

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, March 17, 2025

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 6:09 p.m.

ROLL CALL

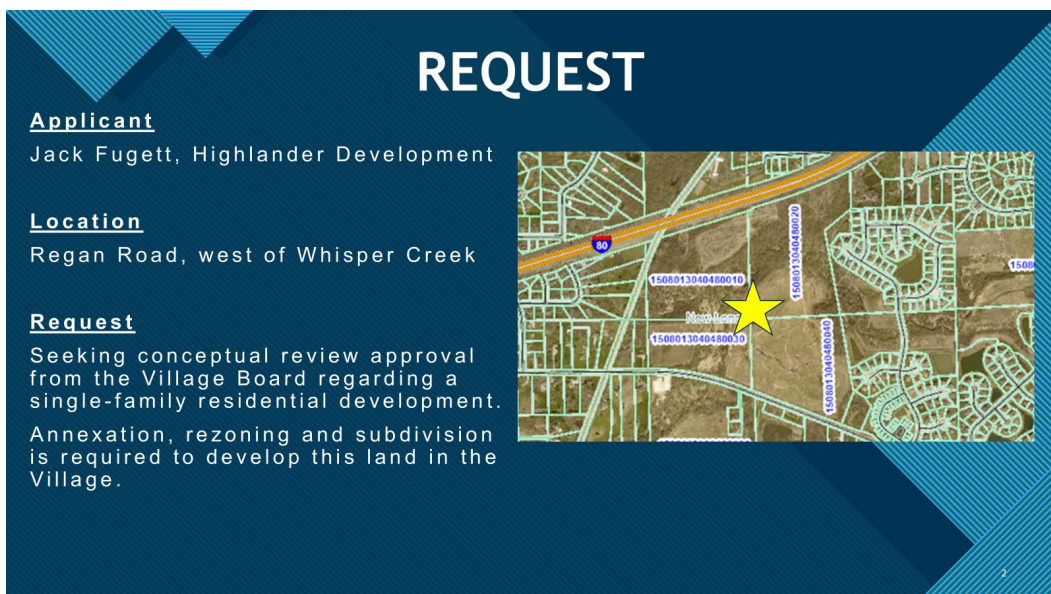
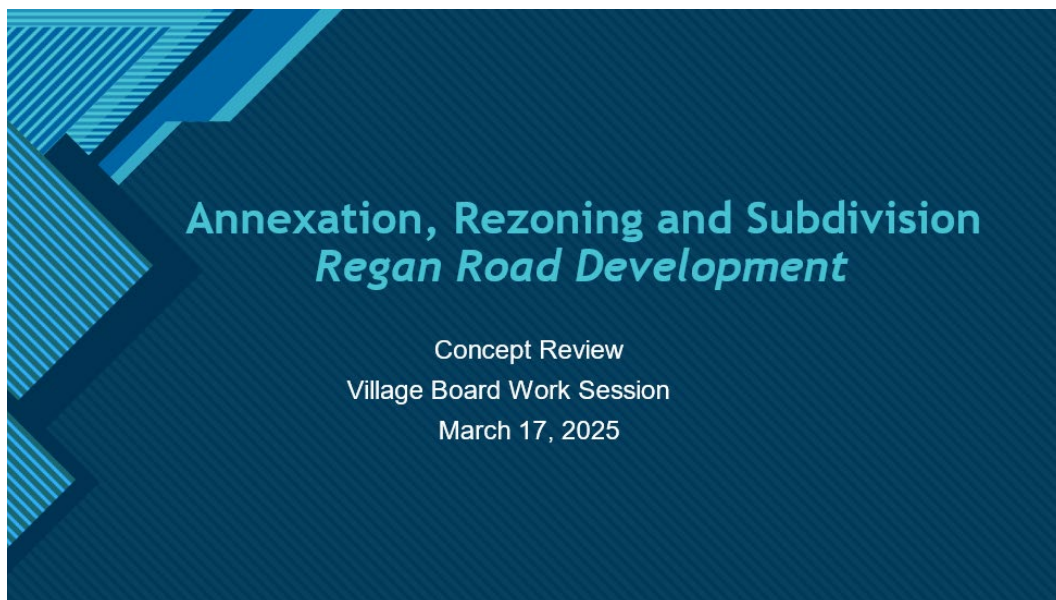
The following Trustees were present:

