

VILLAGE BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, April 8, 2024

CALL TO ORDER

Mayor Fleischer called the Village Board of Trustees work session to order at 7:31 p.m.

ROLL CALL

The following Trustees were present:

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

Also present were the following: Deputy Clerk Kathleen Pyznarski; Village Administrator John Tomazoski; Finance Director Nathan Pasbrig; Assistant Village Administrator Greg Anderson; Village Attorney/Human Resources Director Carl Buck; Chief of Police Brian Benton; Director of Public Works Jim Kulesa; and Community Development Director Brent Cann

Mokena Crossings Subdivision: Special Use Permit/Planned Unit Development Amendment Request

Community Development Director Brent Cann presented the following item:

Special Use Permit/Planned Unit
Development Amendment Request –
Concept Review
Mokena Crossings – 9972-9998 190th Street

Village Board Work Session
April 8, 2024

Request

Applicant

John Olivieri

Location

9972-9998 190th Street

Background

Agreement Executed August 12, 2002

Request

Seeking support for site building and parking amendment



Background

Annexation Agreement (2002) – Special Use Permit for a Planned Unit Development – August 12, 2002

- Approval for Original Special Use Permit for a Planned Unit Development
 - 44 Acre Development

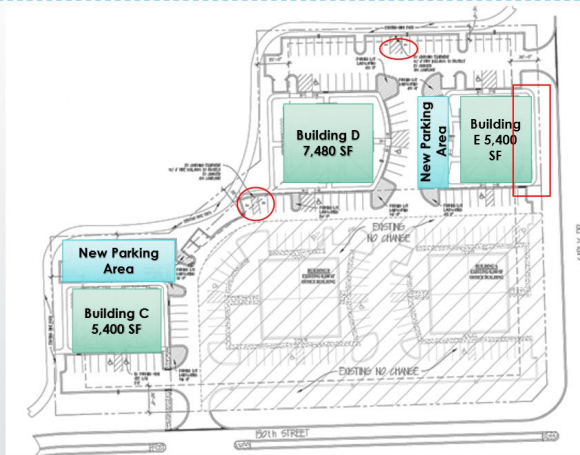
Special Use Permit for a Planned Unit Development Amendment (2024)

- Amendment to S.U.P/P.U.D.
 - Construct Final Three (3) Buildings on Original Lot 4
 - Seeking Side Yard Setback Variance of 12' – Reducing Side Yard Setback from 30' to 18'

Existing 2002 Site Plan



Proposed Site Plan



2024 Proposed Building Elevations



- Proposed Building Elevations
 - Exterior Finish to Match Adjacent Buildings in the Development – Red Face Brick with Hardiboard Siding (Shell White Color)
 - Asphalt Shingle Roof Proposed – Owens Corning Duration (Black Stable Color)

Parking Analysis

2024 PARKING ANALYSIS

Propose Parking

Proposed Use	Zoning Code	Parking Provided	Parking Required
Offices	1 space / 250 sq./ft gross floor area	108 spaces	74 spaces

- Per Zoning Ordinance 9-16-7
- Offices Require 1 Space per 250 SF of Gross Floor Area
- $18,280 \text{ SF} / 250 \text{ SF} = 74 \text{ Spaces}$
- 108 Spaces Provided
 - 96 Standard Spaces
 - 8 ADA Accessible Spaces
 - 4 EV Charger Station Spaces

Amendment Summary

- Proposing Three (3) Buildings– Slightly Smaller Than Original (Reducing Density)
- Proposing Two (2) New Parking Locations
- Proposing Four (4) EV Charger Stations
- Building Elevations Consistent and Compliant with Existing Buildings
- Seeking Relief on the Side Yard Setback for Building E– Reduced From 30' to 18'

Board Direction

1. Does the Board have any questions or concerns regarding the proposed plan?
2. Does the Board support moving the amendment forward to the Planning Commission?

