

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, July 15, 2019

CALL TO ORDER

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

ROLL CALL

The following Trustees were present:

Joseph E. Budzyn
Jillian Hersted
George Metanias
Jim Richmond
Joe Siwinski
Debbie Engler

Absent: None

Also present were: Clerk Melissa Martini; Village Administrator John Tomasoski, Police Chief Steve Vaccaro; and Community/Economic Development Director Alan Zordan.

Corporate Corridors North, Lots 14 and 15

Community/Economic Development Director Alan Zordan introduced this topic.

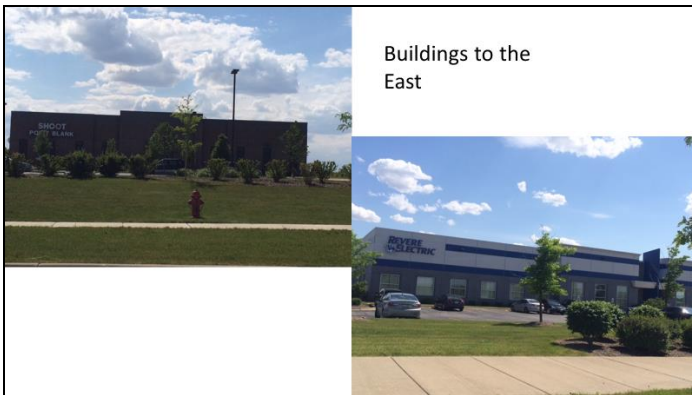
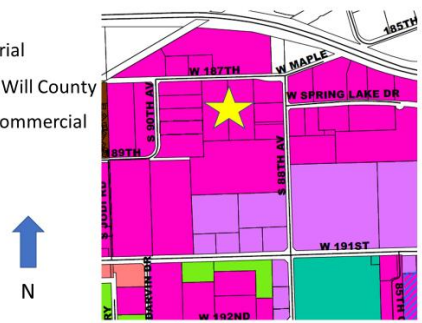
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| <p style="text-align: center;">Opus Development Village Board Work Session July 15, 2019 Special Use for a Planned Unit Development</p> | <p style="text-align: center;">Request</p> <ul style="list-style-type: none">• Proposal for a Special Use Permit for a Planned Unit Development on lots 14 and 15.• The lots currently run north and south and each front 187th Street. The petitioner would like to create two lots that run east and west. |
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History

- On May 9, 2019, the Village Board reviewed the revised development proposal that included a reduction in the number of loading docks and architectural upgrades. The Board generally favored the proposal and directed staff to forward the proposal to the Planning Commission for a public hearing.
- On June 20, 2019, the Planning Commission conducted a public hearing. There were no comments from the public. The Planning Commission unanimously recommended approving the Special Use Permit

- I-1, Light Industrial
- Unincorporated Will County
- C-1A, General Commercial



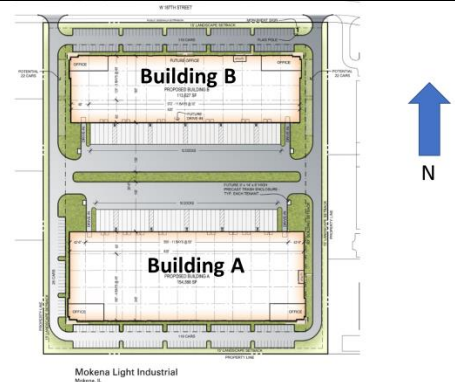
Buildings to the East

Development Review

- A Planned Unit Development is required because building A will not front on a public street. The proposed site layout of the Planned Unit Development allows the buildings to screen the internal dock area from 187th Street, while still allowing cross access for vehicular traffic to both buildings. The proposed building orientation still complies with all other required setbacks.

- Building A** is 154,566 square feet and has 16 dock doors, two drive-in doors, and two future drive-in doors on the north elevation.
- Building B** is 113,627 square feet with 12 dock doors, two drive-in doors, and two future drive-in doors on the south elevation.
- Access** - The site plan shows two driveways that will serve both buildings.
- Utilities** - All water, sanitary sewer, and storm sewer lines are constructed. This re-orientation of the lots will not alter storm water capacity and can be adequately served by existing utilities.

