

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

Session #024

December 13, 2021

CALL TO ORDER

Mayor Fleischer called the Regular Session of the Board of Trustees to order at 6:30 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
Rob Dauphinais
Melissa Fedora
Jim Richmond

Absent: Debbie Engler
 George Metanias

Also present were: Village Clerk Melissa Martini; Village Administrator John Tomasoski; Village Assistant Village Administrator Kirk Zoellner; Attorney Carl Buck; Finance Director Barb Damron; Finance Director Sharon Dangles; Community and Economic Development Director Matt Ziska; Interim Chief of Police Brian Benton; and Director of Public Works Jim Kulesa

EXECUTIVE SESSION

Trustee Budzyn made a motion to enter executive session at 6:32 p.m. to discuss litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting pursuant to 5 ILCS 120/2(c)(11). Trustee Richmond seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Richmond
NAYS: (0)
Absent: (2) Engler, Metanias
Motion carried

RECONVENE REGULAR SESSION

Trustee Budzyn made a motion to adjourn the executive session and reconvene the regular meeting at 6:49 p.m. Trustee Richmond seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Richmond
NAYS: (0)
Absent: (2) Engler, Metanias
Motion carried

RECESS OF REGULAR SESSION

Mayor Fleischer called a recess at 6:49 p.m.

RECONVENE REGULAR SESSION

The regular session reconvened at 7:00 p.m.

DISCOVER MOKENA

Clerk Martini presented the Community Calendar.

PUBLIC COMMENT

There were no public comments.

CONSENT AGENDA

Village Administrator John Tomasoski presented seven (7) items on the Consent Agenda for Board approval. These items are strictly administrative in nature.

- a. Motion to cancel the regularly scheduled Mokena Village Board work session of Monday, December 20, 2021 and the regularly scheduled Village Board meeting of December 27, 2021.
- b. Motion to adopt Ordinance No. 2021-O-021, an Ordinance pertaining to the classification and number of Liquor Licenses issued in the Village of Mokena; and to authorize the Village President and Village Clerk to execute same.
- c. Move to adopt Resolution No. 2021-R-009 regarding appointment of an Authorized Agent for the Illinois Municipal Retirement Fund for the Village of Mokena, Will County, Illinois effective December 14, 2021, and authorize the Village President and Village Clerk to execute the same.
- d. Move to approve the appointment of Finance Director Sharon Dangles as the Village of Mokena delegate to the Southwest Agency for Health Management (SWAHM) for FY 21/22.
- e. Motion to accept the recommendation of the Site Plan and Architectural Review Committee, thereby approving the Site Development Plans, as depicted on the attached exhibits, for Lot 16 in Corporate Corridors North Business Park.
- f. Motion to approve the minutes from the November 15, 2021 Work Session.
- g. Motion to approve the minutes from the November 22, 2021 Board Meeting and Work Session.

Trustee Richmond made a motion to approve Consent Agenda items 7 (a), (b), (c), (d), (e), (f) and (g) as depicted in the December 9, 2021 Request for Board Action prepared by the Village Administrator. Trustee Dauphinais seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Richmond

NAYS: (0)

Absent: (2) Engler, Metanias

Motion carried

ACCOUNTS PAYABLE

Finance Director Barb Damron presented the accounts payable list for December totaling \$2,726,810.88. She highlighted the following invoices to be paid:

- \$565,927.53 to P.T. Ferro Construction for the Fiscal Year '22 Street Maintenance Program
- \$915,708.57 to Williams Brothers Construction for Wastewater Treatment Plant Improvements

Trustee Richmond made a motion to approve the accounts payable in the amount of \$2,726,810.88. Trustee Dauphinais seconded.

Trustee Budzyn advised of failing concrete on Lancaster Drive in regards to the payment to P.T. Ferro for the FY '22 Street Maintenance Program. He inquired if P.T. Ferro will repair or if the Village will need to withhold payment.

Finance Director Barb Damron advised Trustee Budzyn that a hold can be put on the check for payment until it is determined how the work will be resolved.

Director of Public Works Jim Kulesa advised that he will look into Trustee Budzyn's inquiry, evaluate, and work with contractor P.T. Ferro to correct any errors.

Village Administrator John Tomaszoski advised the Board the bill can be approved at the evening's meeting and a hold can be placed on the check for payment to P.T. Ferro until a resolution is determined.

AYES: (4) Budzyn, Dauphinais, Fedora, Richmond

NAYS: (0)

Absent: (2) Engler, Metanias

Motion carried

APPOINTMENTS/PROCLAMATIONS/PRESENTATIONS

Appointment of Trustee Debbie Engler as Mayor Pro Tem

Mayor Fleischer advised the Board that due to a current situation which makes it difficult for Trustee Metanias to actively perform his duties as Mayor Pro-Tem, it was appropriate to temporarily name a new Mayor Pro-Tem from amongst the members of the Board of Trustees. He stated that the Mayor Pro-Tem slot is traditionally filled by the most senior and/or longest tenured sitting member of the Board and recommended Trustee Debbie Engler to fulfill the role until such time as Trustee Metanias was available to again actively perform the duties of Mayor Pro-Tem.

