

BOARD OF TRUSTEES WORK SESSION
1104 Carpenter Street, Mokena, Illinois 60448
Monday, December 12, 2022

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 8:20 p.m.

ROLL CALL

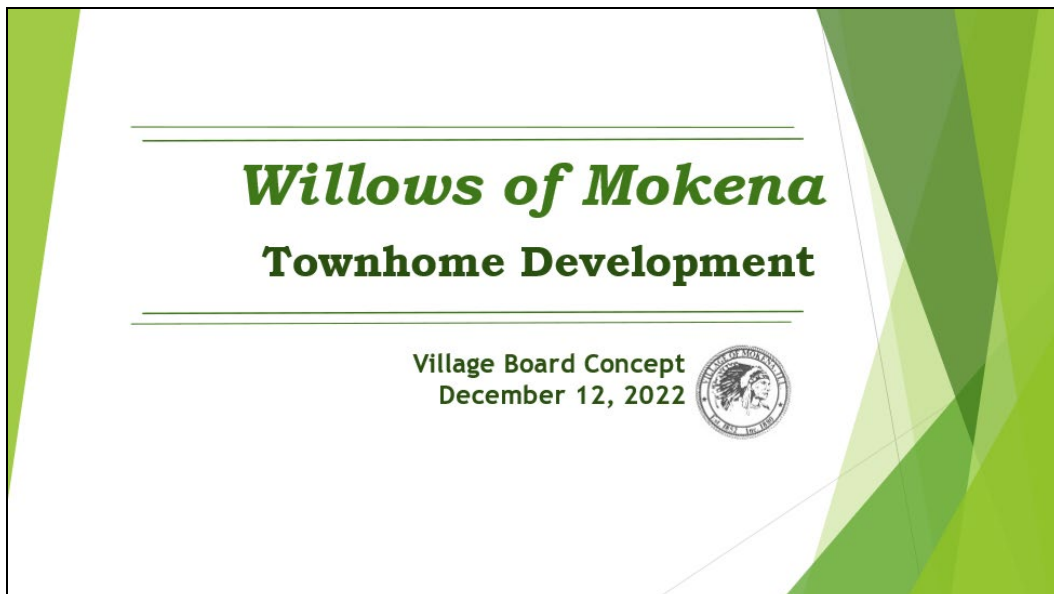
The following Trustees were present:

Joseph Budzyn
Rob Dauphinais
Debbie Engler
Melissa Fedora
George Metanias

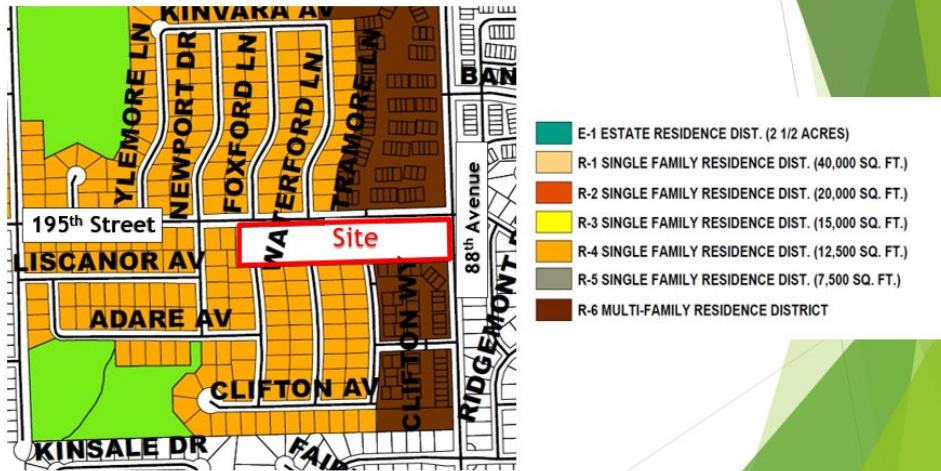
Also present were the following: Village Clerk Melissa Martini; Village Administrator John Tomazoski; Finance Director Nathan Pasbrig; Assistant Village Administrator Kirk Zoellner; Village Attorney Carl Buck; Community and Economic Development Director Matt Ziska; Chief of Police Brian Benton; and Director of Public Works Jim Kulesa