Petitioner John Olivieri was in the audience and Mayor Fleischer asked him if there was anything additional he would like to add to the presentation.

Mr. Olivieri stated that based on the original site plan, he assumed the side yard setback for Building E was already an approved variance. However, he understands the need to amend the agreement.

Discussion:

Trustee Fedora stated Mr. Olivieri builds quality buildings.

Trustee Metanias stated Mr. Olivieri builds quality buildings and would rather have the additional parking than larger buildings.

Mayor Fleischer thanked the petitioner for providing adequate parking and having no parking issues.

The Board majority recommended moving the project forward to the Planning Commission.

Olivieri Business Park: Special Use Permit/Planned Unit Development Amendment Request
Community Development Director Brent Cann presented the following item:

Special Use Permit/Planned Unit Development Amendment Request – Concept Review

Olivieri Business Park Phase I– 10076-10102 W.
190th Place

Village Board Work Session
April 8, 2024

Request

Applicant
 John Olivieri

Location
 10076-10102 W. 190th Place

Background
 Agreement Executed March 22, 2004

Request
 Seeking support for Lot 4 building and parking amendment



Background

Annexation Agreement (2004) – Special Use Permit for a Planned Unit Development – March 22, 2004

- Approval for Original Special Use Permit for a Planned Unit Development
 - Olivieri Business Park (Phase I)
 - 14 Buildings

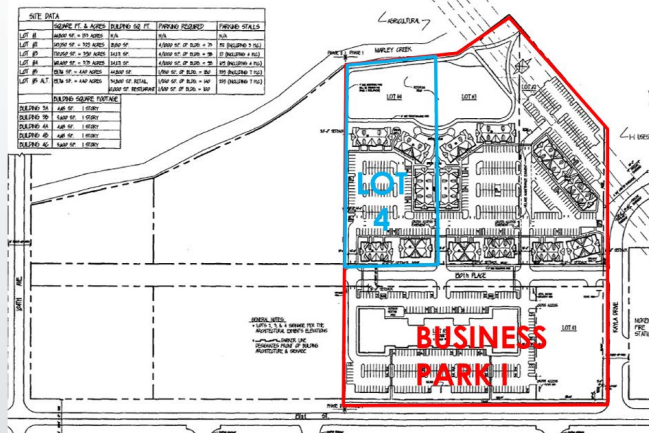
Annexation Agreement (2008) – Special Use Permit for a Planned Unit Development – January 14, 2008

- Approval for Original Special Use Permit for a Planned Unit Development
 - Olivieri Business Park II
 - Tap On Fee Waiver for Lot 4 of Phase I (3 years and 8 mos remaining)

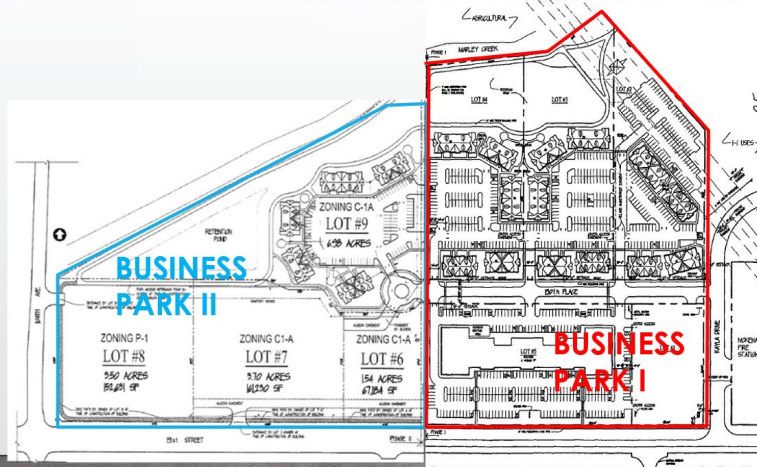
Special Use Permit for a Planned Unit Development Amendment (2024)

