

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, January 14, 2019

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 7:21 p.m.

ROLL CALL

The following Trustees were present:

Debbie Engler
Joseph Budzyn
Joseph Siwinski
Jim Richmond
George Metanias
Jillian Hersted

Also present were: Clerk Melissa Martini; Village Administrator John Tomasoski; Finance Director Barb Damron; Public Works Director Lou Tiberi; Assistant Village Administrator Kirk Zoellner; Police Chief Steve Vaccaro; Civil Engineer Dan Peloquin; Community/Economic Development Director Alan Zordan; and Village Attorneys Carl Buck and Lorien Schoendtedt.

Schillings Incentive

Community/Economic Development Director Alan Zordan presented this topic.

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|  <p>Schilling Brothers Lumber Company 9900 W. 191st Street</p> <p>Amendment to Incentive Agreement January 14, 2019</p> | <p><u>Historical Overview</u></p> <ol style="list-style-type: none">1. Hines lumber vacates in 2009 and the property becomes blighted.2. Schilling purchases in Spring of 2010.3. Rehabilitated and opens facility in late 2010.4. Assembled land and makes further improvements to facilities from 2011-current.5. Entered into sales tax sharing incentive in 2014 to encourage continued investment.5. Have invested millions in land acquisition and various property improvements. |
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|  | <p><u>Showroom and Staff</u></p>     |
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Current Incentive Agreement

1. Approved by Village Board in February 2014
 - a) 80/20 split of 1% sales tax above 2012 calendar year base.
 - b) 20 year term.
 - c) Two tiered performance oriented approach
 - I. General incentive for performance and business growth with 5 year term.
 - II. Incentive for further business growth only if additional site and building improvements are "Substantially complete" with within first 5 years.
 - III. If so, agreement would automatically be extended for additional 15 years.

Improvements



Board Direction

- November 19, 2018 work session – Village Board had no objection; directed the amendment request to the EDC.
- December 13, 2018 EDC mtg. – Unanimously recommended that Village Board amend agreement as requested.
- Legal counsel has prepared the amendment document.

First Amendment to EIA

- Confirms the extension of the EIA for an additional 15 years.
- Requires that parking lot and landscaping improvements be made within one year.
- Solidifies Mokena as the order acceptance point for items sold both within and outside of Mokena.

Discussion:

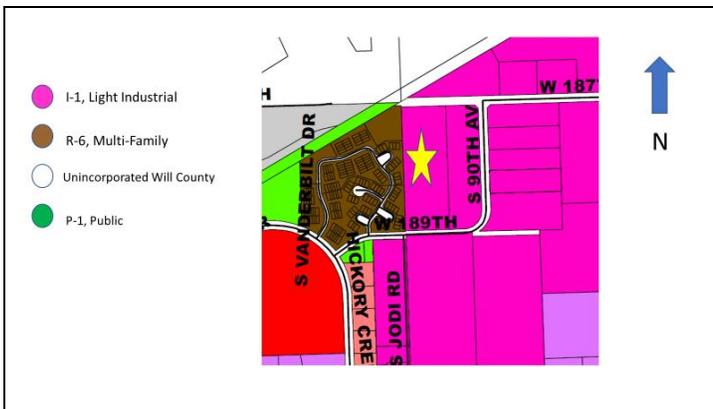
Trustee Budzyn had questions related to potential changes in State Law relative to sales tax as well as the impacts of the warehouse addition on property taxes. Attorney Buck provided an explanation of both property taxation and the “fail safe” feature of the Economic Incentive Agreement.

The overall consensus of the Board was in favor of the terms of the First Amendment to the Economic Incentive Agreement and directed staff to prepare the final document for Board adoption at the next Board meeting.

Corporate Corridors North Amendment to Special Use

Community/Economic Development Director Alan Zordan presented this topic.

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| <p style="text-align: center;">Corporate Corridors North</p> <p style="text-align: center;">Amendment to the Special Use Permit Steve Vernon – RCS Mokena, LLC</p> <p style="text-align: center;">Village Board Concept Review January 14, 2019</p> | <p style="text-align: center;">Request</p> <ul style="list-style-type: none">• An Amendment to the Special Use for a Planned Unit Development to eliminate the required eight foot high PVC fence and replace it with additional trees. |
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History

- On June 18, 2018, the Village Board reviewed a request from Mr. Vernon regarding, among other things, the elimination of the fence and the addition of supplemental landscaping on top of the berm.
- The Board had no objection to the proposal but wanted Mr. Vernon to present it to the Burnside Station Homeowner's Association to get their input.