Site Plan



- Parking** - Building A has 147 parking spaces and building B has 119 parking spaces for a total of 266 parking spaces. There is ample parking for the tenant spaces.
- Landscape Plan** - Through the PUD approval, certain landscape requirements will be waived which include some of the required perimeter lot landscaping between the two buildings.

Architecture

- Colors for the revised building architecture includes four colors - Olympus white, indigo batik, serious gray, and iron ore.
- The buildings include vertical columns and dominant entryways into the buildings.

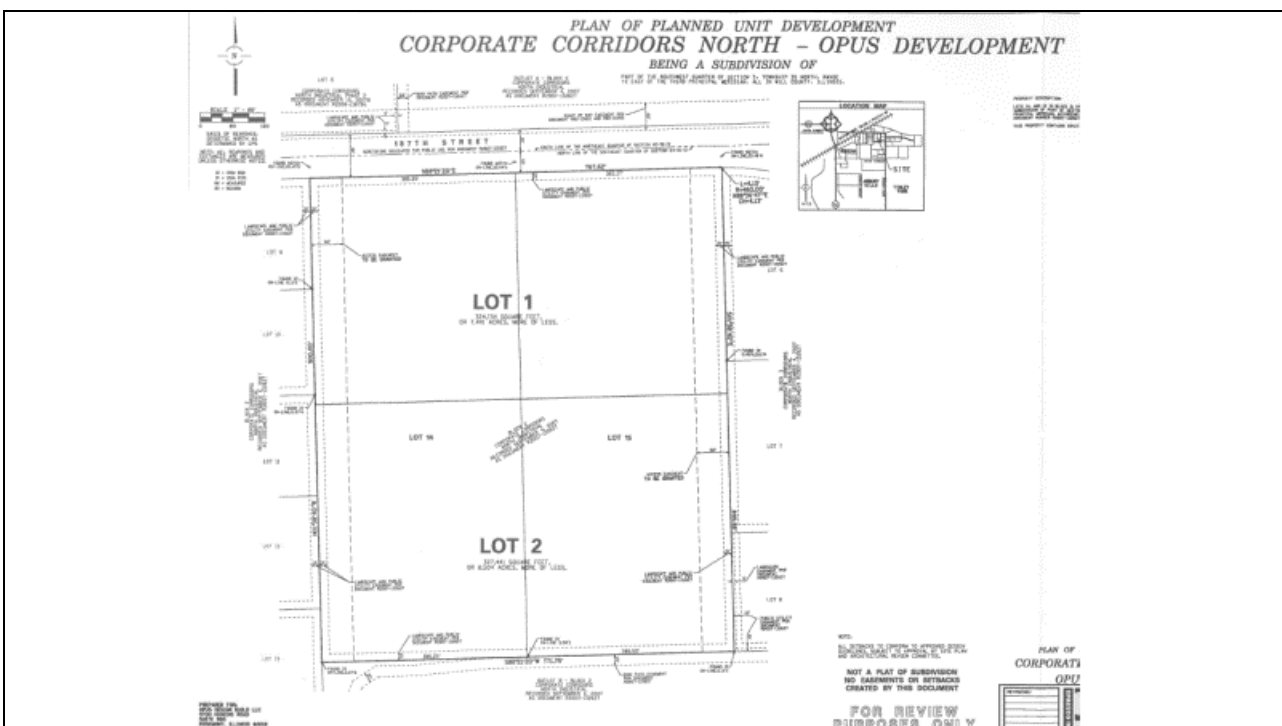


SPARC Approval

- Site Plan and Architectural Review Committee reviewed the plans on July 10th.
- The Committee unanimously recommended that the Village Board approve the plans at the next Board meeting.

Plan of Planned Unit Development

- The Plan of Planned Unit Development allows for the two building to be constructed across the two lots. Allowing the buildings to be constructed east and west will screen the truck dock areas from 187th Street and will improve the aesthetics of the business park.



Draft Special Use Ordinance

- Village agrees to approve a Special Use Permit for a Plan of Planned Unit Development as attached hereto as Exhibit "A".
- Owner shall develop the site in general conformance with the site development plans attached hereto as Exhibit "B" which were approved by the Site Plan and Architectural Review Committee and the Village Board.
- Village agrees to grant a height exemption to allow buildings up to 40 (forty) feet high.

