


Request

Applicant
SSS Mokena, LLC. (Robert Sorensen)
Nathaniel Washburn –
Representing Applicant

Location
8450-8500 W. 191st Street

Current Zoning
I-1






















Request
Seeking Special Use Permit
Concept recommendation for
Outdoor Storage and Motor
Vehicle Service Repair



Land Use and Zoning



ZONING MAP LEGEND

- | | |
|-----------------------------------------------------------------------------------|----------------------------------------------------|
|  | E-1 ESTATE RESIDENCE DIST. (2 1/2 ACRES) |
|  | R-1 SINGLE FAMILY RESIDENCE DIST. (40,000 SQ. FT.) |
|  | R-2 SINGLE FAMILY RESIDENCE DIST. (20,000 SQ. FT.) |
|  | R-3 SINGLE FAMILY RESIDENCE DIST. (15,000 SQ. FT.) |
|  | R-4 SINGLE FAMILY RESIDENCE DIST. (12,500 SQ. FT.) |
|  | R-5 SINGLE FAMILY RESIDENCE DIST. (7,500 SQ. FT.) |
|  | R-6 MULTI-FAMILY RESIDENCE DISTRICT |
|  | C-1 TRADITIONAL SHOPPING DISTRICT |
|  | C-1A 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 |
|  | I-2 GENERAL INDUSTRIAL DISTRICT |
|  | I-3 INTENSIVE INDUSTRIAL DISTRICT |
|  | A-1 AGRICULTURAL |
|  | P-1 PUBLIC, QUASI-PUBLIC & CONSERVATION DIST. |
|  | F- FOREST PRESERVE DISTRICT PROPERTY |
|  | OVERLAY DISTRICT |

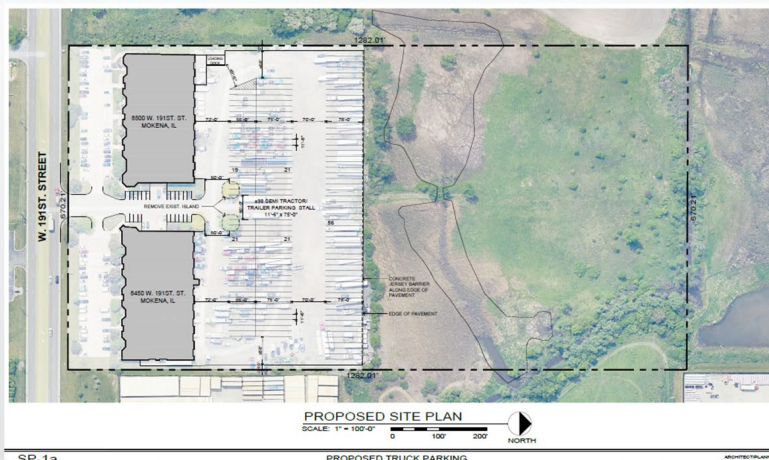
Site Zoning

- I-1 Limited Industrial District
- Surrounding Zoning
- North/East/South – I-1 Limited Industrial District
 - West – C1A General Commercial District

Blackhawk North Aerial



Site Plan



SP-1a

PROPOSED TRUCK PARKING

ARCHITECT/PLANNER

Staff Follow Up Required

- 1) Tenant Verification By Applicant & Staff
 - Who are the current tenants & how will the expansion impact their operations?
- 2) Usable Space and Configuration
 - Physical/Structural constraints?
 - Traffic flow?
- 3) Compliance with Village Code
 - Does the proposal include paving, curb & gutter, storm sewer, landscaping, screening, lighting, detention and parking lot requirements?
- 4) Access and Geometric Improvements
 - What geometric improvements are needed at 191st, AutoTURN Exhibits?
- 5) Impact on Adjacent Lots
 - How will expansion into the two north lots, not currently permitted for use, be managed?

Business Plan

Business Plan for \$450-\$500 W. 191st St. Facility

The facility located at 8450-8500 W. 191st St. in Mokena Illinois consists of 2 buildings constructed in early 1990's totaling approximately 90,000 square feet of space sitting on approximately 20 Acres of property of which approximately 10 Acres has been improved.