Homeowner's Association Meeting

- In September, Steve Vernon met with representatives of the Burnside Station Homeowners Association and inspected the berm.
- Mr. Vernon presented a proposal to eliminate the eight-foot high PVC fence and replace it with 44 trees of their choosing, as well as give them an additional \$10,000.00 to do with as they please.
- The association accepted the offer with the condition that the business park owners commit to maintain the berm and plantings.
- Further, if less than 44 trees are installed, an additional \$500 per tree would be given to the association.
- Mr. Vernon has agreed to these terms.

Discussion

- There is an existing coniferous tree line on top of the +/- 15 foot high berm located along the property lines between Burnside Station and the Corporate Corridors North Business Park. The trees are approximately ten feet in height and are spaced about 30 feet apart.



Amendment to the Special Use

d) Owner shall adhere to additional development restrictions and requirements provided for Lot 1 as depicted on the approved Preliminary Plat for Corporate Corridors North Industrial, in the approved Corporate Corridors North Annexation and Development Agreements. Said restrictions and requirements include, but are not limited to, the prohibition of outdoor storage, 28' maximum building height, construction of a 100' wide landscaped open space area and 15' tall berm with a 8-foot tall PVC fence, prohibition of loading docks along the western property line, hours of operation limited to occurring between 6:00 a.m. and 9:00 p.m. only, no overnight parking of delivery or service vehicles along the western property line, normal parking lot lighting to be shut off at 9:30 p.m., and 22' maximum height of light poles along the western property line. Said restrictions and requirements shall apply to both Lots 1 and 2, as depicted on the Final Plat for Corporate Corridors North Industrial. Said lots were as previously depicted as Lot 1 on the approved Preliminary Plat for Corporate Corridors North;

Village Board Direction

- Should the Special Use Permit be amended to provide for the enhancement of the landscaping screening on the berm?

Discussion:

The Board had no objection to the requested amendment to the Special Use for the Corporate Corridors North business park as it relates to the elimination of the fence on top of the berm located between the business park and the Burnside Station neighborhood. The Board directed staff to advance this request to the Planning Commission for a formal public hearing.

Mass Communication System

Assistant Village Administrator Kirk Zoellner presented this topic, informing the Board that the Village has provided mass notification alerts in one form or another for quite some period of time. Delivery methods have included direct e-mails to residents, use of local digital and print media resources, and “robo calls” placed through the former Lincolnway Public Safety Communications Center, or the current Laraway Communications Center. While these methods of message delivery have generally been successful in getting the word out, advances in technology have led to a desire for more robust communication, to include message delivery not only by landline phone and e-mail, but also via the delivery of text messages and voice messages directly to cell phones.

In response to the above-referenced demand, staff surveyed seventeen peer communities and found that Everbridge/Nixle was by far the most popular product/service used for mass communication, with communities either obtaining it directly from the vendor or through an arrangement with their local emergency management agency (EMA).

The Everbridge system provides for the rapid delivery of messages to the public through one or more methods, including text messaging, e-mail, fax, and voice messaging. Messages can be sent to the public in specific geographic areas or to specific groups based on the circumstances of an alert situation. Staff feels this “targeting” feature would be particularly valuable in situations where focused criminal activity has been identified, or in neighborhoods where a water main break has occurred and is impacting service to an isolated number of households in the community.

Assistant Administrator Zoellner indicated that access to the Everbridge system could be obtained by the Village through a memorandum of agreement (MOA) with the Will County Emergency Telephone System Board (Will County EMA). The amount the Village would be charged by EMA annually would be \$2,500, with the fee used to help EMA recover costs associated with providing the product/service. The cost of obtaining access to the Everbridge system through Will County EMA is more economical than purchasing Everbridge, its Nixle product, or competitors CodeRED and Swift911 directly from the vendor, as illustrated below:

- \$2,500 vs. \$7,716 for Everbridge
- \$2,500 vs. \$4,800 for Nixle
- \$2,500 vs. \$4,786 to \$6,818 for CodeRED
- \$2,500 vs. \$7,145 for Swift911

In addition to cost savings, staff feels that another tangible and significant benefit of a MOA arrangement with Will County EMA would be the access the Village would gain to local training and support that might not be immediately available from Everbridge.

Assistant Administrator Zoellner noted that in order for an individual to receive notifications, he or she would first have to proactively sign up and select the method (or methods) by which he or she would like messages delivered. He said that if the Board decided to move forward with a new mass notification system, staff would embark on an aggressive campaign (through Mokena e-News, the Village’s website, local digital and print media, etc.) to make residents aware of this new communication tool. Residents would be directed to sign up for notifications via a link located on the Village’s website.

Discussion:

It was the general consensus of the Board to move forward with acquiring new mass notification capabilities, and to advance the concept of entering into a MOA with Will County for access to/use of its Everbridge product/system.

Trustee Richmond asked if a “test message” could be sent to him by Will County EMA to confirm timeliness of message delivery. Staff agreed to work with Will County EMA to arrange for such a message to be sent in advance of the Board’s next meeting.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 8:02 p.m.