

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

Session #005

March 13, 2023

**CALL TO ORDER**

Mayor Fleischer called the regular session of the Board of Trustees to order at 7:01 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  
George Metanias

Absent:       Debbie Engler

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

Mayor Fleischer stated that Trustee Engler had a prior commitment and would not be in attendance at the night's meeting.

**DISCOVER MOKENA**

Clerk Martini presented the Community Calendar.

**PUBLIC COMMENTS**

Ms. Dorelle Ackermann discussed sustainability and state and federal opportunities for the Village to address a greener economy. In addition to the initiatives of the Village's Community Affairs Commission, she suggested various ways the Village can educate residents about sustainability. Ms. Ackermann announced her intention to apply to the Village of Mokena's Community Affairs Commission.

Mayor Fleischer thanked Ms. Ackermann for her comments and asked that she further discuss her ideas with Assistant Village Administrator Greg Anderson.

Mr. Jim Schlegel stated that he was in attendance at the meeting on behalf of Robert Horras and discussed Mr. Horras' recent book regarding Yunker Farm that will be available for purchase at the Chamber of Commerce next week.

Mayor Fleischer asked Village Administrator John Tomasoski to obtain a copy of Mr. Horras' book for the Village Hall.

**CONSENT AGENDA**

Village Administrator John Tomasoski presented three (3) items on the Consent Agenda for Board approval. These items are strictly administrative in nature.

- a. Motion to authorize a Memorandum of Understanding for the destruction of controlled substances and illegal narcotics with the Will County Sheriff's Office, and to authorize the Village President and Village Clerk to execute same.
- b. Motion to approve the minutes from the February 20, 2023 Work Session.
- c. Motion to approve the minutes from the February 27, 2023 Board Meeting and Work Session.

Trustee Budzyn made a motion to approve Consent Agenda items 6 (a), (b) and (c) as depicted in the March 9, 2023 Request for Board Action prepared by the Village Administrator. Trustee Metanias seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Metanias  
NAYS: (0)  
Absent: (1) Engler  
Motion carried

#### **FINANCE REPORT/ACCOUNTS PAYABLE**

Finance Director Nathan Pasbrig presented the accounts payable list for February totaling \$1,407,521.75. He highlighted the following invoice to be paid:

- \$414,057.30 to Henry Bros. Construction Co. for the new Police Station.

Trustee Budzyn made a motion to approve the monthly accounts payable in the amount of \$1,407,521.75. Trustee Metanias seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Metanias  
NAYS: (0)  
Absent: (1) Engler  
Motion carried

#### **APPOINTMENTS/PROCLAMATIONS/PRESENTATIONS**

##### **Appointment of Caleigh Yurgin to Customer Service Representative Position**

Village Administrator John Tomasoski informed the Board that due to the resignation of a Customer Service Representative in January 2023, there is a vacancy in the Village's support staff. Executive Administrative Assistant Katie Pyznarski, with support from Finance Director Nathan Pasbrig, Director of Public Works Jim Kulesa and Assistant Public Works Director Dan Peloquin, reviewed submissions and completed the first and second round interview process.

Village Administrator Tomasoski stated that as a result of the interview process, it was determined that Caleigh Yurgin possessed the skills and qualities that would best benefit the Village for the Customer Service Representative position, and further recommended her appointment.

Trustee Budzyn made a motion to approve the appointment of Caleigh Yurgin to the position of Customer Service Representative at a Grade 1, at the Starting Step, effective March 14, 2023. Trustee Metanias seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Metanias  
NAYS: (0)  
Absent: (1) Engler  
Motion carried

Ms. Yurgin thanked the Village Board for the opportunity.

##### **Seth Mendoza Proclamation**

Assistant Village Administrator Greg Anderson introduced Mokena resident, Seth Mendoza, who earned first place in his respective division at the 2023 Illinois High School Association's (IHSA) State Wrestling Championship Competition representing Mount Carmel High School in Chicago, IL.

Clerk Martini read a proclamation for Seth Mendoza.

Seth Mendoza thanked the Village Board for their recognition.

Mayor Fleischer complimented Mr. Mendoza on his impressive performance.

