

**BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, July 10, 2023**

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 7:24 p.m.

ROLL CALL

The following Trustees were present:

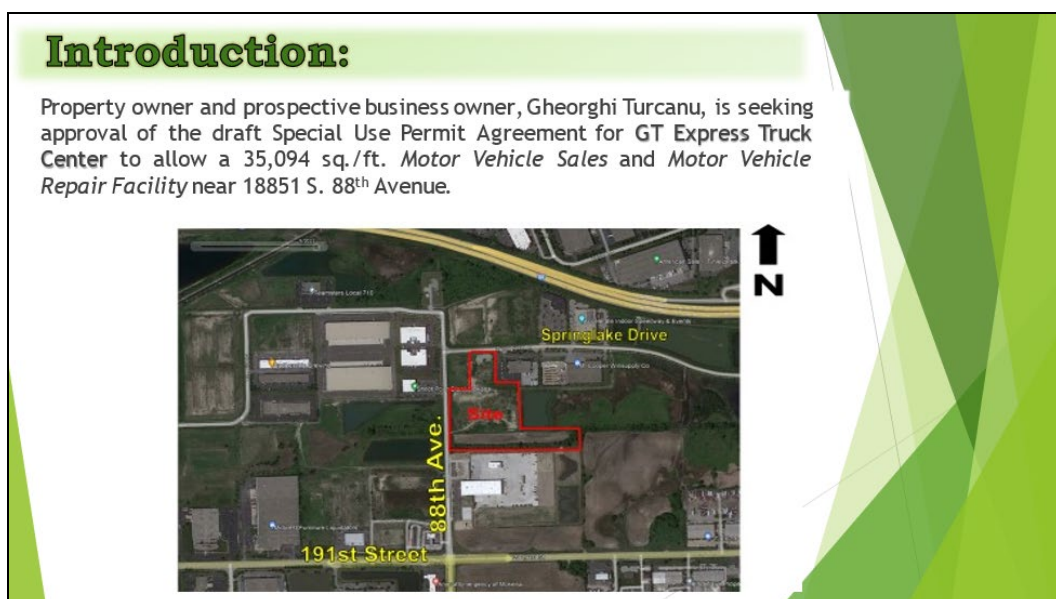
Rob Dauphinais
Melissa Fedora
Terry G. Germany
George J. Metanias
Terence Smith

Absent: Debbie Engler

Also present were the following: Village Clerk Melissa Martini; Village Administrator John Tomasoski; 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; Director of Public Works Jim Kulesa; and Planning Technician Emily Cabay

GT Express, 18855 S. 88th Avenue: Draft Special Use Permit Review

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





Background:

Village Board Concept

- ▶ On September 12, 2022, the Village Board conceptually reviewed this request, and the consensus of the Board supported the development proposal and directed staff to forward it on to the Planning Commission

Planning Commission

- ▶ On October 20, 2022, the Special Use Permit request was presented to the Planning Commission. During the public hearing, the Commission expressed concern over the number of trucks the business could potentially generate, and lack of detail provided in the proposed business plan. The opinions of the Commission were mixed, and the hearing ended in a split decision.

Background (cont.):

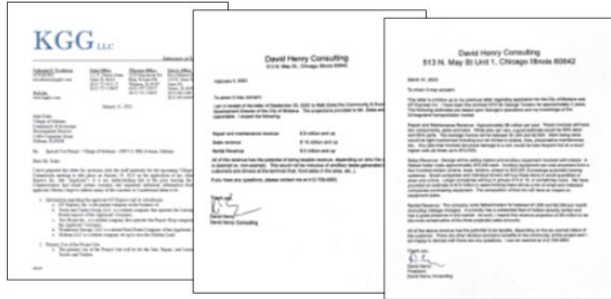
Attorney Correspondence

- ▶ On November 10, 2022, Staff received a letter from attorney Nathaniel Washburn of KGC Attorneys at Law, requesting to reopen the public hearing to provide the applicant with an opportunity to present additional materials prior to acceptance of the Findings of Fact.

