

**MEETING OF THE BOARD OF TRUSTEES REGULAR SESSION**  
**11004 Carpenter Street, Mokena, Illinois 60448**

Session #016

August 28, 2017

**CALL TO ORDER**

Mayor Frank Fleischer called the Regular Session of the Board of Trustees to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

The Board of Trustees and members of the audience recited the Pledge of Allegiance.

**ROLL CALL/ESTABLISHMENT OF QUORUM**

Clerk Hersted called the roll and the following Trustees were present:

George Metanias  
Joseph E. Budzyn  
John Mazzorana  
Joe Siwinski  
Debbie Engler  
Jim Richmond

Also present were: Village Clerk Jillian Hersted; Village Administrator John Tomaszoski; Finance Director Barb Damron; Public Works Director Lou Tiberi; Police Chief Steve Vaccaro; Community/Economic Development Director Alan Zordan; Staff Engineer Dan Peloquin; Assistant Village Administrator Kirk Zoellner and Village Attorney Carl Buck.

**DISCOVER MOKENA**

N/A

**COMMUNITY CALENDAR**

Clerk Hersted presented the Community Calendar.

**PUBLIC COMMENT**

Jim Schlegel suggested that people and/or businesses that receive funds from the Village (for example façade grants) adopt and clean up areas near their property.

He also announced that St. Mary's Church is hosting a Clean-Up Day.

**CONSENT AGENDA**

Village Administrator John Tomaszoski presented (5) items on the Consent Agenda for Board approval. These items are strictly administrative in nature.

- a. Motion to approve Ordinance No. 2017-O-027 as it pertains to the revised Illinois Department of Labor September 1, 2017 Prevailing Rate of Wages and authorize the Village President and Village Clerk to execute the same.
- b. Motion to permit Trick or Treating within the Village of Mokena between 3 p.m. and 7 p.m. on Tuesday, October 31, 2017.
- c. Motion to grant approval to the Mokena Lions Club to conduct their annual Candy Days fundraising event at local businesses within the Village of Mokena on Friday, October 13 and Saturday, October 14, 2017.
- d. Motion to accept the recommendation of the Architectural Review Committee, thereby approving the building elevations for the building addition, as depicted on the attached exhibits for the property located at 19220 Ridge Road.
- e. Motion to approve minutes from the August 14, 2017 Board Meeting and Work Session.

Trustee Mazzorana made a motion to approve Consent Agenda Items 6 (a), (b), (c), (d) and (e) as depicted in the August 24, 2017 Request for Board Action prepared by the Village Administrator. Trustee Siwinski seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

## **PRESENTATIONS/APPOINTMENTS/PROCLAMATIONS**

### **PUBLIC HEARINGS**

N/A

### **OLD BUSINESS**

#### **Crafted Bottle Shop**

Community/Economic Development Director Alan Zordan presented a Special Use Ordinance for Daniel Rusnak and Denver Worker, co-owners of Crafted Bottle Shop. They are requesting a Special Use Permit (SUP) to operate a craft beer liquor store with a tasting area on property located at 19200 S. LaGrange Road, Unit E. This property is zoned C-3, Highway Commercial, and is part of the Meridian Centre Commercial Development.

On June 19, 2017, the Village Board conceptually reviewed this request. There were no comments from the public, and as long as the petitioners agreed to sell only craft beer, the Board generally supported the request along with creation of a new liquor license category.

On July 20, 2017, the Planning Commission held a public hearing. A neighboring business owner supported the Special Use Permit request. The Planning Commission unanimously recommended approving the Special Use Permit for a craft beer liquor store with a tasting area.

On August 14, 2017, the Board reviewed the terms of the draft Special Use ordinance. The Village Board directed Village Staff to prepare the final documents to formalize the request.

Community/Economic Development Director Alan Zordan reviewed the zoning of the property along with details of the business along with the hours of operation and parking. The special use permit prohibits the sale of tobacco, hard liquor and wine. It also prohibits video gaming terminals.

Trustee Engler made a motion to adopt Ordinance No. 2017-O-028 granting a special use permit for a craft beer liquor store with a tasting area, on property located at 19200 S. LaGrange Road, Suite E and authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

Trustee Richmond complimented the Board and staff for working on adjustments to the liquor ordinance to accommodate this type of business.

