

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, April 24, 2023

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 7:29 p.m.

ROLL CALL

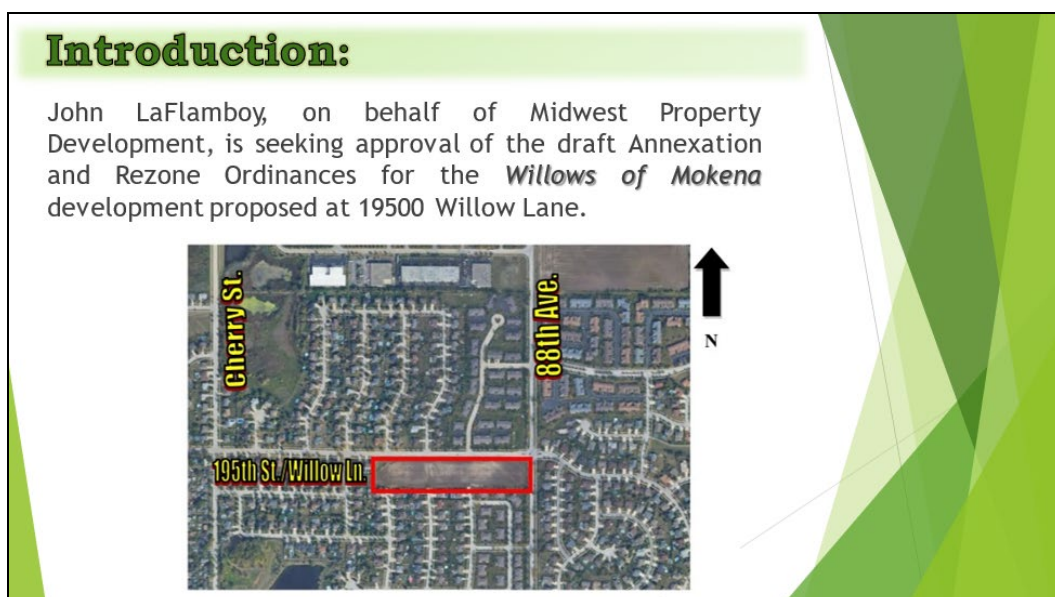
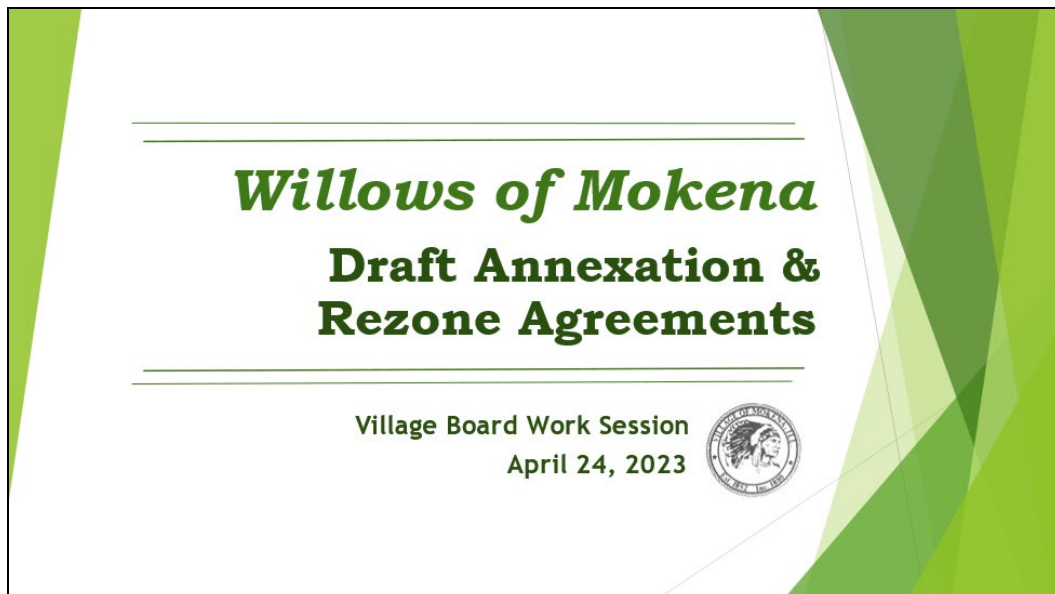
The following Trustees were present:

