

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, October 19, 2020

CALL TO ORDER

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

ROLL CALL

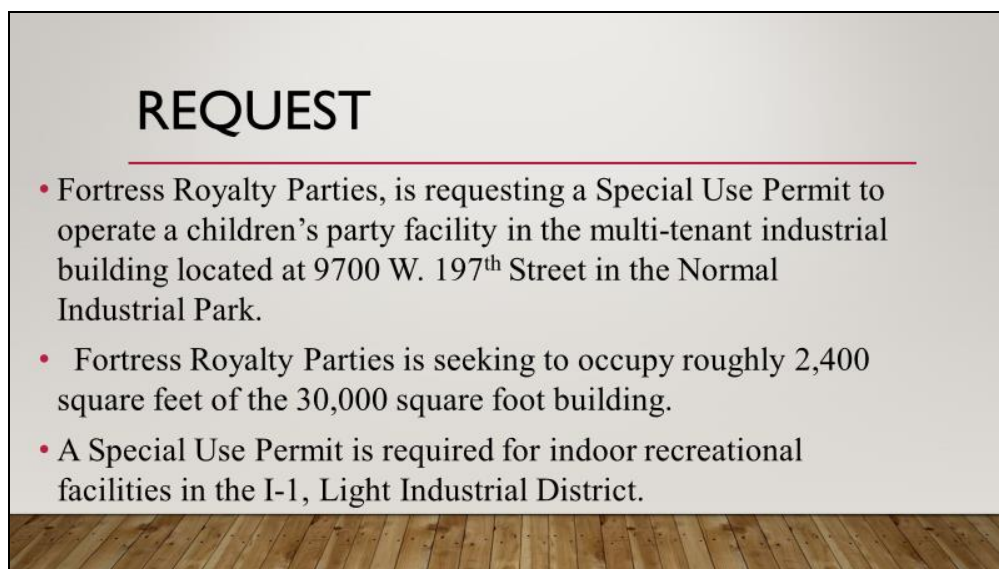
Joseph E. Budzyn
Jim Richmond
George Metanias
Joe Siwinski
Jillian Hersted

