

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, August 19, 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 Budzyn
Debbie Engler
Jillian Hersted
George Metanias
Jim Richmond
Joseph Siwinski


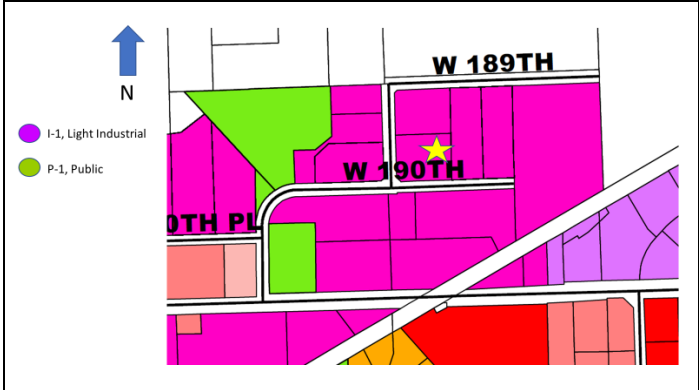
Also present were: Clerk Melissa Martini; Village Administrator John Tomasoski; Community/Economic Development Director Alan Zordan; Building and Planning Director Matt Ziska, Assistant Village Administrator Kirk Zoellner, Staff Engineer Dan Peloquin and Village Attorney Carl Buck.

D’Bat Academy

Community/Economic Development Director Alan Zordan presented this agenda item.

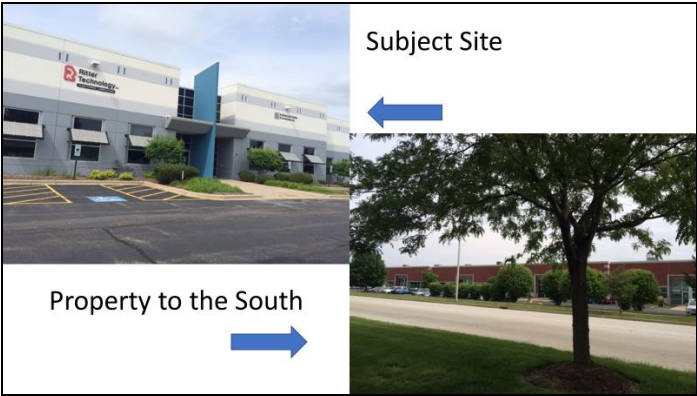
<div>D-Bat Academy Gary and Sandra Levato</div> <div>Special Use Permit request 9950 w. 190th Street Village Board Work Session August 19, 2019</div>	<div>Request</div> <div><ul style="list-style-type: none">Request for a Special Use Permit to operate a commercial indoor recreational facility in the I-1, Light Industrial zoning district.Specifically, a baseball and softball hitting facility</div>
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<div><div>N</div><div></div></div>	<div>History</div> <div><ul style="list-style-type: none">On June 17, 2019, the Village Board conceptually reviewed this request. There were no comments from the public. The Village Board generally supported the request and directed staff to forward it to the Planning Commission to conduct a public hearing.</div>
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<div>History</div> <div><ul style="list-style-type: none">On July 18, 2019, the Planning Commission held a public hearing regarding this request. There were no comments from the public. The Planning Commission unanimously recommended approving the Special Use Permit.</div> <div></div>	<div><div>N</div><div></div></div>
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Site Characteristics

- The site has an existing 38,000 square foot building with two tenants.
- The available space is located on the east portion of the building and is 19,000 square feet.
- Ritter Technology occupies the west portion of the building and will remain as a tenant.
- There are 85 parking spaces on site to serve the two tenant spaces.

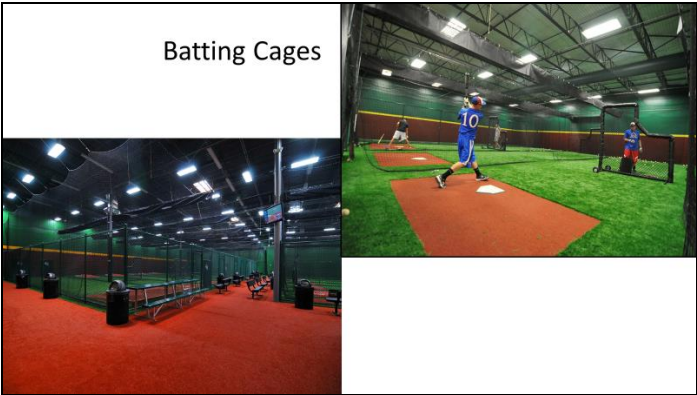


Discussion

- D-Bat Academy is a facility that provides children, teens, and adults with individual and/or team lessons to improve their baseball and softball skills.
- This facility will teach hitting, fielding, and throwing instruction. The proposed average class size can range from 12 to 30 students.
- Classes will run from 11:00 am to 9:00 pm Monday through Friday and 10:00 am to 6:00 pm Saturday and Sunday.