The Willows of Mokena, 19500 S. 88th Avenue: Annexation and Rezone Request

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



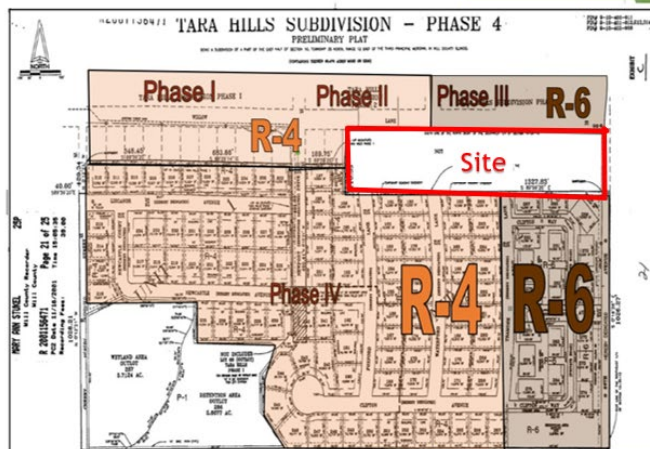
Land Use & Zoning:



History:

In 1996, The Village approved the annexation for the Tara Hills subdivision.

Tara Hills was ultimately developed in four phases to include a mix of single-family and multi-family dwelling units.



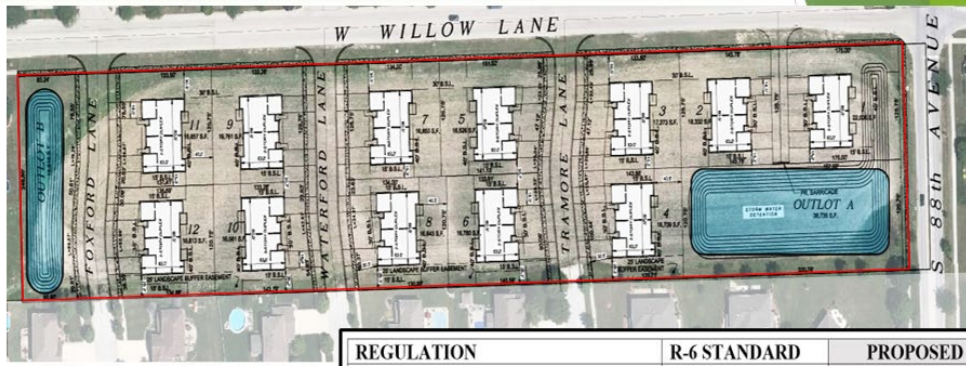
History:

Under Phase IV, the developer of Tara Hills (Castletown Homes) agreed to make their best efforts towards purchasing the subject property and completing the connections at:

- Foxford Lane,
- Waterford Lane
- Tramore Lane



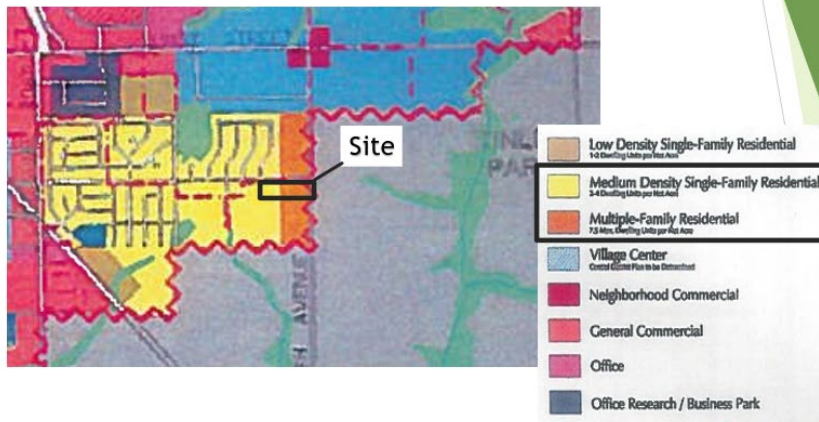
Proposed Development:



- 12 Duplexes (24 Units Total)
- To be processed as a Planned Unit Development

REGULATION	R-6 STANDARD	PROPOSED
Density	7.5 Units/Acre	3.2 Units/Acre ✓
Front yard setback	30 ft.	30 ft. ✓
Rear yard setback	40 ft.	40 ft. ✓
Side yard setback	15 ft.	15 ft. ✓
Min. Lot Size	6,250 sq. ft.	16,561 sq. ft. ✓

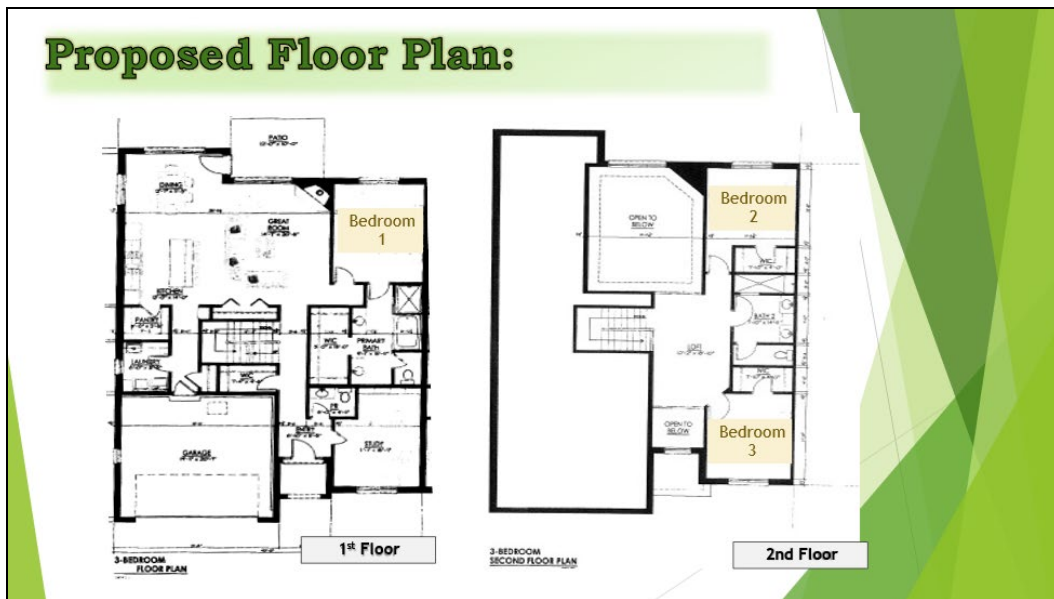
Future Land Use Map:




Proposed Duplex Townhomes:



Each duplex will have an overall building footprint of 4,541 sq./ft. (or 2,270 sq./ft. per unit), and each unit will have a 3-bedroom floorplan with a two-car garage.



 **Village Board Direction**

1. Does the Board conceptually support annexing and rezoning this parcel?
2. Are there any concerns regarding the conceptual development plans?
3. Should the development plans be forwarded to the Planning Commission?

Discussion:

John Lyons attended the meeting on behalf of the applicant Midwest Property Development.

During public comment, Janice Grady of 19446 Newport Drive stated that she did not receive a notice for the concept meeting. In response, Community & Economic Development Director Matt Ziska stated that the mailing radius for this request was 300', and that mailings for concept meetings were not required by state statute but are usually sent as a courtesy to nearby property owners. Ziska then noted that a public hearing sign would be posted on the property if the case were to the Planning Commission, and he agreed to expand the mailing radius to include more residents.