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

NAYS: (0)

Absent: (0)

Motion carried

#### **GymKinetics Special Use**

Community/Economic Development Director Alan Zordan presented a Special Use Ordinance for Jim Fredrickson, owner of Gym-Kinetics. Mr. Fredrickson is requesting a Special Use Permit (SUP) to expand the gymnastic school located at 19220 Ridge Road, in the LaGrange Ridge Business Park. Mr. Fredrickson proposes to purchase the vacant lot north of the subject site, construct a new parking lot, and construct a 6,733 square foot addition onto the southeast portion of the existing building. This property is zoned I-1, Light Industrial, and indoor commercial recreational facilities require a Special Use Permit in the industrial zoning district.

On June 19, 2017, the Village Board conceptually reviewed this request. Mr. Fredrickson also requested that the Board allow him to construct the new parking lot prior to formally approving the Special Use Permit. There were no comments from the public. The Village Board generally supported the requests and directed staff to forward the proposal to the Planning Commission for a public hearing.

On July 20, 2017, the Planning Commission held a public hearing. There were no comments from the public and the Planning Commission unanimously recommended approving the Special Use Permit.

On August 14, 2017, the Board reviewed the terms of the draft Special Use ordinance. The Village Board directed Village Staff to prepare the final documents to formalize the request.

Community/Economic Development Director Alan Zordan reviewed the zoning of the property, the history of the business and the proposed addition to the facility and parking lot.

Terms of the special use allow the Owner to construct a parking lot prior to the Village granting an Occupancy Certificate for the building addition. It also allows the expansion of the building in accordance with the design plans.

Trustee Engler made a motion to adopt Ordinance No. 2017-O-029 granting a special use permit to expand an indoor commercial recreational facility on property located at 19220 Ridge Road and authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

Trustee Mazzorana stated that since this business opened seventeen years ago he does not recall ever receiving any complaints about this business. He stated they are doing a fine job for our youth and wished them good luck.

Trustee Siwinski stated that it is good to see expansion of an existing business.

Trustee Metanias inquired about lighting in the new parking lot. He stated it is good to see them doing so well.

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

NAYS: (0)

Absent: (0)

Motion carried

### **Liquor Control Ordinance Amendment**

Assistant Village Administrator Kirk Zoellner presented a proposed amendment to Mokena's liquor code to create three new liquor license categories and make minor modifications to two existing license categories.

At the July 24 work session, Village staff conceptually reviewed the following general categories of liquor license with the Board:

- ✓ Craft/brewery
- ✓ Craft/package w/ sampling
- ✓ Bring Your Own Bottle (BYOB)
- ✓ 1-day special event retail—commercial entity
- ✓ Restaurant w/out video gaming
- ✓ Art studio/salon

It was the consensus of the Board at that time to move forward with modifying the Village's existing liquor control code to make provision for three of the six categories listed above. The three categories agreed to were as follows:

- ✓ Craft/brewery (Class G License)
- ✓ Craft/package w/ sampling (Class H License)
- ✓ 1-day special event retail—commercial entity (Class I License)

In response to the Board's direction, staff and legal counsel drafted language to amend Mokena's liquor code to include these categories, as well as to address practical inconsistencies in the existing Class C1 Package category and to provide added flexibility for license holders with a Special Late Closing Hours designation. The Board reviewed this draft language at its August 14 work session, affirmed it, and directed staff to bring back an ordinance amendment for formal approval.

Staff is recommending the Board adopt an ordinance amendment this evening creating the Class G, Class H, and Class I categories of liquor license, adjusting the Class C1 Package category to allow for free packaged product sampling (for promotional purposes), and adding calendar date flexibility for those license holders possessing a Special Late Closing Hours designation.

Trustee Engler made a motion to adopt Ordinance No. 2017-O-030, an Ordinance pertaining to the Classification of Liquor Licenses and Fees in the Village of Mokena; and to authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

Trustee Mazzorana agreed with Trustee Richmond's earlier comments and stated it was good to take a pro-active approach and be ready for new businesses that may want to open in Mokena.

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

NAYS: (0)

Absent: (0)

Motion carried

### **Downtown Parking**

Trustee Siwinski left the Board room.