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

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

Regan Road Development: Annexation, Rezoning and Subdivision

Community Development Director Brent Cann presented the following item:



VILLAGE LIMITS AND AREA MAP

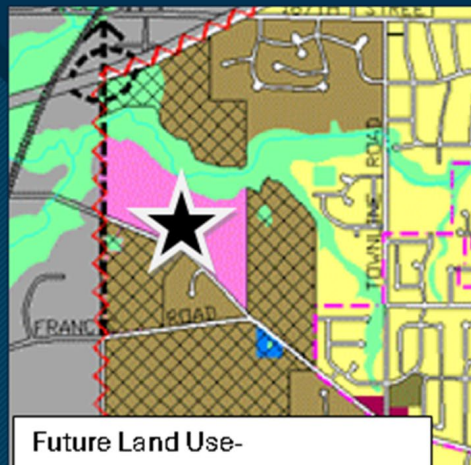


LAND USE & ZONING

The subject property is zoned A-1 (Agricultural) in the County. The Village's Comprehensive Plan identifies the parcels as a mix of office and open space.

Per Section 9-7-4 of the Zoning Ordinance, it states all land annexed to the Village is automatically zoned E-1 upon annexation.

The R-4 zoning district allows for a minimum of 12,500 square foot lots.



SURROUNDING PROPERTY ZONING

Except for Whisper Creek Subdivision, the remaining adjacent parcels are not within the corporate limits of the Village.

	Current Zoning	Current Use	Jurisdiction
Site:	A-1 Agriculture	Vacant	County
North:	I-80	N/A	County
South:	R-2 and A-1/A-2	Cemetery/ Residential	County
East:	R-3 and R-6 A-1	Residential	Village County
West:	R-1 and R-3	Residential	County



WHISPER CREEK ZONING

Whisper Creek Subdivision is a variety of zoning districts; R-4 on the north end, transitioning to R-3, with R-6 near Regan Road.

WHISPER CREEK	North	South
Zoning	R-4	R-3
Number of Lots	70	43
Ordinance Minimum	12,500	15,000
Min. Lot Size	12,600	13,089
Max. Lot Size	32,361	23,700
Avg. Lot Size	16,021	18,280

ZONING MAP LEGEND

- E-1 ESTATE RESIDENCE DIST. (2 1/2 ACRES)
- R-1 SINGLE FAMILY RESIDENCE DIST. (40,000 S.Q. FT.)
- R-2 SINGLE FAMILY RESIDENCE DIST. (20,000 S.Q. FT.)
- R-3 SINGLE FAMILY RESIDENCE DIST. (16,000 S.Q. FT.)
- R-4 SINGLE FAMILY RESIDENCE DIST. (12,600 S.Q. FT.)
- R-5 SINGLE FAMILY RESIDENCE DIST. (7,600 S.Q. FT.)
- R-8 MULTI-FAMILY RESIDENCE DISTRICT

Village Zoning

CONCEPT PLAN - RESIDENTIAL DEVELOPMENT

42 ACRES
74 LOTS
DENSITY 1.73 PER ACRE

The conceptual site plan below includes a 74 single family lot subdivision.

