

**BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, August 8, 2022**

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 7:46 p.m.

ROLL CALL

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 Tomaszki; Assistant Village Administrator Kirk Zoellner; Village Attorney Carl Buck; Community and Economic Development Director Matt Ziska; Interim Chief of Police Brian Benton; Director of Public Works Jim Kulesa and Assistant Public Works Director Dan Peloquin

SiteOne Landscape; 8119 W. 189th Street; Special Use Permit for Outdoor Storage

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

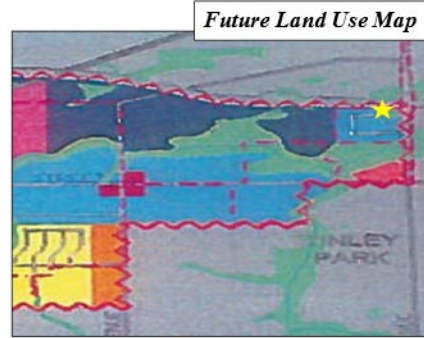
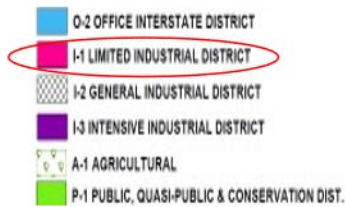
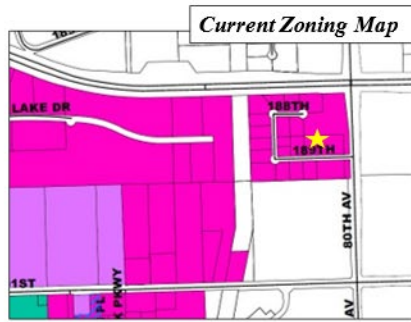


Introduction:

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



Land Use & Zoning:



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
 - ❖ *Over \$3 million in taxable sales in 2021.*



Background:

- ▶ On June 20, 2022, the Village Board conceptually reviewed the proposed Special Use request and unanimously 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.

Proposed Exterior Improvements:

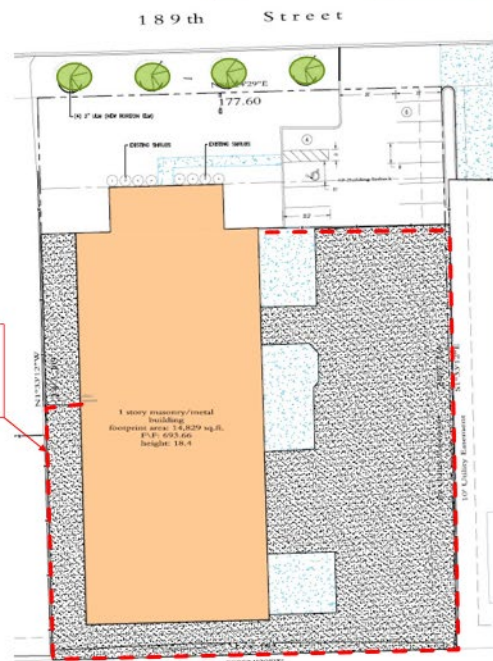


Proposed Exterior Improvements:



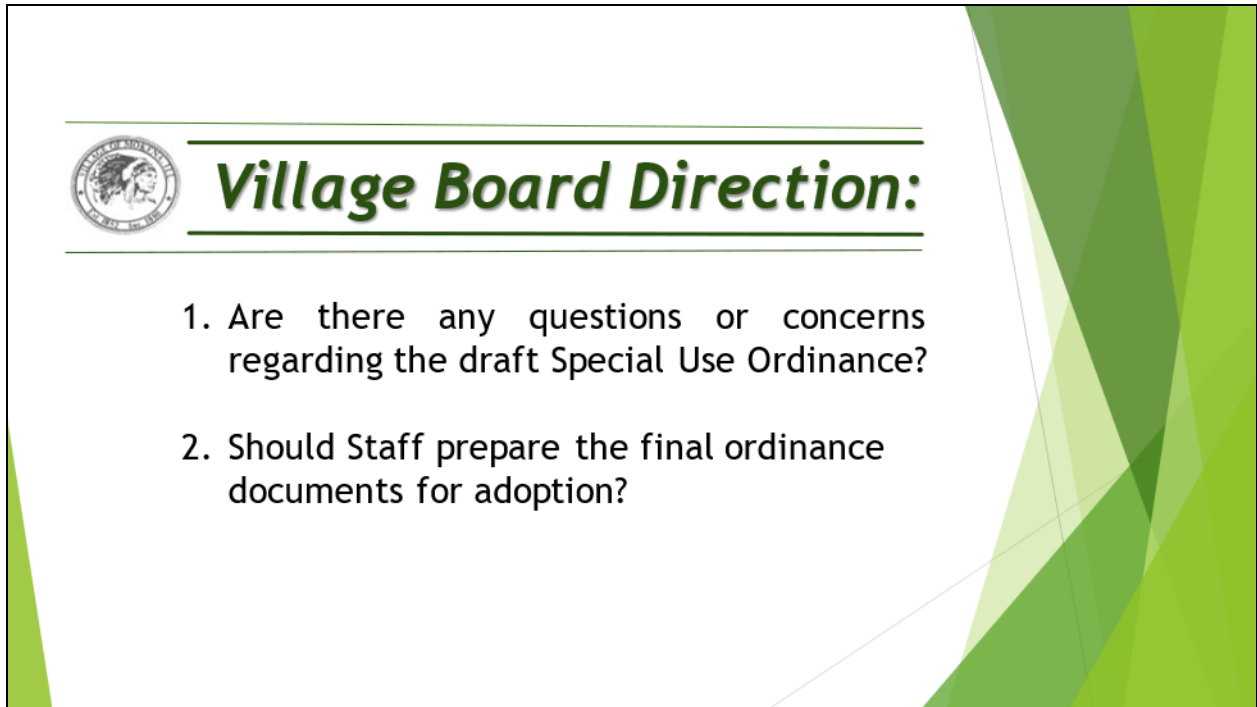
Petitioners will install winged-privacy slats on existing chain link fence (min. 90% coverage)


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



Draft Special Use Permit Ordinance:

- Owner agrees that neither it nor its respective purchasers, lessees, permitted successor 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.

A presentation slide with a white background and a green geometric pattern on the right side. On the left, there is a circular seal of the Village of Southfield. To the right of the seal, the title "Village Board Direction:" is written in a bold, green, sans-serif font, underlined. Below the title, there is a numbered list of two items.

 **Village Board Direction:**

1. Are there any questions or concerns regarding the draft Special Use Ordinance?
2. Should Staff prepare the final ordinance documents for adoption?

Discussion:

Property Owner Mark Kaup was in attendance with Jake O’Keefe Area Business Manager for SiteOne Landscape Supply.

Trustee Budzyn expressed concerns over the long-term aesthetics of painted brick. In response, property owner Mark Kaup noted the aesthetic improvements that resulted by painting the existing masonry on the Atlas Bobcat building located at 8100 W. 188th Street.

The consensus of the Board supported the proposed cosmetic improvements and unanimously agreed that Staff should prepare the final ordinance documents for final approval at the next regular meeting.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 7:59 p.m.