

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

Session #016

August 22, 2022

CALL TO ORDER

Mayor Fleischer called the Regular Session of the Board of Trustees to order at 6:46 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
Debbie Engler
Melissa Fedora
George Metanias
Jim Richmond

Also present were the following: Village Clerk Melissa Martini; Village Administrator John Tomasoski; Assistant Village Administrator Kirk Zoellner; Village Attorney Carl Buck; Community and Economic Development Director Matt Ziska; Chief of Police Brian Benton; and Assistant Director of Public Works Dan Peloquin

EXECUTIVE SESSION

Trustee Engler made a motion to enter executive session at 6:47 p.m. to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity pursuant to 5 ILCS 120/2(c)(1). Trustee Metanias seconded.

AYES: (6) Budzyn, Dauphinais, Engler, Fedora, Metanias, Richmond

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 6:51 p.m. Trustee Richmond seconded.

AYES: (6) Budzyn, Dauphinais, Engler, Fedora, Metanias, Richmond

NAYS: (0)

Absent: (0)

Motion carried

RECESS OF REGULAR SESSION

Mayor Fleischer called a recess at 6:51 p.m.

RECONVENE REGULAR SESSION

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

Mayor Fleischer advised that the night's meeting began with Executive Session.

DISCOVER MOKENA

Clerk Martini presented the Community Calendar.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

Village Administrator John Tomasoski presented one (1) item on the Consent Agenda for Board approval. This item is strictly administrative in nature.

- a. Motion to approve the minutes from the August 8, 2022 Board Meeting and Work Session.

Trustee Engler made a motion to approve Consent Agenda item 7(a) as depicted in the August 18, 2022 Request for Board Action prepared by the Village Administrator. Trustee Metanias seconded.

AYES: (6) Budzyn, Dauphinais, Engler, Fedora, Metanias, Richmond

NAYS: (0)

Absent: (0)

Motion carried

APPOINTMENTS/PROCLAMATIONS/PRESENTATIONS

Appointment of Kevin Taylor to Maintenance I Worker Position

Assistant Director of Public Works Dan Peloquin advised the Board that as a result of Michael Lief's promotion in August 2022, there was a vacancy in the Street Department for a Maintenance Worker I position. The position was advertised in July 2022 and twenty-eight (28) applicants submitted resumes.

Assistant Director of Public Works Peloquin discussed the interview process. Based on the results of first and second round interviews, as well as a review of training, work experience, and references, it was determined that Kevin Taylor was most qualified to fill the vacant Maintenance Worker I position.

Assistant Director of Public Works Peloquin reviewed Mr. Taylor's municipal experience and qualifications. He further recommended the appointment of Mr. Taylor to the position of Maintenance Worker I in the Street Department as he possesses the skills and capabilities necessary to perform all tasks required in connection with the position.

Trustee Engler made a motion to approve the appointment of Kevin Taylor to the position of Maintenance Worker I in the Street Department at the starting step for that position in the First Amendment to the Collective Bargaining Agreement between the Village of Mokena and the International Union of Operating Engineers, Local 150, Public Employees Division, July 1, 2016-June 30, 2020, executed March 22, 2021, effective on approval with an effective start date August 23, 2022. Trustee Metanias seconded.

Trustee Metanias welcomed Mr. Taylor to the Village and complimented the support of the Public Works Department displayed at tonight's meeting.

AYES: (6) Budzyn, Dauphinais, Engler, Fedora, Metanias, Richmond

NAYS: (0)

Absent: (0)

Motion carried

Mr. Kevin Taylor thanked the Village Board for the opportunity.

PRE-SCHEDULED PROPOSALS / PRESENTATIONS AND VISITORS

N/A

PUBLIC HEARINGS

N/A

OLD BUSINESS

Dixon Engineering Agreement; East Tower Painting Project

Assistant Director of Public Works Peloquin presented the recommendation of an agreement with Dixon Engineering to provide engineering and construction related services for the East Tower Painting Project.

Assistant Director of Public Works Peloquin advised that the services needed for this project are more extensive and specialized than the 187th Street Tank Repair and Repainting Project and include certified weld and coating inspections on the interior and the exterior of a 130-foot-high elevated tank. Dixon provided the pre-bid inspection, report, specifications, and bidding services for this project. He further recommended Dixon Engineering to provide this specialized work for the remainder of the project.

Trustee Engler made a motion to approve an agreement between the Village of Mokena and Dixon Engineering for engineering and construction related services for the East Tower Painting Project and to authorize the Village Administrator and Staff to execute same. Trustee Metanias seconded.