- Village shall allow an exemption from the foundation landscaping requirements for loading dock areas in general accordance with the attached landscape plan.
- Owner shall construct a forty (40) foot high flag pole on the subject property in the location denoted on the attached exhibit "B".
- That only the United States flag shall be flown on this pole and no others.
- That the flag pole and flag shall be properly maintained, illuminated if flown at night, and shall comply with all applicable Federal regulations for flying the United States flag.

Village Board Input

- Any questions or concerns regarding the draft documents?
- Should this Ordinance be placed on the next Board meeting agenda for approval?

Opus Development

Village Board Work Session
 July 15, 2019
 Special Use for a Planned Unit Development

Discussion: The Board found the terms of the Special Use Ordinance acceptable and directed staff to prepare the final documents for adoption at the next Board meeting.

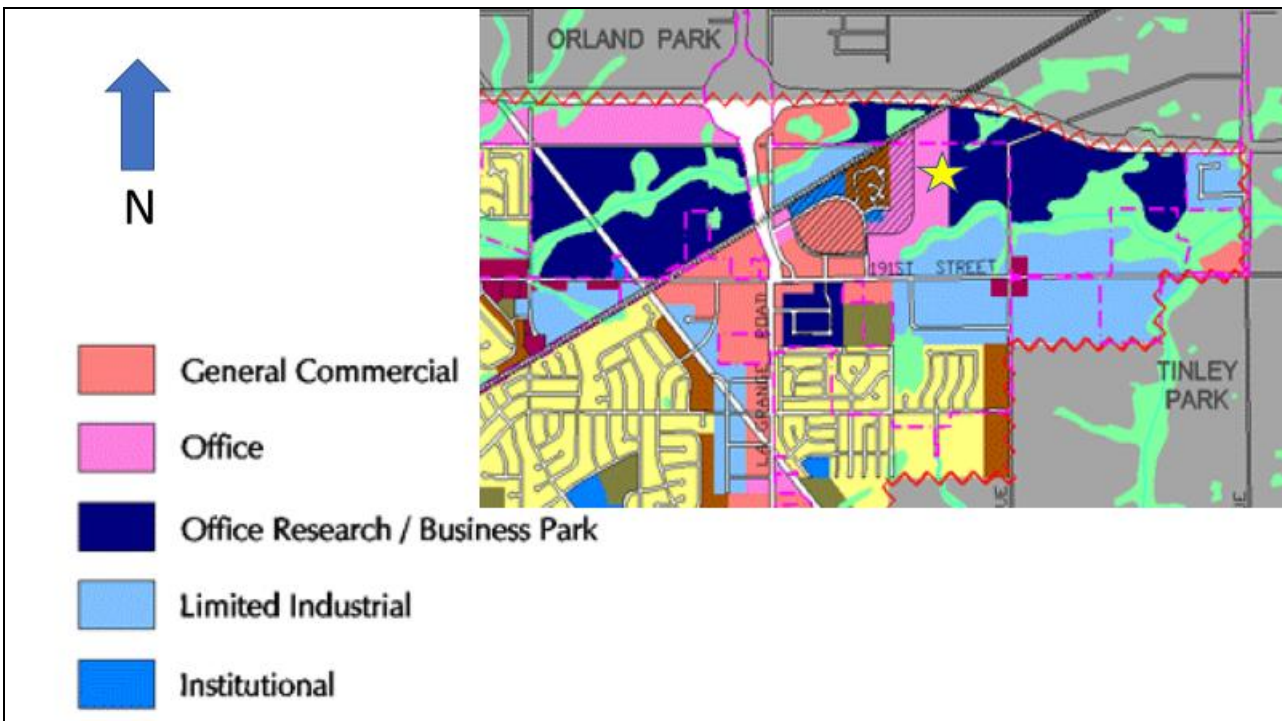
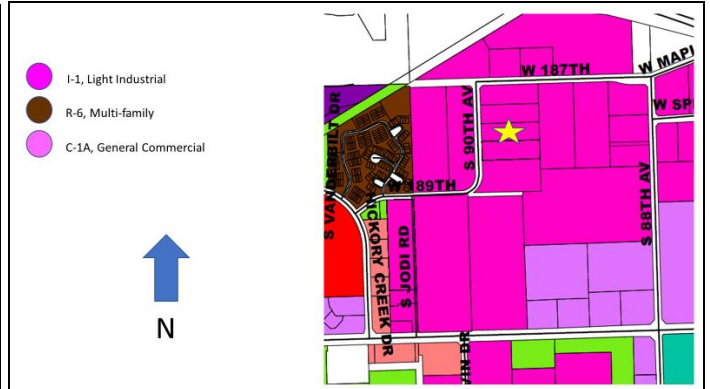
18781 S. 90th Ave., Unit E, Special Use Permit for a Brewery and Tap Room
 Community/Economic Development Director Alan Zordan introduced this topic.