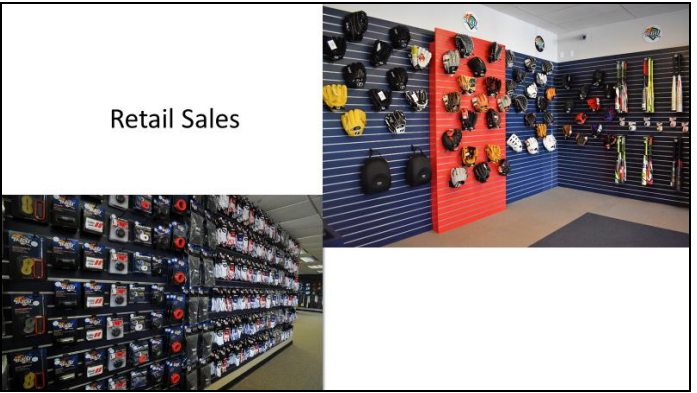
Batting Cages

- The typical floor plan for D-Bat Academy includes about 12 batting cages. Each batting cage can offer patrons baseball, softball, fast pitch, slow pitch, etc.
- The batting cages can also be relocated to allow field instruction to patrons.



Retail Sales

- The petitioner’s proposal includes a pro shop with retail sales of clothing, hats, baseball gloves baseball bats, and baseballs.
- The pro shop will be approximately 900 square feet and will be open to the public.



Birthday Parties

- Part of the business plan includes offering space to hold birthday parties that would include the use of the batting cages and a private party room.

Parking

- The proposed tenant space has 19,000 square feet. Retail and office areas require one parking space for every 250 square feet.
- Recreational/gymnasium space is one parking space for every 300 square feet.
- As a result, D-Bats requires 64 parking spaces.
- Ritter Technology has 4,500 square feet of office space and requires 18 parking spaces and 14,500 square feet of warehouse area with seven employees that requires five parking spaces. As a result, Ritter Technology requires a total of 23 parking spaces.

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	Office/Sales Area	Gym Area	# of warehouse employees	Required Parking Spaces	Actual Parking Spaces
Ritter Technology	4,500 sf (18 spaces)		7 (5 spaces)	23 parking spaces	23 parking spaces
D-Bat	1,500 sf (6 spaces)	17,500 sf (58 spaces)		64 parking spaces	62 parking spaces
TOTALS				87 parking spaces	85 parking spaces

Draft Special Use Ordinance

- Owner agrees to construct a sound barrier between the two tenant spaces should it be deemed necessary at the sole discretion of the Zoning Official.
- Village agrees to grant a parking exemption of two parking spaces.
- Owner agrees to pay the Amusement Tax on any batting cage that is used for commercial purposes as opposed to instructional purposes.

Village Board Direction

- Provide input on the terms of the draft Special Use Ordinance.

Discussion: The Board had no questions or concerns regarding the terms and conditions of the draft Special Use Ordinance and directed staff to prepare the final document for adoption at the next Board meeting.

Tom Murphy - Altorfer, Special Use Permit for a Planned Unit Development
Building and Planning Director Matt Ziska presented this agenda item.

Special Use Permit for a
Planned Unit Development
NE Corner of 191st and 88th Ave.

Village Board Concept
August 19, 2019



Introduction:

- Tom Murphy, on behalf of Altorfer CAT, is requesting a Special Use Permit (SUP) for a Planned Unit Development (PUD) for the property located at the northeast corner of 191st Street and 88th Avenue.

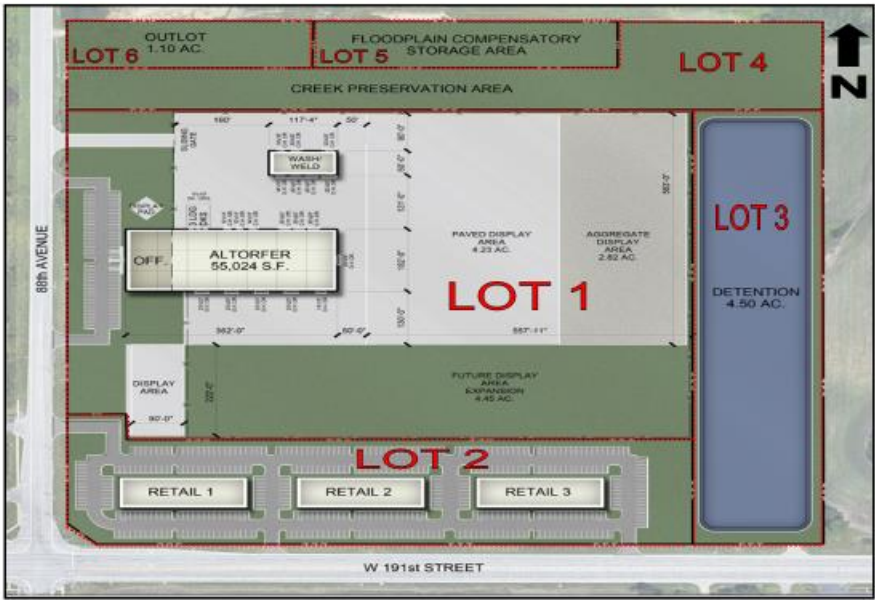


Background:

- Altorfer has 33 locations spread across Illinois, Iowa, Missouri, and Indiana.
- Provide sales, rentals, parts, and service for a full line of CAT equipment including, construction equipment, work tools, power systems and lift trucks.
- The petitioner estimates that the proposed Altorfer CAT facility would generate roughly \$14.9 million in annual sales:
 - \$12 million coming from equipment sales
 - \$2.9 million from part sales
 - Equates to roughly \$223,500 in annual sales tax revenue



Conceptual Site Plan:



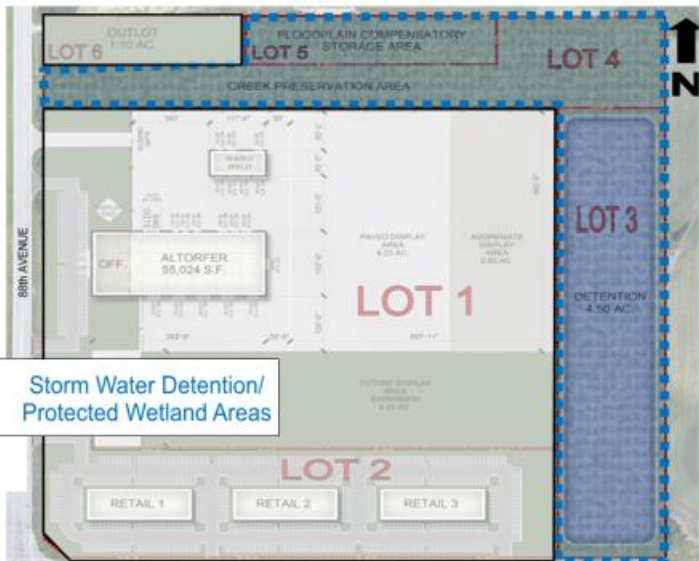
Lot #	Proposed Size
1	19.55 acres
2	6.43 acres
3	5.44 acres
4	3.93 acres
5	1.35 acres
6	1.11 acres

LOT 2: Future Office/Retail



Lot #	Proposed Size
2	6.43 acres

**LOTS 3, 4, 5:
Drainage and Detention**



 = Storm Water Detention/
Protected Wetland Areas

Lot #	Proposed Size
3	5.44 acres
4	3.93 acres
5	1.35 acres

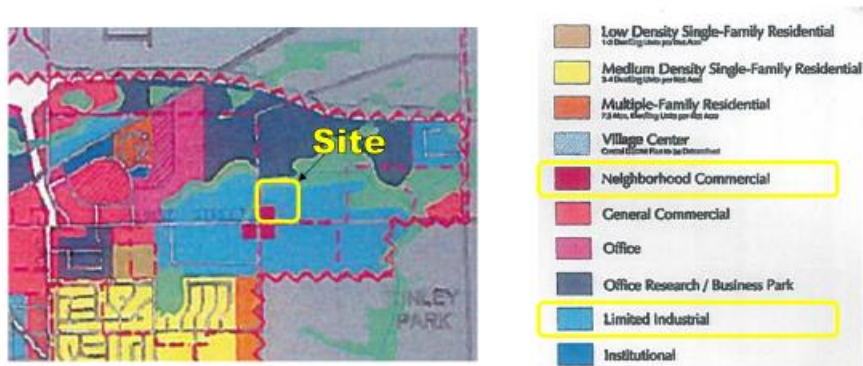
LOT 6: Vacant Outlot



Lot #	Proposed Size
6	1.11 acres

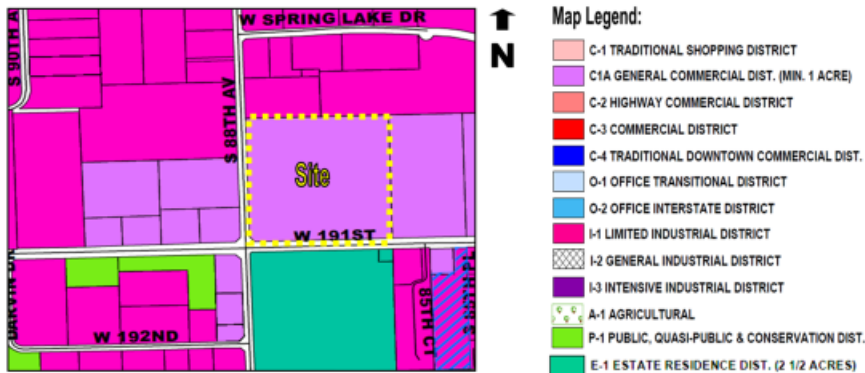
Conformity with the Comprehensive Plan:

- The Future Land Use Map shows the subject parcel having a mix of two land use categories: Neighborhood Commercial and Limited Industrial.



