

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, July 17, 2023

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Board of Trustees recited the Pledge of Allegiance.

ROLL CALL

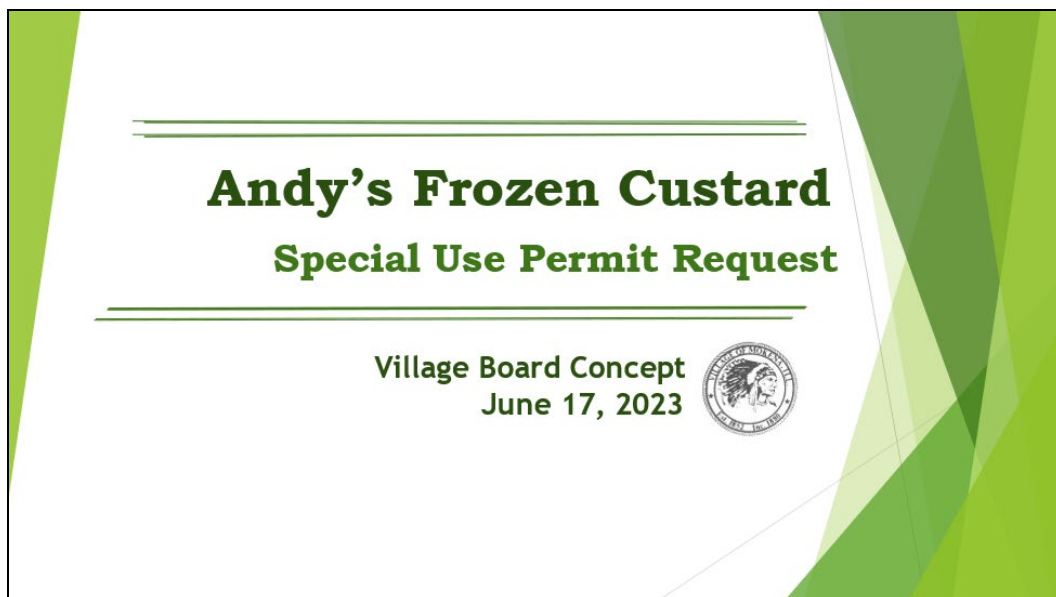
The following Trustees were present:

Rob Dauphinais
Debbie Engler
Terry G. Germany
Melissa Fedora
George Metanias
Terence Smith

Also present were the following: Village Clerk Melissa Martini; Village Administrator John Tomamoski; Assistant Village Administrator Greg Anderson; Community and Economic Development Director Matt Ziska; Chief of Police Brian Benton; and Planning Technician Emily Cabay

Andy's Frozen Custard: Special Use Permit Request

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



Introduction:

Andy's Frozen Custard Stores, LLC., is seeking conceptual approval of the proposed development plans for a Specialty Food Store/Class "B" restaurant on Outlot E in the Mokena Marketplace development.



Background:

- ▶ Quick-service frozen dessert business that exclusively sells frozen custard treats, shakes, and drinks, via drive-through and walk-up service windows.
- ▶ Since opening the first Andy's in 1986, the company has expanded to more than 140 stores across 15 states.
- ▶ There are currently 16 stores in the Chicagoland area, with the nearest location in Orland Park off LaGrange Road.



Land Use & Zoning:

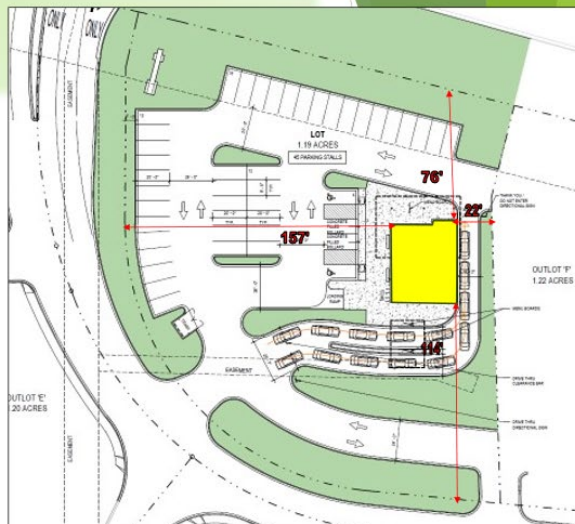


Zoning Map Legend

- R-6 MULTI-FAMILY RESIDENCE DISTRICT
- C-1 TRADITIONAL SHOPPING DISTRICT
- C1A GENERAL COMMERCIAL DIST. (MIN. 1 ACRE)
- C-2 HIGHWAY COMMERCIAL DISTRICT
- C-3 COMMERCIAL DISTRICT
- C-4 TRADITIONAL DOWNTOWN COMMERCIAL DIST.
- O-1 OFFICE TRANSITIONAL DISTRICT
- O-2 OFFICE INTERSTATE DISTRICT
- I-1 LIMITED INDUSTRIAL DISTRICT