- Amendment to S.U.P./P.U.D.
 - 11 Buildings and Parking Layout Modifications

Existing 2004 Site Plan

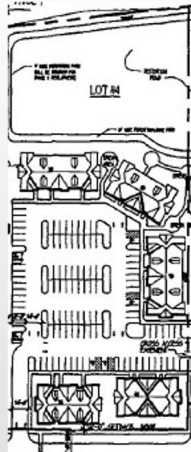


Existing 2004 and 2008 Site Plans



2004 vs 2024 Lot 4 Proposed Site Plan

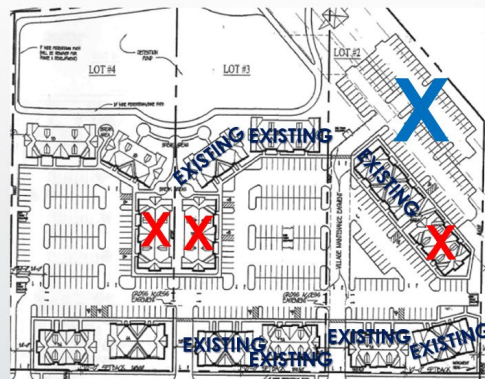
- 2004 Lot 4 Site Plan



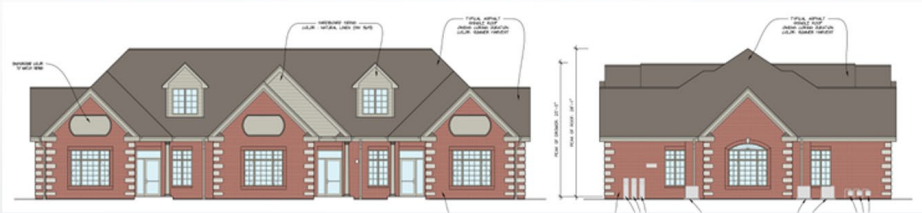
- 2024 Lot 4 Site Plan



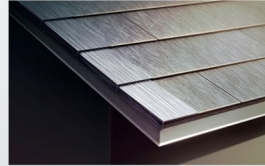
Olivieri Business Park I Site Plan



2024 Proposed Building Elevations



- Proposed Building Elevations
 - Exterior Finish to Match Adjacent Buildings in the Development – Red Face Brick with Hardiboard Siding (Natural Linen Color)
 - Solar “Shingle” Roofing Material Proposed – Comprised of Glass and Steel



Parking Analysis

2024 PARKING ANALYSIS

Lot 4 Parking

Proposed Use	Zoning Code	Parking Required	Parking Provided
Offices	1 space / 250 sq./ft gross floor area	104 spaces	115 spaces

Overall Lots 2, 3 & 4 Parking

Original Agreement Required	Existing Site Provided	Proposed Amendment Provided
249 Spaces 269 TOTAL	(174 spaces + 7 ADA) 181 TOTAL	(181 existing + 115 proposed) 296 TOTAL

- Per Zoning Ordinance 9-16-7
- Offices Require 1 Space per 250 SF of Gross Floor Area
- 25,840 SF / 250 SF = 104 Spaces
- 115 Spaces Provided
 - 103 Standard Spaces
 - 6 ADA Accessible Spaces
 - 6 EV Charger Station Spaces

Amendment Summary

- Eliminating Three (3) Buildings
- Proposing Six (6) EV Charger Stations
- Proposing Solar Panel Shingles
- Constructing Two (2) Buildings – Start 2024
- Constructing Two (2) Foundations – Start 2024
 - Completing Two (2) Foundation Only Buildings to Match the 2008 Economic Incentive Agreement – roughly 3 years and 8 months remain

Board Direction

1. Does the Board have any questions or concerns regarding the proposed plan?
2. Does the Board support moving the amendment forward to the Planning Commission?

Petitioner John Olivieri was in the audience and Mayor Fleischer asked him if there was anything additional he would like to add to the presentation.