Zoning:

	Current Zoning	Current Use	Comprehensive Plan
Site:	C1A, General Commercial	Vacant Commercial Property	Neighborhood Commercial & Industrial
North:	I-1, Limited Industrial	Vacant Industrial Property	Industrial & Office Research/Business Park
South:	E-1, Estate Residential	Vacant Residential Property	Neighborhood Commercial & Industrial
East:	C1A, General Commercial	Vacant Commercial Property	Limited Industrial
West:	C1A, Commercial/I-1 Industrial	Gas 'N Wash/Vacant Property	Limited Industrial



LOT 1: Altorfer CAT

- 19.55 Acres
- Office/Maintenance Facility
(+/-) 55,000 sq./ft.
- Wash/Weld Building
(+/-) 7,000 sq./ft.
- Several Outdoor Equipment Display Areas
(+/-) 11.96 combined acres



Proposed Equipment Displays

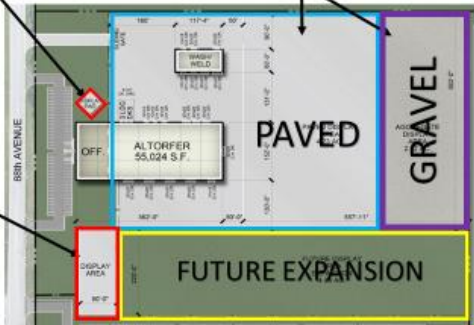
• Main Display Yard

- ❑ 4.23 acres of *paved* surface
- ❑ 2.82 acres of *aggregate* (gravel)
- ❑ 4.45 acres dedicated for *future expansion*



► Secondary Displays

- ❑ Flag Pole Display
- ❑ 20,000 sq./ft.
raised gravel display



Zoning Requirements:

Developments Standards		C-1A, General Commercial	Lot 1
Min. Lot Size		1 acre	+/- 19.55 acres
Min. Lot Width		125 ft.	967 ft.
Yards ⁽¹⁾			
	Front	30 ft.	90 ft.
	North Side	10 ft.	90 ft.
	South Side	10 ft.	250 ft.
	Rear	30 ft.	607 ft.
Maximum Height		35 ft.	35 ft.
Floor Area Ratio (max)		1.0	0.07
Maximum Coverage*		85%	7%

*max coverage is the ratio between building size and lot size – *excluding* paved areas

Access & Parking

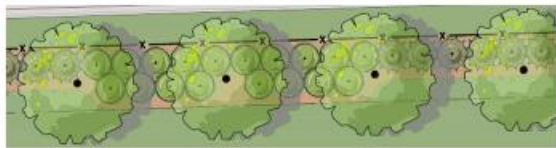
Use Group	Parking Ratio	Parking Details	Spaces Required
Automotive Repair Shops	2 spaces per service bay	12 service bays	24 spaces
Office	1 space/250 sq./ft.	12,000 sq./ft.	48 spaces
Utility/Service Buildings	2 spaces for every 3 employees, plus 1 space per company vehicle	4 employees/0 company vehicles	3 spaces



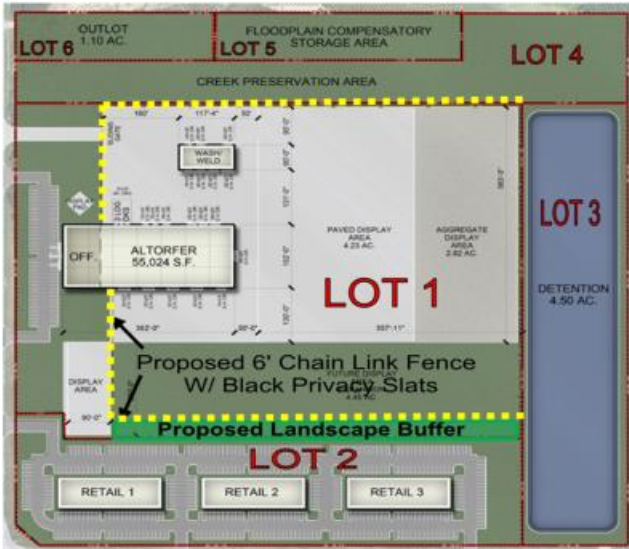
Parking Required	75 spaces
Parking Provided	70 spaces

Landscaping & Screening

- Landscape Buffer between Lots 1 and 2



- 6' Chain Link Fence w/ Black Slats



Building Elevations Office/Maintenance Facility



Building Elevations Office/Maintenance Facility



Building Elevations Wash/Weld Building



Village Board Direction:

1. Is the proposed PUD appropriate for this site?
2. Are the proposed outdoor equipment displays acceptable?
3. Is the proposed landscaping/screening acceptable?
4. Are there any additional observations the Board would like to discuss?
5. Should the proposed Special Use request advance to the Planning Commission for a formal public hearing?