Brotherhood Brewing
 18781 S. 90th Ave, Unit E

Special Use Permit Request
 Village Board Concept Review
 July 15, 2019

Request

- Special Use Permit to operate a brewery with a tasting room at 18781 S. 90th Avenue, Unit E in Corporate Corridors North Business Park.
- +/- 3,400 square foot brewery and tasting room



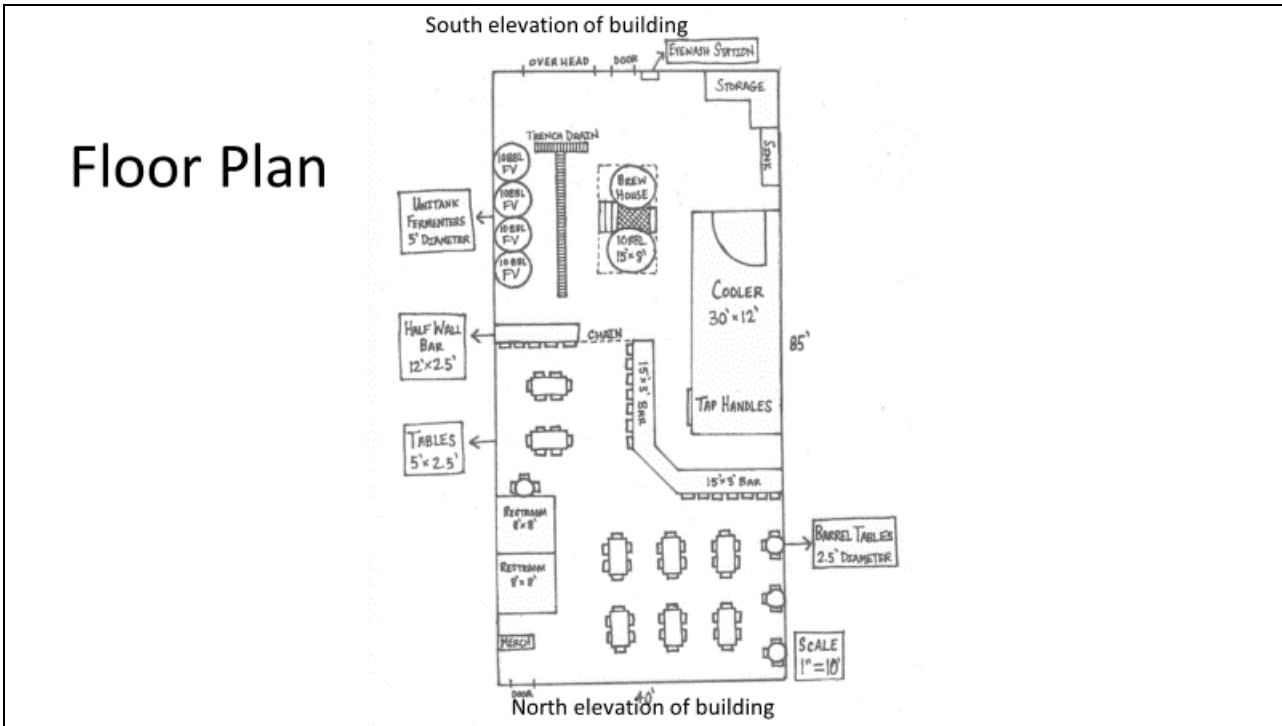


Discussion

- Brothership Brewery proposes to lease +/- 3,400 square feet for a brewery and tasting room.
- The Class G brewery license will allow Brothership Brewery's craft beer to be sold to the public as well as distributed.
- Brothership Brewery will have a small merchandise area for the retail sale of growlers, shirts, and miscellaneous items related to the brewery.
- This business will operate similar to Tribes Beer Company on Front Street.