Eric Zoller of 19516 Foxford Lane stated that he was concerned with mixing single-family homes with multi-family development and opposed to the development having a name that differed from the surrounding Tara Hills subdivision. He also expressed concern over the potential impacts to surrounding stormwater drainage.

Jim Schlegel of 10732 Revere Road expressed concerns over the size of the proposed Homeowners Association, stating that he did not think 24-units would be large enough to provide sufficient funding for long-term property maintenance.

Phil Dote of 19512 Tramore Lane stated that he was worried about the potential impact the proposed development would have on the local school system and general timing of construction.

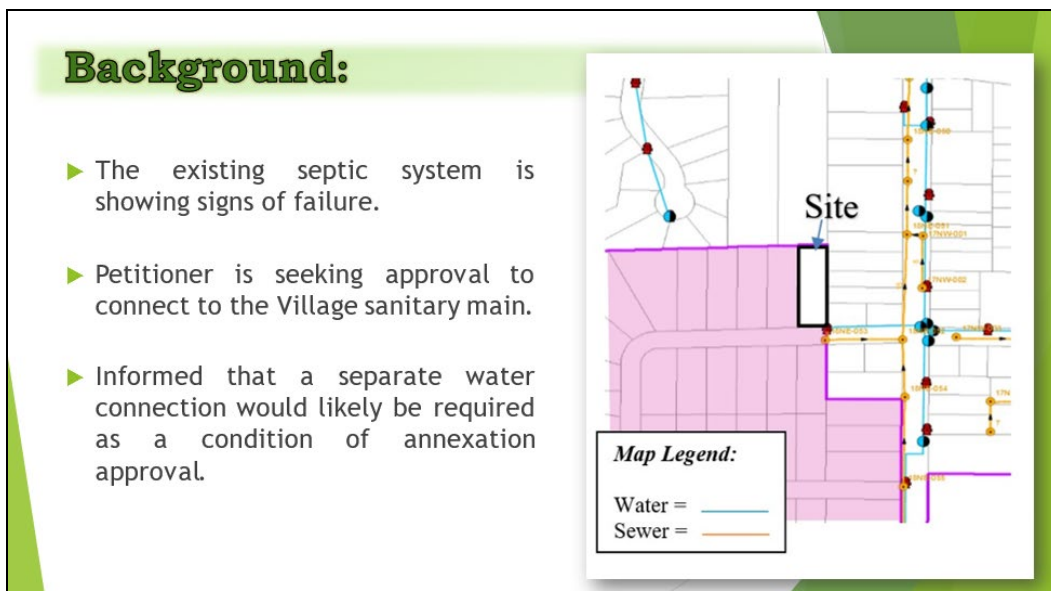
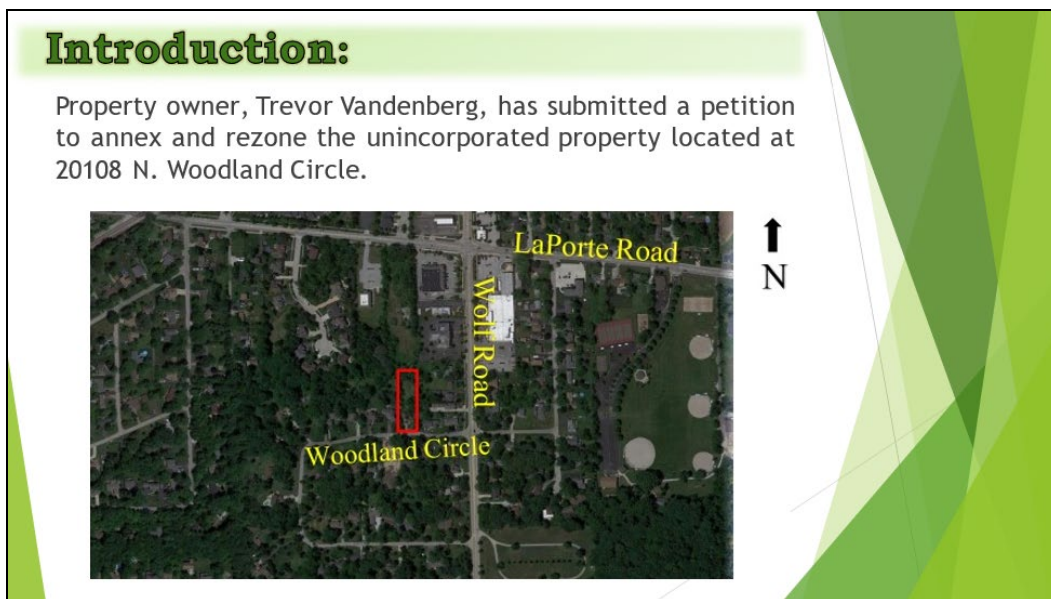
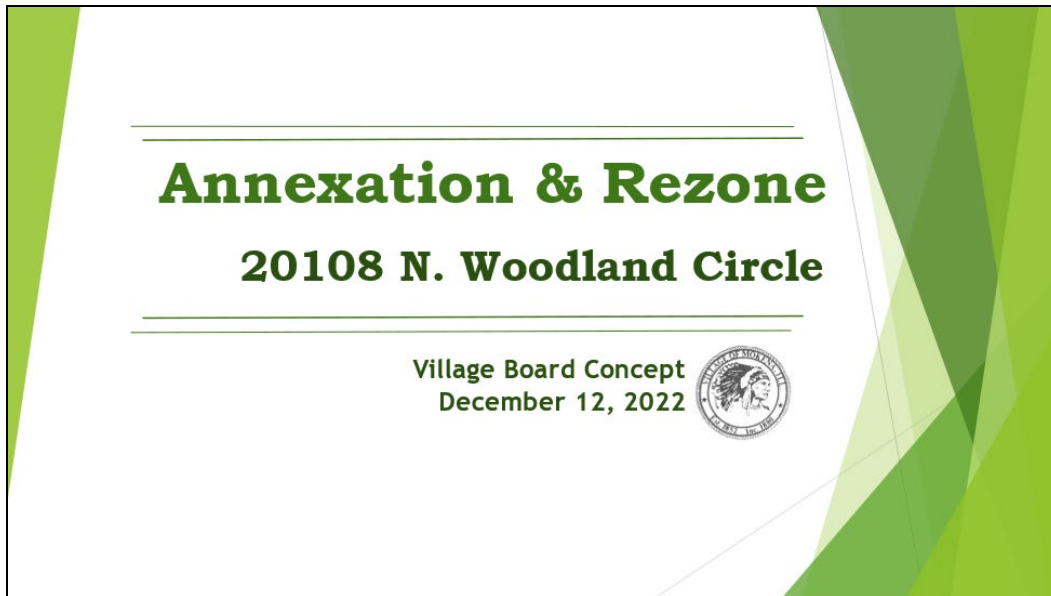
Thomas Kennedy of 19506 Cherry Street stated that he was concerned with the amount of traffic and noise the proposed development would potentially bring. He also stated that he was concerned with the type of clients the development would potentially attract.

