

VILLAGE BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, June 24, 2024

CALL TO ORDER

Mayor Pro Tem George J. Metanias called the Village Board of Trustees work session to order at 7:28 p.m.

ROLL CALL

The following Trustees were present:

Rob Dauphinais
Debbie Engler
Melissa Fedora
George J. Metanias (Mayor Pro Tem)
Terence Smith

Absent: Mayor Frank A. Fleischer, Terry G. Germany

Also present were the following: Village Clerk Melissa Martini; Village Administrator John Tomazoski; Finance Director Nathan Pasbrig; 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: Special Use Permit/Planned Use 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
June 24, 2024

Request

Applicant
John Olivieri

Location
9972-9998 190th Street

Background
Agreement Executed August 12, 2002

Request
Seeking positive recommendation 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 10' – Reducing Side Yard Setback from 30' to 18'

Village Board Work Session Positive Concept Recommendation – April 8, 2024

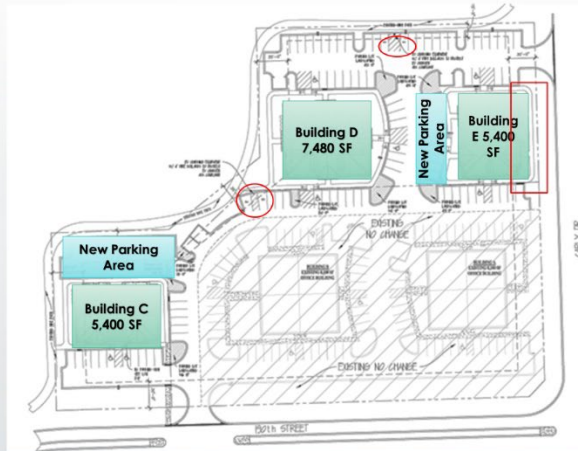
Planning Commission Positive Recommendation – May 16, 2024

Site Plan and Architectural Review Committee Positive Recommendation – May 29, 2024

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
- Proposing Two (2) New Parking Locations
- Proposing Four (4) EV Charger Stations
- 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 amendment to the Special Use Permit for a Planned Unit Development plan?
2. Does the Board support placing this request on a regular agenda for final approval?

Discussion:

Trustee Dauphinais asked about the solar shingles and about how readily available they are.

Mr. John Olivieri stated the solar shingles are 1.5 to 2 years out and production is currently not keeping up with demand.

The Board was generally in favor of the project as presented and directed staff to put on an upcoming Board agenda for Board consideration.

Olivieri Business Park: Special Use Permit/Planned Use 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
June 24, 2024

Request

Applicant

John Olivieri

Location

10076-10102 W. 190th Place

Background

Agreement Executed March 22, 2004

Request

Seeking positive recommendation 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)

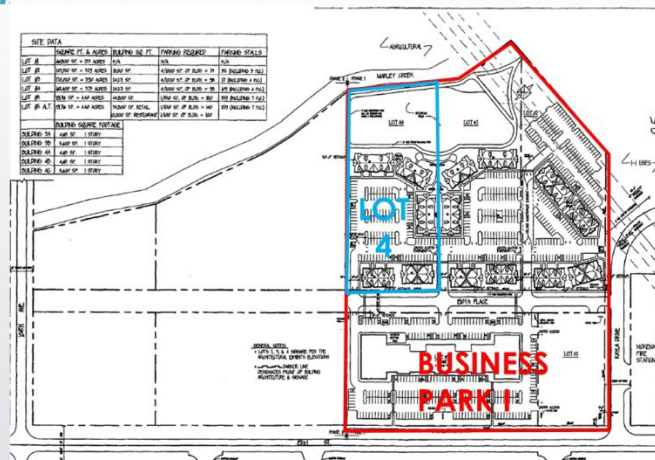
- Amendment to S.U.P./P.U.D.
 - 11 Buildings and Parking Layout Modifications