AYES: (6) Budzyn, Dauphinais, Engler, Fedora, Metanias, Richmond
NAYS: (0)
Absent: (0)
Motion carried

SiteOne Landscape; 8119 W. 189th Street: Special Use Permit Approval
Community and Economic Development Director Matt Ziska presented the following item:

SiteOne
Landscape Supply
Special Use Permit Approval

Village Board of Trustees
August 22, 2022

Introduction:

Seth Campbell of ICT Capital, on behalf of SiteOne Landscape Supply, is seeking approval of the proposed Special Use Permit Ordinance to allow outdoor storage at 8119 W. 189th Street.

80th Ave.
189th St.

Land Use & Zoning:

Current Zoning Map

I-1 LIMITED INDUSTRIAL DISTRICT

I-2 GENERAL INDUSTRIAL DISTRICT

I-3 INTENSIVE INDUSTRIAL DISTRICT

A-1 AGRICULTURAL

P-1 PUBLIC, QUASI-PUBLIC & CONSERVATION DIST.

Future Land Use Map

Office

Office Research / Business Park

Limited Industrial

Institutional

Parks / Recreation

Open Space / Conservation

About SiteOne:

- ▶ National wholesale distributor of landscape supplies for residential and commercial landscape professionals
- ▶ Over 590 locations in the country, including 10 in Chicagoland area.
- ▶ Relocating from Unincorporated Will County (18801 S. Wolf Rd.)
 - ◆ *Over \$3 million in taxable sales in 2021.*




Background:

- ▶ On June 20, 2022, the Village Board conceptually reviewed the proposed Special Use request and directed staff to forward it on to the Planning Commission for the required public hearing.
- ▶ On July 21, 2022, the Planning Commission conducted a public hearing and unanimously recommended Village Board approval. There were no comments from the public at that time.
- ▶ On August 8, 2022, the Village Board reviewed the draft terms of the Special Use Permit Ordinance unanimously directed Staff to prepare the final ordinance documents for approval.

Proposed Improvements:

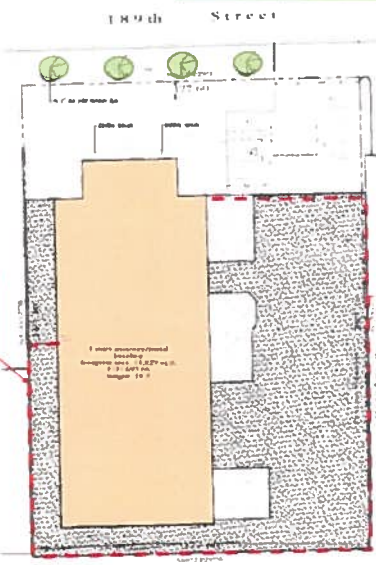


Proposed Improvements:



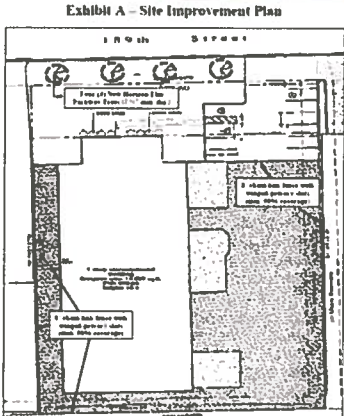
Petitioners will install winged-privacy slats on existing chain link fence (min. 90% coverage)

Building Area	Square Footage	Parking Required	Proposed Parking
Office Area (1 space/250 sq. ft.)	~ 1,350 sq. ft.	6 parking spaces	6 spaces
Warehouse Area (2 parking spaces per every 3 employees)	5 employees	4 parking spaces	4 spaces
TOTAL		10	10



Special Use Permit Ordinance:

- Owner agrees that neither it nor its respective purchasers, lessees, permitted successors or assigns shall designate an "order-acceptance point" other than the Village of Mokena for determining the municipal sales tax.
- Owner shall install winged-privacy slats providing a minimum of 90% coverage (opacity) within the chain link fence around the full perimeter of the outdoor storage area.
- Owner agrees that no items shall be stored higher than the eight-foot-high chain-link fence.
- Owner agrees that no items shall be stored on the property outside of the enclosed storage area.
- Owner agrees to comply with Village of Mokena Business Regulations, Building Code Regulations, and Fire Code Regulations





Village Board Action

Community and Economic Development Director Ziska informed the Board that Seth Campbell of ICT Capital, LLC, acting on behalf of SiteOne Landscape Supply, is seeking Village Board approval of a Special Use Permit Ordinance to allow outdoor storage for the bulk storage of landscape supplies at the property located at 8119 W. 189th Street. He reviewed the zoning of the property as I-1 Industrial. He advised that SiteOne Landscape Supply is a national wholesale distributor of landscape supplies for both residential and commercial landscape professionals, with over 590 locations in the country and ten (10) located in the Chicagoland area. Petitioners are planning to close their current location at 18801 S. Wolf Road in unincorporated Will County and relocate to the subject site.