Discussion – The Board was generally in support of the proposed SUP/PUD request, and felt that the proposed location was appropriate for this type of development. Trustee Budzyn and Trustee Richmond expressed some concern with the aggregate (crushed stone) surface shown in the rear yard equipment display area, and felt that the entire display area should be paved. Trustee Siwinski also inquired about the point of sales related to the proposed Altorfer CAT facility, to which Staff responded by stating that they will work with Legal Counsel to incorporate language in the Special Use Ordinance that specifically addresses the point of sales for this facility. The Board also concurred with Staff’s recommendation for screening the equipment display area. Staff was directed to advance the proposed SUP/PUD request on to the Planning Commission for a formal public hearing.

Georgiou Property
Community/Economic Development Director Alan Zordan presented this agenda item

<p>Georgiou Property 193rd & LaGrange Road Village Board Concept Review August 19, 2019</p>	<p>Request</p> <ul style="list-style-type: none">• Tim Tynan, on behalf of George Georgiou, requests conceptual review of a commercial development to be located at 19300 LaGrange Road.• The 14-acre property requires annexation, rezoning to C-3, (General Commercial), and a Special Use Permit for a Planned Unit Development.• The petitioner requests approval to create seven lots with a Special Use for a motor vehicle repair facility (Belle Tires) and a hotel. If this proposal moves forward, additional exemptions may be requested by the petitioner.
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Entitlement Process

- September 2006, The Village Board conceptually reviewed a petition to annex, rezone the property to commercial, and a Special Use for a Planned Unit Development for a Walgreens and unknown hotel.
- October 2006, Planning Commission held a public hearing for annexation, rezoning to commercial, and a Special Use for a Planned Unit Development. Planning Commission unanimously recommended approval.

