

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, September 12, 2022

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 7:38 p.m.

ROLL CALL

The following Trustees were present:

Joseph Budzyn
Rob Dauphinais
Debbie Engler
Melissa Fedora
George Metanias
Jim Richmond

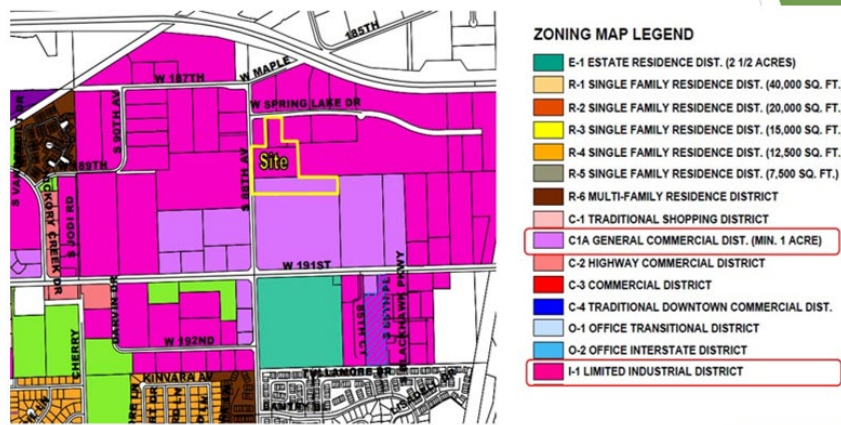
Also present were: Village Clerk Melissa Martini; Village Administrator John Tomaszoski; Assistant Village Administrator Kirk Zoellner; Community and Economic Development Director Matt Ziska; Chief of Police Brian Benton; and Director of Public Works Jim Kulesa.

G.T. Express Inc.: Special Use Permit Request

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



Land Use & Zoning:



Site Composition:

Corporate Corridors North:

- Lot 21
- Lot 22 (partial)
- Lot 24

9.1-Acres

Mokena Point:

- Lot 2
- Lot 3

6.4-Acres



According to their corporate website, GT Express is a full-service transportation and logistics company that focuses on optimizing the flow of goods, logistic processes and supply streams.

Our Main Logistics Capabilities:

- ✓ Managing the process of planning, implementing, and controlling the efficient, effective flow and storage of goods
- ✓ Selecting the proper equipment to transport your freight from our network carriers
- ✓ Planning the optimal route and obtaining all necessary permits for the trip
- ✓ Coordinating support services to handle the work during the transportation of the over-height and oversize freight



Proposed Development: GT Express Truck Center

- ▶ According to the petitioner’s letter, the proposed facility will offer:
 - ❑ New and used truck sales
 - ❑ Truck parts
 - ❑ Flatbed trailer accessories.
- ▶ This facility will also provide **truck repairs and servicing**
- ▶ The proposed facility will not be a truck terminal or distribution terminal.

Comparable Development:

Springlake Drive

88th Avenue

15.5-Acres

23.7-Acres

8.0-Acres

GT EXPRESS INC

- New/Used Trucks & Trailers
- Truck Parts & Trailer Accessories

CIT TRUCKS

- ISUZU TRUCK
- MAZDA
- MACK
- VOLVO

ALTORFER CAT

- NEW EQUIPMENT
- USED EQUIPMENT
- WORK TOOLS AND ATTACHMENTS
- AGRICULTURE

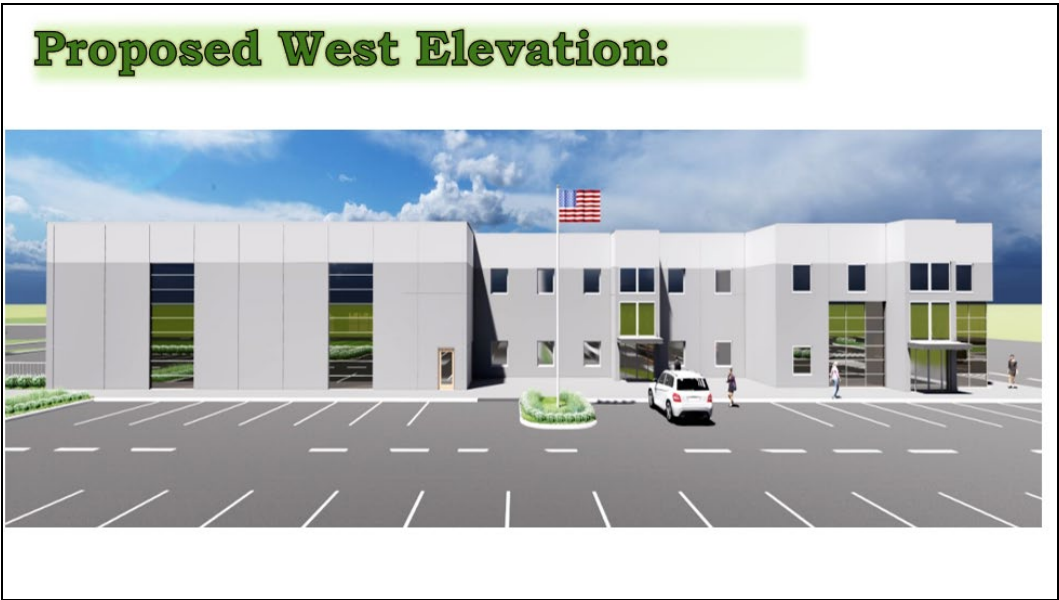
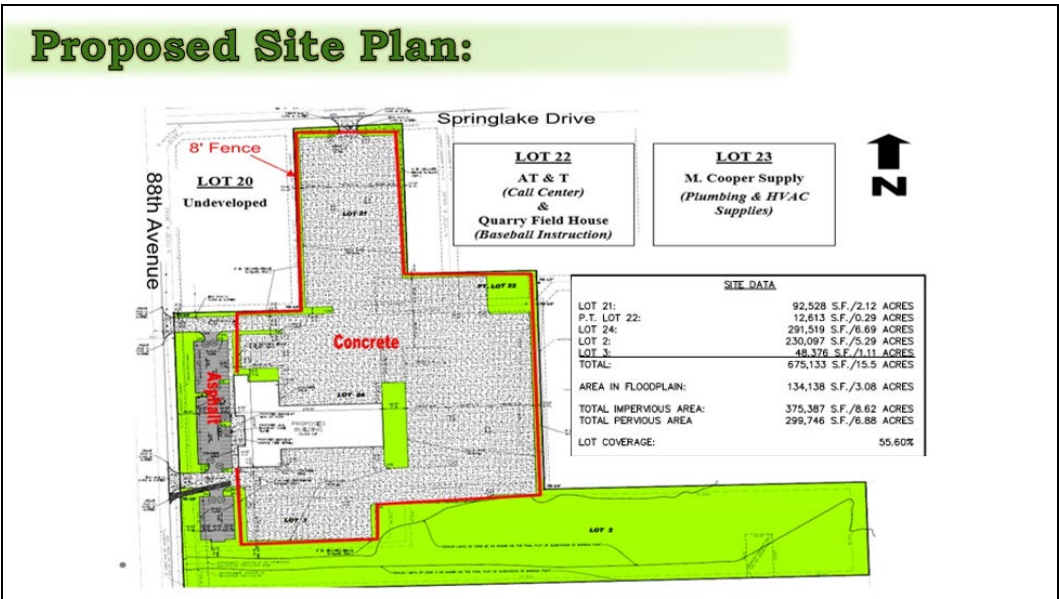
CCN: Economic Incentive Program