Response Letters:

In response to these questions, the petitioner provided a total of three (3) letters:

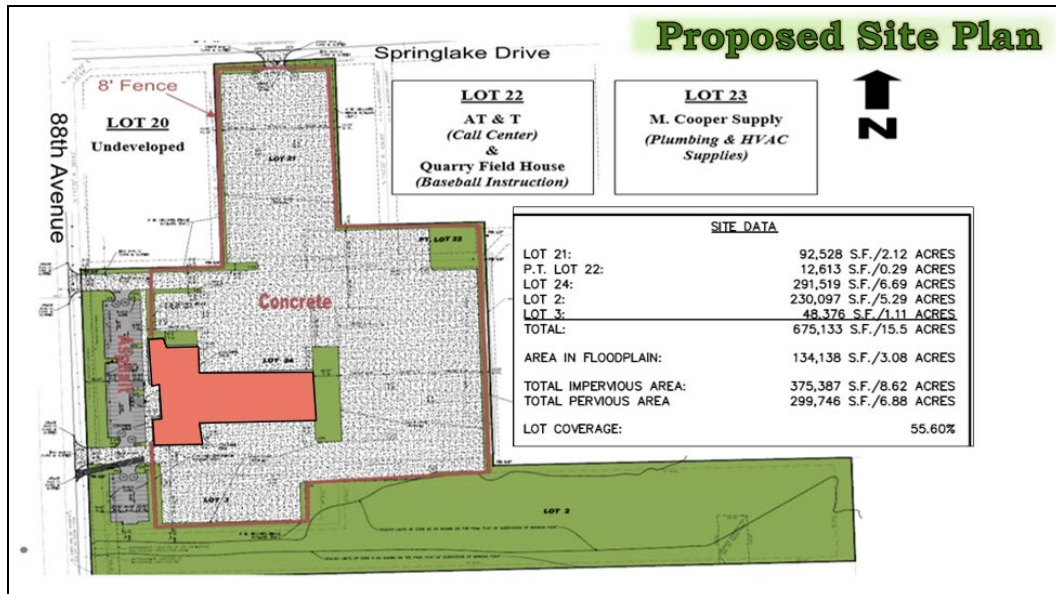
- Nathaniel Washburn, KGC Attorneys at Law, dated January 11, 2023.
- David Henry, David Henry Consulting, dated February 3, 2023
- David Henry, David Henry Consulting, dated March 31, 2023



Background (cont.):

Planning Commission II

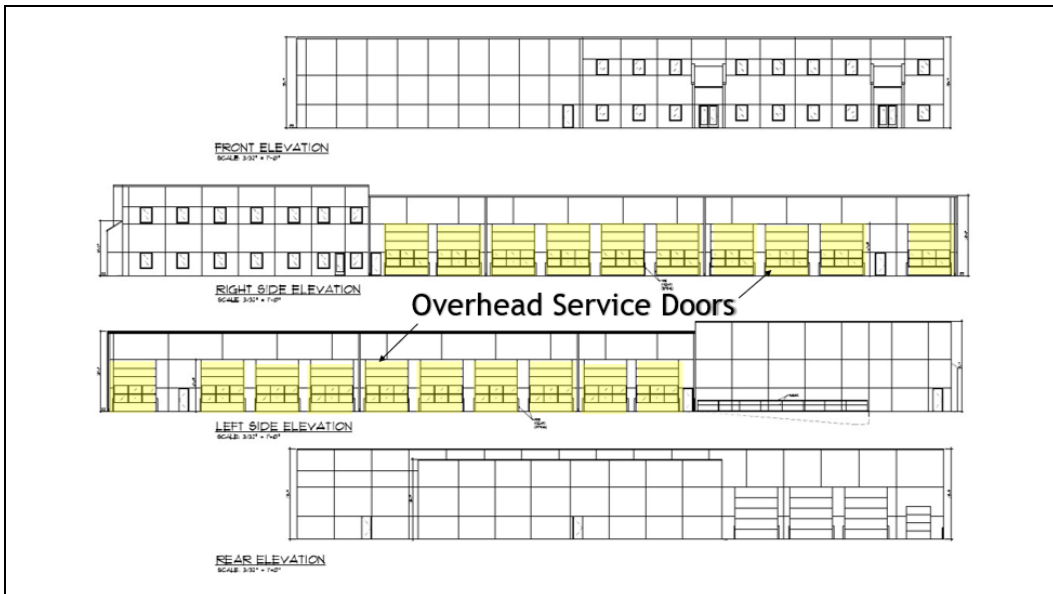
- ▶ On April 14, 2023, the Commission reviewed the supporting documentation and ultimately recommended denial of the proposed Special Use Permit due to concerns related to increased local semi-truck traffic, greater degradation of local roadways and uncertain financial figures supporting the development, as outlined in the approved Findings of Fact (approved May 18, 2023).