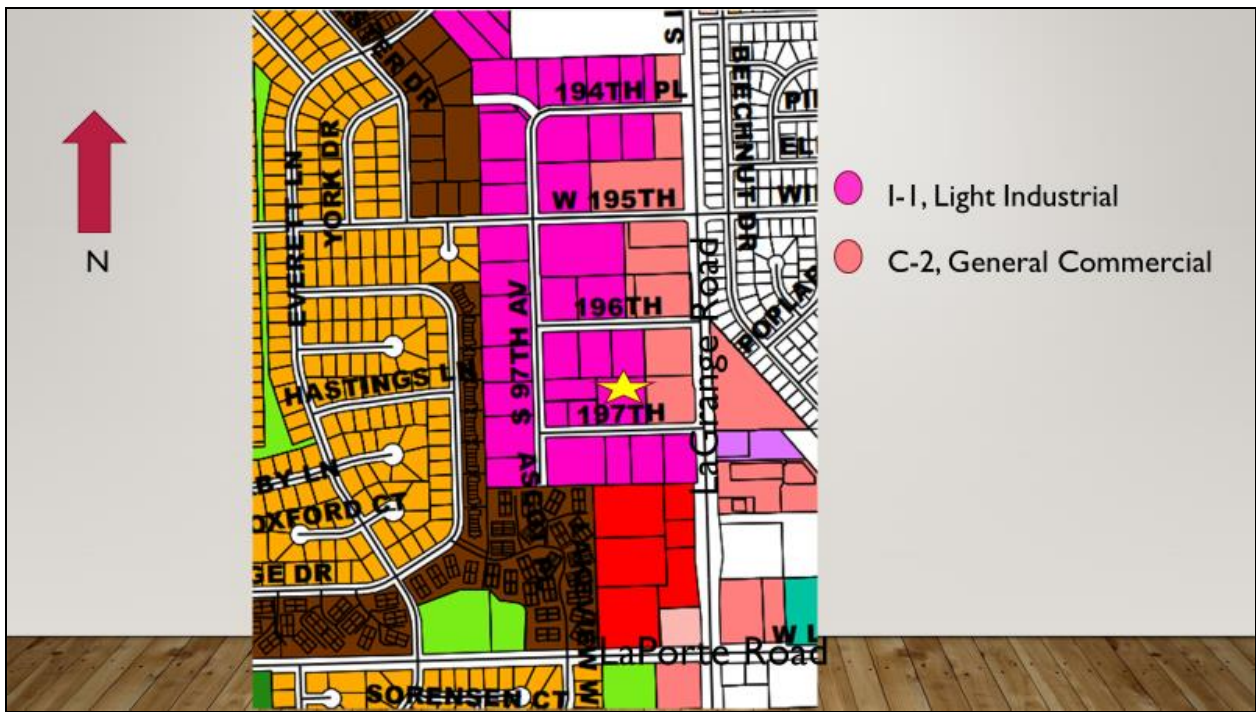
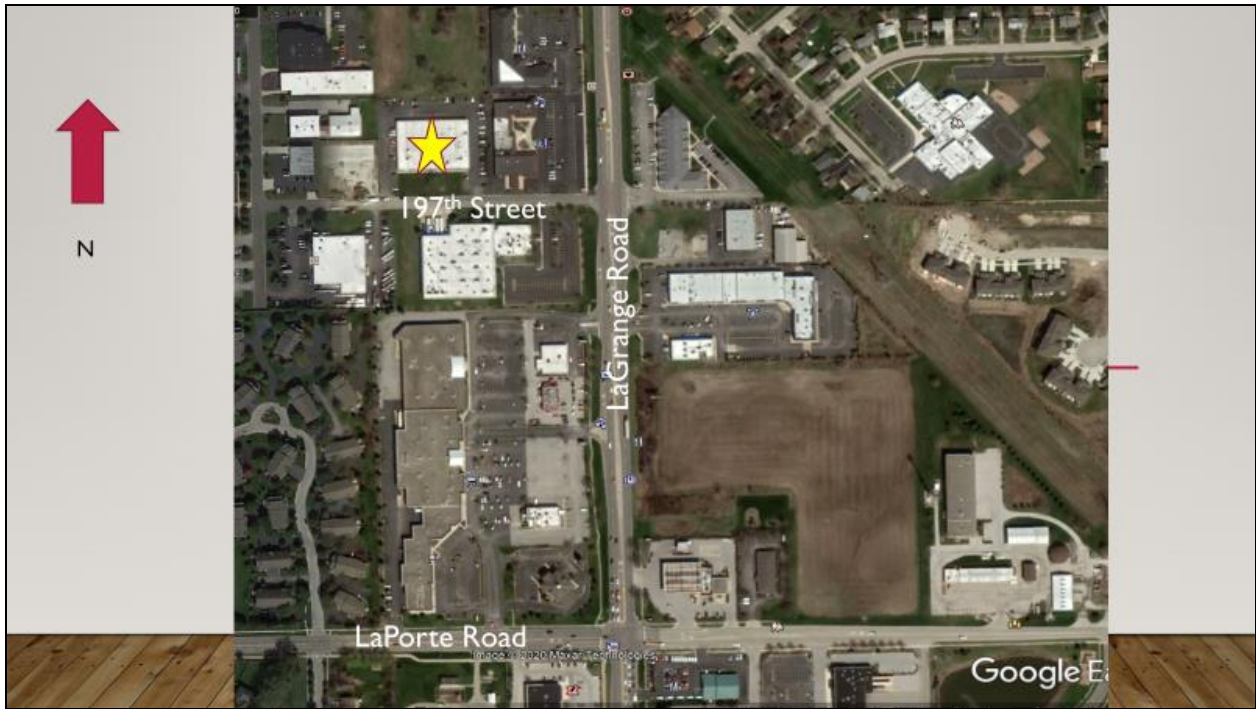
Absent: Debbie Engler

Also present were: Village Clerk Melissa Martini (Village Board Room); Village Administrator John Tomazoski (Village Board Room); Assistant Village Administrator Kirk Zoellner (Village Hall); Director of Economic and Community Development Alan Zordan (Village Board Room); Building and Planning Director Matt Ziska (Village Board Room);

Fortress Royalty Parties, 9700 W. 197th Street, Unit 101: Special Use Permit for an Indoor Commercial Recreation Facility

Director of Economic and Community Development Alan Zordan presented the following item:





VILLAGE BOARD REVIEW

- On August 24, 2020, the Village Board reviewed this request. After hearing input from the petitioner and adjacent tenant, James Policchio of Policchio & Associates, the Board expressed some concerns with the proposed parking arrangements and potential noise that could be generated by the proposed business.
- The Village Board ultimately directed the proposal to the Planning Commission for a public hearing with the understanding that staff would further analyze the proposed parking arrangements.