When the property was acquired in 2017 it was fully leased which a range of businesses, some of which still persist today (Enterprise Leasing, HTH Mechanical, River of Life School, Chef Klaus, and Interstate Battery) as well as several users including GT Express which have since departed but had similar uses to tenants presently on site such as Red Mechanic, MW Express, and White and Red Trucking.

The plan for the property going forward would be to first and foremost to maintain the occupancy of the property as near to full as can be attained to permit the improvement of the property and preserve the long-term viability of the property. The tenants, existing or future, would be required to keep the facility (inside and outside) clean and organized and leases would be reinforced to better hold tenants accountable. Improvements that are contemplated are the repair the existing paved areas, the installation a gate to restrict access to the existing gravel parking area to prevent unauthorized parking storage, the staged and systematic improvement of the existing gravel lot to allow for parking of semi-trailers, and the repair and replacement of doors to tenants' transitional offices. Other improvements such as screening and detention storm water management would be incorporated as well in accordance with Village regulations.

In addition to the improvements to the existing developed portions of the property a study would be undertaken as economics allow to assess whether the remaining acreage, after the improvements to the existing facility are accounted for, would allow for the development of an approximately 100,000 square foot facility to allow for the relocation of Litetronics to the site or for the development of a small self-storage facility on the remaining property.

Robert C Sorensen
Manager of SSS Mokena LLC

Summary of Key Points

- Maintain Occupancy Near to Full as Can Be Attained
- Tenants (Existing and Future) – Required to Keep Facility Clean and Organized
- Leases – Reinforced to Better Hold Tenants Accountable
- Improvements Contemplated – Repair Paved Area, Install Gate, Staged Improvement of Gravel Lot, Repair Doors, Detention, Screening
- Potential to Develop Rest of Site – Relocate LiteTronics or Self-Storage Facility

Board Direction

1. Does the Board support a Special Use Permit for outdoor storage on this site?
2. Does the Board support a Special Use Permit for motor vehicle repair on this site for 45,000 square feet?
3. Does the Board support advancing this application to the Planning Commission for a public hearing and it recommendation?

Discussion:

Mr. Washburn, counsel for Robert Sorensen, owner of Blackhawk North, introduced the site and provided background information on how his client purchased the property and how the site has been used. He provided information on what tenants and uses were at the site prior to and after the property was acquired by Mr. Sorensen.

Trustee Germany led off Board questions and comments by asking several questions about what infrastructure would be provided if the site were to be improved and clarifying what uses he would and would not support. He would not support 98 truck parking spots, hazardous tanker

use, long-term storage and no more than 50% trucking. He also stated more information was needed and suggested the applicant work with staff to develop a more inclusive plan.

Mr. Washburn stated that whatever infrastructure is required would be completed, but asked for a timeline to allow it to be phased in.

Trustee Smith agree with Trustee Germany that more information was required.

Trustee Fedora confirmed the current owner purchased the property out of foreclosure in 2017. She asked whether the site was being used in the same way it was purchased?

Mr. Washburn stated it is being used in the same manner as when it was purchased in 2017.

Trustee Engler asked if the parking could be more organized, asphalt would be expanded and whether anyone spent the night. She felt that the applicant needed to work more with staff to provide additional clarification.

Trustee Dauphinais agreed that trucking is a 4-letter word in Mokena. He stated he was happy they wanted to be Mokena, but needs additional questions answered.

Mayor Pro Tem Metanias stated there are some existing uses that are not permitted and should not have received business licenses. He agreed the proposal needs to be refined and Ordinances need to be adhered to.

Mr. Washburn asked if we bring forth 42,000 SF of trucking and meet all Village Code, is that palatable? Mayor Pro Tem Metanias responded the applicant should work with staff.

Professional Fee Agreement Proposal

Community Development Director Brent Cann presented this item.

Community Development Director Cann explained what a Professional Fee Agreement is and what it covers. He stated the agreement covers fees associated with a development that are borne by the developer including attorney, engineering, land planner, traffic consultant and other professional fees and ensures the taxpayer will not be burdened by the costs. He stated the benefits of the agreement include efficiency, fairness, accountability, open communication and the establishment of expectations. The Professional Fee Agreement memorializes what is in the existing code and allows for open dialogue at the outset of a project.

