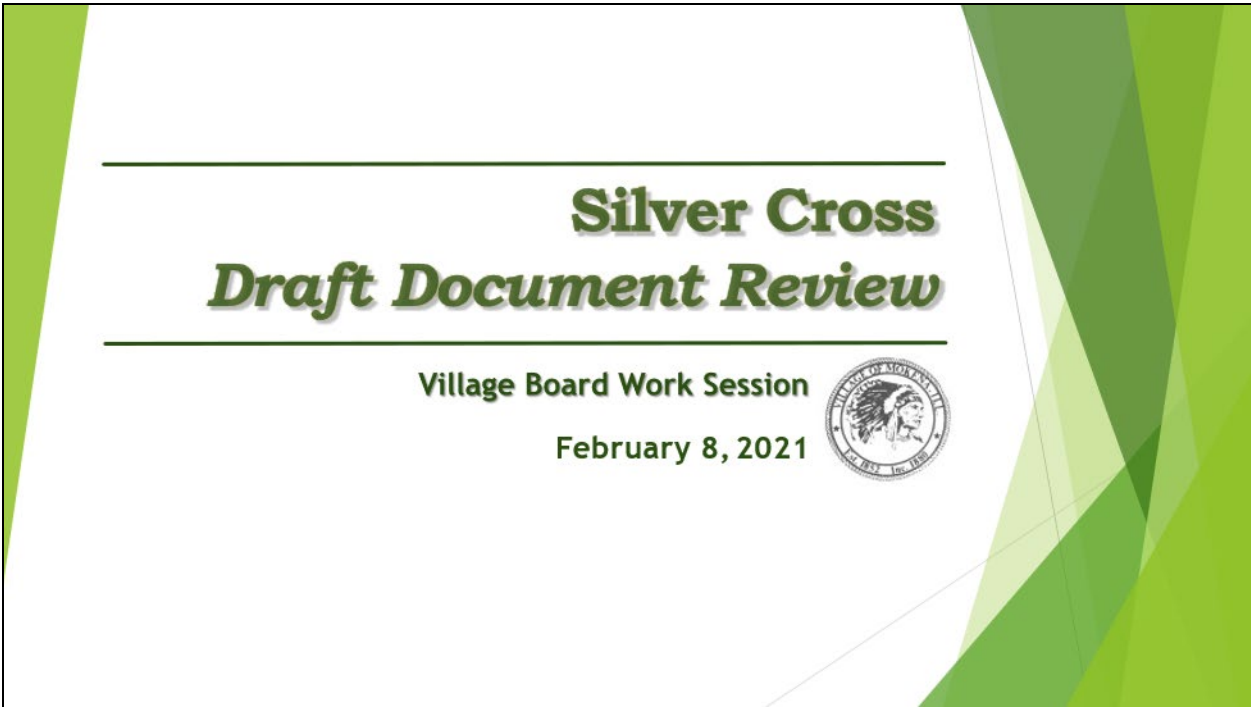
Village Administrator John Tomasoski advised the Board that he, Finance Director Barb Damron, and Village Attorney Carl Buck contacted bond counsel, Chapman & Cutler. Chapman & Cutler recommended that the Village approve a Reimbursement Resolution at the time of awarding the bid for the Wastewater Treatment Plant, which allows the Village to reimburse itself for expenses from a capital project from the proceeds of certain bonds which can be issued at a later date.

Village Administrator John Tomasoski recommended documenting the details of the current situation with DCEO, continuing to work with Mr. Hassert to secure the Capital Bill funding, approving the Reimbursement Resolution, and awarding the low bid and related contracts at the February 22, 2021 Board meeting.