Trustee Richmond made a motion to appoint Trustee Debbie Engler as Mayor Pro-Tem for the Village of Mokena, effective December 14, 2021. Trustee Dauphinais seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Richmond

NAYS: (0)

Absent: (2) Engler, Metanias

Motion carried

Appointment of Mark Long to Board of Fire and Police Commission

Mayor Fleischer recommended the appointment of Mr. Mark Long to the Board of Fire and Police Commission to serve as its third member.

Trustee Richmond made a motion to approve the appointment of Mark Long to the Board of Fire and Police Commissioners for a term extending to June 30, 2022. Trustee Dauphinais seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Richmond

NAYS: (0)

Absent: (2) Engler, Metanias

Motion carried

Appointment of Michael Rolinitis to the Planning Commission and Zoning Board of Appeals

Mayor Fleischer advised the Board that resident and Mokena Junior High School Principal Dr. Michael Rolinitis expressed his interest in serving as a member of the Planning Commission and Zoning Board of Appeals in the event of a vacancy. Mayor Fleischer recommended the appointment of Dr. Rolinitis to the Planning Commission and Zoning Board of Appeals.

Trustee Richmond made a motion to appoint Michael Rolinitis to the Planning Commission and Zoning Board of Appeals, effective immediately, for a term set to expire on June 30, 2023. Trustee Dauphinais seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Richmond

NAYS: (0)

Absent: (2) Engler, Metanias

Motion carried

Appointment of Darcie Gabrisko to the Site Plan & Architectural Review Committee

Mayor Fleischer spoke of the importance of the Site Plan & Architectural Review Committee and the requirement of the committee to include the role of a civil engineer. He recommended the appointment of Ms. Darcie Gabrisko, licensed Professional Engineer (P.E.) and Vice President of Strand Associates, Inc.

Trustee Richmond made a motion to appoint Darcie Gabrisko to the Site Plan & Architectural Review Committee, effective immediately, for an actual term, as prescribed under Ordinance No. 2018-O-035 of the Municipal Code. Trustee Dauphinais seconded.

Trustee Budzyn inquired if Ms. Gabrisko's role in the Site Plan & Architectural Review Committee can be recused when the committee reviews work in which Strand Associates, Inc. performs.

Village Attorney Carl Buck informed Trustee Budzyn it is a requirement of the state statute and Ms. Gabrisko would be in violation of the oath if she were to be included in the review of work in which Strand Associates, Inc. performed.

AYES: (4) Budzyn, Dauphinais, Fedora, Richmond
NAYS: (0)
Absent: (2) Engler, Metanias
Motion carried

Appointment of Jillian Hersted to the Site Plan & Architectural Review Committee
Mayor Fleischer stated it is standard that the Site Plan & Architectural Review Committee shall have at least two Planning Commission representatives. He recommended the appointment of current Planning Commissioner, Jillian Hersted to serve as a Planning Commission representative on the Site Plan & Architectural Review Committee.

Trustee Richmond made a motion to appoint Jillian Hersted to the Site Plan & Architectural Review Committee, effective immediately, for an annual term, as prescribed under Ordinance No. 2018-O-035 of the Municipal Code. Trustee Dauphinais seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Richmond
NAYS: (0)
Absent: (2) Engler, Metanias
Motion carried

Mayor Fleischer thanked the Village Board for approving his recommended appointments.

PRE-SCHEDULED PROPOSALS / PRESENTATIONS AND VISITORS

Fiscal 2021 Audit

Finance Director Barb Damron presented the Fiscal 2021 audit.

Finance Director Damron advised that the G.O. Refunding Bonds, Series 2009 for lake water improvements was paid off in Fiscal 2020, the G.O. Refunding Limited Tax Debt Certificate, Series 2009B for downtown improvements will be paid off in Fiscal 2021, and the G.O. Refunding Bonds, Series 2012A will be paid off in Fiscal 2025. Finance Director Damron complimented the great job the Village has done in managing the debt level.

Finance Director Damron highlighted that the Village Board has been able to continue its philosophy of accumulating and earmarking capital reserve funds for current and future improvement projects, including water and sewer utility improvements, various road projects, and facility improvements.

Finance Director Damron advised that both of the Village's pension funds (Police Pension and Illinois Municipal Retirement Fund) are stable. The Police Pension Fund is 87% funded and IMRF is 93% funded. The funding levels have increased from last year.

Finance Director Damron introduced Sara McKenna from auditing firm Wipfli LLP, who performed the Fiscal 2021 audit for the Village.

Ms. McKenna advised that in addition to the regular audit, a single audit of the Village of Mokena was performed due to the Village receiving and spending over \$750,000 of federal funding through the CARES Act.

Ms. McKenna provided a review of Wipfli LLP's audit of the Village of Mokena, noting that the Village received a clean, unmodified opinion, which is the highest opinion on a financial statement one can have.

Trustee Budzyn inquired as to who can assist the Village with undertaking a fraud risk assessment, as suggested in Wipfli LLP's audit.