Community Development Director Cann explained the benefits of the development process being consistent and well-defined to assist prospective developers and their teams successfully maneuver the process. Developers are used to a fee agreement and the process as other communities such as New Lenox, Manhattan, Lockport, Tinley Park, Crest Hill and Romeoville have the same requirements. The Code requires engineering review fee funds to be deposited upon submittal of the preliminary plat and inspection funds to be deposited prior to the final plat approval.

It was further discussed that many regional and national developers expect this process. An example being 7 Brew Coffee, a national chain, has followed the Code and requirements without question. Local developers may struggle as they have not had a consistent process to follow in the past. Having an inconsistent process puts staff and elected officials in very difficult situations as they are asked to make arbitrary decisions that may lack consistency, potentially putting the Village in difficult situations for the future. Following the process defined in the Code would have likely helped the Village avoid the recent challenges with the Gas N Wash access and the Boulder Ridge IV development.

Community Development Director Cann closed with providing information from the Code and Guide to Land Use stating all final documents including final engineering must be approved prior to Village Board approval. Experience in other communities emulates this requirement in municipalities such as New Lenox, Manhattan, Tinley Park, Shorewood, Frankfort, Joliet, Crest Hill, Lockport and Romeoville. Potential challenges were discussed as the Village moves forward with the existing Code including repeat developers not wanting to adhere to the Code

and developers reaching out to staff and elected officials. The challenge of following a more ambiguous process is that the Village will likely continue to inherit challenges.

Discussion:

Village Administrator Tomasoski added that this is a culture change and there will likely be questions and discussions from developers that come to staff and elected officials. He added that if we do not want to move forward utilizing a professional fee agreement, the Village can revise the current Code. The general consensus of the Board was to move forward with the current Code and begin to use the Professional Fee Agreement for projects that have yet to begin.

Proposed Village Code Amendment – Building Permit Appeal

Village Attorney/Human Resources Director Carl Buck presented the following item:

Village Code Amendment

SPARC Adopted Adopted under Section 2-7-1 of the Village Code

Code Failed to Designate Appeal Body

Currently, Section 8-2-1 references the "Board of Appeals" in Section 113.1. To reflect the current structure, it is essential to replace these references with the "Architectural and Site Plan Review Committee" to ensure our code accurately represents the entity now responsible for these functions.