Joseph Budzyn
Rob Dauphinais
Debbie Engler
Melissa Fedora
George Metanias

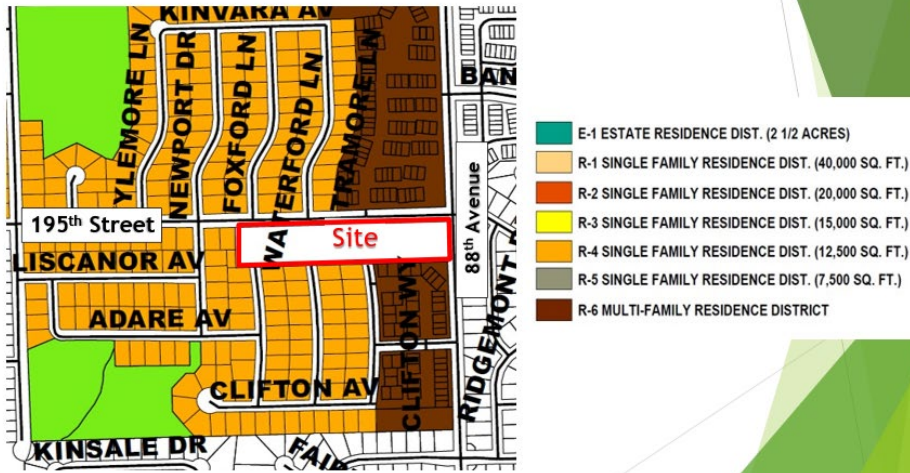
Also present were the following: Village Clerk Melissa Martini; Village Administrator John Tomazoski; Finance Director Nathan Pasbrig; Assistant Village Administrator Greg Anderson; Village Attorney Carl Buck; Community and Economic Development Director Matt Ziska; Chief of Police Brian Benton; and Director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

Willows of Mokena: Draft Annexation and Rezone Ordinance Review

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



Land Use & Zoning:



Background:

Village Board Concept:

On December 12, 2022, the Village Board conceptually reviewed this request and unanimously agreed to advanced it to the Planning Commission.

Planning Commission (Public Hearing):

On January 19, 2023, the Planning Commission reviewed the proposed Annexation and Rezone request. Many residents from the surrounding area attended the public hearing. Some expressed concerns over the potential drainage impacts and existing soil quality. Ultimately, the consensus recommended Village Board approval.

Background:

- Following the January 19, 2023, public hearing, the applicant purchased the small (0.14-acre) unincorporated parcel west of the site and hired Ekkert Environmental Services to conduct a soils test for contaminants. The results of the soils test came back negative.



EES
Ekkert Environmental Services, Inc.

Providing our Environmental Services to the Midwest Since 2003

ENVIRONMENTAL SOIL TESTING

Performed For:

MIDWEST PROPERTY DEVELOPMENT, LLC

Project Location:

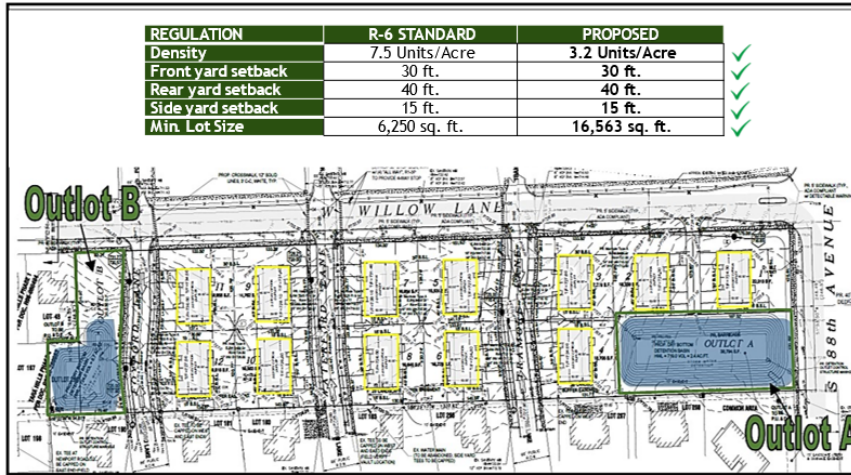
The Willows of Mokena
6100 Avenue G, Willow Lane
Mokena, Illinois

Project Date:

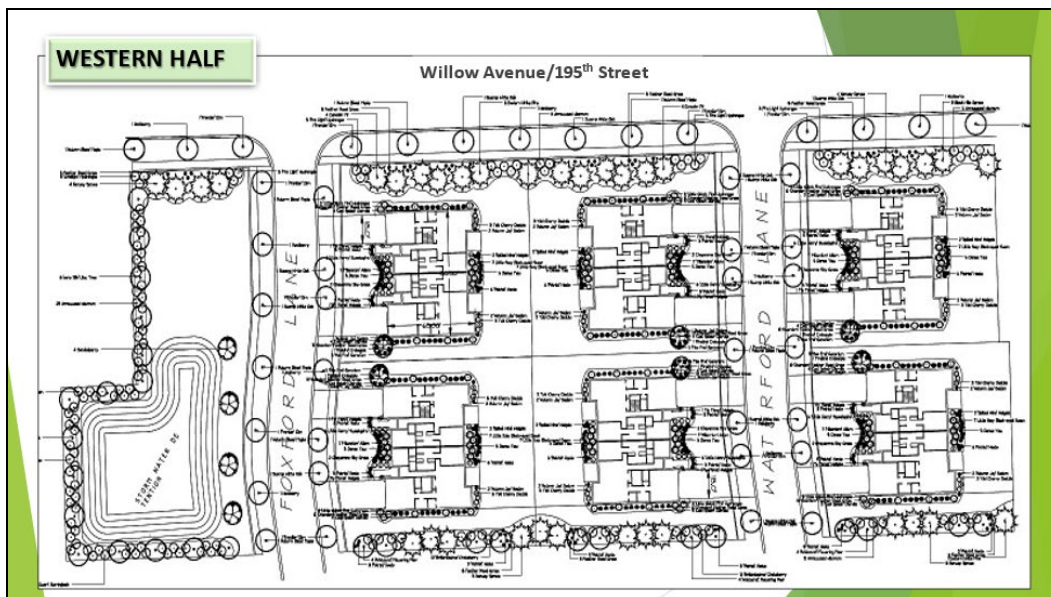
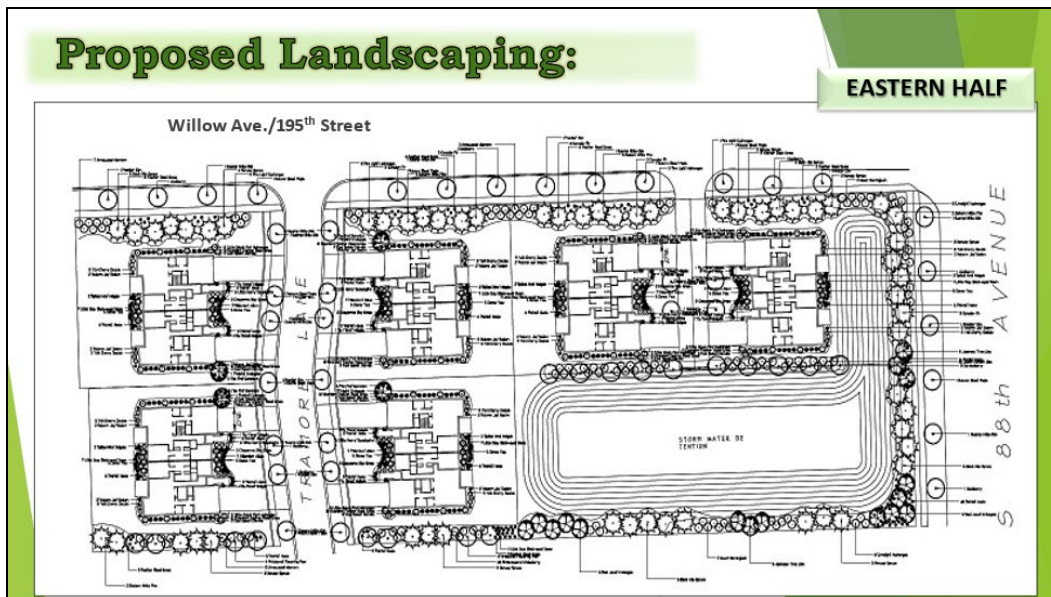
March 16, 2023

EES Project # 23-03-076

Revised Preliminary Plat:



Proposed Landscaping:



Proposed Elevations:



The first floor of each unit will be 1,822 sq./ft., and a second-floor option is available for 843 sq./ft. of additional living space (2,665 sq./ft. total area per unit).

