

**BOARD OF TRUSTEES WORK SESSION**  
**11004 Carpenter Street, Mokena, Illinois 60448**  
**Monday, January 20, 2025**

**CALL TO ORDER**

Mayor Fleischer called the Board of Trustees work session to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

The Board of Trustees recited the Pledge of Allegiance.

**ROLL CALL**

The following Trustees were present:

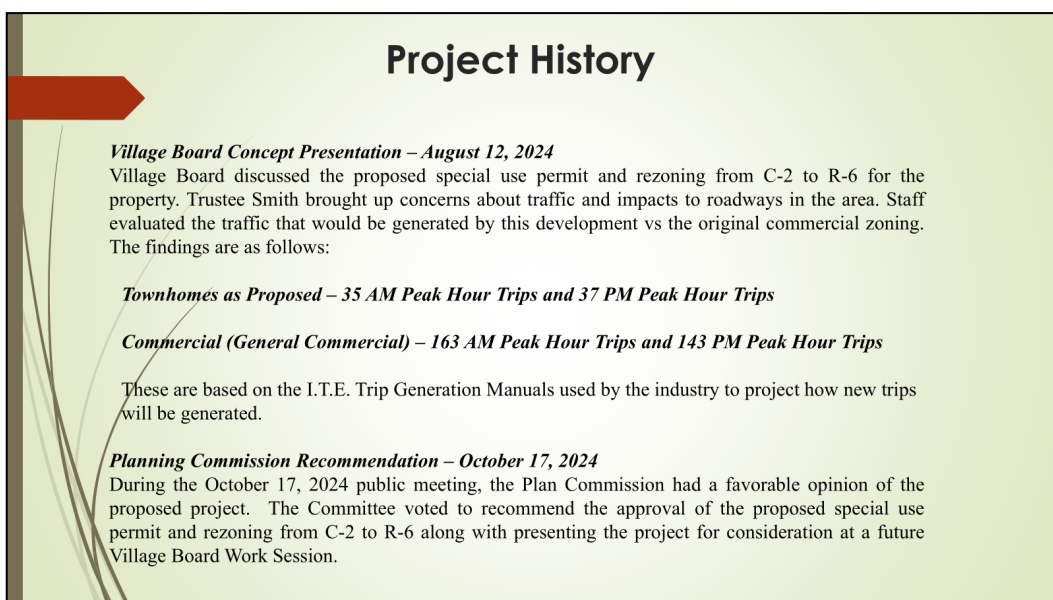
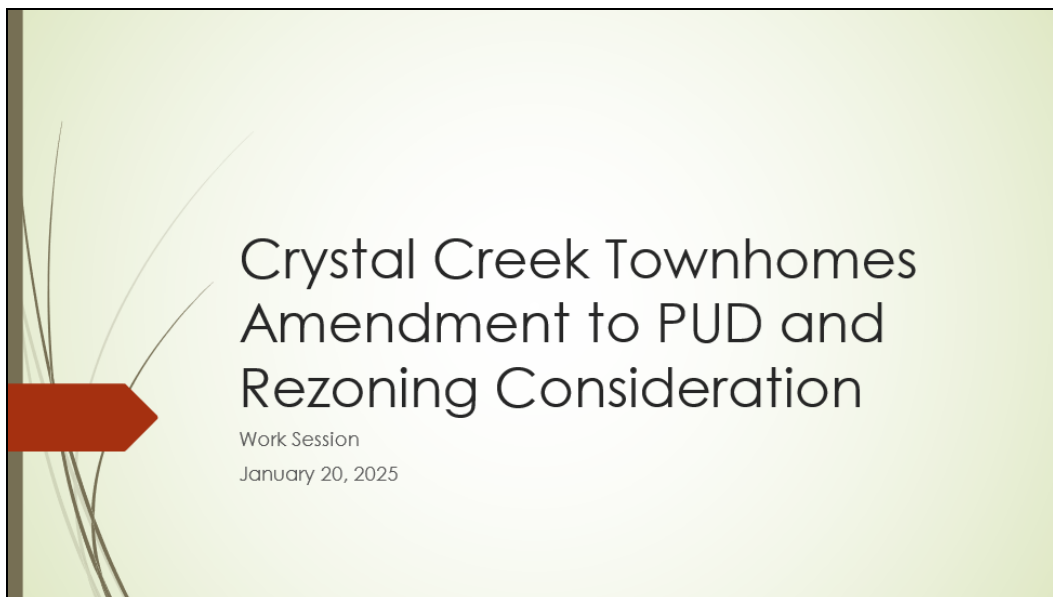
Rob Dauphinais  
Debbie Engler  
Melissa Fedora  
Terry G. Germany  
George J. Metanias

