

**BOARD OF TRUSTEES WORK SESSION**  
**11004 Carpenter Street, Mokena, Illinois 60448**  
**Monday, October 26, 2020**

**CALL TO ORDER**

Mayor Fleischer called the Board of Trustees work session to order at 7:38 p.m.

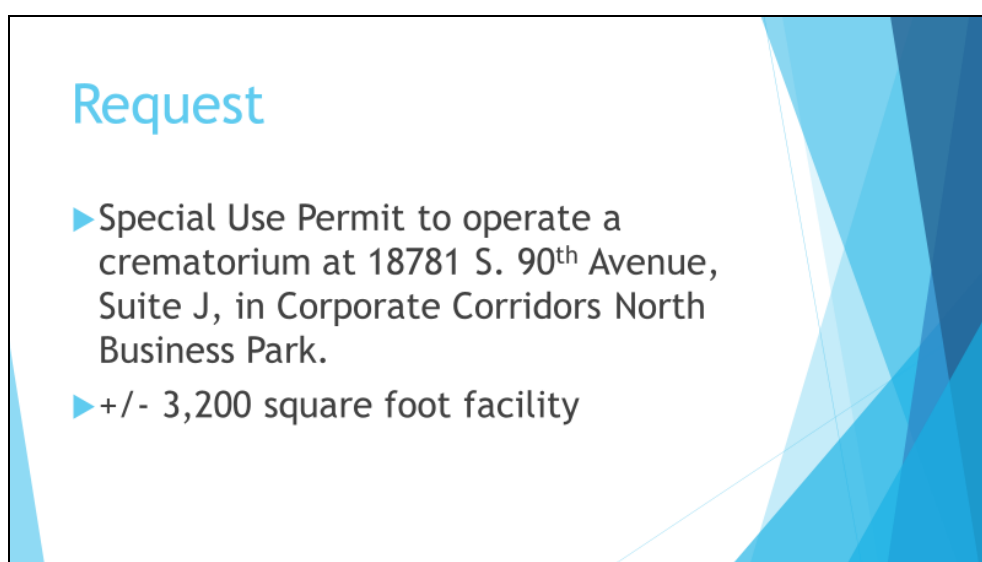
**ROLL CALL**

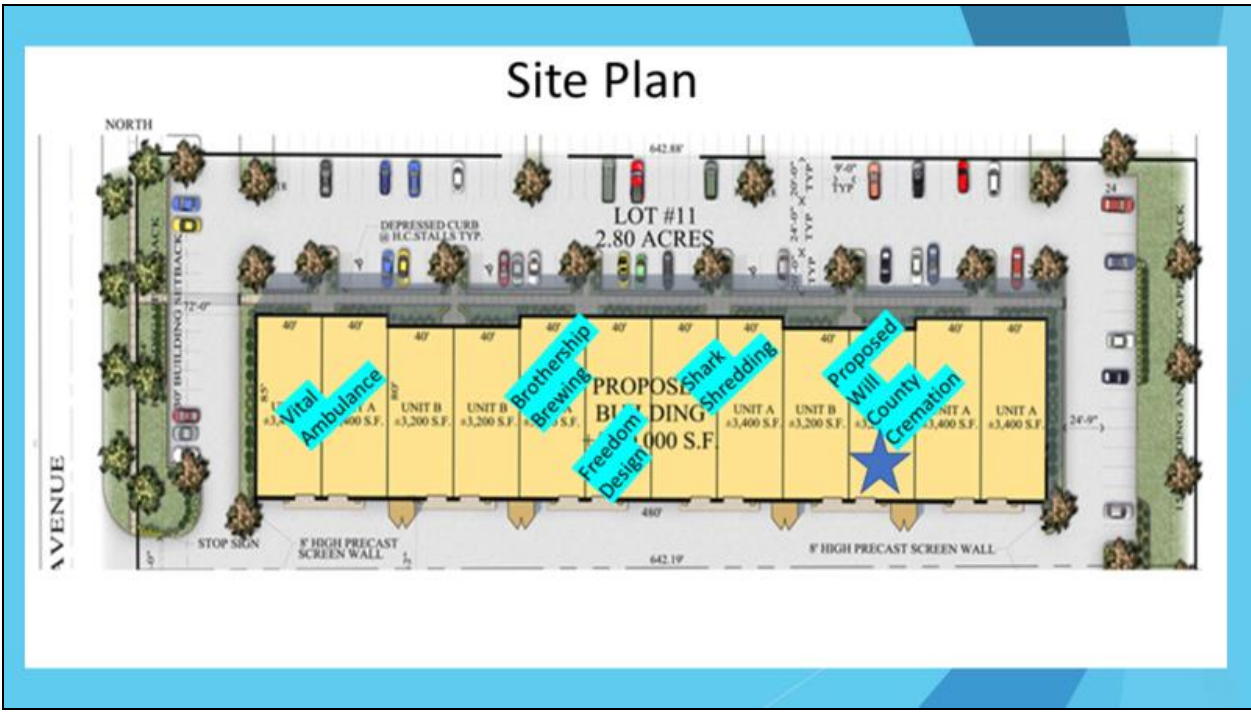
Joseph E. Budzyn  
Debbie Engler  
Jim Richmond  
George Metanias  
Joe Siwinski  
Jillian Hersted