PLANNING COMMISSION REVIEW

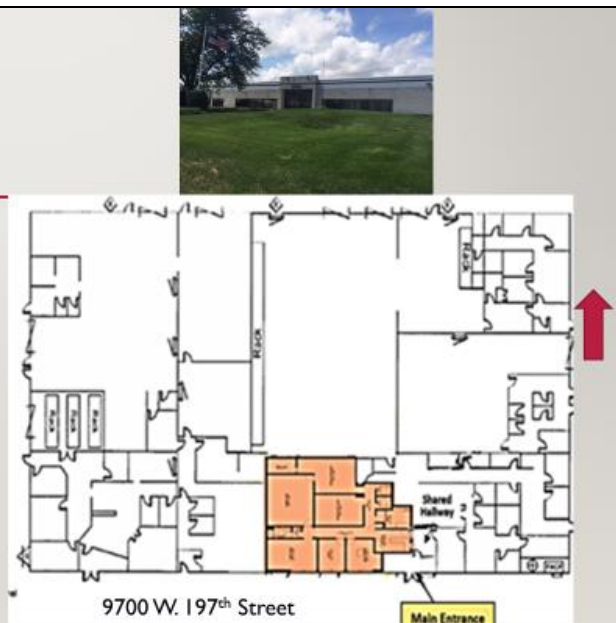
- On September 17, 2020, the Planning Commission conducted a formal public hearing.
- James Policchio, of Policchio Public Accountants, informed the Planning Commission that he worked with the petitioner and was satisfied that they would address any noise concerns and now supported granting the Special Use Permit.

PLANNING COMMISSION REVIEW

- The Planning Commission recommended approving the Special Use with the following condition:
 - *Owner agrees to install acoustical soundproofing in any shared wall and/or ceiling cavities, should it be deemed necessary at the sole discretion of the Zoning Official.*

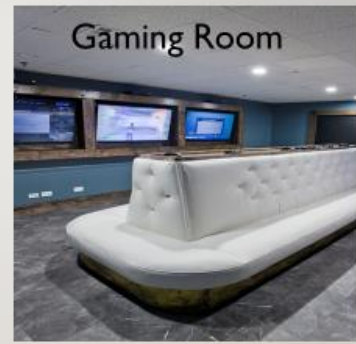
EXISTING SITE AND BUILDING

- The existing industrial building is divided into nine tenant spaces.
- The shaded area in the building footprint to the right indicates Fortress Royalty's tenant space.



PROPOSAL

- Fortress Royalty Parties is seeking the proposed SUP in order to host children's parties with themed party rooms, including rooms dedicated to manicures, pedicures, costumes, and gaming.
- Each party includes two staff members to help monitor the children, while pre-ordered/pre-packaged food will be provided: including pizza, juice boxes, and cake.