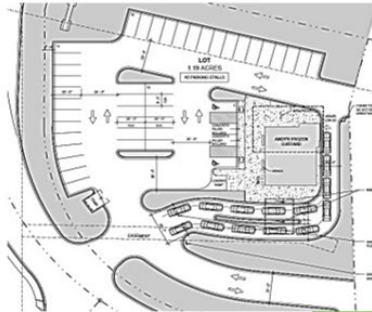
Proposed Development

- 1,800 sq. /ft. building; (2,000 sq. /ft. overall footprint)
- Two drive-through lanes with separate menu/order boards
- No interior seating, with some exterior bench seating proposed.



Parking & Access:

Proposed Use	Zoning Code	Parking Ratio	Parking Required	Parking Provided
Class "B" Restaurant	1 space / 75 sq. ft.	1,800 sq./ft.	24 spaces	45 spaces

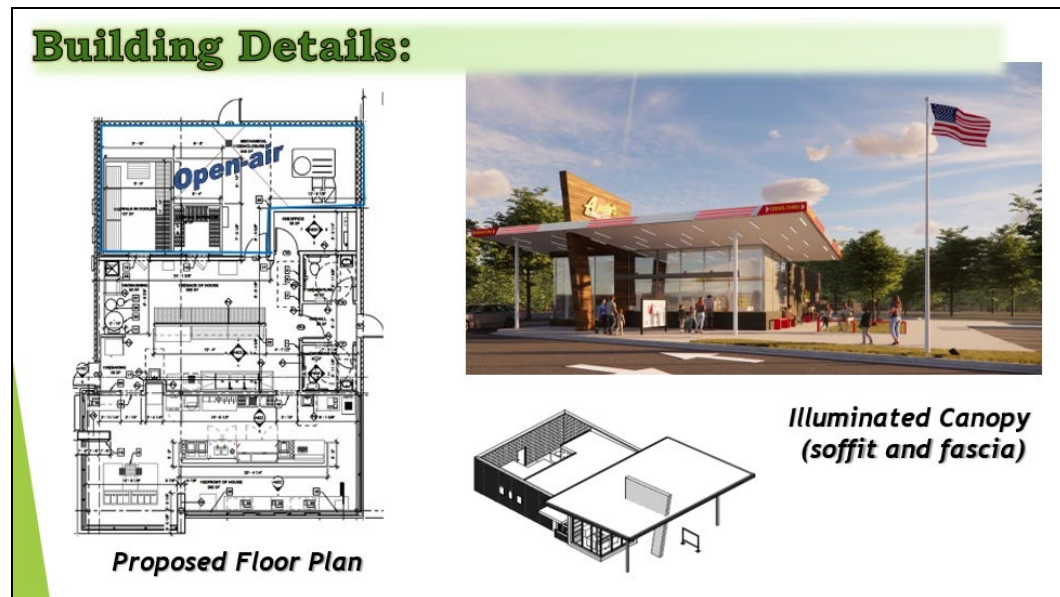



Proposed Elevations



Building Details:





 **Village Board Direction**

1. Does the Board support the concept of this development at the proposed location?
2. Are there any concerns that should be addressed prior to scheduling the public hearing with Planning Commission?

Discussion:

Mr. Chad Wilke, who is Andy's Frozen Custard's Regional Manager in Illinois, informed the Board they are excited to join the Mokena market and plan to establish 46 to 50 new stores in Illinois in the next 5 years. Mr. Steven Shanholtzer, Senior Project Manager, was also present.

Trustee Smith inquired if this was going to be a seasonal business and what would be their proposed hours of operation. Mr. Wilke stated they would be open year-round, and the proposed hours would be Sunday through Thursday, 11:00 a.m. – 11:00 p.m. and Friday and Saturday, 11:00 a.m. – midnight.

Trustee Fedora asked why there would be no inside seating and if decorative fencing surrounding the property could be added as she has seen at other locations. Mr. Wilke indicated due to their business model, none of their new stores will have inside seating. Mr. Shanholzer stated Andy's would add decorative fencing at this site.

Trustee Germany requested consideration be given to moving the trash bin to a more suitable location on the site.

Trustee Metanias and Mayor Fleischer both indicated they wanted consideration given to the aesthetics of the building, especially since it is on one of the Village's main corridors.

