

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, October 16, 2023

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 6:02 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
George Metanias
Terence Smith

Absent: Melissa Fedora

Also present were the following: Assistant Village Administrator/Acting Community Development Director Greg Anderson; Village Attorney/Human Resources Director Carl Buck; and Assistant Public Works Director Dan Peloquin

11116 Front Street: Planned Unit Development, Special Use Permit and Site Plan Review; TIF Redevelopment Agreement Review

Assistant Village Administrator/Acting Community Development Director Greg Anderson and Village Attorney/Human Resources Director Carl Buck presented the following item:



LAND USE AND ZONING

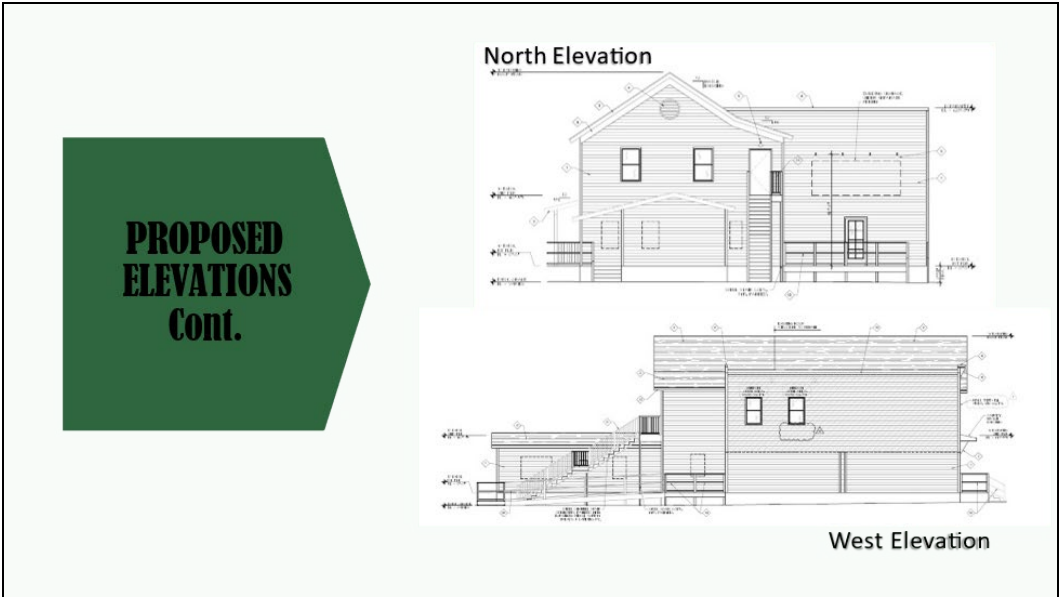


- ZONING MAP LEGEND:**
- C-1, Traditional Shopping Dist.
 - C-4, Traditional Downtown Dist.
 - R-5, Single-Family Residential

SITE IMPROVEMENTS

- Repurpose the existing first floor restaurant
- Construct two new outdoor dining areas
- Construct an ADA compliant entrance ramp
- Fully renovate the existing residential area found on the 2nd floor





SPARC RECOMMENDATIONS

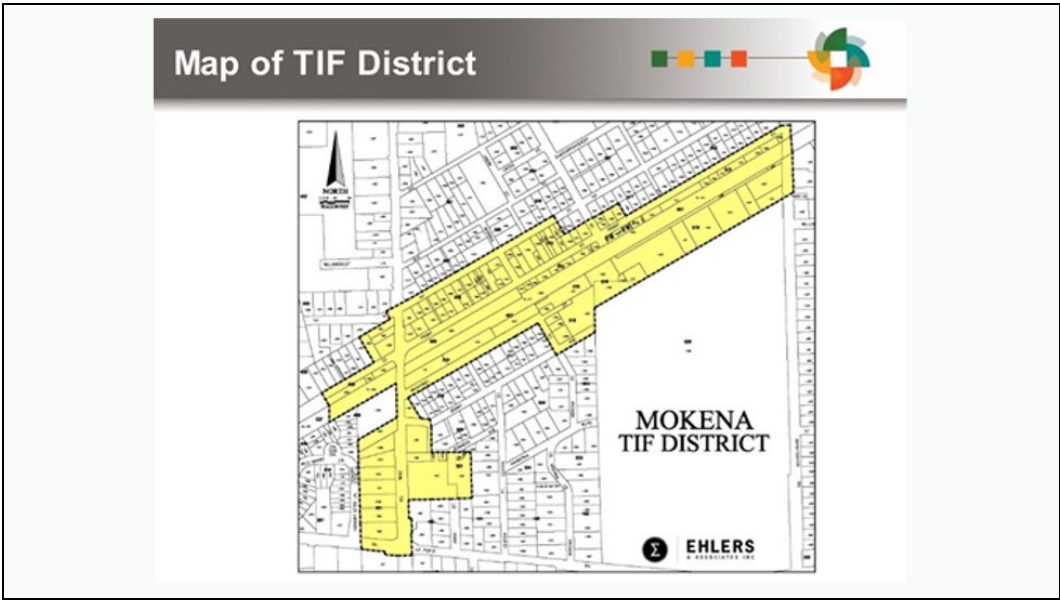
- Shift ADA Ramp
- Revise south building elevations
- Revise rear -yard staircase construction materials