Absent: James D. Roberts

Also present were the following: Village Clerk Melissa Martini; Village Administrator John Tomaso; Village Attorney/Human Resources Director Carl Buck; Community Development Director Brent Cann; and Chief of Police Brian Benton

**Crystal Creek Townhomes: Amendment to Planned Unit Development/Rezone**

Community Development Director Brent Cann presented the following item:



## Project History

### *Village Board Work Session – November 21, 2024*

Village Board discussed the proposed special use permit and rezoning from C-2 to R-6 for the property. General agreement in moving the project forward was evident pending the confirmation of the exterior color of the buildings. Village Board requested a physical sample be brought in for consideration at a future Village Board Work Session.



## Board Direction

1. Should the development plans be forwarded to a future Board Meeting for Final Approval consideration?
2. Does the Board concur with the exterior brick selection?



### Discussion:

Community Development Director Brent Cann presented a proposal for a Special Use Permit/Planned Unit Development Amendment. The project was previously presented for Village Board Work Session consideration on November, 21, 2024, but the Board had a question regarding the brick color. The applicant, Mr. Patrick O’Gorman, provided samples of the brick for consideration at the meeting. The Board reviewed the samples and provided a generally favorable view of the brick. The project will move forward at a later date for final consideration by the Board.

**Marilyn Estates Unit 3: Amendment to Planned Unit Development/Rezone**  
Community Development Director Brent Cann presented the following item:

Marilyn Estates Phase III - Concept Review  
Owens Road and Alta Vista Way  
Village Board Work Session  
January 20, 2025

### Request

**Applicant**  
Jay Nebor - Nebor Builders. LLC. - Property Owner


**Location**  
16.6 Acres +/- Owens and Alta Vista Way

**Background**  
Phase I and Phase II Completed  
1970's and 1980's

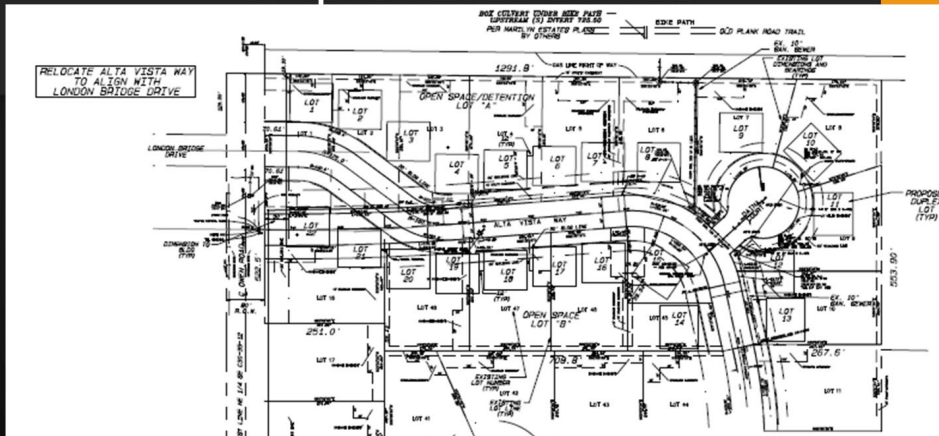
**Request**  
Seeking PUD Amendment and Rezoning of Property



### History



## Proposed 2025 Site Plan



## 2025 Proposed Duplex Renderings



## Board Direction

1. Does the Board support amending the PUD?
2. Does the Board support rezoning the parcel?
3. Does the Board recommend moving the amendment on to the Planning Commission?

Community Development Director Brent Cann presented a proposal for a Special Use Permit/Planned Unit Development Amendment. Mr. Jay Nebor, the property owner, provided additional details on the project. He stated the units would look like single family homes and are more like carriage homes with a price point of \$750,000 at entry with a target of \$800,000-\$900,000. Mr. Nebor also added he has been a resident of Mokena for 20 years and hopes to live in one of these units someday. He also confirmed the development would provide curb and gutter and sidewalks to meet current codes.