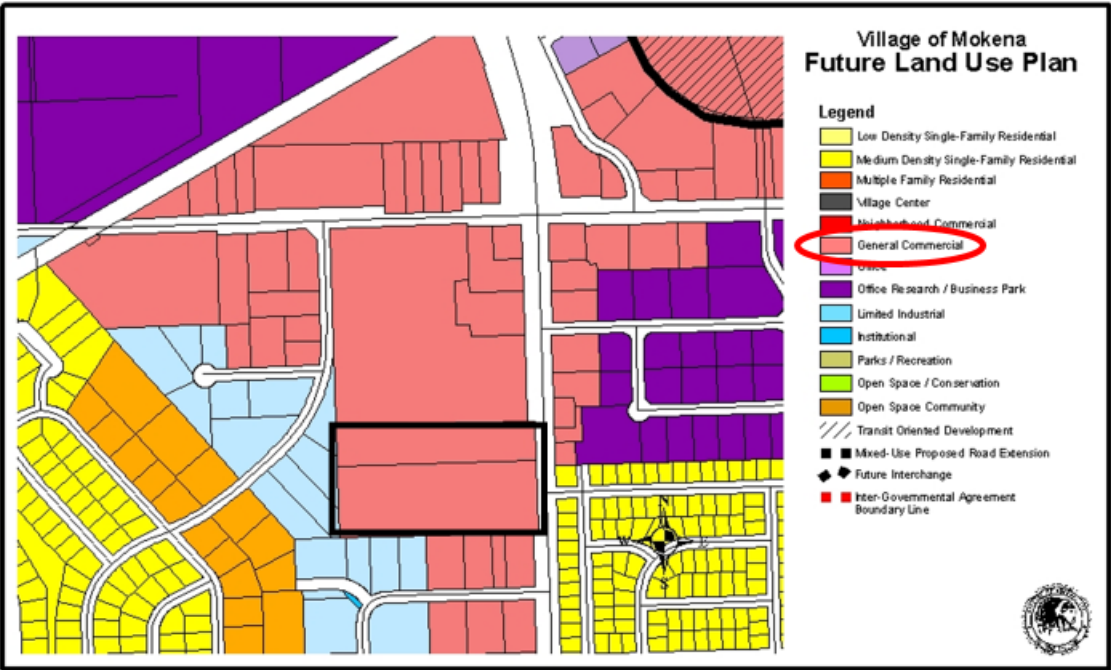
Entitlement Process

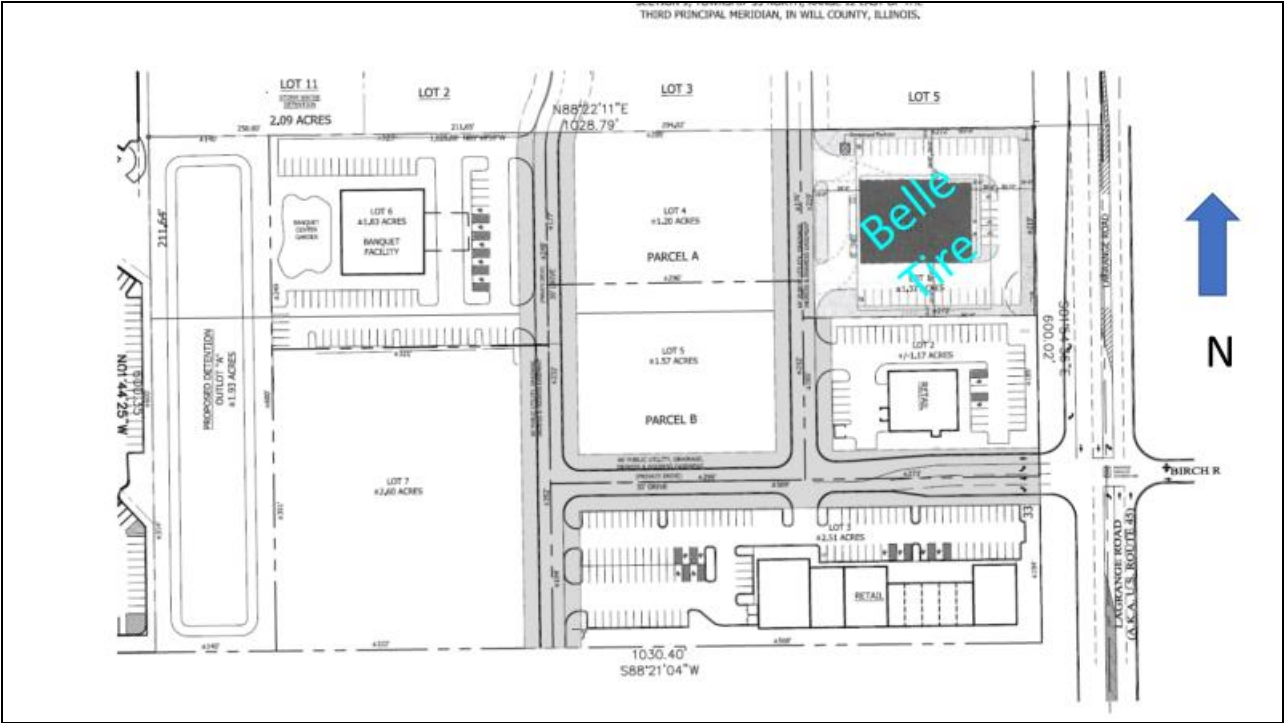
- January 2007, the Village Board felt that the property should be developed in conjunction with Meridian Centre, located north of the site.
- Due to the failing economy in 2007, Mr. Georgiou informed staff that he would not be moving forward with the development, and as a result, the site remains in unincorporated Will County.

2006 – 2009
Concept Plan



- C-3, Commercial
- C-1, Traditional Commercial
- C-2, Highway Commercial
- I-1, Light Industrial
- Unincorporated





Overall Proposal

- The concept plan shows seven lots for commercial buildings and one detention pond outlot. Three lots have frontage on LaGrange Road. The internal streets are privately owned and are allowed through the Planned Unit Development process.

Lot Number	Acreage	Proposed Use
1	1.37 acres	Belle Tire
2	1.17 acres	Retail
3	2.57 acres	Retail
4	1.20 acres	Retail/Office
5	1.57 acres	Retail/Office
6	1.83 acres	Potential Banquet Facility
7	2.60 acres	Potential Hotel
Outlot A	1.93 acres	Storm Water Detention

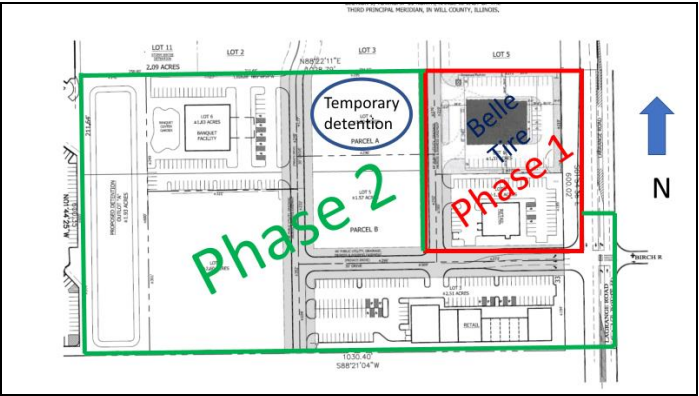
Discussion

- Belle Tire is the only interested retailer at this time. Belle Tire originated in Detroit Michigan and has now expanded throughout the state of Michigan as well as northwest Indiana. They propose a 4,400 square foot building. Motor vehicle service repair businesses require a Special Use Permit. If approved, this will be one of the first Belle Tire stores in Illinois.