Proposed Building Elevations:



Proposed West Elevation:





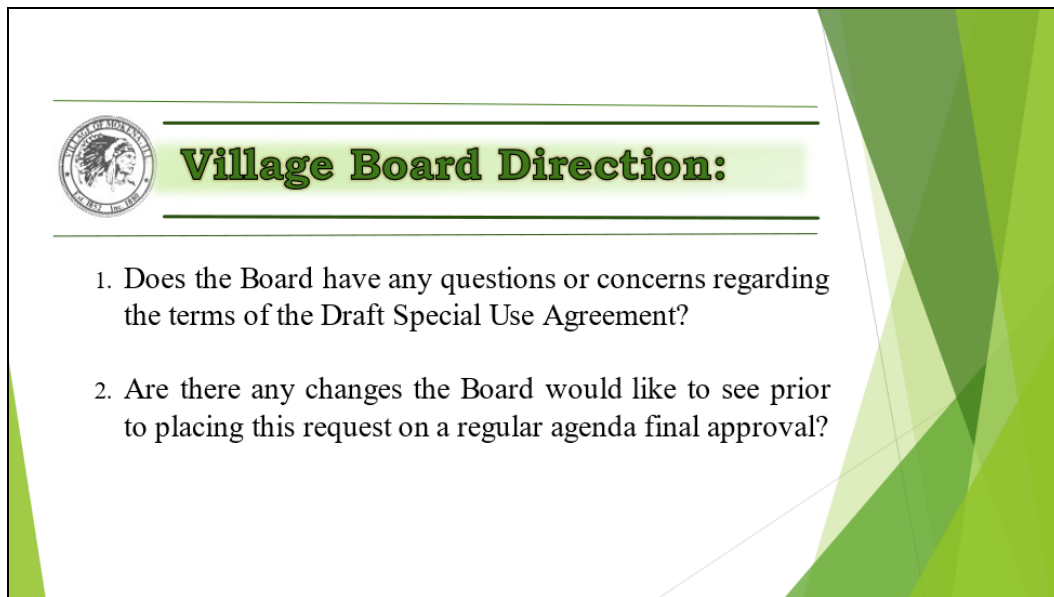
- The petitioner anticipates on average twenty -five (25) truck trips per day
- Trucks are expected to arrive (and leave) empty, with exception of emergency repairs.
- The applicant expects to service five (5) trucks per day on average.
- Initial staff size of roughly twenty (20) employees, but up to fifty (50) employees max.


DRAFT Special Use Permit:

- Owner agrees that neither it nor its respective purchasers, lessees, permitted successor or assigns shall designate an "order-acceptance point" other than the Village of Mokena, Will County, Illinois, for determining the municipal sales tax.
- Owner agrees to bring the proposed site development plans before the Site Plan & Architectural Review Committee and Village Board for approval prior to submitting an application for a building permit.
- Owner agrees that only items related to the business shall be stored outside the building, and no items shall be stored on outside of the enclosed storage area.
- Owner agrees that no items shall be stored higher than the 8' tall fencing required around rear yard storage area.
- Owner agrees that no truck terminal or trucking dispatch services will be conducted at the Property.
- Owner agrees that all semi-truck parking shall be restricted to the fenced-in area located behind the building.

Analysis of Revenue Estimates:

- **Repair and Maintenance Revenue:** The Village would receive sales tax for the parts sold of approximately \$60,000. That amount is computed based on \$40,000 from the 1% tax and \$20,000 from the ½% sales.
- **Sales revenue:** Sales tax revenue would be received on the "ancillary equipment" and not the trailers. This amount would depend on what percentage of the estimated \$15M would be ancillary equipment.
- **Rental revenue:** No Village revenue is anticipated from this category.