Total Development – Approximately 130 Acres

Development – Approximately 42 Acres

Conservation Donation – Approximately 88 Acres

Approximate Net Density – 2.43 DU/AC

Design Standards - Density

R-3 Residential Zoning District Standards

REGULATION	STANDARD	PROPOSED
Density	2.9 DU / Ac (net)	2.43 DU / Ac (net)
Front yard setback	35'	N/A
Rear yard setback	30'	N/A
Side yard setback	10'	N/A

R-4 Residential Zoning District Standards

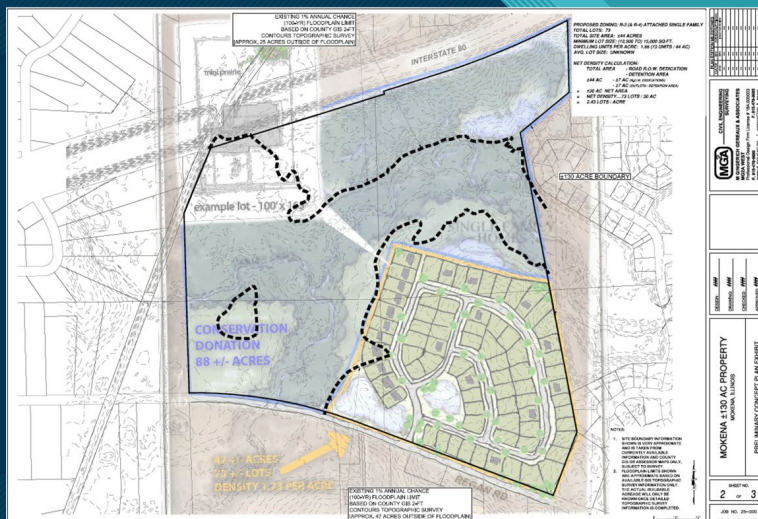
REGULATION	STANDARD	PROPOSED
Density	3.48 DU / Ac (net)	2.43 DU / Ac (net)
Front yard setback	30'	N/A
Rear yard setback	30'	N/A
Side yard setback	10'	N/A

PROPOSED SINGLE FAMILY RENDERINGS

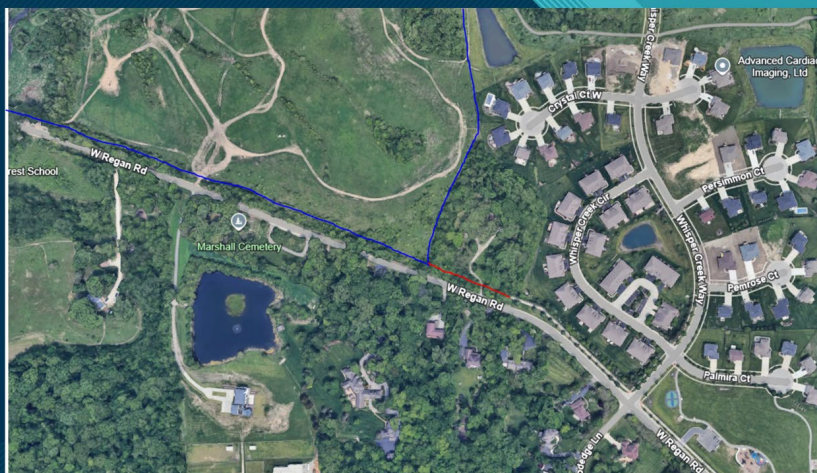
The applicant proposes to construct both ranch and two-story homes with a minimum size of 2,450 square feet and 2,750 square feet respectively.



FLOODPLAIN LIMITS AND PROPOSED CONSERVATION DONATION



SIDEWALK EXTENSION



REGAN ROAD IMPROVEMENTS

10-3-1: STREET PLAN:
The subdivision of land or the dedication of land for public streets, highways, alleys or other public use, shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets. The arrangement of streets in a subdivision should:

- A. Provide for continuation of existing streets in surrounding areas by connecting to existing streets and extending proposed streets to the limits of the subdivision for future extension.
- B. Conform to a transportation and/or comprehensive plan adopted by the planning commission and village board.
- C. Provide for a minimum of two (2) points of ingress and egress. (Ord. 1567, 1-26-1996)