Ms. McKenna advised Trustee Budzyn that Wipfli LLP does handle fraud risk assessments, but the Village is free to contract another firm to perform an assessment.

She further advised that the suggestion of a fraud risk assessment is standard and not tailored to the Village of Mokena, but to most of Wipfli LLP's clients.

Finance Director Damron stated that the Village strives for and has obtained a clean opinion for many years and is proud of this year's audit results.

Mayor Fleischer offered his appreciation to Finance Director Damron for keeping the Village in a financially stable position over the years.

Trustee Richmond made a motion to accept the 2021 Audit for the Fiscal year ended June 30, 2021, as prepared by the auditing firm of Wipfli LLP. Trustee Budzyn seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Richmond

NAYS: (0)

Absent: (2) Engler, Metanias

Motion carried

Public Safety Facility Presentation

Assistant Village Administrator Kirk Zoellner provided an introduction, history, and background regarding the proposed public safety facility project. He introduced Craig Meadows of municipal architecture firm Studio GC. Assistant Administrator Zoellner and Mr. Meadows presented the following item:



Mokena POLICE STATION Introduction 12/13/21	<h2>INTRODUCTION</h2>
	<ul style="list-style-type: none">• RECOMMENDATION FOR NEW PUBLIC SAFETY FACILITY RESULT OF 40 -YEAR SPACE PLAN COMPLETED IN 2006• 33,000 (+/-) SQ. FT. FACILITY ON 3.5 ACRES• BOARD EVALUATION AND DUE DILIGENCE RESULTED IN EVENTUAL PURCHASE OF VACANT PARCEL AT NE CORNER OF 191ST STREET AND 104TH AVENUE• INITIAL SOIL BORINGS WERE COMPLETED AND LAND ENTITLEMENTS OBTAINED• PROFESSIONAL SERVICES AGREEMENT WAS NEGOTIATED WITH STUDIO GC ARCHITECTS TO PERFORM CONCEPTUAL AND SCHEMATIC DESIGN FOR NEW FACILITY

Mokena

POLICE STATION
Introduction (cont'd)

12/13/21

INTRODUCTION (cont'd)

- RESSION TOOK HOLD AND PLANS FOR THE NEW FACILITY WERE SHELVED
- AS THE LOCAL ECONOMY RECOVERED, NEEDED IMPROVEMENTS TO THE VILLAGE'S WASTEWATER TREATMENT PLANT BECAME TOP PRIORITY
- THAT PROJECT WAS BID IN EARLY 2020, AND WORK IS CURRENTLY IN PROGRESS
- IN LATE 2020, A PUBLIC SAFETY FACILITY PLANNING COMMITTEE WAS ESTABLISHED TO RE-OPEN DISCUSSIONS ON DESIGN AND POSSIBLE CONSTRUCTION OF A NEW FACILITY

Mokena

POLICE STATION
Introduction (cont'd)

12/13/21

INTRODUCTION (cont'd)

- COMMITTEE INCLUDED THE FOLLOWING:
 - TRUSTEE JOSEPH SIWINSKI (CHAIR)
 - TRUSTEE JOSEPH E. BUDZYN
 - INTERIM POLICE CHIEF TIM MCCARTHY
 - POLICE CHIEF JOHN KEATING (JOINED COMMITTEE UPON HIS HIRING)
 - INTERIM POLICE CHIEF BRIAN BENTON (JOINED COMMITTEE UPON HIS HIRING)
 - POLICE COMMANDER RANDAL STUMPF
 - ASSISTANT VILLAGE ADMINISTRATOR KIRK ZOELLNER
- IN EARLY 2021, THE VILLAGE BOARD REACTIVATED ITS PREVIOUS AGREEMENT WITH STUDIO GC
- SINCE THEN, STUDIO GC HAS MET WEEKLY WITH POLICE STAFF AND THE COMMITTEE TO DEVELOP AND REFINE SITE PLAN AND FLOOR PLANS FOR THE NEW FACILITY

Mokena

POLICE STATION
Project Review & Current Status

12/13/21

Project Review & Current Status

- REGULAR REVIEW BY PUBLIC SAFETY FACILITY PLANNING COMMITTEE AND POLICE STAFF WITH STUDIO GC ARCHITECTS ON ALTERNATING WEEKS OVER THE PAST 9-10 MONTHS
- VILLAGE BOARD REVIEW: JUNE 28 AND SEPTEMBER 20, 2021 WORK SESSIONS
- SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE (SPARC) REVIEW: NOVEMBER 17, 2021
- CONSTRUCTION DOCUMENTS CURRENTLY BEING FINALIZED
- PROJECT SHOULD BE READY TO GO OUT TO BID IN FIRST QUARTER OF 2021



Mr. Meadows provided the Board and the public with a review of the site plan, landscape plan, and renderings for the proposed new public safety facility. He concluded by expressing his appreciation for the dedicated involvement of the Public Safety Facility Planning Committee and Mokena Police Department personnel that enabled a smooth and thoughtful process. He advised Studio GC staff would be back in 2022 to discuss bid results and provide guidance regarding next steps for the project.