Community and Economic Development Director Ziska provided a timeline of the Board’s review of the Special Use Permit request. He discussed petitioner’s proposed improvements including an updated exterior façade and the installation of winged privacy slats within the existing chain link fence to provide a minimum of 90% coverage per the

Village's screening standards. Petitioners also plan to install four (4) additional parkway trees along 189th Street and have agreed to repave and restripe the front parking lot.

Community and Economic Development Director Ziska highlighted notable sections of the proposed Special Use Permit including:

- Owner agrees that neither it nor its respective purchasers, lessees, permitted successors or assigns shall designate an "order-acceptance point" other than the Village of Mokena, Will County, Illinois, for determining the municipal sales tax.
- Owner shall install winged-privacy slats providing a minimum of 90% coverage (opacity) within the chain link fence around the full perimeter of the outdoor storage area.
- Owner agrees that no items shall be stored higher than the eight-foot-high chain link fence.
- Owner agrees that no items shall be stored on the property outside of the enclosed storage area.
- Owner agrees to comply with Village of Mokena Business Regulations, Building Code Regulations, and Fire Code Regulations.

Trustee Engler made a motion to adopt Ordinance No. 2022-O-014, an ordinance granting a Special Use Permit for the property located at 8119 W. 189th Street, and to authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

AYES: (6) Budzyn, Dauphinais, Engler, Fedora, Metanias, Richmond

NAYS: (0)

Absent: (0)

Motion carried

NEW BUSINESS

N/A

VILLAGE ADMINISTRATOR'S COMMENTS

Chief of Police Brian Benton highlighted the Mokena Police Department's participation in the Cop On A Rooftop event to benefit the Illinois Special Olympics.

Village Administrator Tomasoski provided an update regarding COVID-19 from Silver Cross Hospital. He announced the retirement of Officer Pete Stanglewicz and thanked him for 29 years of dedicated service with the Mokena Police Department.

TRUSTEES' COMMENTS

Trustee Metanias congratulated Officer Pete Stanglewicz on his retirement and wished him the best of luck in his future endeavors.

Trustee Engler congratulated Officer Pete Stanglewicz on his retirement. She complimented the Cop On A Rooftop event and said she enjoyed seeing the participation of on-duty and off-duty members of the Police Department as well as residents donating to a great cause. She highlighted the recent Food Trucks on Front event and large crowd in attendance. She announced the event will continue on September 7 and 21 and invited residents to attend. She asked everyone to drive safely now that school is back in session.

Trustee Richmond congratulated Officer Pete Stanglewicz on his retirement. He also congratulated the Police Department for a job well done for their participation in Cop On A Rooftop to benefit the Special Olympics.

Trustee Dauphinas thanked Chief Benton and the Police Department for engaging the community at the Cop On A Rooftop event. He congratulated Officer Pete Stanglewicz on his retirement.

Trustee Fedora congratulated the Police Department for their successful National Night Out and Cop On A Rooftop events. She congratulated Officer Pete Stanglewicz on his retirement. She wished a happy birthday to lifelong Mokena resident Art Benson. She advised that she and Mokena historian, Matt Galik, participated in Mr. Benson's drive by birthday parade and a Facebook Live presentation of the parade featuring a history of Mr. Benson's life and can be viewed on the Mokena Chamber of Commerce website. Trustee Fedora announced that NAWS Mokena is partnering with Jordan's Way for a Facebook Live fundraiser event on Thursday, August 25 from 6:00 p.m. to 10:00 p.m.

Trustee Budzyn thanked Officer Pete Stanglewicz for his service to the Village. He congratulated Chief Benton and the Police Department on their successful Cop On A Rooftop Event benefitting the Special Olympics.

CLERK'S COMMENTS

Clerk Martini passed on the opportunity to make comments.

MAYOR'S COMMENTS

Mayor Fleischer thanked Officer Pete Stanglewicz for his service to the Village. He thanked Trustee Fedora for her comments regarding Mr. Art Benson and his importance to the history of Mokena. He wished Mr. Benson a happy birthday.

ADJOURNMENT

Trustee Engler made a motion to adjourn the regular session at 7:21 p.m. Trustee Metanias seconded.

AYES: (6) Budzyn, Dauphinais, Engler, Fedora, Metanias, Richmond

NAYS: (0)

Absent: (0)

Motion carried

Respectfully submitted,


Frank A. Fleischer, Village President

ATTEST:


Melissa Martini, Village Clerk