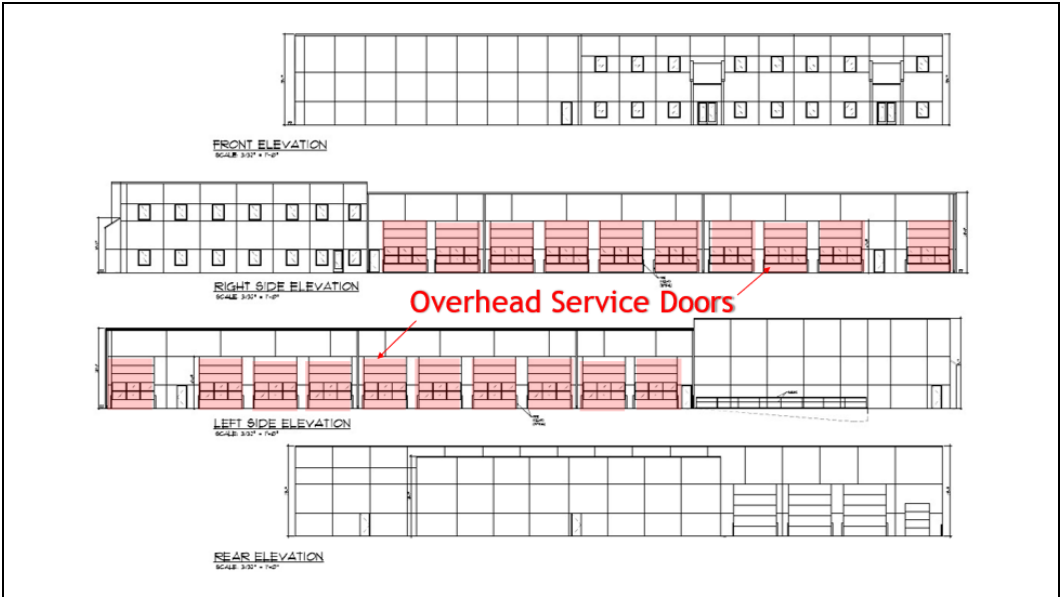
50% of the 1% non-home rule sales tax revenue collected is shared back with the business.

(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.





Additional Notes:

- ▶ The petitioner will need to consolidate the lots as part of the zoning entitlement process.
- ▶ Outdoor storage should be addressed under the proposed Special Use Ordinance to address trailer storage and possible overflow storage.
- ▶ The Special Use Ordinance should also include verbiage prohibiting the site and/or facility from being utilized as a truck terminal or truck distribution terminal.



Village Board Direction

1. Does the Board support the concept of this development at the proposed location?
2. Are there any concerns and/or changes the Board would like to see before the project advances to the Planning Commission?

Discussion:

Jeff Graefen of Graefen Development was present and served as representative for the petitioner and property owner, Gheorghi (George) Turcanu, who was also in attendance.

When asked for comments, Mr. Graefen confirmed that the proposed use (*GT Express Truck Center*) would not involve transloading, distributing, or logistics, and would function as a truck retail and service center.

Mr. Turcanu further clarified that the proposed facility would primarily generate sales tax revenue through the sale of parts and accessories rather than the retail sale of semi-trucks and trailers.

The Board asked the petitioner for relevant data to corroborate the \$57 million revenue projection cited in his business summary letter. In response, Mr. Turcanu stated that the revenue forecast was based on a 3–5-year projection and that GT Express and its subsidiary companies made \$17 million in revenue in 2021, while operating out of Kankakee, IL.

When asked how many jobs the proposed facility would create, Mr. Turcanu estimated that 15-20 jobs would be created initially, but the facility could eventually employ up to 50 people.

When asked about the proposed business operations, Mr. Turcanu estimated that 1-3 semi-trucks may travel to the site on average each day for servicing and/or product deliveries. He added that some semi-trucks may be parked within the fenced-in outdoor storage area for periods of 1-3 weeks depending on the type of service or repair being requested.

While the opinions of the Board were mixed, the consensus agreed to advance the proposal on to the Planning Commission for a public hearing.