SPECIAL USE PROVISIONS

- Special Use Permit for a Planned Use Development commercial/residential mixed use at 11116 Front Street
 - No truck deliveries between 8:00 pm and 8:00 am on First Street
 - Video gaming will not be permitted
 - Class E Restaurant Liquor License
 - Village shall permit encroachment upon the right of way sidewalk for the purpose of the ADA accessible ramp upon the execution of a hold harmless agreement



Estimated TIF Eligible Cost Reimbursement Summary

a. Environmental Fees	\$7,700
b. Architectural Fees	\$36,000
c. Interior and exterior demo	\$35,000
d. Structural repair and framing	\$150,000
e. New Roof	\$33,965
f. Windows, doors, garage doors	\$60,000
g. HVAC	\$33,066
h. Plumbing	\$56,500
i. Electrical	\$143,840
j. Water service	\$37,500

The Village’s total, cumulative reimbursement of TIF Eligible Project Costs to the Developer shall not exceed \$593,571.00 , as set forth in this Redevelopment Agreement. Individual estimated amounts may be reallocated by the Developer, provided the cumulative reimbursement hereunder does not exceed \$593,571.00.

The Village will reimburse the Developer in full for item h – Plumbing in the amount up to \$56,500 and item j – Water service in the amount of \$37,500 upon submission of Request for Reimbursement, Exhibit 2, showing that said work as been performed and paid for with lien waivers.

Board Direction

1. Does the Board have any questions or concerns regarding the terms of the Draft Special Use Permit for a Planned Unit Development?
2. Does the Board have any questions or concerns related to the Draft TIF Redevelopment Agreement?

Discussion:

Assistant Village Administrator/Acting Community Development Director Greg Anderson and Village Attorney/Human Resources Director Carl Buck requested direction from the Village Board regarding any questions or concerns with the Draft Special Use Permit for the Planned Unit Development or the Draft TIF Redevelopment Agreement.

The consensus of the Village Board was to move the project forward for final approval at a future Board meeting.

Petitioner Gino Picciola expressed concern to the Village Board regarding the stipulation of no video gaming at the property. Mayor Fleischer stated that the Village Board decided that video gaming would be prohibited downtown many years ago. Mr. Picciola stated that this may affect the project moving forward. Mayor Fleischer reiterated that this was a Village Board decision.

Mayor Fleischer requested Village staff to place downtown video gaming on a future work session agenda.

Staff Reports

Assistant Village Administrator/Acting Community Development Director Greg Anderson stated that a Liquor License Ordinance Amendment will be placed on the next Board meeting agenda for a new restaurant called A Bite of Mexico which will be located at 11220 W. Lincoln Highway.

EXECUTIVE SESSION

Trustee Engler made a motion to enter executive session at 6:25 p.m. to discuss litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is

probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting pursuant to 5 ILCS 120/2(c)(11). Trustee Metanias seconded.

AYES: (5) Dauphinais, Engler, Germany, Metanias, Smith

NAYS: (0)

Absent: (1) Fedora

Motion carried

RECONVENE WORK SESSION

Trustee Engler made a motion to adjourn the executive session and reconvene the work session at 6:40 p.m. Trustee Metanias seconded.

AYES: (5) Dauphinais, Engler, Germany, Metanias, Smith

NAYS: (0)

Absent: (1) Fedora

Motion carried

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 6:45 p.m.