Mayor Fleischer thought Andy's would be compatible with other businesses in the area including Oberweis, Nothing Bundt Cakes and Crumbl Cookies.


The Board thanked Mr. Wilke for Andy's interest in the Village and directed staff to have them on an upcoming Plan Commission agenda.

Boulder Ridge Phase IV: Final Plat Review and Project Updates

Community Development Director Matt Ziska presented the following item:


Boulder Ridge Phase IV *Project Update & Final Plat Review*

Village Board Work Session
July 17, 2023



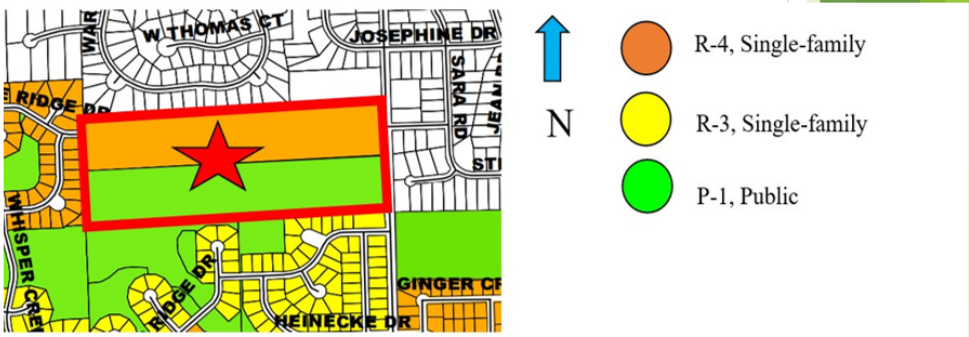
Introduction:

- John Bridges, on behalf of Sycamore Development, is seeking Village Board approval of the proposed Final Plat of Subdivision for Phase IV of the Boulder Ridge Subdivision, generally located at 18950 Townline Road.



Land Use & Zoning:

In 2003, the property was annexed into the Village and rezoned to R-4, Single-family.



Approved Preliminary Plat:

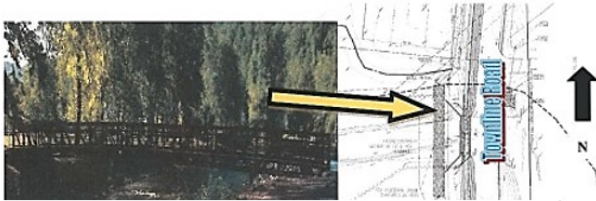
- On March 18, 2021, the Planning Commission recommended Preliminary Plat approval.
- On April 26, 2021, the Village Board approved the Proposed Preliminary Plat & Annexation Agreement Amendment .



***51 Lots (R-4 Zoning)**

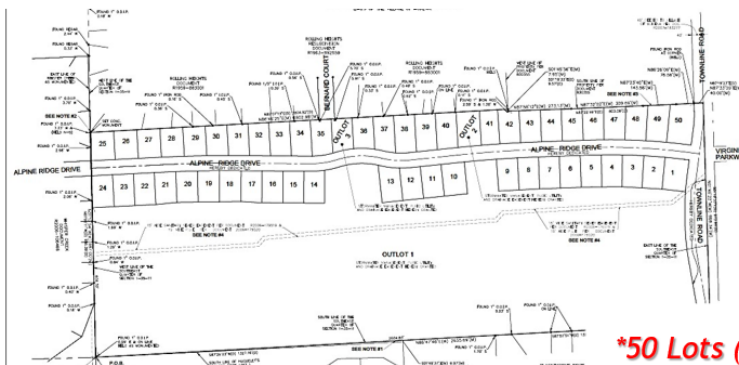
Bridge Repair:

- The approved Annexation Agreement Amendment requires the developer to widen Townline Road and construct a pedestrian bridge crossing with Marley Creek west of Townline.
- In addition to the proposed bridge widening, the developer has agreed to make repairs to the existing bridge.



Proposed Final Plat of Subdivision:

- On April 21, 2022, the Planning Commission reviewed the proposed Final Plat and recommended Village Board approval.



***50 Lots (R-4 Zoning)**

Operational Issues:

- Mud-tracking onto Townline Road and 187th Street resulting in complaints from Frankfort Township, New Lenox Township, and Will County Highway Departments .
- The volume and sourcing of fill material for the site.
- Working outside of permitted hours of operation
- Unauthorized trespassing on the site

Current Project Timeline:

- Approval of the Final Plat July 2023
- Mass Earth Portion - Completion September 2023
- Start on underground site utilities in September 2023, including:
 - *Sanitary System*- Approximately 2600 FT of Sewer completion October 2023.
 - *Water System*- Approximately 3600 FT of water main completion November 2023.
 - *Storm Sewer* - Approximately 5500 FT of storm sewer completion February 2024.
- Road prep and based stone in March 2024.
- Completion of Road Paving Spring of 2024.
- Off-site prep of Townline Road and bridge work to start in late Fall 2023, with completion anticipated in Spring 2024.