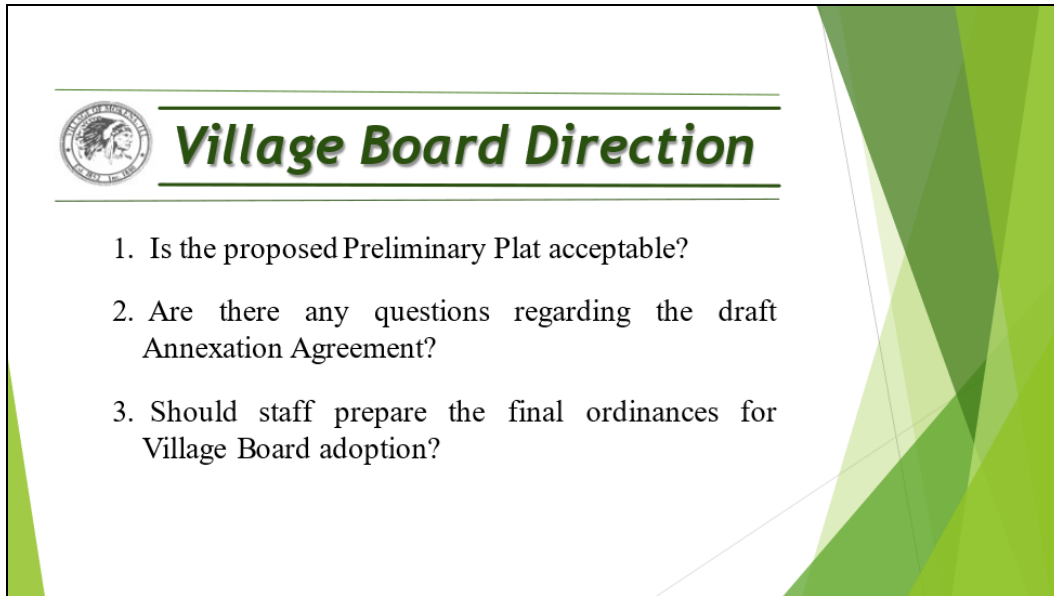
Proposed Floor Plan:




- Floor plans can be customized, and 2-car garages will be standard on all units.
- The starting price of each unit is expected to be around \$400,000 - \$500,000.

DRAFT Annexation Agreement:

- ▶ **Section 2** – Acknowledges that the Village will adopt an ordinance annexing the property and rezoning it to the R-6 multi-family zoning district.
- ▶ **Section 3** – Village agrees to approve a Final Plat of Subdivision substantially similar to the Preliminary Plat upon final engineering approval and submittal of Letter of Credits.
- ▶ **Section 4** – Acknowledges that a Homeowner's Association will be formed to maintain common areas such as the stormwater detention facilities found on Outlots A and B.
- ▶ **Section 5** – States that all landscaping must be installed in accordance with the approved landscape plan, and that the landscape buffer along the south property line shall be installed no later than the issuance of the first occupancy certificate.
- ▶ **Section 7** – Sets minimum quality standards for the development, including requirements for 2-car garages, at least 2 bathrooms, and first floor brick masonry on all units.
- ▶ **Section 13** – Sets forth the Village's typical contributions and those for other taxing bodies.
- ▶ **Section 14** – Requires the Owner to annex this property into the Mokena Park District. The property is currently not served by any Park District.

A presentation slide titled "Village Board Direction" with a green geometric background. The slide features the Village of Northfield logo on the left and three numbered questions in the center.

 **Village Board Direction**

1. Is the proposed Preliminary Plat acceptable?
2. Are there any questions regarding the draft Annexation Agreement?
3. Should staff prepare the final ordinances for Village Board adoption?

Discussion:

Applicant John LaFlamboy attended the meeting with project engineer Brian Hertz, attorney Richard Chisholm, and real estate agent Bruce La Ha.

Following the presentation, the applicant and his attorney presented revised building elevations and requested modifications to the draft Annexation Agreement that would allow for the construction of model homes on Lots 1 & 2 prior to the completion of certain public improvements.

Mayor Fleischer asked if the petitioners had presented any of the proposed changes to Staff in advance of the Work Session meeting. In response, Community & Economic Development Director Matt Ziska stated that none of the proposed modifications were presented to Staff prior to the meeting.

The Board unanimously agreed that the petitioner should move forward with the same building elevations that were presented to the Planning Commission during the public hearing and directed Staff to work with the petitioner and Village Legal counsel on any necessary modifications to the proposed Ordinance documents. The Board also requested that the revisions be presented for further review during a future Work Session meeting.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 7:54 p.m.