Mr. Olivieri stated that the economic incentive agreement was put in place with the Village in cooperation with the Village purchasing property at a discounted rate for the Police Station.

Mr. Olivieri also stated that he chose to eliminate buildings to improve density and provide adequate parking to differentiate himself from competitors. He also discussed the solar shingles and provided that if the lead time works out; he would like to include those in the construction of the final four buildings. He indicated the shingles should last approximately 30 years.

Discussion:

Trustee Dauphinais asked which buildings would be constructed first and if any other communities have solar shingles.

Mr. Olivieri stated the rear buildings would be constructed first with the front buildings constructed next.

Trustee Metanias asked when the two foundation only buildings would be completed? He also asked how the EV Charger Stations would be utilized and by whom.

Mr. Olivieri stated the buildings would be constructed as soon as possible.

Village Attorney/Human Resources Director Carl Buck stated the construction would be tied to the timing of the economic incentive agreement, approximately 3 years and 8 months from today.

Mr. Olivieri stated that the EV Charger Stations could be used by anyone by way of a credit card, but that non-tenants would pay a slightly higher rate than tenants.

Trustee Engler spoke in support of the project.

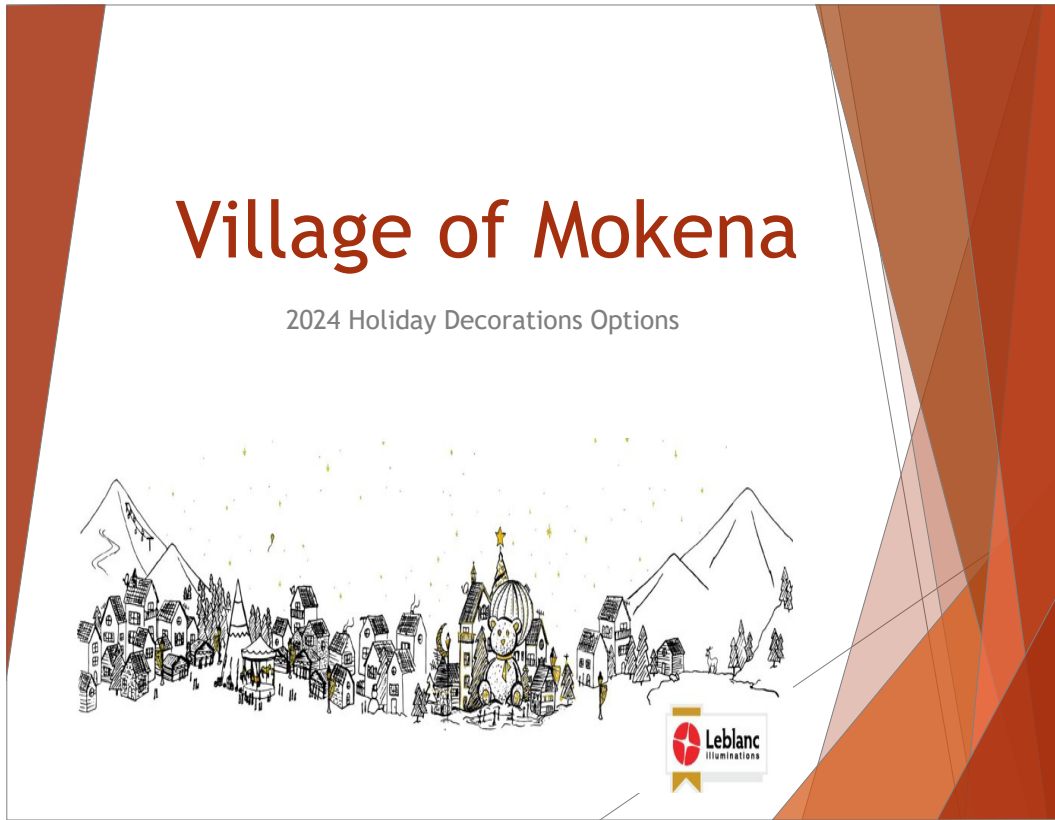
Mayor Fleischer thanked the petitioner for adding the EV Charger Stations.