Commuter Parking Fees

Assistant Village Administrator Kirk Zoellner presented the following item:



**Municipal Parking Lots
Daily Parking Fee**

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Commuter Lots Overview

- Four (4) lots with 1,458 parking spaces
 - Front Street – 185 spaces
 - Hickory Creek – 1,114 spaces
 - Willowcrest – 101 spaces
 - Village Hall – 58 spaces
- All lots operate 24/7, 365 days a year

Daily Parking Fee History

- Daily fee of \$1 per day starting in mid-80s.
- Increased to \$1.25 per day in 2011
- Pandemic-related influences have reduced commuter parking utilization dramatically since mid-2020.
- Revenues have dropped accordingly (78% decline in FY21).

Meanwhile, Capital and Maintenance Needs Continue...

- Hickory Creek:
 - Repaving of eastern half of lot budgeted in FY23 at estimated cost of \$425K
 - Per Public Works, western half should be repaved in FY24
- Front Street:
 - Will need to be resurfaced in 2-3 years at estimated cost of \$75K

Municipal Parking Lot Fund is Unique

- Fund designed and set up as a self-sustaining Enterprise Fund:
 - Revenues from commuter fees necessary for maintenance and upkeep
 - Expenditures largely fixed and rise annually due to inflation
- Lower utilization (and lower related revenues) means daily fee level must be adjusted to address negative impacts on cash flow

Daily Fee Comparables

Community	Metra line	Daily Fee	Year of Last Fee Adjustment
Joliet	Rock Island	1.50	2020
Lemont	Heritage Corridor	1.75	2022
Richton Park	Electric	2.00	2020
Oak Lawn	SouthWest	2.00	Unknown
Tinley Park	Rock Island	1.50	Unknown
Orland Park	SouthWest	1.50	Unknown
Chicago Ridge	SouthWest	1.50	Unknown
New Lenox	Rock Island	1.25	2012
Mokena	Rock Island	<u>1.25</u>	2011
AVERAGE		1.58	

Observations/Trends

- Average comparables rate of \$1.58
- Three of nine communities have increased daily parking fee since onset of pandemic
- Of these, two raised rate 50 cents
- The other adjusted up 25 cents to \$1.75
- Raising Mokena's rate by 50 cents to \$1.75 would parallel this recent trending

Metra Concurrence...

- No contractual requirement for Metra approval of daily parking fee adjustment
- However, Metra asks documentation be submitted indicating any proposed new rate and reason(s) why increase needed
- Staff has already prepared draft communication to address this ask
- Can be finalized and sent following Board direction

Summary

- Over 11 years since last fee increase
- COVID has significantly diminished Fund's revenue stream
- Additional revenue is needed near-term to invest in and maintain lots to standard
- Comparables and inflation support an increase in daily fee now to \$1.75

Recommendation

- Increase daily parking fee at Hickory Creek and downtown Mokena facilities to \$1.75, effective Jan. 1, 2023

Discussion:

Mayor Fleischer asked for feedback from the Board.

Trustee Fedora said she disagreed with Village staff's recommendation and would like to see the daily fee raised to \$2.00. She stated she did not like the idea of commuters having to carry change for payment of the fee.

Trustee Budzyn concurred with Trustee Fedora's recommendation and indicated he wanted to look into moving towards some type of electronic payment system.

Trustee Richmond stated he agreed with raising the fee to \$2.00, and that he would also like to look into modernizing the payment system.

Trustees Engler, Metanias, and Dauphinais also said they supported raising the fee to \$2.00.

It was the consensus of the Board to raise the daily parking fee at the Hickory Creek and downtown Mokena commuter parking facilities to \$2.00, effective January 1, 2023. Assistant Village Administrator Zoellner advised the Board that in anticipation of the Board's direction to raise the fee, he had already drafted a letter to Metra seeking its concurrence with the adjustment. He said he had previously discussed the matter with Metra staff, expected their support, and that

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the fee adjustment would subsequently be brought back to the Board at its September 26, 2022 meeting for formal approval.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 9:02 p.m.