Trustee Metanias congratulated Mr. Mendoza on his accomplishments this year.

**PUBLIC HEARINGS**

**20108 N. Woodland Circle Annexation**

Trustee Budzyn made a motion to open a Public Hearing to consider an Annexation Agreement between the Village of Mokena and Trevor Vandenberg, for the property located at 20108 N. Woodland Circle, Mokena, Illinois. Trustee Metanias seconded.

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

NAYS: (0)

Absent: (1) Engler


Motion carried

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

**Final Annexation &  
Rezone Ordinances**

**20108 N. Woodland Circle**

Village Board Final  
March 13, 2023



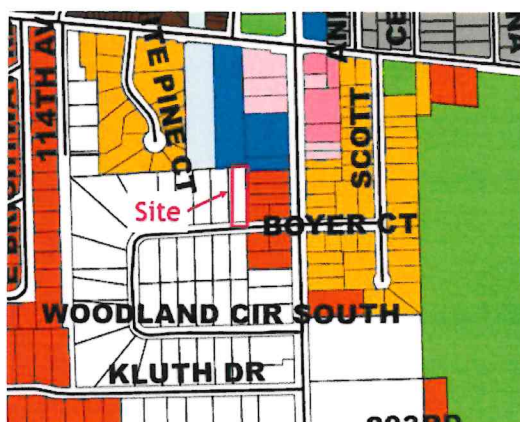
Public Hearing

**Introduction:**

Property owner, Trevor Vandenberg, is seeking Village Board approval of the proposed Annexation Agreement and Rezone Ordinance for the property located at 20108 N. Woodland Circle.



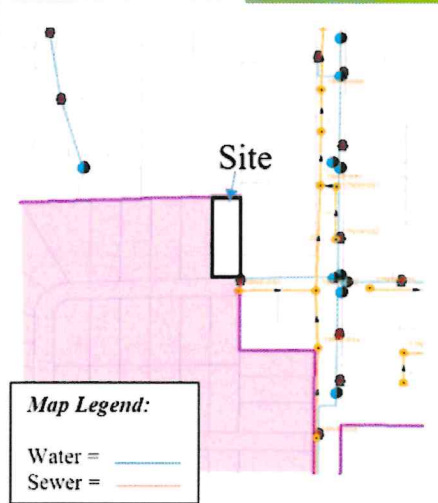
**Land Use & Zoning:**



- E-1 ESTATE RESIDENCE DIST. (2 1/2 ACRES)
- R-1 SINGLE FAMILY RESIDENCE DIST. (40,000 SQ. FT.)
- R-2 SINGLE FAMILY RESIDENCE DIST. (20,000 SQ. FT.)
- R-3 SINGLE FAMILY RESIDENCE DIST. (15,000 SQ. FT.)
- R-4 SINGLE FAMILY RESIDENCE DIST. (12,500 SQ. FT.)
- R-5 SINGLE FAMILY RESIDENCE DIST. (7,500 SQ. FT.)
- R-6 MULTI-FAMILY RESIDENCE DISTRICT

## Background:

- ▶ Existing septic system starting to fail.
- ▶ Petitioner needs Annexation approval prior to connecting to the Village sanitary main.
- ▶ Informed applicant that a separate water connection would be required and both utilities would need to be extended across frontage of property.



## Background (Cont.):

### Village Board Concept

- ▶ On December 12, 2022, the Village Board conceptually reviewed this petition and supported the proposed annexation and rezone request and directed staff to forward it on to the Planning Commission for a public hearing.

### Planning Commission

- ▶ On January 19, 2023, the Planning Commission conducted a public hearing and unanimously recommended that the Village Board approve the proposed Annexation and Rezone request. There were no questions or comments from the public at that time.