Trustee Richmond inquired regarding the project bid process and anticipated timeline.

Mr. Meadows advised that bids were expected to be received back in late February or early March, 2022.

Mayor Fleischer thanked the Public Safety Facility Planning Committee, including Chairman and former Trustee Joseph Siwinski, Trustee Joseph E. Budzyn, Assistant Village Administrator Kirk Zoellner, Interim Police Chief Brian Benton, and Commander Randal Stumpf, along with Studio GC staff and all others involved for their time and efforts in bringing the project to fruition. He said he was pleased with the quick progress. He asked if everything was on target to put the public safety facility project out to bid as projected.

Mr. Meadows of Studio GC reiterated that the project was on target to go out to bid in the first quarter of 2022, with an anticipated ground-breaking later in the second quarter of 2022.

PUBLIC HEARINGS

N/A

OLD BUSINESS

2021 Proposed Tax Levy

Finance Director Sharon Dangles presented the following item:

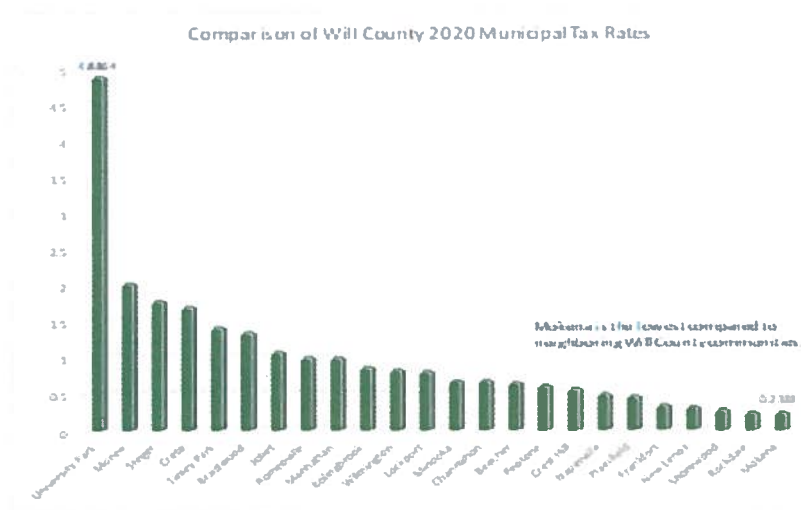
Village of Mokena 2021 Tax Levy December 13, 2021



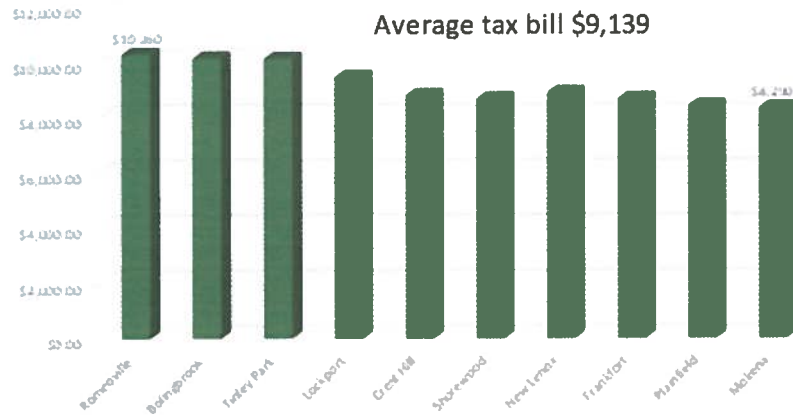
Know the facts..

What you should know about your 2020 property tax dollars.

Tax Rate Comparisons



Tax bill comparisons



Mokena is below average when comparing total tax bills of neighboring communities



Many taxing bodies impact your property tax bill



Approximately 65% of your tax bill goes to local school districts



The Village receives only



of every dollar a resident pays in property tax

\$300k home = approximately \$239 in municipal property tax or \$.66 per day

For less than the price of . . .



Mokena provides a multitude of services to customers 24/7 365 days a year which include:



Police Protection



Water/ Sanitary Sewer



Street Maintenance



Permits/Code Enforcement

2021 proposed property tax levy



**Limiting
Rate
Calculation**

2020 (Last Year's Levy)
\$2,033,943 x 1.4% = \$28,475
2021 (Current Year Base Levy)
\$2,062,418
2020 (Last Year's EAV)
\$851,734,866 x 2.4% = \$20,441,637
2021 (Current Year Base EAV)
\$872,176,503
2021 Base Levy \$2,062,418
2021 Base EAV \$872,176,503

= Limiting Rate .2365/\$100 EAV

2021 Tax Levy Calculation

Limiting Rate Per \$100 E.A.V.	New Growth		Maximum Levy on New Growth	Levy on Base (CPI)	Total Increase
.2365	@ 2%	17,034,697	40,287	-0-	40,287

2020 Tax Levy	Proposed Aggregate '21 Levy Increase		Proposed Aggregate Levy	% Change	Est. Rate
2,033,943	New Growth Only	40,287	2,074,230	1.98%	.2333



2021 Base EAV (2.4% Increase) \$872,176,503
2021 Estimated New Growth 17,034,697
2021 Estimated Total EAV \$889,211,200

How is the proposed 2021 municipal tax rate calculated?