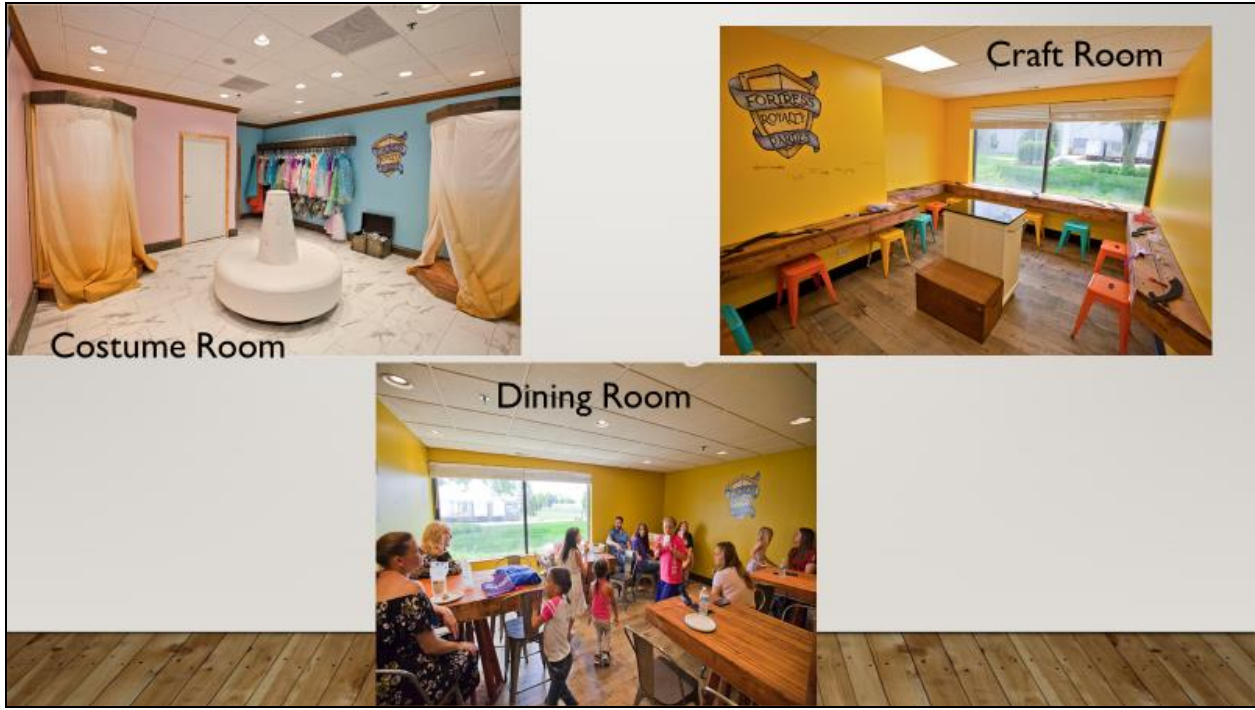


PROPOSAL

- The targeted age group for these types of parties range in age from 5 to 12. Permission slips are required for each child upon entering the building. When each child is picked up, parents will be required to show proof of identity prior to leaving the premises with the child.

Fortress Interior Floor Plan





HOURS OF OPERATION

- The proposed business hours are 10:00 am to 6:00 pm Wednesday and Thursday, and 10:00 am to 8:00 pm. Friday through Sunday. closed on Monday and Tuesday.
- Will limit guests to comply with Covid-19 restrictions.
- Only one party can be scheduled during each time slot, and the facility will be closed between parties to allow for cleaning and disinfecting.

PARKING

SUITE	TENANT	USE	PARKING STANDARD	PARKING CRITERIA	REQ. PARKING
101	Fortress Royalty	Office	1 : 250 sq./ft.	Office Area: 2,400 sq./ft.	9.6
102	Vacant	Office/Retail	1 : 250 sq./ft.	Office Area: 1,966 sq./ft.	7.8
103	James Policchio CPA	Office	1 : 250 sq./ft.	Office Area: 2,000 sq./ft.	8
104 & 105	Alarm Illinois	Office	1 : 250 sq./ft.	Office Area: 1,000 sq./ft.	27.4
		Warehouse	2 for every 3 employees + 1 per company vehicle	17 employees / 12 vehicles	
106	E & C Transportation	Office	1 : 250 sq./ft.	Office Area: 1,450 sq./ft.	5.8
107	Creative Carpet	Warehouse	2 for every 3 employees + 1 per company vehicle	4 employees / 5 vehicles	7.7
108	CarSmart	Office/Retail	1 : 250 sq./ft.	Office Area: 2,000 sq./ft.	19
		Warehouse	2 for each service bay + 1 per company vehicle	4 service bays / 3 vehicles	
109	Nationwide Insurance	Office	1 : 250 sq./ft.	Office Area: 3,287 sq./ft.	13.1