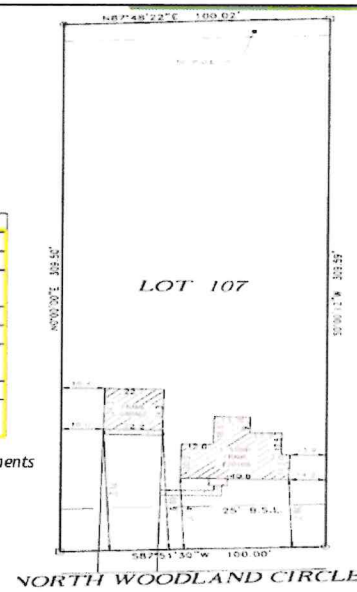
### Village Board Work Session

- ▶ On February 13, 2023, the Village Board reviewed draft terms of the proposed Annexation Agreement and unanimously directed Staff to prepare the final Ordinance documents for approval, contingent upon updating Section 5 of the Annexation Agreement to clarify how property loss is assessed and determined.

## Recommended Zoning: R-2, Single-Family Residential

Development Standards	Districts				Subject Site
	R-1	R-2	R-3	R-4*	
Min. Lot Size	40,000 sq. ft.	20,000 sq. ft.	15,000 sq. ft.	12,500 sq. ft. <sup>(b)</sup>	30,959 sq. ft.
Min. Lot Frontage <sup>(c)</sup>	120 ft.	100 ft.	100 ft.	90 ft. <sup>(c)</sup>	100 ft.
<b>Yards</b>					
Front	40 ft.	35 ft.	35 ft.	30 ft.	39 ft.
Side	12 ft. or 10% of lot frontage <sup>(1)</sup>	10 ft. or 10% of lot frontage <sup>(1)</sup>	10 ft. or 10% of lot frontage <sup>(1)</sup>	10 ft. or 10% of lot frontage <sup>(1)</sup>	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.	1,672 sq. ft.

\* Relief needed from minimum dwelling unit size requirements





## Final Annexation Agreement:

*Section 2* – Provides for the annexation of the property and rezoning to the R-2 single family residential zoning district.

*Section 4* – States that owner agrees to connect to the Village's sanitary sewer and potable water systems and pay the required connection fees.

*Section 5* – Acknowledges that the existing home (1,072 sq./ft.) is smaller than the minimum size requirement for R-2 District (2,000 sq./ft. min.).

- ▶ Includes stipulation that the property shall be reconstructed in accordance with current code requirements if the structure is ever damaged beyond 50% of its value as determined by the Homeowner's insurance company.



## Village Board Action

1. Annexation Agreement Ordinance
2. Annexation Ordinance
3. Rezone Ordinance

Community and Economic Development Director Ziska stated that property owner, Trevor Vandenberg, is seeking Village Board approval of an Annexation Agreement, Annexation Ordinance, and Rezone Ordinance for the property located at 20108 N. Woodland Circle. The existing septic field on the property is starting to fail, so the petitioner is requesting to tap onto the Village's sanitary sewer system. The subject parcel is currently part of unincorporated Will County, so the petitioner must annex the property into the Village and receive rezone approval prior to connecting to Village utilities.

Community and Economic Development Director Ziska discussed the current land use and zoning of the property and the review process of the Planning Commission and Village Board. He advised that based on the physical characteristics of this lot and the minimum development standards outlined in the Zoning Ordinance, the appropriate zoning category for the subject property would be R-2, Single-Family Residential.

Community and Economic Development Director Ziska highlighted the recent improvements to the subject property. He reviewed notable sections of the Annexation Agreement to include:

- *Section 2* – Provides for the annexation of the property and rezoning to the R-2 single family residential zoning district.
- *Section 4* – States that owner agrees to connect to the Village’s sanitary sewer and potable water systems and pay the required connection fees.
- *Section 5* – Acknowledges that the existing home (1,072 sq./ft.) is smaller than the minimum dwelling size requirement set forth in the R-2 Zoning District (2,000 sq./ft. min.). There is also a clause that stipulates that the property shall be reconstructed in accordance with current code requirements if the structure is ever damaged beyond 50% of its value, as determined by the Homeowner’s insurance company.

Mayor Fleischer asked if there was anyone in attendance for public comments. There were none.