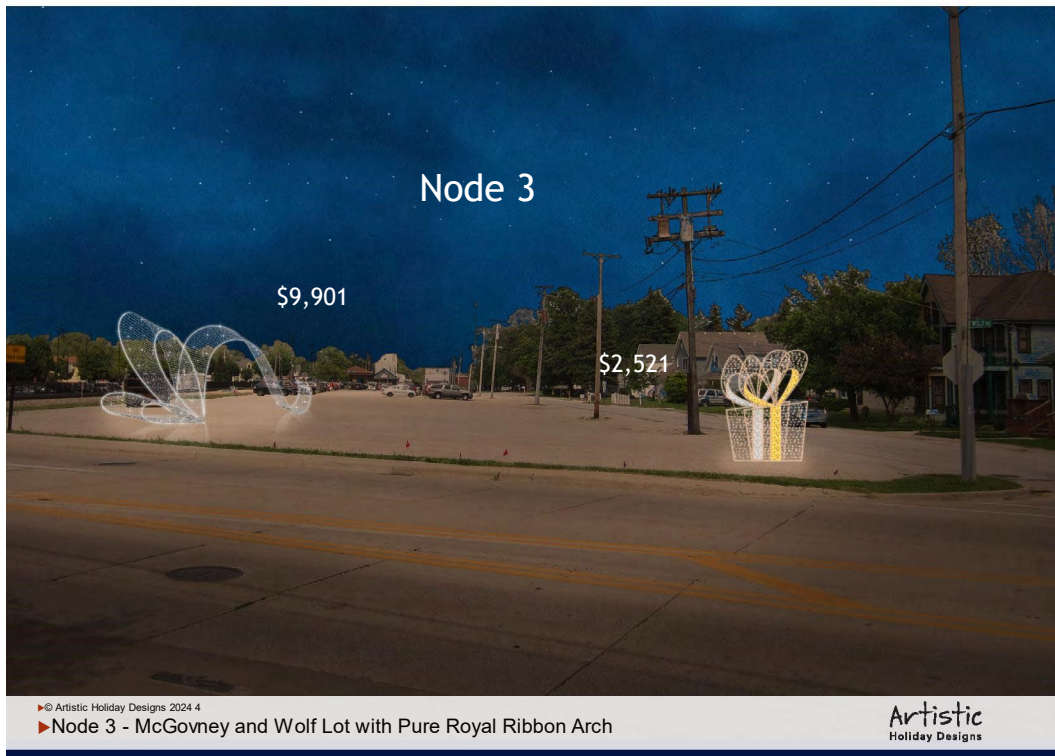
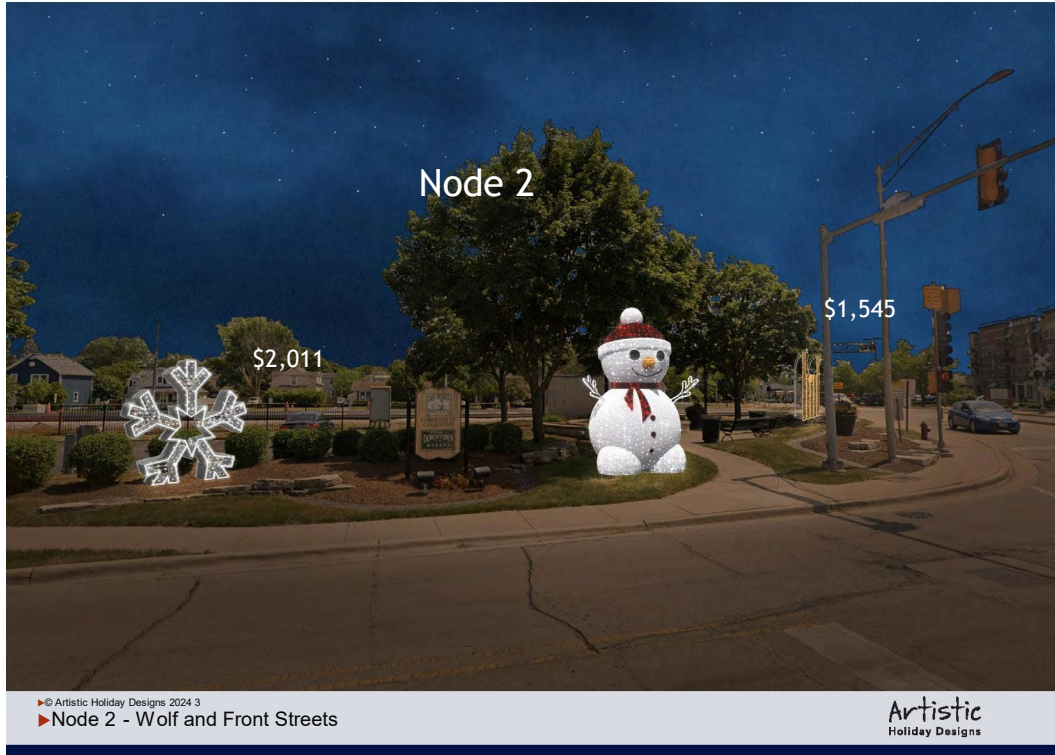
Mr. Olivieri stated that he had installed EV Charger Stations at the Highpoint Development in Mokena as well.