Street	Traffic (Vehicles Per Day)	Right Of Way Width (Feet)	Parking	Pavement Width (Not Including Curb And Gutter) (Feet)	Design Speed (MPH)
Cul-de-sac		Throat/bubble 65/132	Both sides	Throat/bubble 29/100	25
Local	<2,000	66	Both sides	29	25
Minor collector	2,000-5,000	80	Both sides	36	30
Major collector	5,000-15,000	100	None	48	45



BOARD DIRECTION

- ❖ Does the Village Board support the annexation of this property?
- ❖ Does the Village Board support the proposed rezoning to R-4 Single Family Residential?
- ❖ Does the Village Board support Regan Road remaining a rural cross section?
- ❖ Does the Village Board support moving the conceptual project to the Planning Commission?

Community Development Director Brent Cann presented the Concept Plan on behalf of applicant, Jack Fugett, who is seeking conceptual review from the Village Board regarding the proposed development plans for a single-family residential subdivision on Regan Road. This site is currently not annexed into the Village and would require annexation and zoning in addition to development approval. Several residents from the neighboring properties were in attendance to comment on the development.

Rachel Mikottis (12819 W. Regan Road, Mokena, IL)

- Expressed strong support for the development.
- Noted the property in question is currently unused (“no man’s land”), held in land trust, and plagued by ongoing issues such as illegal trespassing and garbage dumping.
- Shared concern over abandoned items including TVs and tires.
- Described troubling activity including cars being set on fire.

Michael Bolas (12653 W. Regan Road, Mokena, IL)

- Voiced tremendous support for the development.
- Characterized the area as lawless, referencing an incident involving a drunk driver who drove through a gate.
- Referred to the area as a “Wild West” situation.
- Believes development would bring good families and stability to the area.

Chet Lempicki (19218 S. Whisper Creek Circle, Mokena, IL)

- Raised concerns over the use of taxpayer dollars for the development.
- Opposed any tax increases.
- As a retiree on a fixed income, expressed concern about village funds being used for this purpose.

Tom Siemieniec (19201 Whisper Creek Circle, Mokena, IL)

- Neutral stance; uncertain whether the development would be beneficial.
- Believes Regan Road should be widened with curbs and gutters.
- Expressed concern about existing village services such as street plowing, especially given his residence is on a private roadway.

Art Olsen (12557 Crystal Court West, Mokena, IL)

- Asked who would be responsible for calls regarding the proposed 88 acres.
- Voiced concern about Mokena PD's jurisdiction and response.
- Stated Regan Road is not wide enough and asked if it will be widened.
- Asked who would pay for necessary services and improvements.
- Inquired about a potential sound barrier due to loud I-80 traffic.
- Opposed to the development in the proposed location due to proximity to Marshall Cemetery and persistent ATV issues.

Mark Lupei (19131 S. Richard Avenue, Unincorporated Will County)

- Stated Regan Road is scenic and should remain unchanged.
- Questioned lack of enforcement regarding ATVs and speeding (noting speeds up to 50 mph).
- Raised concerns about bridge capacity, lack of water and fire hydrants, and fire response logistics.
- Mentioned no utilities (water, gas, electricity) currently available at the site.
- Expressed overall opposition to the development.

Patrick Murphy (12436 Palmira Court, Mokena, IL)

- Opposed to the project.
- Cited floodplain concerns.
- Believes this is a financial opportunity ("money grab") for the developer.
- Voiced concern about ongoing activity on the site and enforcement of rules.
- Criticized lack of action on ATV issues by both Mokena and New Lenox.
- Questioned who is responsible for widening the road.
- Believes the Village should prioritize commerce over residential development.
- Asked what actions the Board is prepared to take.

Jean Bingham (18921 Wedgewood Court, Mokena, IL)

- Expressed concern about the developer's financial history, citing prior bankruptcies.
- Questioned if there is only one access point to the proposed development.
- Opposed to waiving the brick requirement on first floors, citing potential devaluation of surrounding properties.