Trustee Budzyn made a motion to close a Public Hearing to consider an Annexation Agreement between the Village of Mokena and Trevor Vandenberg for the property located at 20108 N. Woodland Circle. Trustee Metanias seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Metanias  
NAYS: (0)  
Absent: (1) Engler  
Motion carried

Trustee Budzyn made a motion to to adopt Ordinance No. 2023-O-002 authorizing the execution of an Annexation Agreement between the Village of Mokena and Trevor Vandenberg, for the property located at 20108 N. Woodland Circle, Mokena, Illinois, and authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Metanias  
NAYS: (0)  
Absent: (1) Engler  
Motion carried

Trustee Budzyn made a motion to adopt Ordinance No. 2023-O-003 annexing certain territory described therein, owned by Trevor Vandenberg, and authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Metanias  
NAYS: (0)  
Absent: (1) Engler  
Motion carried

Trustee Budzyn made a motion to adopt Ordinance No. 2023-O-004 rezoning certain territory described therein to R-2, Single Family, owned by Trevor Vandenberg, and authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Metanias  
NAYS: (0)  
Absent: (1) Engler  
Motion carried

## **OLD BUSINESS**

### **4<sup>th</sup> of July Fireworks Display**

Assistant Village Administrator Greg Anderson presented the following item:

# 4<sup>th</sup> of July Fireworks Display

Board of Trustees Meeting  
March 13, 2023



## Historical Background

Mokena's Annual 4<sup>th</sup> of July Fireworks display has historically been held at the following locations:

2019	Mokena Main Park Melrose Pyrotechnics \$22,400.00
2020	Hickory Creek Metra Lot (moved due to the pandemic) Melrose Pyrotechnics \$22,400.00
2021	Hickory Creek Metra Lot Melrose Pyrotechnics \$22,400.00
2022	Mokena Main Park Pyrotecnico Fireworks, Inc. (purchased Melrose Pyrotechnics) \$25,800.00 (15% increase)

## 2023 Contract

- Staff contacted Pyrotecnico on January 18, 2023.
- Pyrotecnico reported that they cannot conduct the Village's 4<sup>th</sup> of July display due to staff retirements and the current labor market.
- Pyrotecnico offered one alternative date on July 1, 2023.
- Staff contacted 9 vendors for quotes.
- Only one show was available for the 4<sup>th</sup> of July through Mad Bomber Fireworks Productions at a cost of \$50,000.00.
- Staff received direction to obtain quotes for July 2<sup>nd</sup>, 3<sup>rd</sup>, and 7<sup>th</sup>.

### July 2<sup>nd</sup>, 3<sup>rd</sup>, and 7<sup>th</sup> Quotes

- Staff contacted licensed operators within the state for quotes for displays on July 2<sup>nd</sup>, 3<sup>rd</sup>, and 7<sup>th</sup>.
- Five vendors responded.

Vendor	2 <sup>nd</sup>	3 <sup>rd</sup>	7 <sup>th</sup>
American Patriot Pyro, Inc.	\$25,000	Not available	\$25,000
Fireworks Authority, Inc.	Not available	Not available	\$30,000
Flashing Thunder Fireworks	\$35,000	\$40,000	\$40,000
Mad Bomber	\$30,000	Not available	\$27,500
Pyrotecnico	Not available	Not available	\$28,380

- Staff received direction to obtain a draft contract from Mad Bomber Fireworks Productions for a display on July 2<sup>nd</sup> at a cost of \$30,000.00.

### Mad Bomber Fireworks Productions

- Mad Bomber Fireworks Productions has provided a draft contract for a display on Sunday, July 2, 2023, at a cost of \$30,000.00.
- The draft contract is identical to prior year contracts with Pyrotecnico.
- The Mokena Community Park District will pay for half of the display (\$15,000).
- Mad Bomber Fireworks Productions has received the request to move the display back to the 4<sup>th</sup> of July and will try to honor the request as best as possible.
- The draft contract and vendor insurance and licenses have been provided to the Board tonight with a Request for Board Approval.

Tonight's Request for Board Approval is for:

1. Contract Approval
2. Public Fireworks Display Permit for July 2, 2023

Assistant Village Administrator Anderson provided a historical background on the Village's 4<sup>th</sup> of July fireworks display from 2019 through 2022. He advised the Village's historical contract provider for fireworks, Pyrotecnico, is unable to conduct a fireworks display on July 4. Village staff contacted nine additional vendors for quotes which resulted in one vendor being able to conduct the fireworks display on July 4 at a cost of \$50,000. Village staff was then directed by the Board to obtain quotes for additional dates.