Phasing of Development

- The petitioner is requesting that the entire 14-acre site be annexed and zoned. However, the petitioner wants to phase the development.
- Phase one will consist of lots one, two, and the street extension from Meridian Centre. A temporary detention pond is proposed on lot four to serve lots one and two. Phase one should also include the 10-foot wide bike path along LaGrange Road.



Access

- The petitioner proposes to extend Meridian Circle to Lots one and two as part of phase one. Phase two will consist of a full entrance at Birch with a future traffic signal. The signalized intersection will also benefit businesses in the Meridian Centre development and reduce the use of the ¾ intersection by Starbucks.
- Because LaGrange Road is under the Illinois Department of Transportation’s (IDOT) jurisdiction, proposed access locations and signalized intersections must be approved through IDOT.

Infrastructure Concerns

- Typically, a developer will submit preliminary site engineering development plans for the entire site that include all of the public/private improvements such as traffic signals, streets, street lights, sidewalks, and detention.
- However, the applicant would submit a Letter of Credit at the time of final plat approval to ensure that the improvements are completed within the approved time frame.

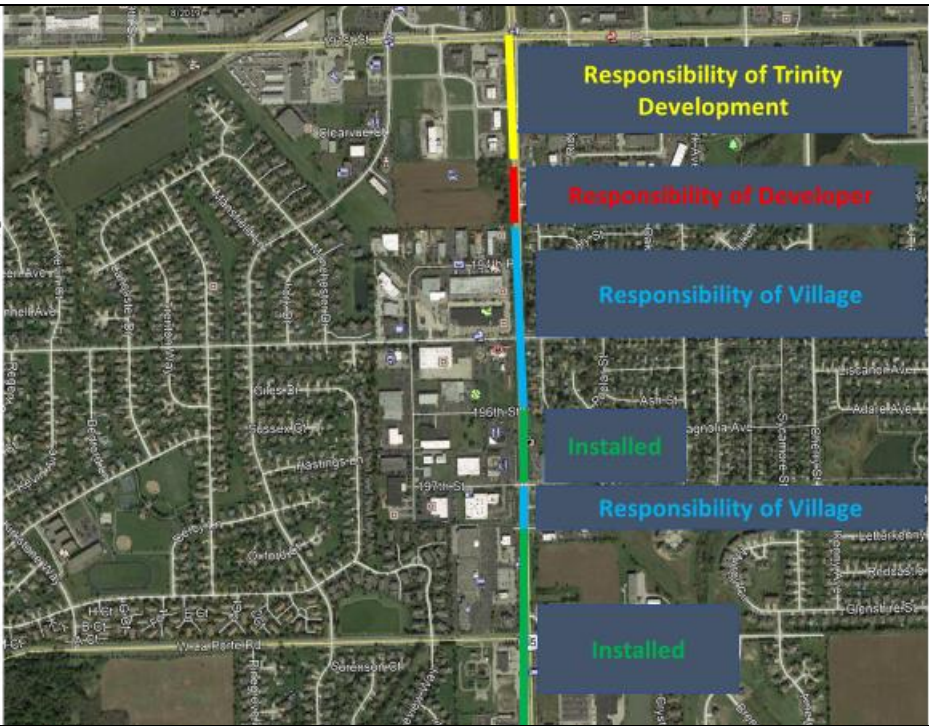
Infrastructure Concerns

- The petitioner proposes to improve two lots and construct a temporary detention pond as phase one.
- Typically the overall storm water management facility is constructed first.
- The proposal does not include designing or constructing any other improvements until phase two of the development.

LaGrange Road Bike Path System

- The Village bike path plan shows a 10-wide bike path along the west side of LaGrange Road.
- Over the years, several portions of the LaGrange Road 10-wide bike path was been installed along the west side of LaGrange Road.
- Between developers and the Village, remaining portions of the path should be completed.

LaGrange Road Bike Network



Unknown Hotel

- Phase two consists of an unknown hotel on lot seven. Hotels also require a Special Use Permit.
- The petitioner does not have a hotel brand secured yet, however, he would like a Special Use granted for the use as part of the annexation documents.
- The Holiday Inn Express is located immediately adjacent to the proposed banquet facility on lot six.