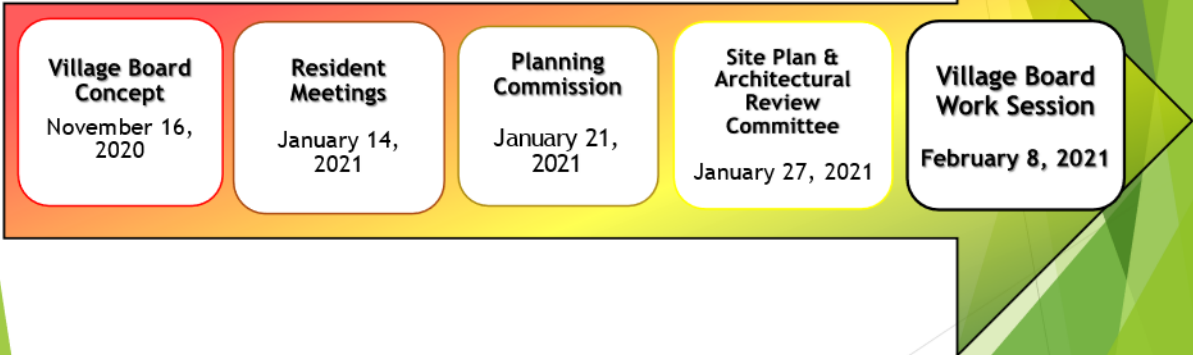
The Village Board concurred with this recommendation and authorized Village staff to put the necessary items on the February 22, 2021 agenda for consideration.

Silver Cross Hospital – Draft Development Agreement, Preliminary Plat of Subdivision and Design Plans

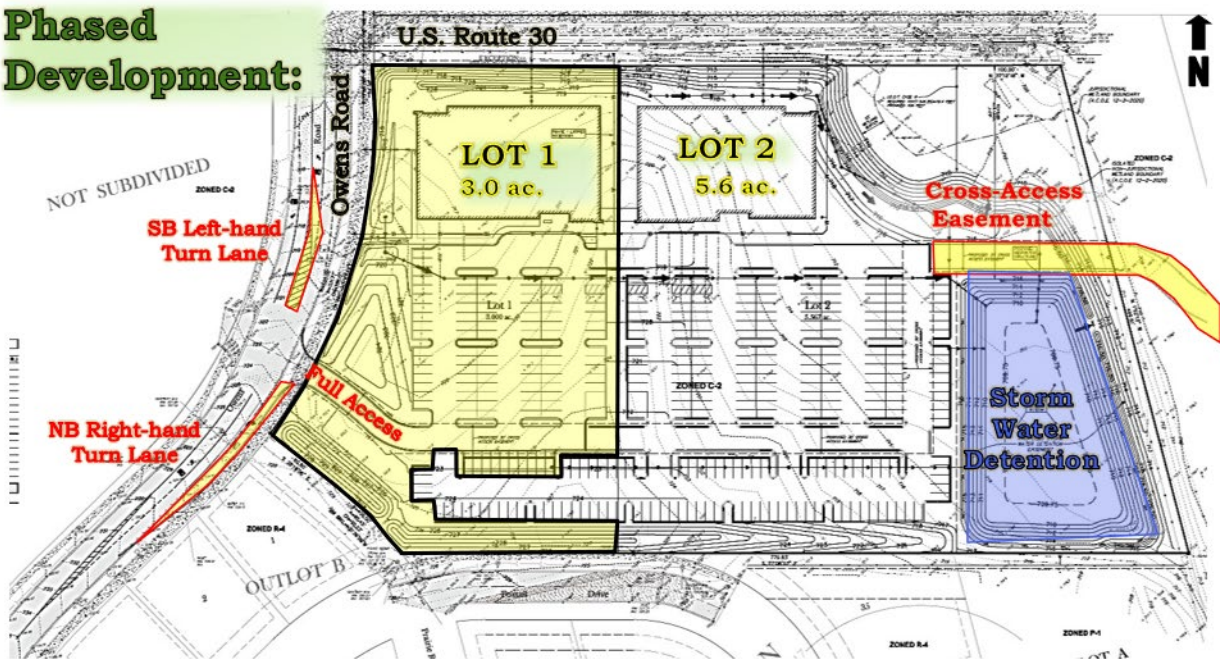
Building and Planning Director Matt Ziska entered the room and presented the following item:



Background:

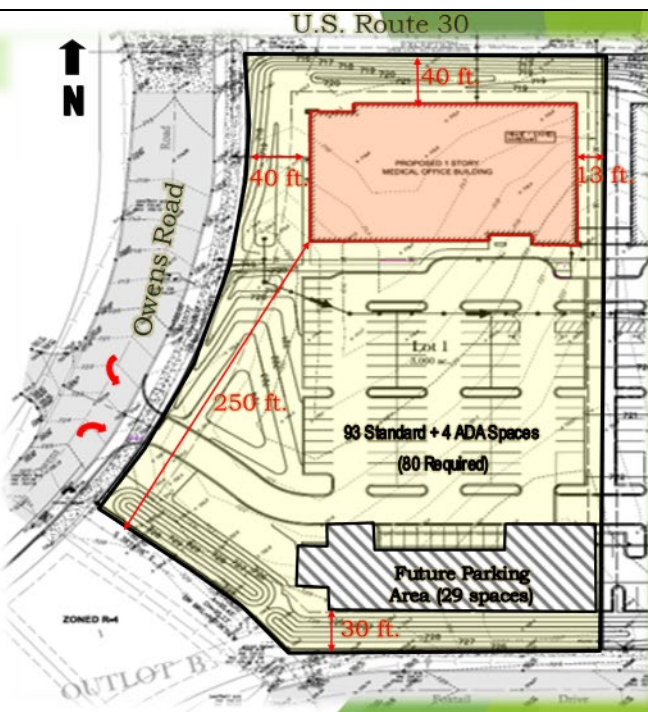