Board and Staff Comments

Trustee Metanias

- Suggested perimeter zoning as R-3 and interior as R-4.
- Emphasized importance of maintaining brick requirements on first floors.

Jack Fugett (Developer)

- Met with Will County Sheriff to address trespassing and ATV concerns; past agreement to post and police property is no longer valid.
- Acknowledged ATV enforcement is ongoing and difficult due to limited sheriff staffing.
- Stated he is not opposed to following the first floor brick ordinance.
- Noted these homes would be semi-custom, priced at approximately \$750,000 and up, similar to Prestancia and Tall Grass developments.

- Highlighted that widening Regan Road would destroy the tree line, and that no recapture for road improvements is possible due to existing development.
- Admitted the full improvements would financially strain the project.

Trustee Engler

- Inquired about home pricing; confirmed at \$750,000+.
- Agreed that improvements to Regan Road are necessary.
- Recommended forwarding the concept to the Planning Commission (PC).

Trustee Dauphinais

- Stressed this meeting is just the beginning of discussions.
- Urged adherence to ordinances including road improvements and brick requirements.
- Preferred R-3 zoning.

Trustee Germany

- Asked who would own and maintain the bridge.
- Reaffirmed first floor brick requirement.
- Opposed to current density; preferred R-3.
- Emphasized the importance of the development being a “good neighbor.”
- Asked about enforcement responsibility; Chief Benton responded.

Chief Benton

- Confirmed enforcement is the responsibility of Will County Sheriff.
- Stated the site is among Illinois’ top 10 locations for off-roading activity.

Trustee Roberts

- Opposed to the Village funding any part of the development.
- Clarified applicant must extend water and sewer.
- Called for a second access point, road expansion, and brick requirement.
- Recommended adding barriers to prevent trespassing.
- Voiced appreciation for Regan Road but noted dangerous speeding.

Trustee Fedora

- Asked about flooding; Fugett replied that wetlands would be studied and delineated.
- Questioned who would manage donated land; Fugett said Forest Preserve declined, two other options pending.
- Confirmed New Lenox FPD would serve the area.
- Reaffirmed need for brick and more information on Regan Road due to tree loss concerns.
- Recommended concept to PC.

Mayor Fleischer

- Expressed significant concerns and opposition to current concept.
- Asked for a U.S. Army Corps of Engineers (ACOE) report.
- Concerned about development near Forest Preserve and unresolved issues.
- Opposed sending project to PC in its current state.
- Noted upcoming elections may change Board composition.
- Requested a new vote on forwarding the project.

Board Consensus to Recommend Project to Planning Commission

- GM – Yes
- MF – Yes
- JR – Yes

- DE – Yes
- TG – Yes
- RD – No

Staff Reports

Chief Benton notified the Mayor and Board about a recent string of thefts that occurred at multiple ATM Machines in the area. The Chief advised that the ATM machine located at the First Secure Bank at 19648 LaGrange was targeted successfully and the machine at the CoVantage Credit Union at 19102 S. 88th Ave. was targeted but the thieves were unsuccessful. Chief Benton advised that, locally, ATM machines in Tinley Park, Orland Park, and Worth were targeted but that this is happening across the state including Bloomington, Ottawa, Hinkley, Genoa and DeKalb. The Chief advised that the thieves have a master key to the ATM and open the outer door. They then leave and wait to see if the door opening triggered an alarm. If not, they return to the machine and insert a device which allows them to extract the money from inside.

Chief Benton advised that there is clear video of the suspects from some of these thefts and that the vehicle used in our theft was recovered in Chicago. Inside the vehicle were receipts from as far away as Maryland. Chief Benton also advised that the FBI is looking into adopting the case due to the geographical area covered by the thieves.

Mayor Fleischer thanked Chief Benton for the update.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 7:33 p.m.