TOTAL REQUIRED: 98.4

TOTAL PROVIDED: 96

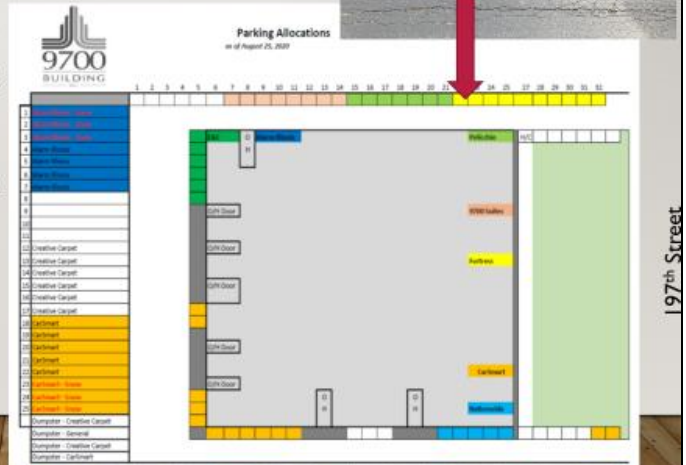
Parking Deficit 3 spaces

PARKING

- Since the Village Boards initial review, Fortress Royalty’s square footage was increased by 400 square feet which increased their minimum parking requirements by two parking spaces.
- Alarm Illinois relocated from unit 102 to units 104 & 105 and with the expansion of warehouse space and company vehicles, their parking formula increased by twenty spaces.
- There is now a three-space deficit based on Village parking formulas.

PARKING CON’T

- Property owner Mike Glen does not believe the proposed use will have a detrimental impact on parking, and provided the parking allocation plan below, which is based on his real estate experience and general industry parking standards for commercial and industrial users.



DRAFT SPECIAL USE ORDINANCE

- Village agrees to grant a Special Use Permit for an indoor commercial recreational facility.
- Village agrees to grant a parking exemption of three parking spaces.
- Owner agrees to install acoustical soundproofing in any shared wall and/or ceiling cavities, if deemed necessary at the sole discretion of the Zoning Official.

DRAFT SPECIAL USE ORDINANCE

- Owner agrees to comply with Village of Mokena Business Regulations, Building Code Regulations, and Fire Code Regulations.
- Owner agrees that the Special Use Permit to allow an indoor commercial recreational facility is subject to revocation if Village regulations are not followed.

VILLAGE BOARD DIRECTION

- Is there any feedback on the terms of the draft Special Use Ordinance?
- Should this Ordinance be placed on the next Village Board meeting agenda for adoption?

Discussion:

Trustee Siwinski stated that he doesn't like the proposal due to lack of parking and believes that it will have a negative impact on other businesses.

Trustee Budzyn stated that he does not support the proposal due to shortage of parking spaces and pointed out that there also needs to be more handicapped parking spaces overall to meet current codes. He further stated that he believes that amusement taxes should be charged for this use.

Trustee Hersted stated that she wants to support the proposal, but the building owner needs to address the parking issue.

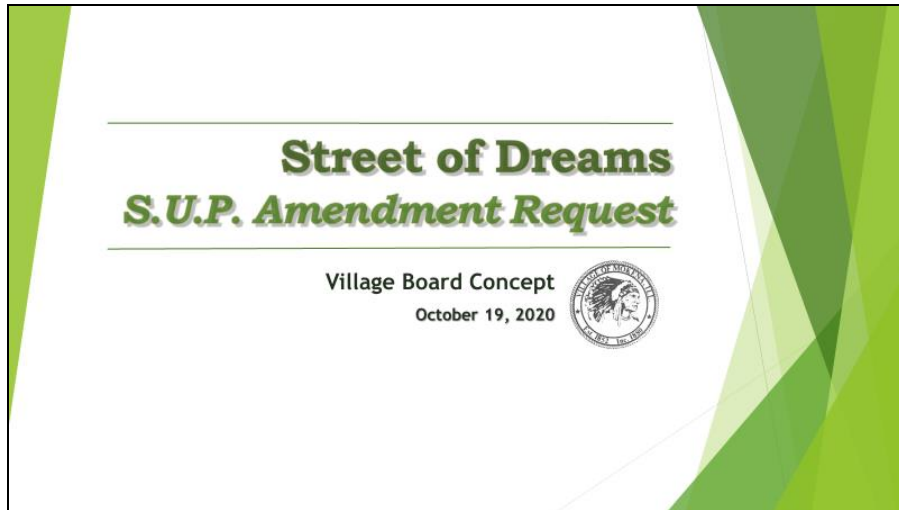
Michael Glenn introduced himself as the building owner and explained that the actual parking usage of existing tenants is significantly lower than the parking counts required by Village formulas. He indicated that he would try to add more parking spaces, but he believes that there is ample parking for this use.

Trustees Richmond and Metanias were in favor of the proposal, but wanted the building owner to add more spaces if possible.

Mayor Fleischer asked the petitioner to design more parking spaces and return to another work session for Board review.