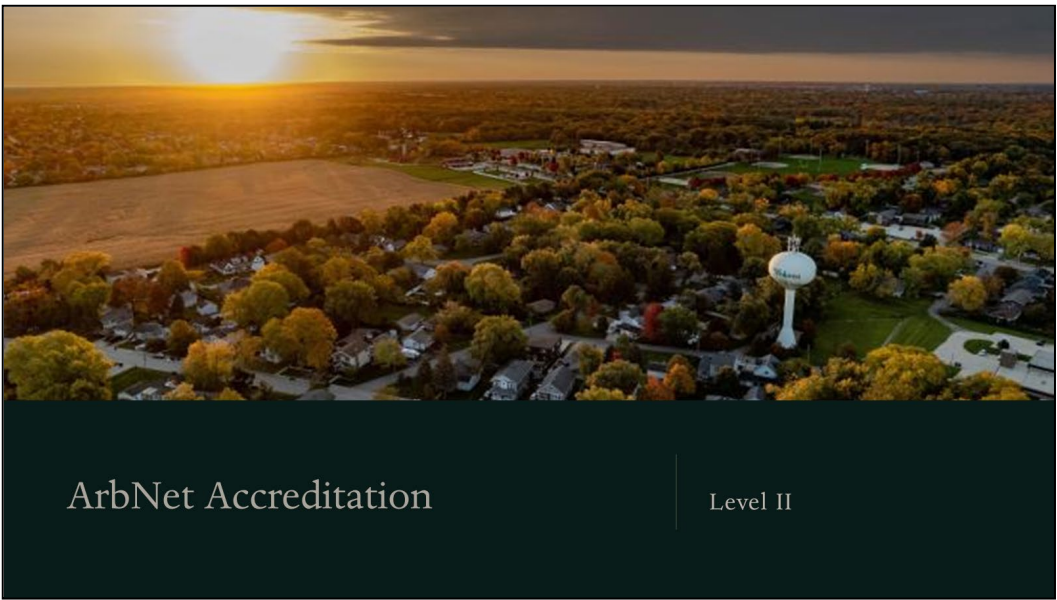
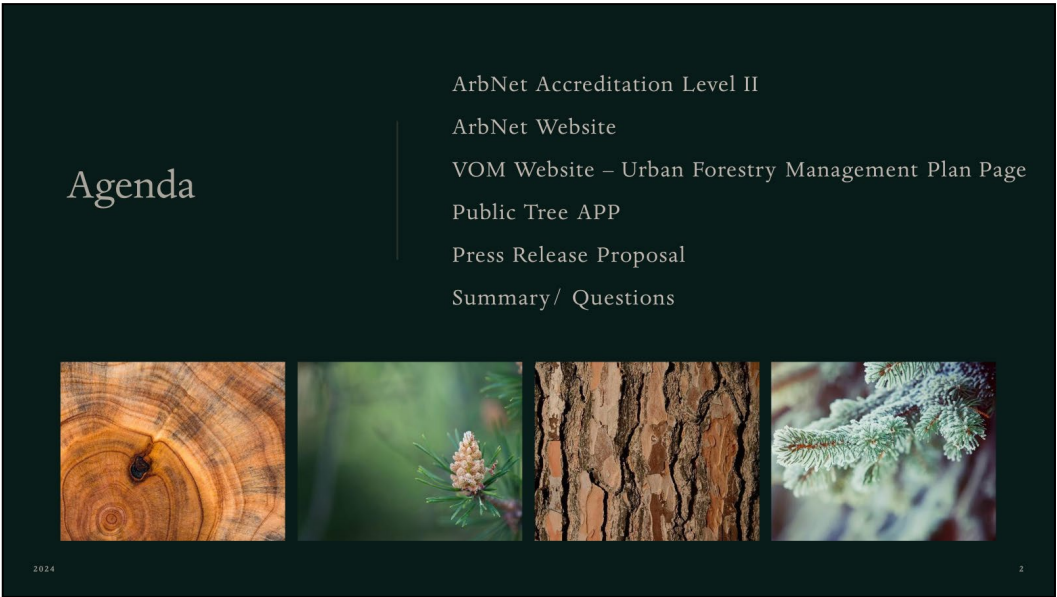
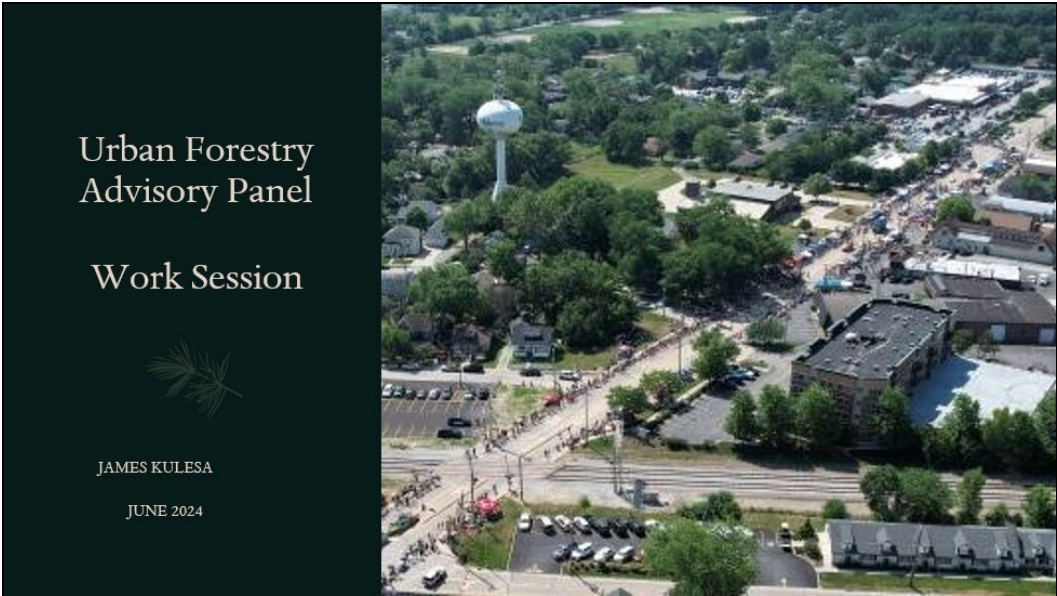
Discussion:

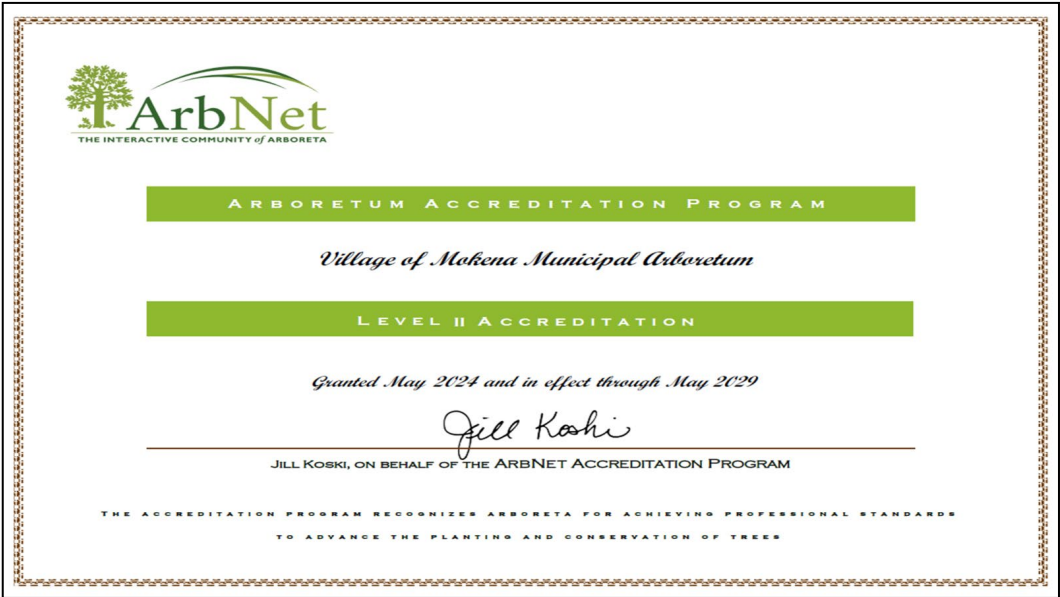
Village Attorney/Human Resources Director Carl Buck discussed the proposed ordinance to amend Section 8-2-1 of the Village Code. Village Attorney/Human Resources Director Buck outlined that this amendment is necessary to align the Village's regulations with the current organizational structure, specifically assigning the Architectural and Site Plan Review Committee (SPARC) the role in the building permit appeal process. The amendment is authorized under the Illinois Municipal Code and SPARC was established to oversee architectural and site plan reviews, a role traditionally associated with the Board of Appeals. However, the current code does not designate SPARC as the body to hear building code appeals, which this amendment would correct.

The proposed key changes include replacing references to the "Board of Appeals" with the "Architectural and Site Plan Review Committee" in Section 8-2-1, clarifying SPARC's role in handling appeals, and ensuring that all discretionary decisions by Village officials adhere to the new protocol. The Board discussed the justification for these changes, emphasizing that they provide clarity, ensure legal compliance, and streamline the appeals process by clearly defining SPARC's roles and responsibilities. The consensus of the Board was to support the proposed ordinance amendment and to place it on a future agenda for final consideration.

Urban Forestry Advisory Panel

Director of Public Works Jim Kulesa presented the following item:





VOM Proposed Website Page

[illegible]

HTTPS://MOKENAIL.MUNICIPALONE.COM/PVIEW.ASPX?ID=20912

Welcome to the Village of Mokena Municipal Arboretum

Self-Guided Tree Tour App!

- Click on the "My Location" tab to zoom to your location
- Click on a tree point to learn more about it
- Click on the "More Info" field to learn about that tree species



The logo of the Village of Mokena, Illinois, is circular. It features a central profile of a Native American man with feathers in his hair. The words "VILLAGE OF MOKENA" are written in a circle around the top, and "ILLINOIS" is at the bottom. Below the logo, the text "Village of Mokena Illinois" is written in a serif font.

☐ Do not show this splash screen again.