Next Steps:

- The proposed Final Plat is in substantial conformance with the approved Preliminary Plat.
- Prior to proceeding, the petitioner will need to:
 - ✓ *Provide updated cost estimates for proposed public improvements*
 - ✓ *Submit updated Letters of Credit*
 - ✓ *Pay the required contribution fees (\$61,800)*

A presentation slide with a green geometric background on the right side. On the left, there is a circular seal of the Village of Mokena. To the right of the seal, the text reads "Village Board Direction:" followed by two numbered questions.

 **Village Board Direction:**

1. Does the Board have any concerns regarding the proposed Final Plat of Subdivision?
2. Should the Final Plat be placed on a regular agenda for approval?

Discussion:

Mr. Jay Hunt, the Engineer serving as project manager and representing the developer, confirmed the proposed project timelines. Mr. Hunt stated part of the reason for the delays with the project was due to long review times with federal review agencies: FEMA, Army Corp of Engineers, and the Illinois Department of Natural Resources (IDNR). The developer speculated that it may have been a backlog from Covid and staffing shortages. He also stated that they had taken steps to address any operational issues. He stated they had stockpiled approximately 52,000 of the estimated 90,000 cubic yards of fill needed on the site. The stockpile exists on the east third of the site because of the swales areas under review by IDNR.

The trustees commented that they receive a lot of questions on the project and asked when it will be constructed. Trustee Dauphinais commented that trucks unloading should be during regular construction hours and that trucks at 10 p.m. were not a good reflection for proper work. Trustee Germany stated that he would like to see a third-party geotechnical engineer inspecting the fill process to ensure that the road and fill placement was properly done. Mr. Hunt stated that they had to ensure to lot buyers proper building pad construction. The developer would be willing to contract with a geotechnical engineer that the Village has experience with to provide expert third-party construction observation and testing to ensure adequate placement of the fill. Trustee Germany added that soil boring would likely be needed to ensure the road base that goes to the Village would be done right. Trustee Germany added that providing those boring reports to lot buyers and the potential home builders, would also be in the developer's best interest. Mr. Hunt agreed that the Village could choose a trusted Geotechnical Engineering Firm with which the developer would enter into an agreement with to provide the necessary expert services. The Board agreed that the plat should move forward once the development had met all the requirements.

Staff Reports

Assistant Village Administrator Greg Anderson provided additional information on the probable Business View: Civil & Municipal magazine article that will feature the Village. Business View: Civil & Municipal magazine has over 900,000 subscribers. The magazine is focused on economic development, community growth, and highlights the quality of living in suburban communities. The article would highlight recent and upcoming projects and initiatives, as well as priorities and the future of Mokena. An introduction call was held with Business View: Civil & Municipal magazine on July 17, 2023. Assistant Village Administrator Anderson told the Board that he will keep them updated as more information is obtained.

Village Administrator John Tomasoski informed the Board that G.T. Express updated their financial tax projections per the Board's request from the July 17, 2023 work session. The request was to determine how much of the projected sales revenue of \$15M would be on taxable items. G.T. Express's response was \$6M. Village Administrator John Tomasoski addressed the follow-up question from Trustee Dauphinais regarding who is currently using G.T. Express's former site in Mokena (8500 W. 191st Street). Community Development staff verified that MW Express Transportation Corporation is the business currently in the former site of G.T. Express. Trustee Dauphinais thanked staff for the information and inquired if anymore research could be done. Village Administrator Tomasoski indicated that he did not believe so. Community Development

and Economic Development Director Matt Ziska put an exhibit on the screen to verify from the Board's discussion at the July 17, 2023 work session for where truck parking would be allowed on the G.T. Express site. Trustee Germany requested that G.T Express install a gate for restricting truck parking be installed on the east end of lot 21 as well. The Board concurred with the exhibit.

EXECUTIVE SESSION

Trustee Engler made a motion to enter executive session at 7:09 p.m. to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity pursuant to 5 ILCS 120/2(c)(1) and collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees pursuant to 5 ILCS 120/2(c)(2). Trustee Metanias seconded.

AYES: (6) Dauphinais, Engler, Fedora, Germany, Metanias, Smith

NAYS: (0)

Absent: (0)

Motion carried

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 8:27 p.m.