	2020	2021 (Estimated)
LEVY	2,033,943	2,074,622
E.A.V.	851,734,866	889,211,200
RATE	.2388	.2333

WHAT 'S THE IMPACT ON AN AVERAGE HOMEOWNER?

	2020	2021
HOME		
MARKET VALUE	\$300,000	\$307,200
E.A.V.	\$100,000	\$102,400
RATE	.2388	.2333
TAX	\$238.80	\$238.90
Anticipated Change \$.10+		

Highlights of the Proposed 2021 Tax Levy

-  Tax neutral for local property owners
-  Provides additional revenue for pensions & retirement obligations
-  Overall EAV will increase by \$37.5M
-  Follows Board's conservative fiscal philosophy

Finance Director Dangles provided a brief summary of the 2020 tax levy. She compared municipal tax rates of 23 municipalities, which showed Mokena having the lowest rate. When compared to the average of these communities, which is approximately \$9,139, Mokena is at \$8,290 or approximately \$849 below the average. The Village's portion of the \$8,290 total tax bill is approximately \$239, which is based on a home with a market value of \$300,000. Of comparable communities, Crest Hill and New Lenox provide property tax rebates to their residents. Crest Hill's rebate is 25% and New Lenox's rebate is 85%. Crest Hill's rebate would be approximately \$139. If this amount is deducted from the total tax bill, they would still be above Mokena at approximately \$8,610. New Lenox's rebate on a \$300,000 home would be approximately \$270 or 85% of their municipal tax rate. If this amount is deducted from the total tax bill, they would be at approximately \$8,579.

Finance Director Dangles advised of other taxing bodies that impact a property tax bill including library, park, fire, schools, forest preserve, and township districts, in addition to the county. She stated that approximately 65% of a resident's tax bill goes to local school districts. The Village's portion consists of only 4% of a taxpayer's bill or approximately \$239 on a \$300,000 home, or 66 cents per day which provides residents with a multitude of services to its customers 24/7, 365 days a year.

Finance Director Dangles discussed the Property Tax Extension Limitation Law (PTELL) that went into effect for the 1991 levy year for non-home rule taxing districts in the collar counties. The annual tax increase under PTELL is limited to 5% or the rate of inflation (CPI), whichever is less. This year the CPI is 1.4%.

Finance Director Dangles reviewed how the 2021 limiting rate is calculated, the 2021 tax levy calculation and how the estimated municipal tax rate for 2021 is calculated.

Finance Director Dangles advised if the market value of a home in 2020 was \$300,000 and the township multiplier of 2.4% is applied to the home, the 2021 market value would be increased to \$307,200. The homeowner would see an anticipated change of ±\$0.10 in taxes attributable to the Village.

Finance Director Dangles concluded with highlights including that the proposed 2021 tax levy is tax neutral for property owners, provides revenue for pensions and retirement obligations, shows an overall increase in EAV of approximately \$37.5M, and continues to follow the Board's conservative fiscal philosophy.

Finance Director Dangles advised that in addition to the Ordinance for the 2021 tax levy, a resolution was attached for the Board's review to give direction to the Will County Clerk that states which levies are to be affected in the event it is necessary to reduce the 2021 tax levy for the Village of Mokena due to the limitations of the Property Tax Limitation Act. As in past years, the only levy to be reduced for the 2021 tax levy is the corporate levy. All other levies are to be extended at the full amounts. The Board is also being asked to approve an ordinance abating the tax levied for the year 2021 to pay principal and interest on the \$6,890,000 General Obligation Refunding Bonds, Series 2012A.

Trustee Richmond made a motion to approve Ordinance No. 2021-O-022 for the levying and collection of taxes for the Village of Mokena, Will County, Illinois for the 2021 Taxing Year and authorize the Village President and Village Clerk to execute the same. Trustee Fedora seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Richmond

NAYS: (0)

Absent: (2) Engler, Metanias

Motion carried

Trustee Richmond made a motion to approve Resolution No. 2021-R-010 regarding directions to the Will County Clerk for possible tax cap levy reductions for the Village of Mokena, Will County, Illinois and authorize the Village President and Village Clerk to execute the same. Trustee Fedora seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Richmond

NAYS: (0)

Absent: (2) Engler, Metanias

Motion carried

Trustee Richmond made a motion to approve Ordinance No. 2021-O-023 abating the tax hereto levied for the year 2021 to pay the principal of and interest on \$6,890,000 General Obligation Refunding Bonds, Series 2012A, of the Village of Mokena, Will County, Illinois and authorize the Village President and Village Clerk to execute same. Trustee Fedora seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Richmond

NAYS: (0)

Absent: (2) Engler, Metanias

Motion carried

Mayor Fleischer stated that not only does Mokena have the lowest municipal tax rate in Will County, but also one of the lowest overall tax rates. He also advised residents that Mokena does not have an electricity tax or gas tax, and an extremely low telephone tax that provides for essential emergency 9-1-1 services. He highlighted the Village Board's history of fiscal philosophies which make Mokena a desirable location. He credited Finance Director Barb Damron for her years of effort in assisting the Village in maintaining their fiscal efforts.