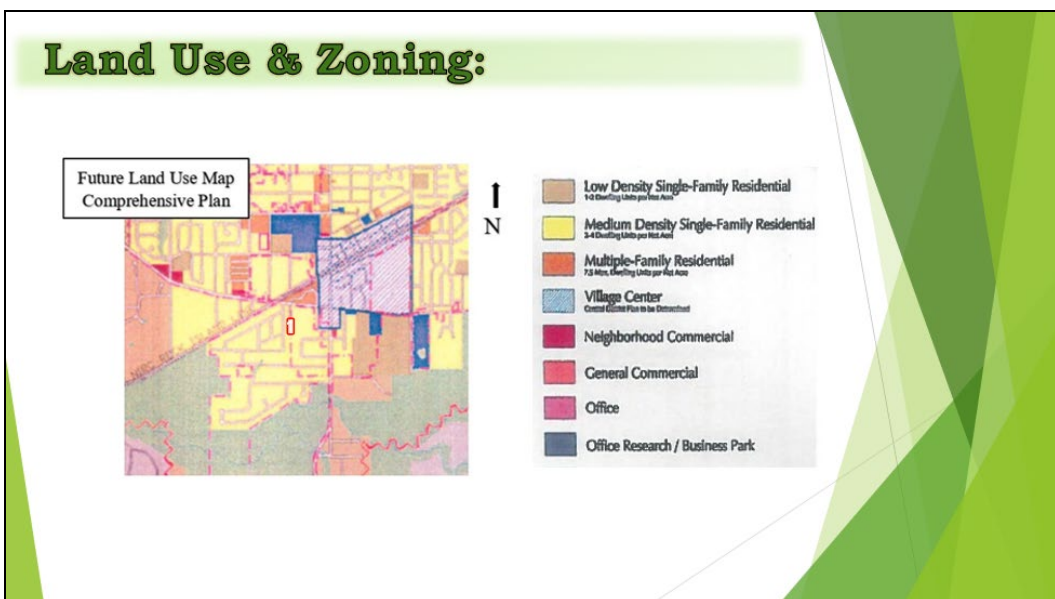
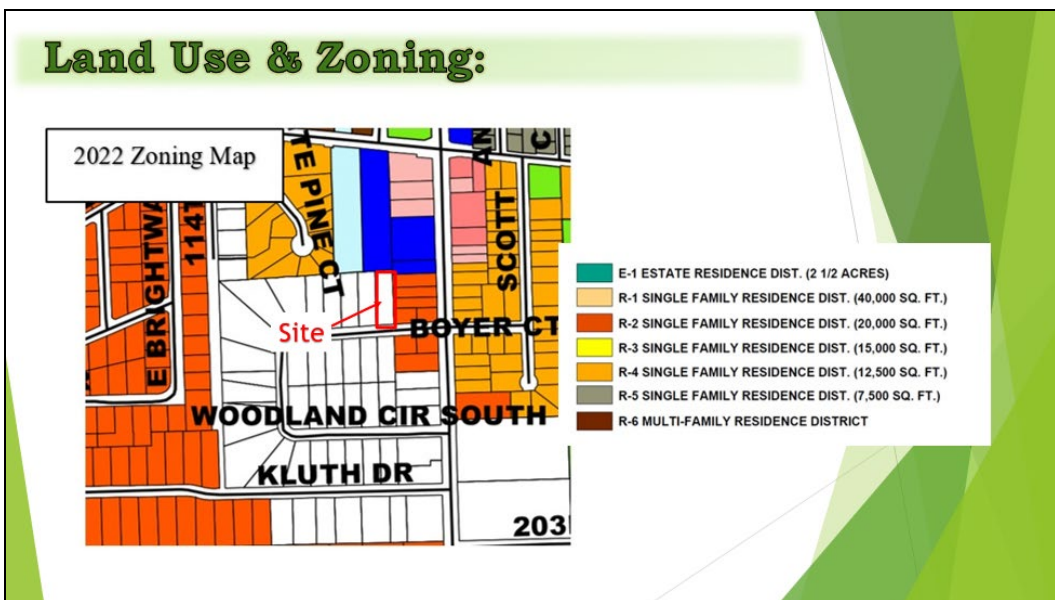
In response Mayor Fleischer asked the petitioner how much each unit would be sold for, and the applicant's representative John Lyons stated the minimum starting price would be \$400,000. John Lyons also added that the proposed townhomes would be marketed primarily to older populations and empty nesters.