 **Village Board Direction:**

1. Does the Board have any questions or concerns regarding the terms of the Draft Special Use Agreement?
2. Are there any changes the Board would like to see prior to placing this request on a regular agenda final approval?

Discussion:

Attorney Nathaniel Washburn of KGG, LLC; Jeff Graefen of Graefen Development, and Eric Whitten, Vice President of GT Express, attended the meeting on behalf of the petitioner and subject property owner, George Turcanu.

Following Staff's presentation, Attorney Washburn requested that semi-truck tractors be exempt from the proposed Special Use Agreement stipulation requiring all outdoor storage to be kept below the 8' fence line.

Trustee Dauphinais asked Attorney Washburn if the petitioner (George Turcanu) still conducted business out of the light-industrial building located at 8500 W. 191st Street. In response, Attorney Washburn stated that all operations for GT Express ceased at the referenced location when the business moved to Kankakee in 2020.

Trustee Dauphinais then asked for clarification on the financial estimates provided by the petitioner. In response, Village Administrator John Tomasoski provided the following Village analysis:

- **Repair and Maintenance Revenue:** The Village would receive sales tax for the parts sold of approximately \$60,000. That amount is computed based on \$40,000 from the 1% tax and \$20,000 from the ½% sales.
- **Sales revenue:** Sales tax revenue would be received on the "ancillary equipment" and not the trailers. This amount would depend on what percentage of the estimated \$15M would be ancillary equipment.
- **Rental revenue:** No Village revenue is anticipated from this category.

Village Administrator Tomasoski stated that he left a message with the petitioner's financial consultant, David Henry, last week seeking clarity on the \$15M sales revenue estimates that were cited in his July 25, 2023, letter, but Mr. Henry did not respond to his request.

Trustee Germany asked if the owner would be willing to park and store all outdoor storage and semi-truck tractors and trailers along the east and south fence lines of the outdoor storage yard. He further requested that outdoor storage be prohibited along the northern part of the property (Lot 21 in Corporate Corridors North).

Trustee Metanias concurred with Trustee Germany's suggestion to place limitations on where outdoor storage can be kept.

In response, Attorney Washburn stated that he believed his client, George Turcanu, would be willing to agree to the requested terms.

Trustee Germany also noted that he disagreed with the general findings of the Planning Commission and did not think the proposed GT Express Truck Center would be detrimental to

the future development of the surrounding area, and that the existing roadways were adequately designed and constructed to support the proposed weight loads.

Trustee Smith asked for clarification on the terms of the Corporate Corridors North Economic Incentive Agreement before citing concerns with the proposed revenue estimates, which he felt were low based on the types of products being offered.

Trustee Fedora asked how many trucks were expected to be stored on-site at any given time. In response, GT Express Vice President Eric Whitten stated that their Kankakee location currently has roughly eleven (11) trucks stored on site and that the trucks were waiting for parts to arrive before the work could be completed.

Trustee Fedora noted that the Village had a limited number of undeveloped lots left, and that she was concerned with the potential impacts the proposed truck repair and service use would have on the community's identity.

In response, Attorney Washburn stated that he felt the proposed use was compatible with the surrounding uses and noted that Lots 20-23 on Springlake Drive received prior outdoor storage approval from the Village Board.

Mayor Fleischer asked Staff and Legal Counsel to confirm any pre-existing approvals or conditions that may apply to the subject properties. He also asked Police Chief Brian Benton about the Village's current weight load limits.

In response, Chief Benton stated that the current weight loads limit was set at 80,000 pounds but noted that maximum load limits have also increased in the past to allow heavier loads on local roadways.

Mayor Fleischer noted concerns with the significant decrease in revenue projections that were provided between the initial concept meeting (\$57 million annually) and current meeting (\$15 million annually), as well as potential impacts on the nearby wetland area.

Mayor Fleischer also stated that he felt the proposed use would not be the highest and best use of the property.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 8:33 p.m.