Assistant Village Administrator Kirk Zoellner presented a resolution approving the acquisition of fifteen parking spaces within the Front Street commuter lot from Metra for downtown business parking.

Over the course of the past year or so, the north side of Front Street between Wolf Road and Mokena Street has become a focus of potential redevelopment. Discussions related to this potential redevelopment have included conversations on the need for more parking in the immediate downtown area to support the traffic anticipated to be generated by new businesses.

The Village has an existing agreement with Metra that allows Mokena to transition commuter spaces to business parking spaces in the Front Street lot. The agreement allows the Village to exchange blocks of fifteen spaces at a time for a total of fifty spaces. The cost is \$2,735.69 per space. In 2005, the Village transitioned fifteen spaces. An additional fifteen spaces are being recommended now.

The location of the fifteen parking spaces being designated for acquisition is along the north side of the Front Street lot east of the lot's west entrance. The Village previously acquired five spaces on each side of the west entrance, along with five spaces just west of the east entrance. Together with seven Kiss 'N Ride/downtown business parking spaces allocated originally by Metra, the Front Street lot will contain thirty-seven spaces designated to support downtown businesses.

Funding for the parking spaces is available in a capital account. The resolution will formalize the Board's intent to move forward with acquiring additional "restricted spaces" in the Front Street lot for use as downtown business parking.

Trustee Engler made a motion to adopt Resolution No. 2017-R-007, a resolution approving the acquisition of certain parking spaces within the Village of Mokena, Will County, Illinois and to authorize payment in the amount of \$41,035.35 to Metra to effect same. Trustee Mazzorana seconded.

Trustee Metanias inquired how business parking is delineated from commuter parking.

Assistant Village Administrator Zoellner responded that signs are posted at each individual space indicating those spots are for business parking.

Trustee Metanias asked if the business parking spaces could be kept together. He also expressed concern about the loss of commuter parking spaces.

Mr. Zoellner reminded the Board and the public that additional commuter parking is available at the Village Hall and Willowcrest lots.

Mayor Fleischer stated that Metra needs to know that the Village is serious about providing parking for downtown businesses.

Trustee Metanias agreed with Mayor Fleischer, however, he stated he is concerned that with less commuter parking, Metra will consider eliminating the Front Street station/stop.

AYES: (5) Metanias, Budzyn, Mazzorana, Engler, Richmond

NAYS: (0)

Absent: (1) Siwinski

Motion carried

Trustee Siwinski returned to the meeting.

## **NEW BUSINESS**

N/A

## **VILLAGE ADMINISTRATORS COMMENTS**

Administrator Tomasoski requested Economic Development Director Alan Zordan to update the Board on development and business activities. Mr. Zordan provided an update on pending development projects, announced new businesses and highlighted businesses offering photography services.

Assistant Village Administrator Zoellner stated that homes are still needed for the visiting German students and their chaperones. Interested parties can contact Dee Block directly.

Administrator Tomasoski announced that photos are needed for the website. He provided the steps to submit photos. He also thank those who have already submitted photos.

## **TRUSTEE'S COMMENTS**

Trustee Budzyn wished everyone an enjoyable Labor Day weekend.

Trustee Mazzorana commented on the previous weekend's activities, including a ribbon cutting for Yunker Park, the Maker Faire and a 90<sup>th</sup> birthday party for a neighbor. In addition, he attended a wake for Louise Chase, wife of former Trustee Gary Chase. He also commented on the amount of outdoor burning and asked if notices could be posted on cable and the website referencing the ordinance prohibiting open burning.

Trustee Metanias stated that he "Beat the Judge" (Steve White) at the Mayors Charity Golf Outing.

Trustee Engler attended the Maker Faire. She thanked the organizers for a wonderful event.

Trustee Richmond thanked all of those involved in the planning of the Maker Faire.

## **CLERK'S COMMENTS**

N/A

## **MAYOR'S COMMENTS**

Mayor Fleischer spoke about all of the activity going on around town.

## **ADJOURNMENT**

Trustee Mazzorana made a motion to adjourn the Regular Session at 7:41 p.m.  
Trustee Siwinski seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

Respectfully submitted,

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Frank A. Fleischer, Mayor

ATTEST:

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Jillian Hersted, Village Clerk