Ultimately, the Village Board unanimously agreed to advance the proposed development to the Planning Commission for the required public hearing.

20108 N. Woodland Circle: Annexation and Rezone Request

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

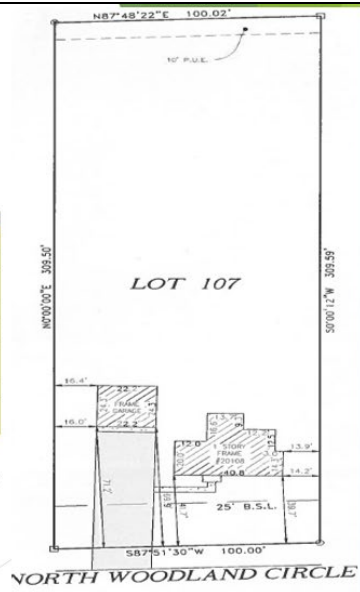




Recommended Zoning: R-2, Single-Family Residential

Development Standards	Districts				Subject Site
	R-1	R-2	R-3	R-4 ⁽⁶⁾	
Min. Lot Size	40,000 sq. ft.	20,000 sq. ft.	15,000 sq. ft.	12,500 sq. ft. ⁽³⁾	30,959 sq./ft.
Min. Lot Frontage ⁽⁵⁾	120 ft.	100 ft.	100 ft.	90 ft. ⁽³⁾	100 ft.
Yards					
Front	40 ft.	35 ft.	35 ft.	30 ft.	39 ft.
Side	12 ft. or 10% of lot frontage ⁽¹⁾	10 ft. or 10% of lot frontage ⁽¹⁾	10 ft. or 10% of lot frontage ⁽¹⁾	10 ft. or 10% of lot frontage ⁽¹⁾	14.2 ft. (East) 15 ft. (West)
Rear	40 ft.	40 ft.	30 ft.	30 ft.	233 ft.
Minimum Size of Dwelling Unit	*2,000 sq.ft.	2,000sqft.	1,800 sqft.	*1,800sqft.	1,072 sq./ft.

* Relief needed from minimum dwelling unit size requirements



Village Board Direction

1. Should the Village annex and rezone this property?
2. Should this request proceed to the Planning Commission for a public hearing?

Discussion:


Trustee Engler stated that she liked the upgrades and improvements that the petitioner had made to the home and detached garage.

Trustee Metanias concurred with Trustee Engler's comments and asked the petitioner if he planned to install grass on the property. In response, applicant and property owner Trevor Vandenberg stated that he planned to plant grass seed in the spring of next year (2023) once the weather becomes warmer.

The Village Board unanimously agreed to advance the proposed Annexation and Rezone request to the Planning Commission and thanked the petitioner for rehabilitating the property.


Parkway Tree Program

Assistant Village Administrator Kirk Zoellner presented the following item:



Introduction and Overview

- Since 2009, almost 3,300 trees have been replaced in Mokena's parkways
- Parkway trees are "soft" infrastructure that contribute significantly to Mokena residents' and businesses' quality of life
 - Add to value of private real estate and community as whole
 - Reduce stormwater run-off and detention requirements
 - Create soil conditions promoting water infiltration; replenish groundwater supply and maintain stream flows during periods of dry weather
 - Aesthetic component



Parkway Tree Replacement

- Dating back to at least FY 2005, funds have been budgeted annually for replacement of parkway trees
- Allocation varies depending on staff assessment
- Reserved for replacement of dead, dying, or severely damaged/hazard trees
- Replacements driven by resident requests and storm events
- Program has worked well; provides good PR for Village
- Minimum staff overhead required



50/50 Parkway Tree Program

- Board reviewed program in March 2021 and added 50/50 cost sharing program
- Program designed for residents desiring to have new parkway trees planted in areas where trees had not previously been planted
- Has been popular and resulted in planting of 52 new parkway trees since its inception in FY22
- Supplements existing parkway tree replacement program

Tree Slotting

- During the EAB Program (2013-2016), 800-1,000 parkway trees were being replaced every spring and fall
- Due to the volume, tree slotting function was contracted out
- Consultant slotted trees based on soil conditions, lighting, etc.
- Species diversity was a top priority, and many different replacement species were planted
- Nursery supply was limited, and fast-growing species were considered a priority at the time

Tree Slotting (cont'd)