Assistant Village Administrator Anderson advised that five quotes were obtained for displays on July 2, 3 and 7. At its February 13, 2023, work session, the Board arrived at a consensus to select Mad Bomber Fireworks Productions as the vendor to conduct a fireworks display on July 2, 2023 for \$30,000. He advised the draft contract is identical to prior year contracts with Pyrotecnico and the Mokena Community Park District has agreed to split the cost of this year's show with the Village (50% of cost to be reimbursed after the show). Mad Bomber Fireworks Productions has received the Village's request to move future displays back to July 4 and will try to honor the request as best as possible.

Trustee Budzyn made a motion to authorize an agreement with Mad Bomber Fireworks, of Kingsbury, Indiana, for a Public Fireworks Display on the evening of Sunday, July 2, 2023. Trustee Metanias seconded.

AYES: (4) Budzyn, Dauphinais, Fedora, Metanias  
NAYS: (0)  
Absent: (1) Engler  
Motion carried

Trustee Budzyn made a Motion to authorize the issuance of a Public Fireworks Display Permit to Mad Bomber Fireworks, of Kingsbury, Indiana, for the evening of Sunday, July 2, 2023, based on Mad Bomber's conformance with requirements of the Village of Mokena's Explosives and Fireworks Ordinance. Trustee Metanias seconded.



AYES: (4) Budzyn, Dauphinais, Fedora, Metanias  
NAYS: (0)  
Absent: (1) Engler  
Motion carried

## NEW BUSINESS

### **Tree Inventory Request for Qualifications (RFQ) Recommendation**

Director of Public Works Jim Kulesa stated The Village has an estimated 16,000 trees along approximately 115 miles of roadway. In recent years, the addition of new neighborhoods to the Village and the removal and replacement of infested ash trees have resulted in major changes to the Village's parkway tree population and its dynamics. Conducting a tree inventory will update the Village's existing GIS, maps, tree species lists, and tree health data.

This year's current budget includes \$60,000 for a tree inventory (with a grant reimbursement of \$25,000). Director of Public Works Kulesa advised that over the last year, he and Village staff worked with an arborist to assist with a grant application through the Morton Arboretum. The Village was awarded this grant and as part of the grant conditions, was required to solicit proposals to select the contractor to perform the work.

- Staff prepared a Request for Qualification (RFQ) consistent with Village policy for professional, technical and expert services for Consultants and the Qualifications Based Selection process for federal grants.
- Three Consultants properly responded to a Request for Qualifications (RFQ): Aqua Vitae, Thomas Engineering and Great Lakes Urban Forestry Management.
- Three members of Public Works Staff evaluated each Consultant with a rated rank analysis format, resulting in Great Lakes Urban Forestry Management of Batavia, Illinois chosen as the most qualified consultant for this project.
  - The weighted rank analysis consisted of Project Understanding (30%), Project Team (20%), Related Project Experience (30%), and Project Development Approach (20%).
- The tree inventory will consist of a number of categories including type, size, age, condition and location of all parkway trees and trees on Village owned properties as well as identifying open recommended planting locations in these areas.
- The project will also include updating of the Village's GIS with the surveyed information, urban forestry management plan and ordinance update. DPW will also be forming an Urban Forestry Advisory Panel to review the urban forestry management plan and layout the Objectives, Goals, Strategies and Measures (OGSM).
- The tree inventory work is expected to be completed within FY 23.

Director of Public Works Kulesa stated Great Lakes Urban Forestry Management (a Graf Tree Care Company) was the highest rated Consultant and has performed excellent work for the Village for many years. They conducted the tree inventory and emerald ash borer management plan in 2012 and the update in 2017 along with periodic updates since. He further recommended Great Lakes Urban Forestry Management of Batavia, Illinois as the Consultant to perform the Tree Inventory and award the contract for the professional services in the amount \$53,970.

Trustee Budzyn made a Motion to award a contract to Great Lakes Urban Forestry Management as the Consultant for the Village Tree Inventory in the amount of amount of \$53,970 and not to exceed the budgeted \$60,000 for Professional Services, and to authorize the Village President and Village Clerk to execute the necessary contract documents. Trustee Metanias seconded.