Gordon Electric, Lot 16 Corporate Corridors North: Special Use Permit Request

Community & Economic Development Director Matt Ziska presented the following item:

Gordon Electric Supply

Special Use Permit Ordinance

Village Board Final
December 13, 2021



Introduction:

- ▶ Michael Potter, on behalf of Gordon Electric, is seeking Village Board approval of the proposed Special Use Permit (SUP) for a 54,781 sq./ft. office/warehouse building on Lot 16, in the Corporate Corridors North business park.



Gordon Electric Supply:

- ▶ Centered on electrical supply sales, such as electrical wiring, light bulbs, ballasts, and fuses.
- ▶ Four (4) locations in Illinois.
- ▶ Opened Mokena branch in 1990.

Top-30 Sales Tax Producer

- ▶ FY '19 - #28 Sales Tax Generator
- ▶ FY '20 - #42 Sales Tax Generator
- ▶ FY '21 - #29 Sales Tax Generator



CCN: *Economic Incentive Program*

50% of the 1% non-home rule sales tax revenue collected is shared back with the business.

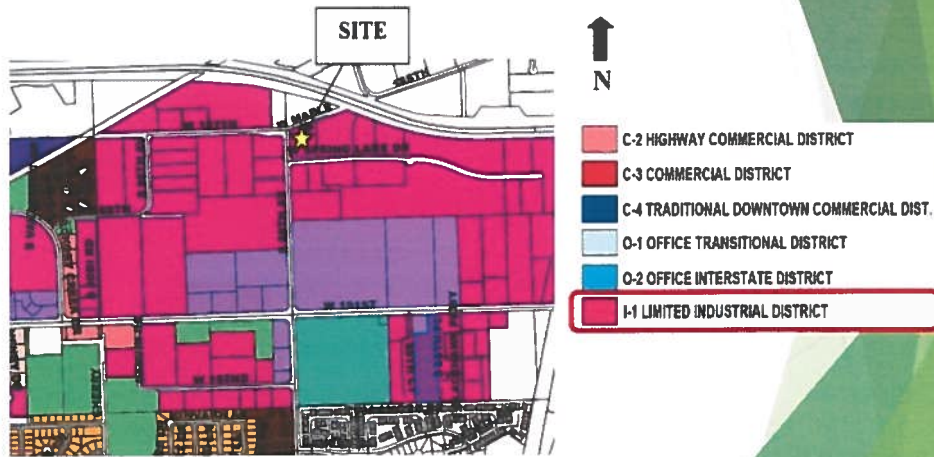
(excludes ½% dedicated to road/infrastructure improvements)

- ▶ Enacted in 2006, to attract sales tax generators to industrial-zoned properties.

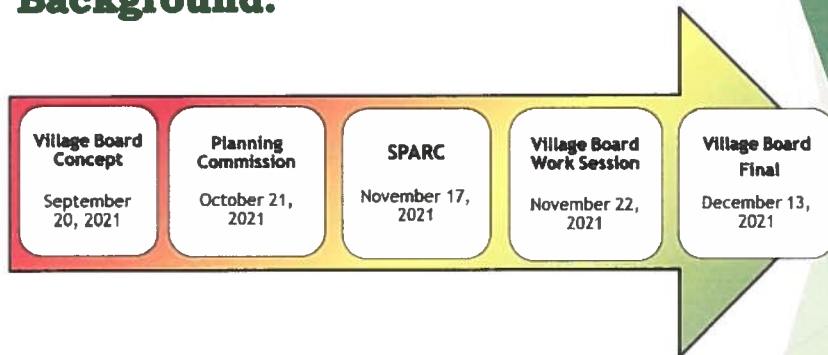


- ▶ A 15-year extension was authorized by the Board in 2019.

Zoning Map:



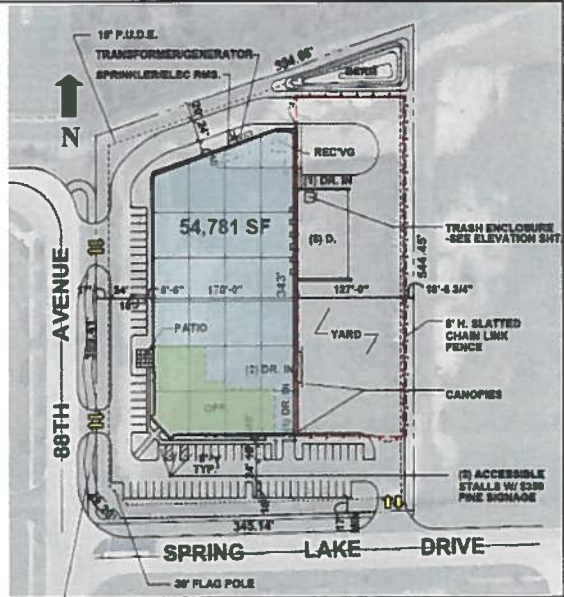
Background:



Site Plan:

- ▶ Building Area = 54,781 sq./ft.
 - ▣ 13,500 sq./ft. office space
 - ▣ 41,281 sq./ft. indoor warehouse
- ▶ Outdoor Storage Area = 44,000 sq./ft.
 - ▣ 8' fencing w/ privacy slats
 - ▣ Six (6) exterior loading docks
 - ▣ Four (4) overhead drive-in doors
- ▶ Parking:
 - ▣ Parking Required = 73 spaces
 - ▣ Parking Provided = 63 spaces*

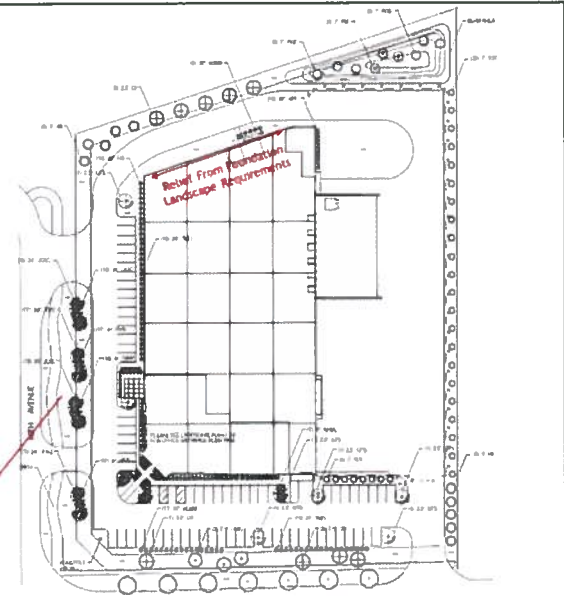
*Parking relief provided under SUP Ordinance



Landscape Plan:



Relief from R-O-W
 Landscape Requirements
 (Existing Pipeline Easement)



West/South Elevations:



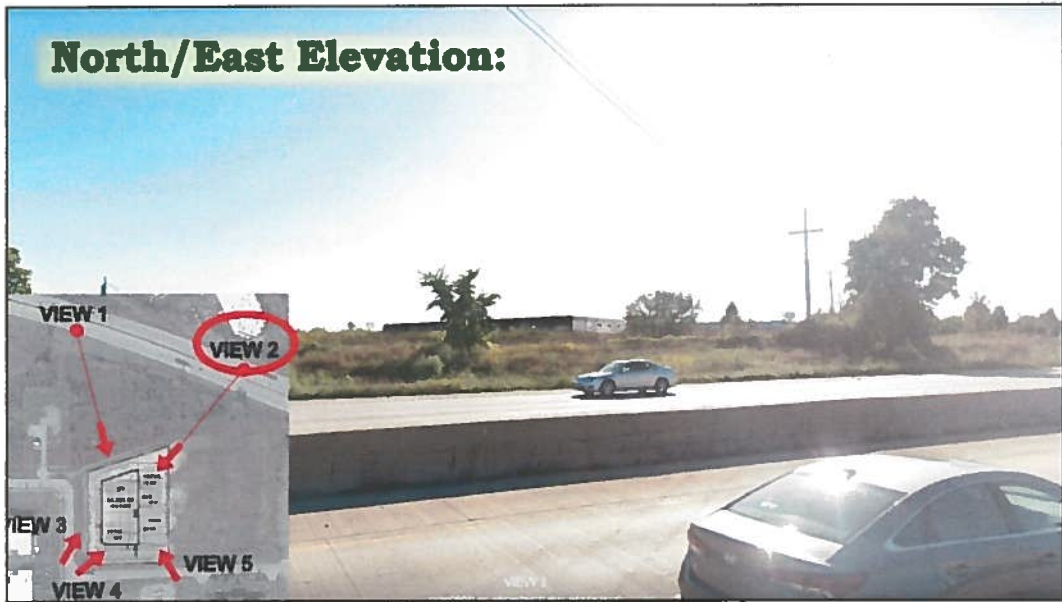
South/East Elevations:



North Elevation:



North/East Elevation:



Special Use Permit Ordinance:

- ▶ Owner/successors agree to no other "order-acceptance point" other than the Village of Mokena for determining the municipal sales tax.
- ▶ Owner shall develop the site in general conformance with the approved development plans.
- ▶ Owner agrees that outdoor storage shall be no higher than the surrounding eight (8) foot high fencing (must be black vinyl-coated with "winged" privacy slats that provide 90% coverage).
- ▶ Village agrees to waive certain parking and landscape requirements, as shown on the attached exhibits.
- ▶ Owner must be in compliance with this Special Use Ordinance to be eligible for sales tax rebate, as extended on March 11, 2019.*

**Incentive request to be presented for approval under separate Village Board action*



Village Board Action

Community & Economic Development Director Ziska advised that Michael Potter, on behalf of PotSibs, LLC., is seeking Village Board approval of a Special Use Permit Ordinance for Gordon Electric Supply, which is seeking to construct a new 54,781 sq./ft. office/warehouse building on the 4.18-acre lot situated at the northeast corner of 88th Avenue and Spring Lake Drive in the Corporate Corridors North Business Park. Due to the proposed outdoor storage area, as well as the parking and landscape relief being sought by the petitioner, the proposal requires a Special Use Permit for a Planned Unit Development Permit.