Village Board Direction

- Should the Village annex the property and zone it to C-3, General Commercial?
- Is the proposed concept plan and phasing generally acceptable?
- Is the Board comfortable allowing major public/private improvements to be completed during phase two?
- Is a motor vehicle repair facility appropriate?
- Is a hotel use appropriate?
- Should the proposal be forwarded to the Planning Commission for a public hearing?

Georgiou Property
193rd & LaGrange Road

Village Board Concept Review
August 19, 2019

Discussion: The consensus of the Board was to have all of the infrastructure designed and installed at one time instead of in phases. The Board did not like the idea of a temporary stormwater facility. Mayor Fleischer asked that the petitioner revise his development plans and return for another work session.

Gaming Bistros

Assistant Village Administrator Kirk Zoellner presented this agenda item.

Gaming Cafes/Bistros

Village Board work session
August 19, 2019

Background

- Board passed Ordinance No. 2012-O-22 in 2012
- Provided for video gaming in liquor-serving establishments in accord with State law
- Board policy not in favor of gaming bistros
- Liquor licenses issued only to establishments with “full” kitchens
- Policy consistent over past 7 years

Analysis

- Staff reviews categories of liquor licenses from time to time in response to Board input and requests from potential businesses
- Shortly after video gaming was authorized in 2012, there were a number of requests for ‘gaming bistros’
- The Board consistently affirmed its opposition to granting liquor licenses to these types of businesses

Analysis (cont’d)

- Limited requests over past 7 years
- Recent requests suggest it might be prudent to revisit policy
- No current license category exists for ‘gaming bistro’ concept
- Staff is seeking clarity on policy moving forward

Board Direction

- Does the Board wish to create a new “Gaming Café/Bistro” liquor license category within the Village of Mokena Liquor Control Code?

Discussion: Assistant Administrator Zoellner advised the Board that representatives from two entities (Christine Marie’s Sweet Vine and Zin Club) wishing to open limited menu concepts that included a gaming component were present in the audience. Mayor Fleischer asked representatives from each of the two entities to introduce their concepts to the Board.

Following the representatives’ presentations, the Board asked them specific questions regarding their menus, hours of operation, level of interest in gaming, and the demographics of typical customers. General discussion took place.

Attorney Carl Buck emphasized that while anyone could apply for a liquor license, State law granted local liquor commissioners and local units of government broad discretion to set policy for liquor control within their communities, and with regard to the approval or denial of liquor license applications.

It was the general consensus of the Board to maintain its long-standing policy regarding gaming bistros, and to not create a new “Gaming Café/Bistro” category of liquor license.

Draft Semi-Truck Parking Ordinance

Building and Planning Director Matt Ziska presented this agenda item, and provided a brief recap on the approval process thus far.

Village Board Concept – On June 17, 2019, the Village Board conceptually reviewed the proposed amendment and unanimously agreed to advance the proposed amendment on to the Planning Commission for a formal public hearing.

Planning Commission – On July 18, 2019, the Planning Commission held a public hearing to discuss the proposed Zoning Ordinance amendment, and there were no comments from the public at that time. The Planning Commission recommended modifying the proposed language in order to minimize any potential loopholes. The original ordinance language and revised language recommended by the Planning Commission has been outlined below:

Original Language: *It shall be unlawful to park a semi-truck tractor unit or trailer on a residential driveway.*

Revised Language: *It shall be unlawful to park a semi-truck tractor unit or semi-truck trailer on a residentially-zoned property.*

The Planning Commission also recommended adding the following definition for “semi-truck” to the Zoning Ordinance glossary: ***Semi-truck, The combination of a tractor unit and one or more trailers.***

The Board reviewed the draft ordinance, which incorporates all of the recommendations made by the Planning Commission, and did not request any modifications to the proposed language. Staff was directed to prepare the final ordinance for formal adoption at the August 26, 2019, regular Village Board meeting.

Staff Reports

Administrator Tomasoski reported on the Capital Bill including \$500K secured from Representative McDermid and \$250K secured from State Senator Hastings. At this time, there is no certainty as to when any of this funding will become available for the Village.

Administrator Tomasoski provided an update on the Holiday Inn Express project and that the Village will proceed with assessing an approximate \$98,000.00 permit extension fee. Trustee Metanias spoke to the construction superintendent and provided the Board with an update on various construction issues. The Board indicated their support for this course of action.

Administrator Tomasoski noted that there are several proclamation requests that will come before the Board at the next few Board meetings.

Mayor Fleischer discussed his recommendations on two new appointments to the Planning Commission. He asked the Board to contact him directly with any of their thoughts or concerns.

Director Zordan reported representatives of the Firestone project on U.S. Route 30 had contacted him and indicated a desire to advance to a public hearing with the Planning Commission.

Trustee Budzyn stated that he liked that the Economic Development Commission was exploring franchise opportunities to attract new businesses to Mokena.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 7:53 p.m.