The Board majority recommended moving the project forward to the Planning Commission.

Fiscal Year 2025 Budget: Holiday Decorations

Director of Public Works Jim Kulesa presented the following item:







FY25 Budget \$20,000

Option 1


- ▶ Node 1 Gingerbread House, Trumpet Solider and Gingerbread man \$13,000
- ▶ Node 2 Village Owned Snowman and 3D Gold Sled \$1,600
- ▶ Node 3 Snowflake and 3D Enchanted Giftbox \$5,000
- ▶ Estimated Cost \$19,600 after discount

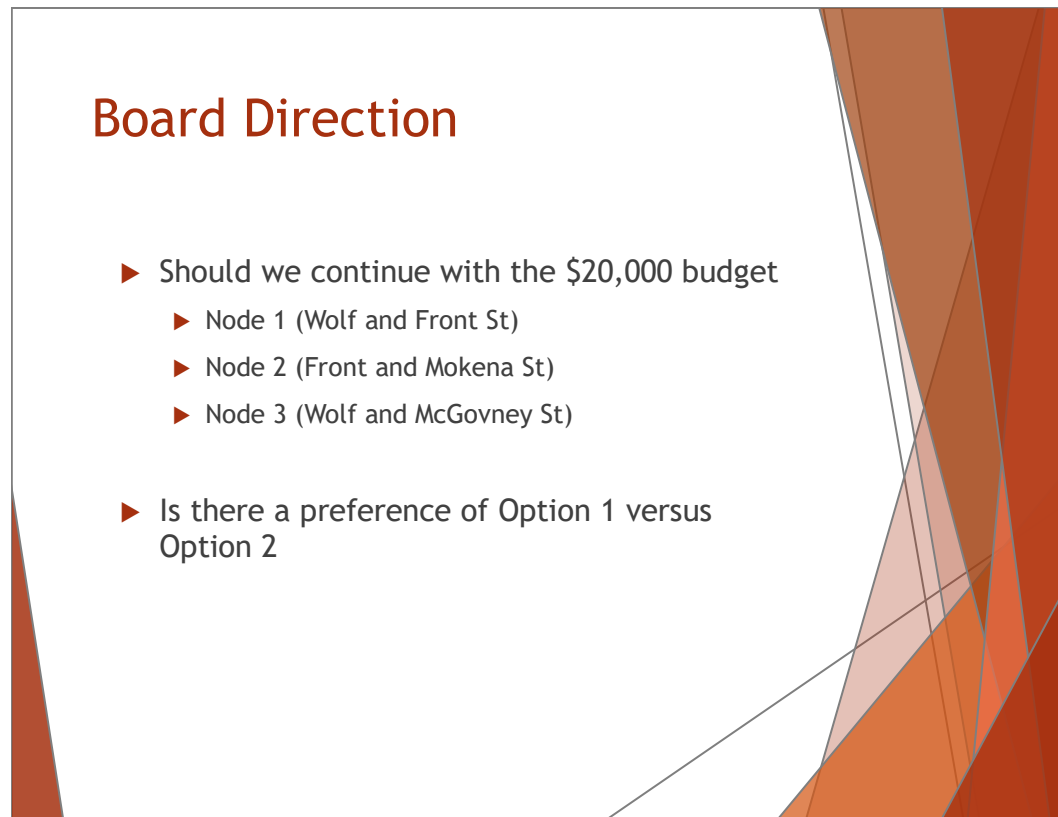


FY25 Budget \$20,000

Option 2

- ▶ Node 1 Gingerbread House and Trumpet Solider \$12,600
- ▶ Node 2 Village Owned Snowman
- ▶ Node 3 2D/3D Gingerbread Man and 2D/3D Enchanted Giftbox \$7,000
- ▶ Estimated Cost \$19,600 after discount





Board Direction

- ▶ Should we continue with the \$20,000 budget
 - ▶ Node 1 (Wolf and Front St)
 - ▶ Node 2 (Front and Mokena St)
 - ▶ Node 3 (Wolf and McGovney St)

- ▶ Is there a preference of Option 1 versus Option 2

Discussion:

Director of Public Works Kulesa reviewed the options for 2024 Holiday decorations. He also shared that Artistic Holiday Design has a discount of 25% at the \$25,000 level and was able to negotiate this down to the \$20,000 level.

Trustee Engler asked if there were other options than the gingerbread house. Director of Public Works Kulesa stated there were, but many of the sit-down options were decorations the Village has used in the past. He further stated that all the proposed options were not guaranteed and were based on stock availability.

Mayor Fleischer questioned the Board about the \$20,000 amount and asked if the budget should be increased. Trustee Metanias stated the \$20,000 budget amount was adequate and with the 20% discount it would give us more than last year. The rest of the Board members agreed.

