

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, August 12, 2019

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 7:20 p.m.

ROLL CALL

The following Trustees were present:

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

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

Chandler Public Hearing

Trustee Engler made a motion at 7:22 p.m. to re-convene the public hearing to consider the Special Use Permit pursuant to Village of Mokena Ordinance 2015-O-009. Trustee Metanias seconded.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

Attorney Carl Buck introduced the case and asked for an update from staff. Director of Economic and Community Development, Alan Zordan, presented a progress report on the façade upgrades and engineering drawings.



Chandler Services
10203 W. 191st Street

Public Hearing
August 12, 2019

Façade Update

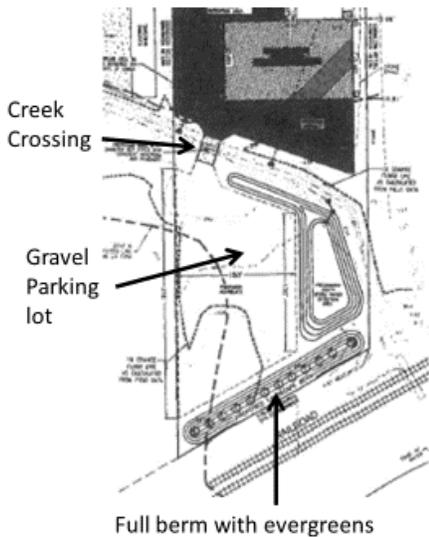
- Initial SPARC approval of façade drawings on September 5, 2018.
- Village Board final approval on September 10, 2018.
- Building Permit issued Nov. 9th.
- Second SPARC approval on minor adjustments granted on March 6th, 2019.
- Project is nearly completed.
- Escrow account guaranteeing both the façade upgrades and floodplain regrading is funded in the amount of \$233,549.95.



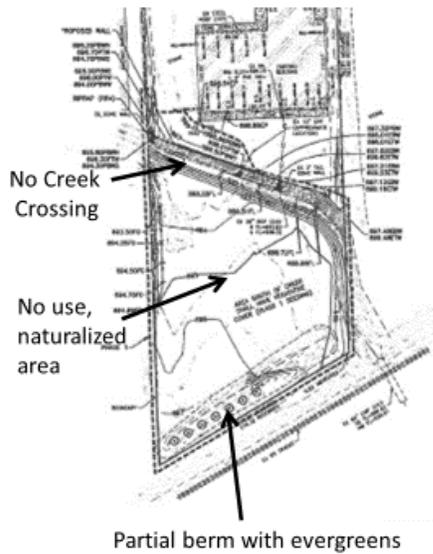
Engineering Drawings

- At the April 8th hearing, Chandler proposed a modification to the berm/evergreen screening previously agreed to along the railroad tracks.
- Chandler proposed to not to utilize the property south of the creek and to reduce the berm and landscape screening.
- Chandler was informed that an amendment to the SUP would be required for this.

SUP approved plan



Proposed Engineering Plan



Amendment to Special Use

- Based on Chandler’s discussion with the Board, it will likely be necessary to amend the original Special Use Ordinance.
- New terms for the use of the property south of the creek and alteration of the berm/evergreen screening along the south end of the property.

Village Board Action

- Is the Board comfortable amending the Special Use Permit to revise the berm design?
- Motion to recess the public hearing to September 23, 2019.

Discussion – Attorney Buck identified that the final engineering for the remediation of the parcel south of the tributary is due and that upon receipt of the that engineering from Chandler, the Village would review that and, if acceptable, issue the permit for construction. Further, Mr. Buck indicated that the application for the amendment to the current Special Use Ordinance will be due at the time the final engineering is submitted by Chandler. Staff suggested and the Board concurred that both submittals should be received by the Village on or before September 6, 2019. Lastly, Mr. Buck confirmed that the parking lot detention and paving north of the tributary was due to be completed by May, 2020 pursuant to the Ordinance.

In attendance were David Chandler Senior and Attorney James Ashack. Mr. Ashack indicated he would provide a copy of the balance in the escrow agreement.

Trustee Siwinski made a motion at 7:30 pm. to recess the public hearing to September 23, 2019 of Mokena Ordinance 2015-O-009. Trustee Engler seconded.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

Amendment to Hickory Creek Maintenance & Operation Agreement and Proposed Lease with Ozinga Bros.

Assistant Village Administrator Kirk Zoellner presented this item.

Earlier this year, Village staff were approached by representatives of Ozinga Bros., Inc., regarding their desire to lease spaces in the southwest corner of the Hickory Creek commuter parking lot for use by their employees. Ozinga indicated it needed these spaces to accommodate growth in personnel at its offices located at 19001 Old LaGrange Road.

The use of spaces in the Hickory Creek commuter lot is governed by a 1991 maintenance and operation (M&O) agreement between Metra and the Village. This agreement currently limits use to daily commuters utilizing the facility to access public transportation (i.e., Metra trains).

Village staff approached Metra earlier this summer regarding the possibility of amending the existing M&O agreement to allow for the Village to lease a limited number of spaces in the Hickory Creek lot to Ozinga. Following discussions with Ozinga, Village staff requested and Metra subsequently agreed to allow for the leasing of 41 spaces in the southwest corner of the lot. As a result, a draft amendment to the M&O agreement was prepared by Metra in concert with the Village.

Parallel to Village staff’s working with Metra on an amendment to the M&O agreement, discussions were taking place with Ozinga regarding a potential lease between the Village and Ozinga for the 41 spaces referenced above, and ultimately, a draft lease arrangement was negotiated. The lease arrangement calls for Ozinga to pay the Village \$45 per space per month, or \$1,845 for the full 41 spaces being reserved for the

company's use. For reference, commuters pay the Village \$40 per reserved space per month at the old Therafin lot—a gravel lot receiving substantially less maintenance than the Hickory Creek lot, which is paved and maintained to a considerably higher standard.

Discussion

The Board was generally in support of the proposed amendment to the M&O agreement with Metra and the proposed lease arrangement with Ozinga, and directed staff to advance both the amendment and the lease arrangement forward for formal approval at the Board's next regular meeting.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 7:35 p.m.