Street of Dreams, 9960 W. 191st Street, Suite N: Special Use Permit Amendment Request

Building and Planning Director Matt Ziska presented the following item:

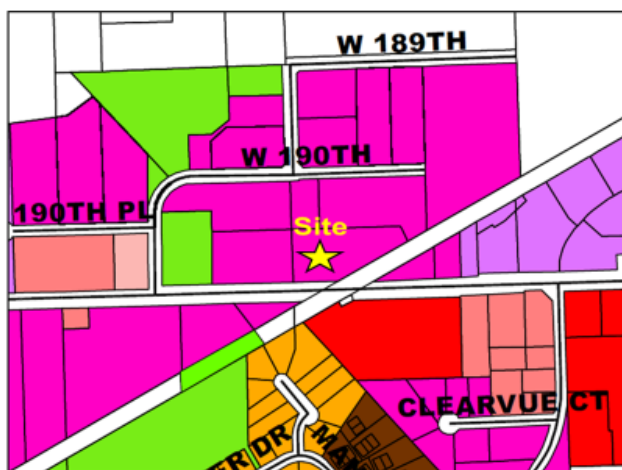


Introduction:







Dr. Ashly Oschner is seeking to amend the Special Use Permit (SUP) for the Street of Dreams dance studio, located at 9960 W. 191st Street (Suites L & M).



Land Use & Zoning:



Zoning Map Legend:

-  I-1, Limited Industrial Dist.
-  P-1, Public/Conservation Dist.
-  C-1, Traditional Shopping Dist.
-  C-2, Highway Commercial Dist.
-  C1A, General Commercial Dist.
-  C-3, Commercial Dist.

Background:

- Street of Dreams received SUP approval in 2010.

Current/Proposed Hours of Operation

Monday-Friday: 10 A.M. - 7 P.M.

Saturday: 9 A.M. - 3 P.M.

Sunday: Closed



Parking Analysis:

SUITE	TENANT	USE	PARKING STANDARD	PARKING CRITERIA	REQ. PARKING
A	Eagle Security	Office	1: 250 sq./ft.	Office Area: 2,583 sq./ft.	17
		Warehouse	2 for every 3 employees + 1 per company vehicle	9 employees / 0 vehicles	
B	Houdek Transportation	Office	1: 250 sq./ft.	Office Area: 1,495 sq./ft.	6
C	Dish Network	Utility & Service	2 for every 3 employees + 1 per company vehicle	28 employees / 16 vehicles	35
D	Philbin Construction	Office	1: 250 sq./ft.	Office Area: 1,049 sq./ft.	7
		Warehouse	2 for every 3 employees + 1 per company vehicle	3 employees / 0 vehicles	
E & F	Image 360	Office	1: 250 sq./ft.	Office Area: 3,127 sq./ft.	23
		Warehouse	2 for every 3 employees + 1 per company vehicle	12 employees / 2 vehicles	
G	Bath Fitter	Office	1: 250 sq./ft.	Office Area: 1,033 sq./ft.	14
		Warehouse	2 for every 3 employees + 1 per company vehicle	10 employees / 2 vehicles	
H	Sparking Spas	Office	1: 250 sq./ft.	Office Area: 640 sq./ft.	5
		Warehouse	2 for every 3 employees + 1 per company vehicle	2 employees / 0 vehicles	
I & J	Crawford Supply	Office	1: 250 sq./ft.	Office Area: 2,798 sq./ft.	16
		Warehouse	2 for every 3 employees + 1 per company vehicle	5 employees / 0 vehicles	
K	PolyEnviro Lab	Office	1: 250 sq./ft.	Office Area: 1,245 sq./ft.	8
		Warehouse	2 for every 3 employees + 1 per company vehicle	4 employees / 0 vehicles	
L & M	Street of Dreams	Gym (Indoors)	1: 300 sq./ft.	Gym Area: 6,649 sq./ft.	26
		Office	1: 250 sq./ft.	Office Area: 665 sq./ft.	
*N	Proposed Expansion	Gym (Indoors)	1: 300 sq./ft.	Proposed: 4,592 sq./ft.	16



TOTAL REQUIRED:	173
TOTAL PROVIDED:	179
Parking Surplus	6 spaces



Board Direction:

- ▶ Are there any questions or concerns regarding the proposed amendment request?
- ▶ Should the proposed amendment advance to the Planning Commission for a formal public hearing?