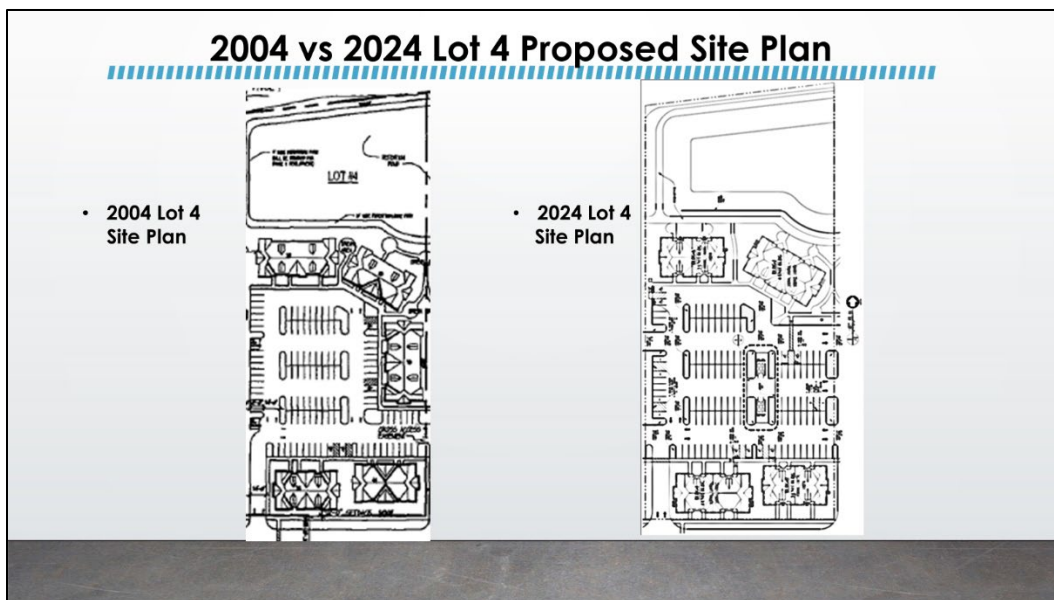
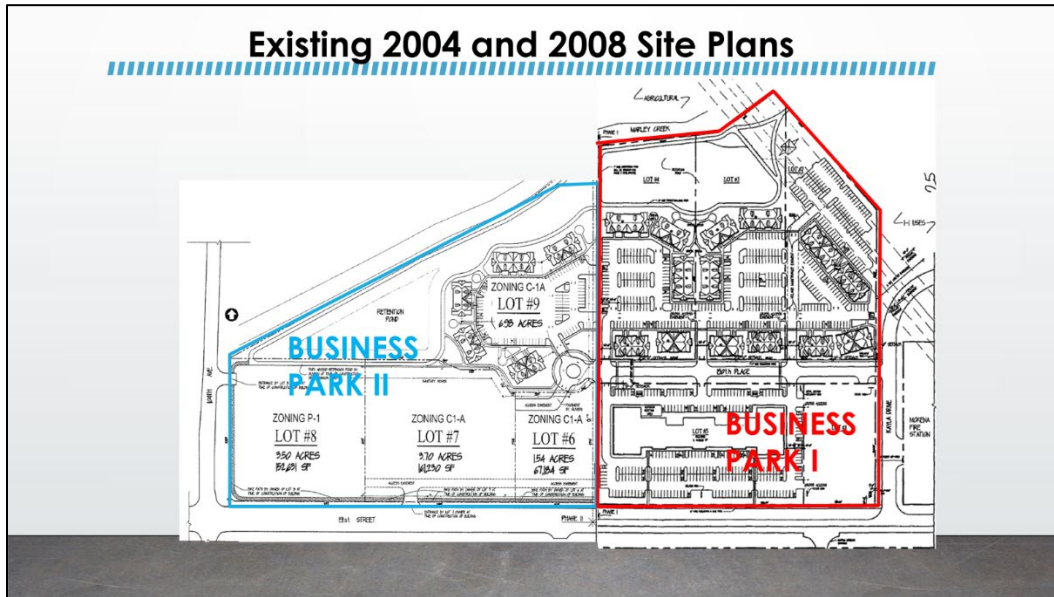
Village Board Work Session Positive Concept Recommendation – April 8, 2024

Planning Commission Positive Recommendation – May 16, 2024

Site Plan and Architectural Review Committee Positive Recommendation – May 29, 2024

Existing 2004 Site Plan

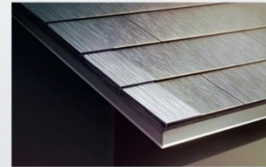




2024 Proposed Building Elevations



- 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
269 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 Coincide With Tap-On Fee Waiver Agreement Approximately Three Years and Eight Months From Today

Board Direction

1. Does the Board have any questions or concerns regarding the amendment to the Special Use Permit for a Planned Unit Development plan?
2. Does the Board support placing this request on a regular agenda for final approval?

Discussion:

Trustee Engler stated that the applicant does excellent work.

Trustee Metanias asked what was being installed where the parking lot was originally planned?

Mr. John Olivieri indicated the area would stay grass as there is a large gas main in the area along with the overhead utility wires.

The Board was generally in favor of the project as presented and directed staff to put on an upcoming Board meeting for Board consideration.

There being no further business to bring before the Mayor Pro Tem and Village Board of Trustees, Mayor Pro Tem Metanias adjourned the work session at 7:37 p.m.