- Staff took over the slotting function in 2017
- Lower volume allowed staff to personally inspect planting sites and select “best fit” for each
 - Size of parkway is a primary consideration in this process
- Species preference is subjective; however, a few types of trees planted during the EAB campaign have been largely phased out for various reasons
 - Invasive characteristics
 - Susceptibility to insect pests and/or disease
 - Weak structure that lends itself to storm damage
 - Aesthetics
 - Flowering Pears and Ash trees are good examples

Tree Auditing

- Since inception of the EAB campaign in 2013, staff has personally inspected all tree planting sites post-planting to ensure quality control and correct invoicing
- The following steps are followed:
 - List of planting sites and assigned species is generated (by consultant during EAB; by staff post-EAB)
 - Contract nursery routes the trees and provides routing list to staff prior to planting
 - Staff meets with foreman of crew prior to the start of planting to clarify details and any necessary in-field adjustments
 - Within 24-48 hours of planting, staff audits all scheduled sites to ensure proper species and planting location
 - Field audit list is later compared against invoice(s) prior to authorization of any payment(s)
 - Any discrepancies are discussed and resolved directly with nursery owner

Responsibility for Replacement

- When does responsibility for the replacement of parkway trees become the Village's responsibility —
 - Upon individual home occupancy/approval of landscape plan?
 - Upon acceptance of subdivision by Village?
 - At time Village begins maintaining streets within the subdivision?
 - Some combination of the above?

Responsibility for Replacement (cont'd)

- Staff practice has generally been as follows:
 - Inspect tree to clarify need for replacement
 - Check to determine home occupancy/landscape plan approval dates
 - Check to determine when Village began maintaining streets within the subdivision
 - If date for both is two years prior, replace the tree
 - If not, direct homeowner to work with developer or builder to have tree replaced
- Requiring the developer or builder to replace trees that fall outside these parameters could be a challenge
- Particularly problematic in larger subdivisions built out over anywhere from 5 - 20 years (Whisper Creek, Boulder Ridge, Foxborough, etc.)

Summary

- Slotting of trees by trained staff ensures appropriate species are planted—
 - Consideration for size and location of planting site
 - Species characteristics factored into decision process
- Staff auditing process for tree planting and payments on invoice appears sound.
- Guidelines for replacement of parkway trees in larger subdivisions still under development may require further direction from the Board.

Questions for the Board

- Are there any policy changes to the Parkway Tree Program the Board would like to entertain at this time?

Discussion:

Trustee Budzyn requested that this work session item be tabled to a future work session. There was no second or support for tabling the item from the Board.

Mayor Fleischer stated that because this would effectively be Assistant Village Administrator Zoellner's last meeting or work session prior to his scheduled retirement, this item would be discussed as scheduled.

Trustee Budzyn summarized his concerns which included certain specific instances where he believed that trees had either been paid for and not planted, trees had been planted in incorrect locations, or that trees had been replaced by the Village which should have been the developer's responsibility. Further, Trustee Budzyn questioned the process for bidding out the replacement of trees, the hiring of a Village Arborist, and whether or not residents were allowed to cut down parkway trees.

Assistant Village Administrator Zoellner responded to Trustee Budzyn's comments by referencing the historical background of the tree replacement program, the bidding process, the prior reviews of the program by the Board, and that he maintained records of these transactions with the contractor for each year of the program. Further, Mr. Zoellner responded to certain specific examples raised by Trustee Budzyn, despite their disagreement on those points.

Public Works Director Kulesa advised the Board he had reviewed the parkway trees with Assistant Village Administrator Zoellner and would be taking the program over upon Mr. Zoellner's retirement. While any Village program could likely be improved, Mr. Kulesa believed that the current tree program provided a solid foundation for Public Works' future plans.

Mayor Fleischer asked for input from the Board.

Trustee Metanias expressed his view that Board Members were not managers but policy makers. He said he had no questions or concerns with the parkway tree program.

Trustees Engler, Dauphinais, and Fedora also said they had no questions or concerns with the program.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 9:42 p.m.