OK

Public Tree Tour App



Self-Guided

Mokena Public Trees WebApp (arcgis.com)

Publicizing Your ArbNet Accreditation

ArbNet Publicity Tool Kit

- Submitting Your News to the Media
- Referencing ArbNet
- Sharing on Social Media

Media Contact: {your name, phone, email}

**VILLAGE OF MOKENA AWARDED LEVEL II ACCREDITATION
BY ARBNET ACCREDITATION PROGRAM**

Mokena, ILL. 6/25/2024 – Village of Mokena has been awarded a Level II Accreditation by The ArbNet Arboretum Accreditation Program and The Morton Arboretum, for achieving particular standards of professional practices deemed important for arboreta and botanic gardens. The ArbNet Arboretum Accreditation Program is the only global initiative to officially recognize arboreta at various levels of development, capacity, and professionalism. The Village of Mokena is also now recognized as an accredited arboretum in the Morton Register of Arboreta, a database of the world's arboreta and gardens dedicated to woody plants.


The Village of Mokena is a vibrant suburban community located just 35 miles southwest of downtown Chicago, with nearly 20,000 people. The Village's arboreta has a collection of trees that serves as part of the living infrastructure of the community. With over 200 curb miles, Mokena has nearly 16,000 trees and 121 different species that serve the community by helping to clean the air, cool our residents' neighborhoods, capture rainwater, and reduce erosion. Mokena prides itself on providing significant parkway diversity with different types of Maples, Elms, Oaks, but also includes a variety of ornamental and rare trees. Village of Mokena has been recognized as Tree City USA for more than 19 years, and in 2024 was named a Sterling Tree City USA after being recognized for participating for 10 years in the Tree City USA Growth Award program.

The ArbNet accreditation recently received makes a stronger impact with the Village of Mokena Arboretist involvement, provides motivation and resources for continued improvement and higher levels of professional standards. The accreditation gives the Village Arboretist access to widely recognized set of industry standards and fosters professionalism when interfacing with the residents, said James Kulesa Village of Mokena Public Works Director."

About ArbNet



ArbNet is an interactive, collaborative, international community of arboreta. ArbNet facilitates the sharing of knowledge, experience, and other resources to help arboreta meet their institutional goals and works to raise professional standards through the ArbNet Arboretum Accreditation Program. The accreditation program, sponsored and coordinated by The Morton Arboretum in Lisle, Illinois in cooperation with American Public Gardens Association and Botanic Gardens Conservation International, is the only global initiative to officially recognize arboreta based on a set of professional standards. The program offers four levels of accreditation, recognizing arboreta of various degrees of development, capacity, and professionalism. Standards include planning, governance, public access, programming and tree science, planting, and conservation. More information is available at www.arbnet.org.

100-100-100



Summary/ Questions

- Does the Board agree to be on the ArbNet Website
- Does Board agree to have ArbNet signs installed under our Tree City USA signs
- Does Board Agree to issue a press release and publish on social media
- Any other recognition




2024

10

Thank you

James Kulesa



The way to get started is to quit talking and begin doing.
Walt Disney

2024

11

Discussion:

Public Works Director, Jim Kulesa, shared an informational presentation from the Urban Forestry Advosry Panel on the following subjects: ArbNet Accreditation Level II, ArbNet Website, VOM Website – Urban Forestry Management Plan Page, Public Tree APP, and various communication methods planned for sharing this information. The Board appreciated all of the work to date, congratulated the team for getting the Village of Mokena ArbNet Level II accredited and requested Staff create a presentation for the public at a future Board meeting.

Staff Reports

Public Works Director Kulesa provided an update to the Board on the following subjects:

- Bonness Tower pump and motor failed. New pump already purchased but will most likely need to have pump rebuilt.
- Water usage up with the hot weather and may need to increase water restrictions.
- T6 New Holland tractor with flail arm and 2 attachments should be delivered week of June 17.

Village Administrator John Tomasoski advised the Board that the passage of House Bill 3144 will eliminate the grocery tax effective January 1, 2026. This Bill also provides new authority for non-home rule municipalities, without a need for referendum approval, to impose an additional local sales tax on general merchandise. Staff intends to research this matter and update the Board when completed.

EXECUTIVE SESSION

Trustee Engler made a motion to enter executive session at 7:47 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). Trustee Dauphinais seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

RECONVENE WORK SESSION

Trustee Engler made a motion to adjourn the executive session and reconvene the work session at 8:34 p.m. Trustee Dauphinais 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 8:08 p.m.