Discussion:

Trustee Budzyn expressed his concerns with the proposed parking table and stated that he was opposed to applying the Village's warehouse parking standard to retail showrooms, including Crawford Supply's warehouse showroom. Trustee Budzyn also inquired about the Village's Amusement Tax Ordinance and asked if the proposed use/business should pay amusement tax.

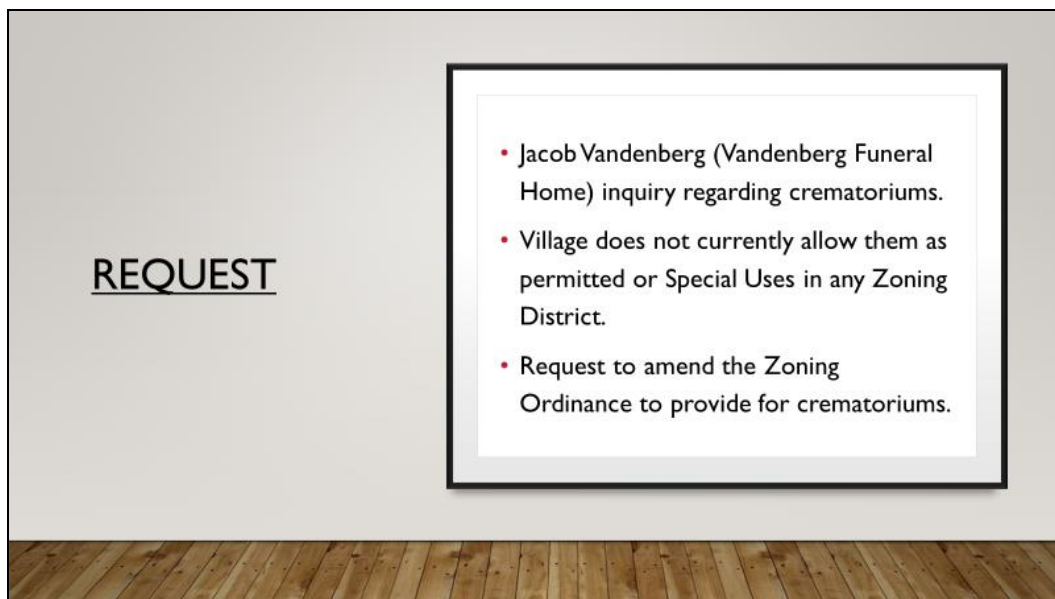
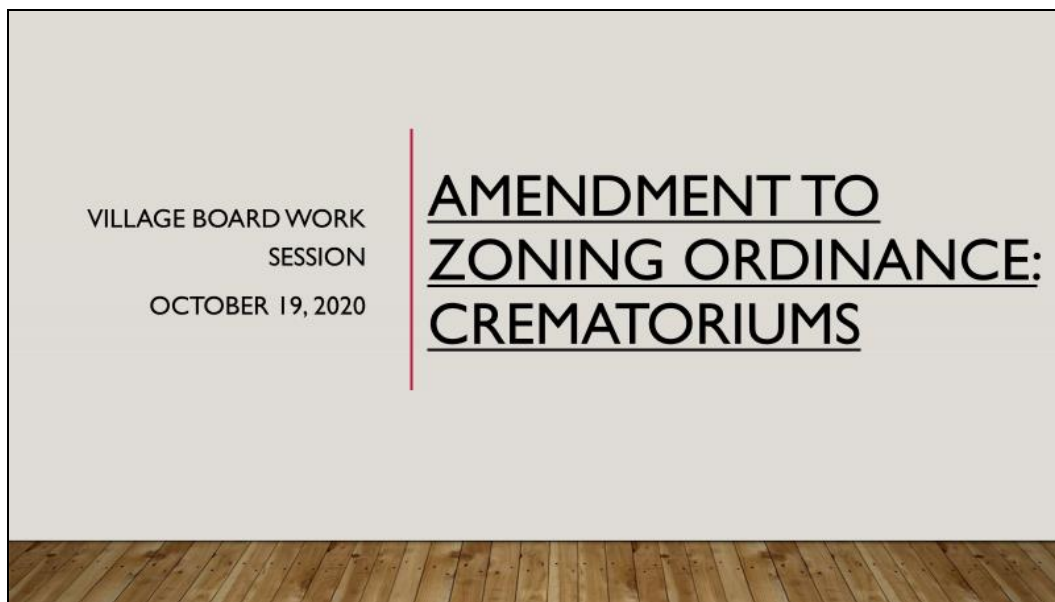
Mayor Fleischer requested Village Administrator Tomasko to have legal counsel review the Village's Amusement Tax Ordinance and advise the Board.