Community & Economic Development Director Ziska reviewed the zoning of the property and provided a business background. Since opening their Mokena location in 1990, Gordon Electric Supply has established themselves as a top-30 sales tax generator two out of the last three years. A primary draw for Gordon Electric Supply to relocate to Corporate Corridors North Business Park is due to the retail sales tax incentive that is available to sales tax generating developments within the business park.

Community & Economic Development Director Ziska discussed the Village's Economic Incentive Agreement, noting terms of the Economic Incentive Agreement provide for the Village to share 50% of sales tax revenue, excluding the ½% non-home rule sales tax designated for road infrastructure that was approved by referendum several years ago. This equates to ½% sales tax sharing arrangement. In 2019, the Board authorized a 15-year extension of this program, which extended the life of the Agreement to March 11, 2034.

Community & Economic Development Director Ziska reviewed the background of the project, site plan and landscape plan. He advised the Special Use Permit Ordinance includes all zoning ordinance deviations and Gordon Electric Supply's request for outdoor storage and highlighted further terms and stipulations to the ordinance.

Trustee Richmond made a motion to adopt Ordinance No. 2021-O-024 granting a Special Use Permit for a Planned Unit Development to Gordon Electric Supply, on Lot 16 in the

Corporate Corridors North business park, and to authorize the Village President and Village Clerk to execute same. Trustee Budzyn seconded.

Trustee Richmond offered his appreciation towards Gordon Electric Supply for choosing to keep their business in Mokena and wished them luck.

AYES: (4) Budzyn, Dauphinais, Fedora, Richmond

NAYS: (0)

Absent: (2) Engler, Metanias

Motion carried

NEW BUSINESS

N/A

VILLAGE ADMINISTRATOR'S COMMENTS

Village Administrator John Tomasoski requested Director of Community and Economic Development Director Matt Ziska present the Schedule of Development.

Community and Economic Development Director Ziska presented the Schedule of Development. He announced new and upcoming businesses, including Crumbl Cookies. The Business Spotlight highlighted Christmas shopping in Mokena.

Village Administrator John Tomasoski informed residents of winter weather tips and best practices regarding snow removal.

TRUSTEES' COMMENTS

Trustee Fedora thanked the community for their participation and donations for the Chamber of Commerce's tree event. She further thanked the public works department for their assistance with setting up the event during bad weather.

Trustee Budzyn asked everyone to keep those affected by the recent tornados in the south in their thoughts and prayers. He wished everyone a Merry Christmas and happy New Year on behalf of himself, wife Pat and family.

Trustee Richmond echoed Trustee Budzyn's comments regarding those affected by the recent tornados and wished everyone a Merry Christmas and Happy New Year. He looks forward to 2022 and the new police station.

Trustee Dauphinais offered his appreciation to those involved with the progress of the public safety facility and his excitement for the next steps in the process. He congratulated new committee appointments and thanked them for offering their service to the Village. He thanked residents for their confidence in their elected officials and stated it was an honor to serve the Village. He shared a quote from Ted Lasso and wished everyone a Merry Christmas, Happy Holidays and Happy New Year.

CLERK'S COMMENTS

Clerk Martini wished everyone a happy and safe Holiday and New Year.

MAYOR'S COMMENTS

Mayor Fleischer thanked the Board for approving his recommended appointments. He thanked Ms. Gabrisko for accepting her appointment on the Site Plan & Architectural Review Committee. He offered his appreciation to her and all appointed individuals for their time and efforts in serving the Village in various capacities.

Mayor Fleischer thanked Trustee Fedora, the Chamber of Commerce, and all involved with organizing and participating in the tree event. He stated it was a great event that brought a lot of people together.

Mayor Fleischer thanked Will County Board Member Frankie Pretzel and his wife as new owners of Crumbl Cookies and for bringing the business to Mokena. He stated that new businesses are choosing Mokena and thriving. He asked new businesses to consider Mokena.

Mayor Fleischer thanked Dr. Michael Rolinitis for attending the meeting and for his commitment to serving on the Planning Commission and Zoning Board of Appeals.

Mayor Fleischer wished everyone a happy and safe Christmas and New Year on behalf of himself and wife, Laurie.

ADJOURNMENT

Trustee Budzyn made a motion to adjourn the regular session and enter into the scheduled work session at 8:29 p.m. Trustee Richmond seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Richmond

NAYS: (0)

Absent: (2) Engler, Metanias


Motion carried

Respectfully submitted,



Frank A. Fleischer, Village President

ATTEST:



Kathleen Pyznarski, Deputy Clerk