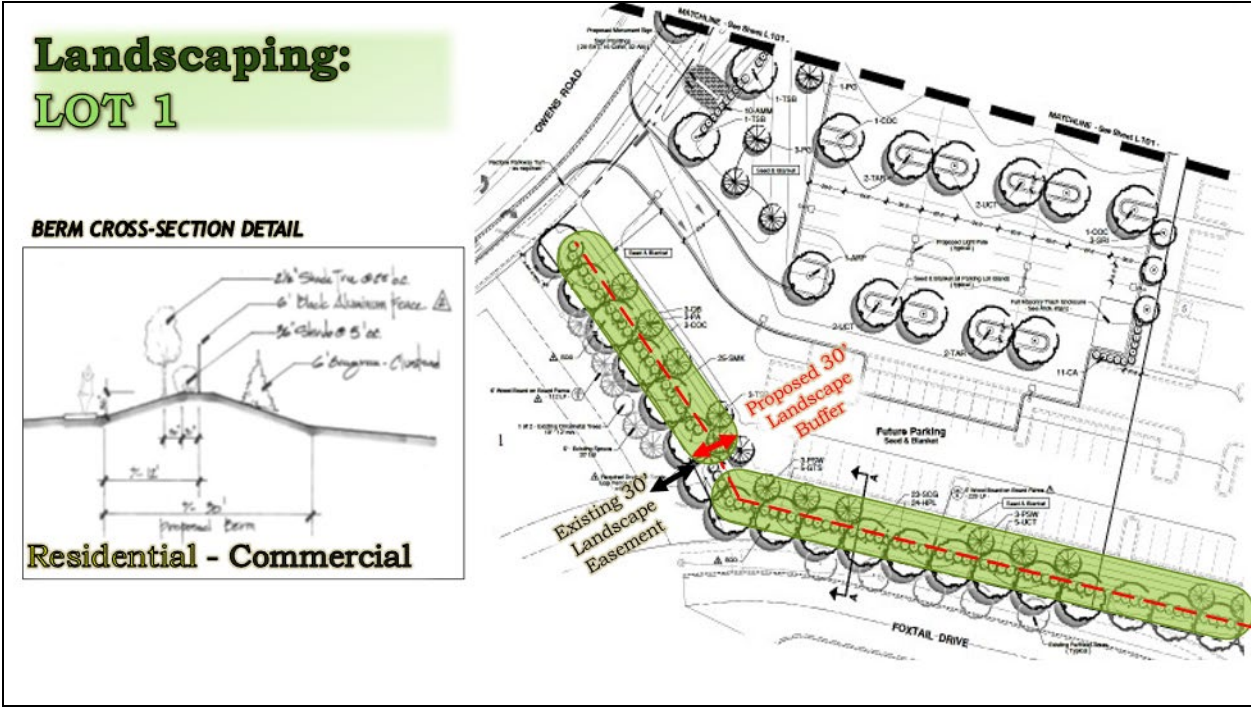
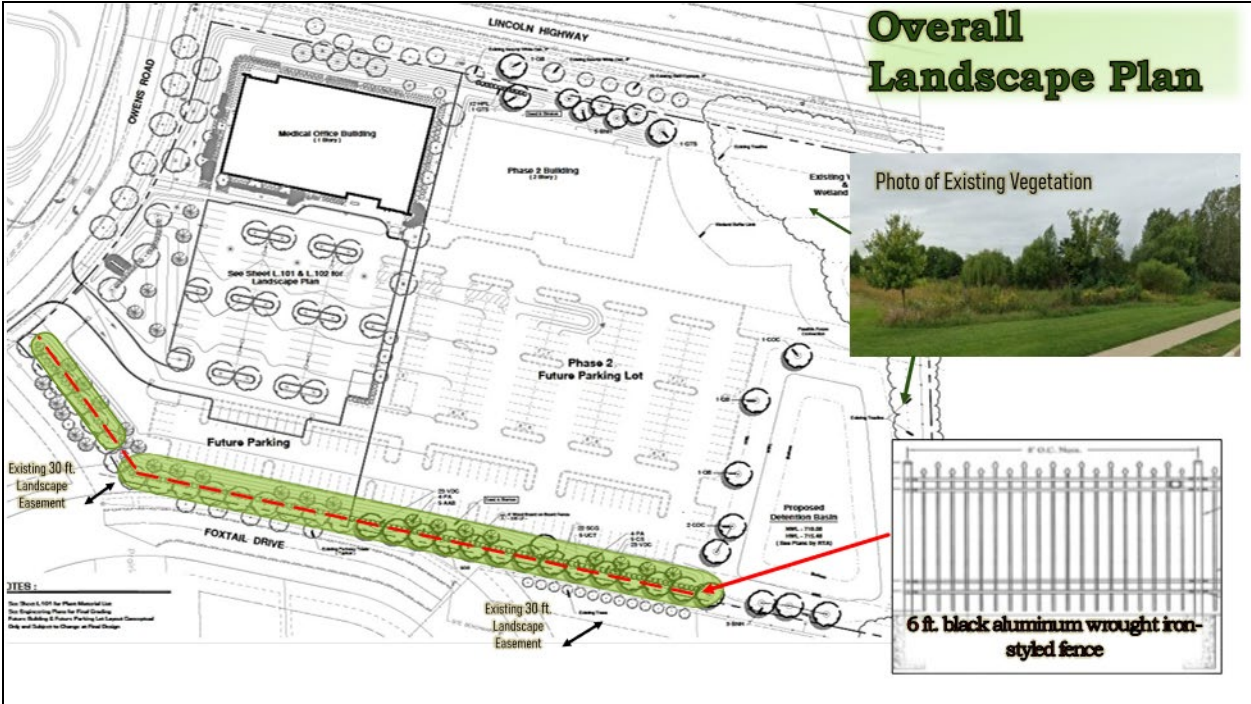