Trustee Metanias asked if the Village had received any complaints regarding the Street of Dreams' business operations. In response, Building & Planning Director Matt Ziska stated that the Village had received a noise complaint late last year (2019) from the tenant of Suite "N" (Embassy Security Group); however, under the proposed Special Use Amendment, Street of Dreams would be occupying Suite N, which is located at the easternmost end of the subject building. Therefore, Staff expects the proposed amendment to resolve this issue.

Ultimately, the consensus of the Board agreed to advance the proposed Special Use Amendment request to the Planning Commission for a formal public hearing.

Proposed Zoning Ordinance Amendment for Crematoriums

Director of Economic and Community Development Alan Zordan presented this case.



HISTORY

- August 24 Work Session - Village Board discussion. No concerns. Directed staff to advance Zoning Ordinance amendment to a formal public hearing.
- September 17 Public Hearing – Planning Commission recommendation to move forward with the amendment as a Special Use in the I-I Industrial district only.

DRAFT ORDINANCE

- *Definition - A building containing properly installed, certified apparatus intended for use in the act of cremation.*
- Listed as a Special Use in the I-I Industrial District.
- Condition - Separated from residential and public zonings by 500 feet.

VILLAGE BOARD DIRECTION

- Are there any suggested changes to the draft ordinance?
- Should this ordinance be placed on the next Village Board meeting agenda for adoption?

Discussion:

The Board had no changes to the draft amendment ordinance and directed staff to prepare the final ordinance for adoption at the next Board meeting. Jacob Vandenberg asked the Board if he could come forward at the October 26th work session with a proposal for a crematorium at a specific site. The Board had no objection to his request.

Staff Updates

Village Administrator John Tomasoski reported that Police Officer candidate Julio Garcia declined the Village's employment offer and therefore did not begin employment.

Director of Economic and Community Development Alan Zordan provided a brief update on Belle Tire and their interest in a site at LaPorte and LaGrange Roads. He also reported

on the recent purchase contract by Silver Cross Hospital for several acres at the southeast corner of Route 30 and Owens Road.

Assistant Village Administrator Kirk Zoellner advised the Board that the Mokena Chamber of Commerce had already decided not to conduct most activities associated with Christmas Fest this year due to the coronavirus pandemic, but they were looking to the Village for direction on the parade. He explained that at the current time, conditions remain much the same as they were when the decision was made this past summer to cancel the 4th of July parade, and that in fact at the current time, COVID-19 rates were again on the rise. Following discussion, it was the consensus of the Board to forego the Christmas Fest parade this year, but to consider a light ceremony at 5:00 p.m.

Assistant Administrator Zoellner advised the Board that the Executive Director of the Mokena Chamber of Commerce had contacted him Friday, October 16, seeking input on a proposal to place up to twelve 6' Christmas trees in the downtown area. These trees would be offered for sale to Chamber members to use for advertising during the upcoming holiday season. The displayed trees would require electrical service, which Public Works has indicated it could provide. Possible locations for display of the trees include the area around the node at Wolf Road and Front Street, and the area around the node at Mokena Street and Front Street. The Board was supportive of the proposal and indicated it would support the placement of more than twelve trees should there be sufficient demand.

Trustee Budzyn asked staff if there were formal guidelines for the Village's parkway tree replacement program. Assistant Administrator Zoellner responded that requests were handled individually with residents, and that this typically allowed staff to work out mutually satisfactory solutions with them, providing for better customer service and program management. If a tree dies or is destroyed by a storm and the resident requests replacement, the Village replaces it at no charge to them. He said it would be difficult for staff to tell a resident they have to pay for their own replacement parkway tree if a parkway tree is lost at no fault of their own (i.e., it dies or is destroyed by a storm). Village policy has generally been not to deny replacement if requested; however, if the resident does not wish to have the tree replaced, the Village does not replace it.

Staff suggested the possibility of bringing this topic back for discussion at a Board budget work session next year, as parkway tree replacements for the current year have already been completed.

Village Administrator John Tomaszoski provided a brief report on the CARES Act funding and noted that the Village Hall processed 427 voters on the first day of early voting.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 8:00 p.m.