Trustee Fedora asked about the positioning of the snowman. Director of Public Works Kulesa confirmed it would go in the same location as last year at node 1. Trustee Fedora also asked if the snowman could be cleaned because it was very dirty. Director of Public Works Kulesa said he was unsure but would check. Director of Public Works Kulesa also stated if it were not possible, the Board would have to consider purchasing a new one or leasing one in the future.

Trustee Fedora suggested the Board consider color-changing string lights similar to the lights that zigzagged down Front Street. That way they could be left up all year and would be used for different events, including food trucks days through the summer. The Board concurred and Director of Public Works Kulesa said he would look into the possibility.

Trustee Engler discussed the possibility of snowflakes on poles being expanded down Wolf Road. Village Administrator Tomasoski said this was looked into in the past and the electrical connection was not set up. Village Administrator Tomasoski asked if Director of Public Works Kulesa could evaluate capability and cost. Director of Public Works Kulesa said we were considering expanding the snowflakes on Front Street from Mokena Street east to Division Street. Village Administrator Tomasoski said to explore going east of Wolf Road down to the English Garden. Director of Public Works Kulesa said we did this last year for the summer flowerpots and would explore the possibility.

The Board approved option 1 with an estimated cost of \$19,600 after discount (with delivery and install) and agreed to spend up to the \$20,000 Fiscal Year 25 budgeted amount.

There being no further business to bring before the Mayor and Village Board of Trustees, Mayor Fleischer adjourned the work session at 8:06 p.m.