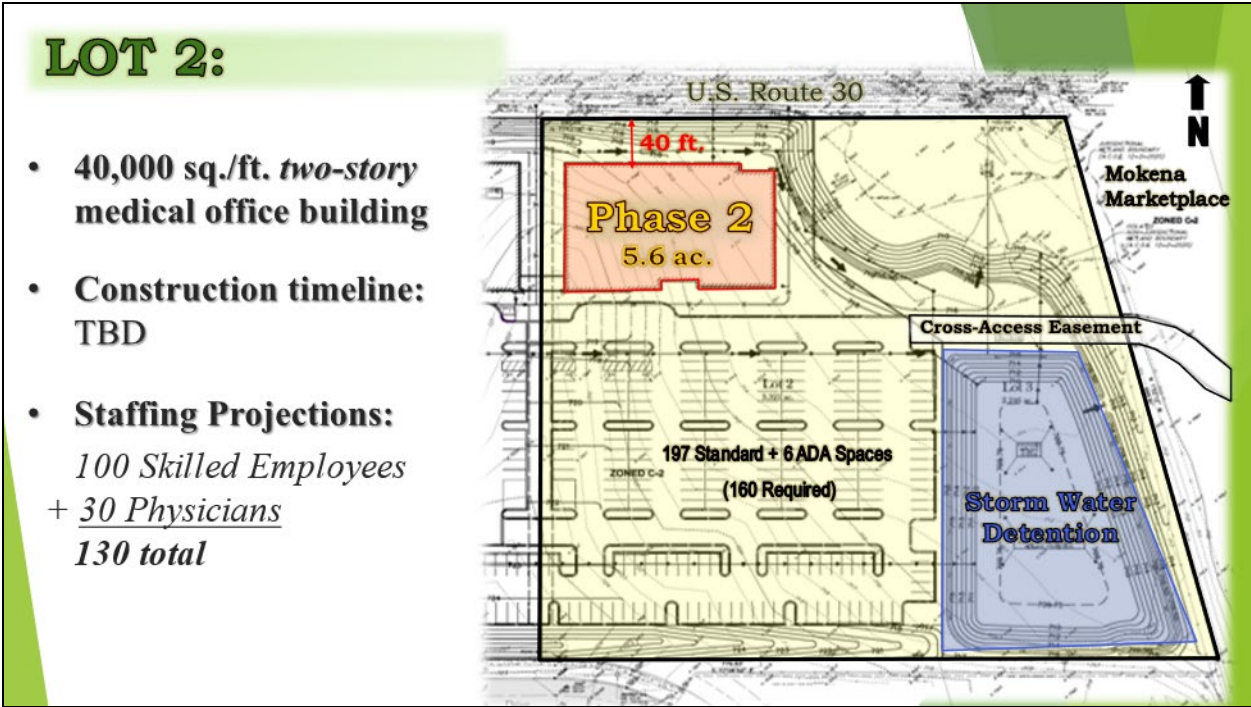
Phased Development:

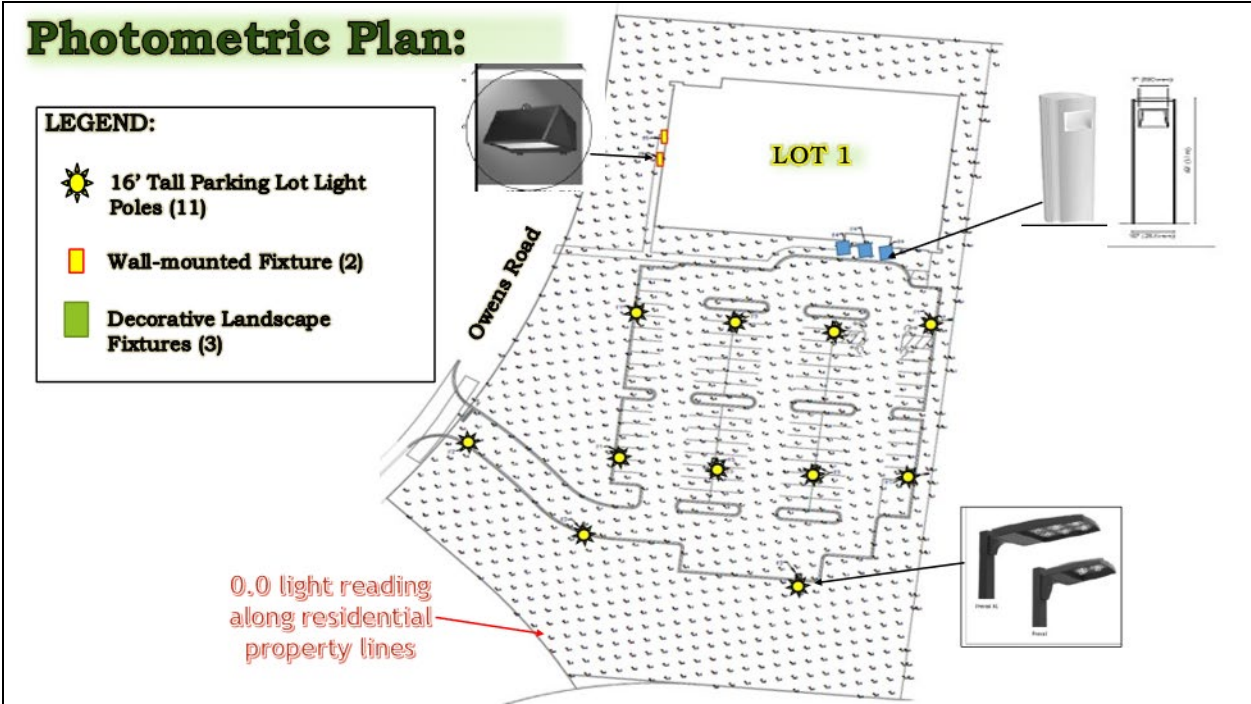
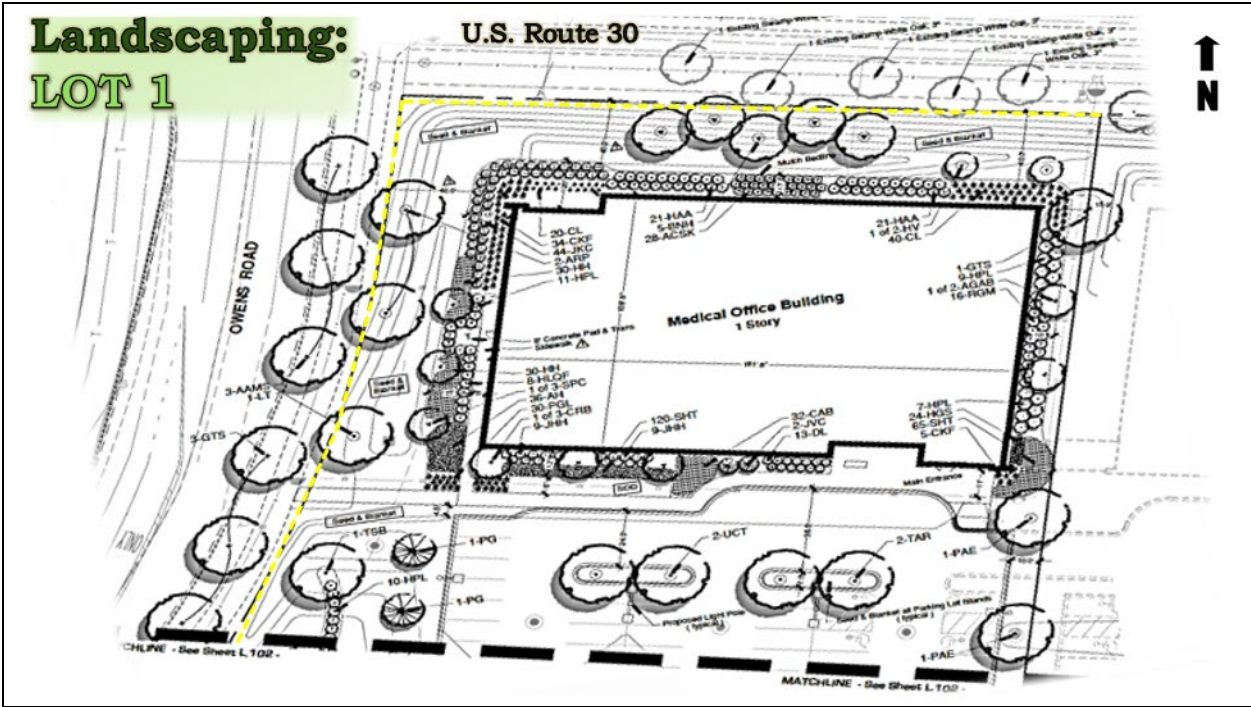