Trustee Budzyn asked if the consultant could identify which subdivisions are subject to the Village's tree ordinance and whether or not such trees have been planted. He stated in the past, contractors had planted trees in locations where they should have been planted by the developer of the property subdivision. He does not want the Village to pay for trees that are the responsibility of subdivision developers.

Director of Public Works Kulesa stated that the requested work would be out of the scope of the current proposal.

Trustee Metanias requested clarification on the timeframe of Trustee Budzyn's concern.

Trustee Budzyn advised that his concern has been happening for the past two to four years and cited the Village's ordinance. He suggested the requested work may be something Village staff can work on in conjunction with the Village Tree Inventory.

Mayor Fleischer asked Director of Public Works Kulesa if he has seen the issue Trustee Budzyn has presented.

Public Works Director Kulesa advised there had been some conversation regarding particular trees, but none further.

Mayor Fleischer asked if the Board was in favor of the Village Tree Inventory.

Trustee Dauphinais asked if the Board approves the Village Tree Inventory contract, can they further discuss Trustee Budzyn's suggestion.

Director of Public Works Kulesa stated yes and advised that Trustee Budzyn's suggestion can be proposed to the Village's Urban Forest Advisory Panel.

Trustee Budzyn stated that there was money to cover some costs in the requested amount for the Village Tree Inventory and believes the service and information will benefit the Village.

Trustee Metanias asked what stops a developer from stopping the Village from planting trees.

Trustee Budzyn stated he is trying prevent the Village and/or contractors from planting trees in locations where it is the responsibility of the developer.

Mayor Fleischer stated the conversation is not related to the motion on the floor. He advised Village Administrator Tomasoski that Trustee Budzyn's suggestion needs to be discussed in a work session meeting.

Trustee Budzyn stated that his suggestion is directly related to the proposed Village Tree Inventory contract.

AYES: (3) Dauphinais, Fedora, Metanias

NAYS: (1) Budzyn

Absent: (1) Engler

Motion carried

#### **VILLAGE ADMINISTRATOR'S COMMENTS**

Village Administrator John Tomasoski provided an update and information regarding the Illinois Department of Transportation's (IDOT) Wolf Road Bridge Project.

Mayor Fleischer stated that he hopes there are no supply or equipment issues and that more work is accomplished while the bridge is closed this time around.

#### **TRUSTEES' COMMENTS**

Trustee Fedora reminded everyone to consider shopping at the businesses who will be impacted the most while the Wolf Road Bridge is closed for construction. She informed residents that the project is the responsibility of IDOT and not the Village. Trustee Fedora congratulated Seth Mendoza on his first place win at the State finals. She commented on the loss of the 2023 Village fireworks display happening on the 4<sup>th</sup> of July and stated that the Village will be working hard to have the display on July 4 for future years. She offered her condolences the family of lifelong resident Art Benson, who recently passed away.

Trustee Budzyn congratulated and welcomed new Customer Service Representative Caleigh Yurgin to the Village. He congratulated Seth Mendoza on his first place win at the State finals and complimented his impressive wrestling career.

Trustee Metanias congratulated and welcomed new Customer Service Representative Caleigh Yurgin to the Village. He highlighted Seth Mendoza and congratulated him on his accomplishments in wrestling and wished him the best of luck in his future.

Trustee Dauphinais announced the Hometown Heroes Banner Program is open and still accepting applications. He stated he is looking forward to honoring our military and veterans.

**CLERK'S COMMENTS**

Clerk Martini passed on the opportunity to make comments.

**MAYOR'S COMMENTS**

Mayor Fleischer thanked Trustee Fedora for her comments regarding Art Benson. He offered his condolences and said he will be missed.

**ADJOURNMENT**

Trustee Budzyn made a motion to adjourn the regular session and enter into the scheduled work session at 7:52 p.m. Trustee Metanias seconded.

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

NAYS: (0)


Absent: (1) Engler

Motion carried

Respectfully submitted,

  
Frank A. Fleischer, Village President

ATTEST:

  
Melissa Martini, Village Clerk