Discussion:

Trustee Germany stated he was mixed on the development. He added that the Bridges Subdivision contains homes well over \$1,000,000 in price and they may not like these. He did like the street alignment, but was concerned about how the adjacent properties would feel about the development.

Trustee Engler supported the project and thought it would be a good use for the Village.

Trustee Dauphinais concurred with Trustee Engler. He asked the developer if he was confident on the price point and the developer replied yes. He added that he was happy common ground could be found and stated the project should move forward.

Mr. Nebor provided another location where these units are being constructed; 153<sup>rd</sup> and Wolf Road in Orland Park. He stated these are closing at \$1,000,000 or more.

Trustee Fedora confirmed all units are 2 or 3 bedrooms on the main floor of the unit. She also confirmed the 2-car garage would face the street and the 3-car garage would face the side yard. She added that the duplex units do not look like townhomes and was good with moving the project forward to the Planning Commission.

Mr. Nebor added that sales in the Bridges Subdivision are closing at about the same price point as he is proposing.

Trustee Metanias confirmed the development would be served by Village utilities. He stated he had the same concerns as Trustee Germany regarding the neighbors. He stated he was good with moving the project forward to a future Planning Commission meeting.

The project will be presented at a future Planning Commission meeting for consideration.

**Will County Intergovernmental Agreements for Traffic Signals**

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



Village Attorney/Human Resources Director Buck provided an overview of the proposed Intergovernmental Agreements (IGAs) with Will County regarding traffic signal maintenance on county roads that serve the Village of Mokena. Currently, the Village of Mokena holds full responsibility for the maintenance and energy costs of traffic signals at the following intersections:

- Francis Road and Townline Road
- 191st Street and Hickory Creek Drive
- 191st Street and 88th Avenue

The proposed IGAs would reduce the Village's maintenance and improvement costs by 50%, as Will County would assume responsibility for these signals and split all related costs with the Village.

Village Attorney/Human Resources Director Buck provided additional details on the agreements, emphasizing that the Will County Department of Transportation is working to take over maintenance for as many signals as possible along county highways. This aligns with Will County's broader goal of upgrading signals to Intelligent Transportation Systems (ITS) technology, a U.S. Department of Transportation initiative aimed at improving safety, mobility, and efficiency in transportation systems.

Discussion:

Trustees discussed the long-term benefits of the agreement, including financial savings and enhanced technology integration. Questions were raised regarding:

- The potential timeline for ITS technology implementation at these intersections.
- The level of control the Village would retain over signal modifications.
- The estimated reduction in annual maintenance expenses.

The consensus of the Board was to support the agreements, and Staff was directed to place the agreements on a future agenda for final consideration and approval.

**Staff Reports**

Village Administrator John Tomasoski advised the Mayor and Board of the Park District's proposed plan for July 3<sup>rd</sup> that was detailed in his staff report. He noted it was consistent with the Village's request and appreciated the Park District's cooperation as this event is a partnership between the Village and the Park District.

Chief Benton updated the Board on their progress regarding the creation of a new canine handler position. He advised that they sent out a department-wide notification for any officers that may be interested to respond indicating so. He also advised that they have sent out a new squad car to be outfitted with the canine cage and other required accessories. He noted that all squad equipment and the dog itself are being paid for by States Attorney Glasgow.

Chief Benton also advised the Board that the police department has submitted an application for the Illinois Law Enforcement Accreditation Program through the Illinois Association of Chiefs of Police. He noted that he expects the process to take about a year before they will be ready for an on-site accreditation review.

**EXECUTIVE SESSION**

Trustee Engler made a motion to enter executive session at 6:41 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) and the setting of a price for sale or lease of property owned by the public body pursuant to 5 ILCS 120/2(c)(6). Trustee Metanias seconded.

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

NAYS: (0)

Absent: (1) Roberts

Motion carried

**RECONVENE WORK SESSION**

Trustee Engler made a motion to adjourn the executive session and reconvene the work session at 7:58 p.m. Trustee Metanias seconded.

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

NAYS: (0)

Absent: (1) Roberts

Motion carried

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 7:59 p.m.