LOT 1:

- 20,000 sq./ft. single-story medical office building
- Projected Construction Schedule:
Start → Spring 2021
Finish → Fall 2021
- Phase 1 Staffing Projections:
35 Skilled Employees
+ 10 Physicians
45 total









FACADE DETAIL



AERIAL FROM SOUTHEAST



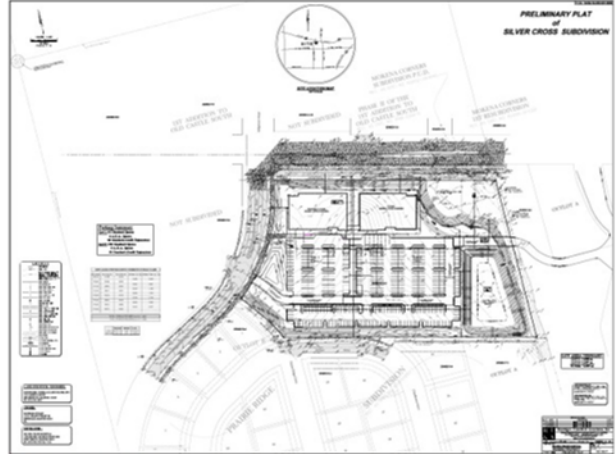
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Draft Development Agreement:

- Village agrees to allow a 2-phased development.
- All stormwater detention and roadway improvements shall be provided under Phase I.
- A letter of credit must be established prior to the issuance of a site grading permit.
- Future improvement plans for Lot 2 require SPARC and Village Board review/approval

Draft Development Agreement (Cont.):

- Final Plat must be in substantial conformance with the Preliminary Plat
- Final Plat must be fully executed/recorded prior to Lot 2 permit approval.
- Final a cross access easement suitably designed to provide cross access to Phase II, and the commercial property to the east.



VILLAGE BOARD DIRECTION:

- Are there any concerns regarding the proposed site improvement plans?
- Should Staff prepare the draft development documents for Village Board approval?

Discussion: Rob Oldenburg of Irgens introduced his design team and explained how the two parties will coordinate this project. Lincoln Owens LLC will own the medical office building on Lot 1 and lease it to Silver Cross Hospital while Silver Cross Hospital will own Lot 2 with the intention of constructing another medical office building in the future.

Resident, Tom Durkin, spoke in favor of the land use and suggested an upgrade to the fencing and landscaping along the residential property. He further asked if the berm could be taller, a “no-access” strip could be added to the plat, and if a public sidewalk could be added between the project and the first residential home along Owens Road.

Rob Olbenburg noted that these points were raised during the resident meeting and that they have agreed to comply with all requests except the addition of the public sidewalk. His concerns related to liability and loss of property if dedicated to the Village.

Resident, Bill Killias, expressed concerns with traffic getting heavy on Owens Road.

Resident, John O’Neil expressed concerns with construction traffic during the Palos Health project and wanted assurances that all truck deliveries would be made off of Owens Road.

Mayor Fleischer asked for input from the Board regarding the architectural design, roadway, and sidewalk issues.

The Board was split on the architecture. Several Trustees spoke in objection to the proposed building elevations, while others felt that the proposed architecture was acceptable based on the proposed medical office use. Mayor Fleischer indicated that the architecture was acceptable to him.

Trustee Richmond asked that an American Flag be added to the project.

Trustee Budzyn did not like the full access intersection on Owens Road and suggested that the cross-access to the neighboring Mokena Marketplace be constructed instead.

Trustee Hersted asked that the northbound turn lane be wide enough for vehicles to safely get out of the way of through traffic while not creating an unsafe condition for pedestrians on the sidewalk.

The consensus of the Board was to have Village staff talk to the adjacent residential property owner at 21150 Foxtail Drive to gain their input on the proposed public sidewalk connection. The Board also asked that dimensions for the turn lanes be provided. Village staff was directed to gather this information for a potential work session.

Fiscal Year 22 Budget Discussion

The Board requested that this agenda item be rescheduled for the February 15, 2021 work session.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 9:10 p.m.