Discussion

- The tap room will be +/- 1,300 square feet and the remaining 2,100 square feet dedicated to the brewery.
- Patrons will access the brewery through the front door located on the north side of the building.
- There will be no outdoor beer garden.
- All deliveries will through the back overhead door located on the south side of the building



| Suite # | Business | Square Footage/Em ployees | Required Parking | Available Spaces |
|---------------|----------------------|--|--|------------------|
| E | Brothersh ip Brewery | 1,300 sf tap room 5 employees for brewery | 13 spaces for tap room and 4 for brewery | 17 spaces |
| A-D and F-M | Vacant spaces | 36,600 square feet and assumes up to 162 employees | Unknown | 108 spaces |
| TOTALS | | 40,000 sf, 167 employees | 17 spaces | 125 spaces |

Parking

- Calculating the parking requirements for the entire +/- 40,000 square foot building is difficult because it still is under construction and there are no other proposed tenants at this time.
- However, if this proposal is ultimately approved, Brothership Brewing will be one of the first tenants to open in the building.

Hours of Operation and employment

- Sunday: 12:00 pm to 8:00 pm
- Monday - Tuesday: Closed to the public (Brew days)
- Wednesday – Thursday: 3:00 pm to 9:00 pm
- Friday: 3:00 pm to 10:00 pm
- Saturday: 12:00 pm to 10:00 pm

- Brothership Brewery consists of five owners. They anticipate operating the facility solely by themselves. If the Special Use Permit is ultimately approved, Brothership Brewery would like to open to the public this year.

Village Board Direction

- Is a Special Use for a brewery with a tap room appropriate for this location?
- Should the proposal be forwarded to the Planning Commission for a Public Hearing?

Discussion: Applicant Tom Soltis introduced his team and explained why there were interested in an industrially zoned site. He indicated that they may want to open a separate brewpub one day in a commercial area but for not this site is best for them. In addition to offering their fresh brewed beer, they would like to offer a cider and a gluten free beer as well. He indicated that they are not interested in video gaming at this facility.

Trustee Budzyn noted that the floor plan sketch did not match the business description and that parking could be an issue. He indicated that he was conceptually in favor of the business proposal.

Trustee Engler asked staff to make sure that there is sufficient parking lot lighting and stated that she was in favor of the proposal.

The consensus of the Board was in favor of the proposed Special Use and staff was directed to advance the petition to the Planning Commission stage of the review process.

Will County Animal Control Services Intergovernmental Agreement

Chief Vaccaro presented the Mayor and Board with a proposed Intergovernmental Agreement (IGA) with Will County for Animal Control Services. The board concurred with the recommendation of staff to enter into an IGA with Will County for this purpose. The IGA will be presented at a future board meeting for Board approval.

Staff Reports

Chief Vaccaro reported on the candle light vigil at Prestancia and that there were no problems. He informed the Board of the upcoming Pro-Life Action League demonstration to be held at the corner of LaGrange Road and 191st Street.

John Tomaszoski reported on a safety exercise with Metra anticipated to be held at the Hickory Creek Station parking lot on October 26, 2019. He further noted that staff was researching the cannabis regulation and tax act for future discussion with the Board.

Trustee Budzyn suggested that the Village create a “weather station” for Mokena. He requested staff to conduct some research and provide their findings at an upcoming work session.

Trustee Metanias noted that most of the work on the downtown streetscape is now done with certain exceptions around the Christmas tree area.

Trustee Richmond suggested that we keep the camera at the 191st Street Metra crossing active through next winter. He also noted some vegetation areas along LaGrange that are not in the Village are overgrown. Trustee Metanias reminded everyone that the Village used to cut vegetation at various locations on LaGrange that were the state's jurisdiction and quit doing since it wasn't the Village's responsibility.

Mayor Fleischer noted that the Village exceeded six million in sales tax for the year.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 6:50 p.m.