Also present were: Clerk Melissa Martini (Village Board Room); Village Administrator John Tomasoski (Village Board Room); Assistant Village Administrator Kirk Zoellner (Village Hall); Village Attorney Carl Buck (Village Board Room); Director of Economic and Community Development Alan Zordan (Village Hall); Building & Planning Director Matt Ziska (Village Hall); Finance Director Barb Damron (Village Hall); Civil Engineer Dan Peloquin (Village Hall); and Chief of Police Steve Vaccaro (Village Hall)

**Will County Cremation – 18781 90<sup>th</sup> Avenue, Suite J – Crematorium Special Use Permit**

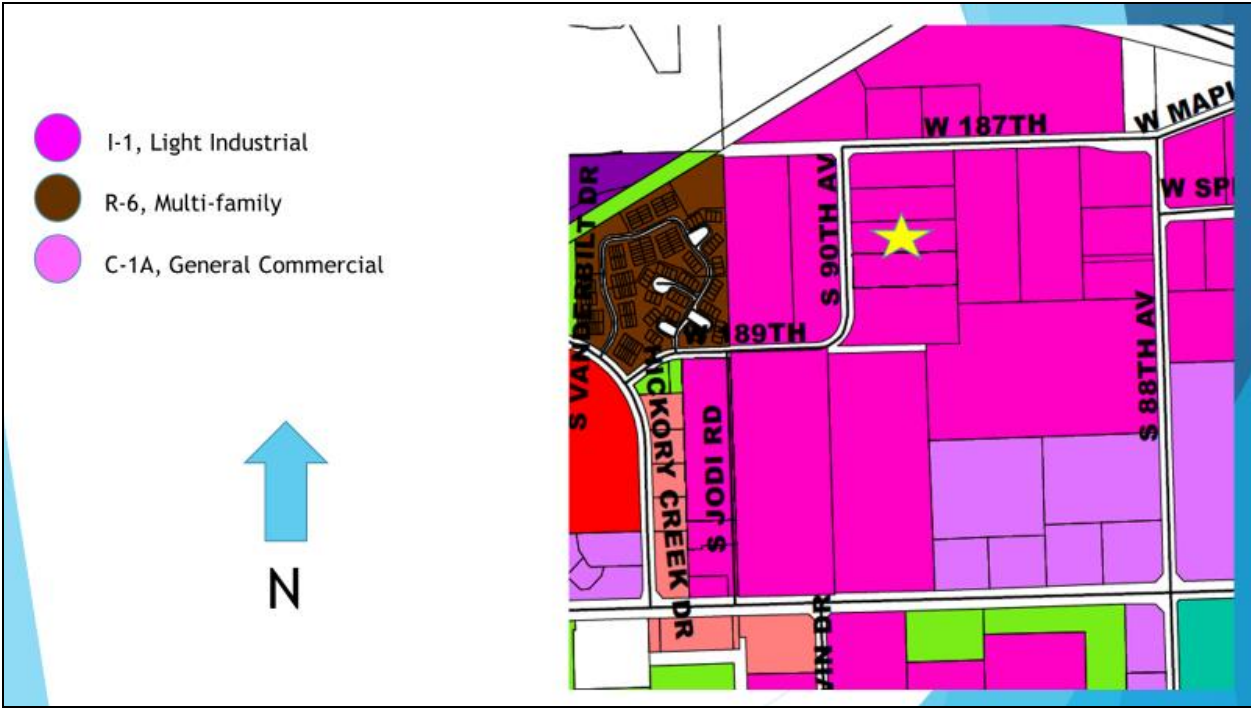
Director of Economic and Community Development Alan Zordan presented the following item:





## Land use & Zoning

- The nearest residentially zoned property (Burnside Station) is located more than 700 feet west of the subject property. The 700' setback distance exceeds the 500' minimum setback distance required from residential and publicly zoned properties.



## Discussion

- ▶ The facility will cremate remains contracted through Vandenberg Funeral Homes as well as outside funeral establishments located in Will, Cook, DuPage, and Kankakee Counties.
- ▶ The proposed business hours are 9:00 am to 5:00 pm Monday through Friday (Closed Saturdays and Sundays).
- ▶ Will provide simple cremations that on rare occasions may include abbreviated gatherings for family and virtual memorials.



## Parking

- ▶ Roughly half of the subject building is currently vacant, so certain assumptions needed to be made when conducting the parking analysis.
- ▶ Specifically, Staff estimated that each remaining/vacant tenant space would have an average of 1,000 sq./ft. of office space, and at least 9 employees.
- ▶ Staff made this assumption based on other multi-tenant buildings in the Village.
- ▶ Handicapped parking spaces are per code.

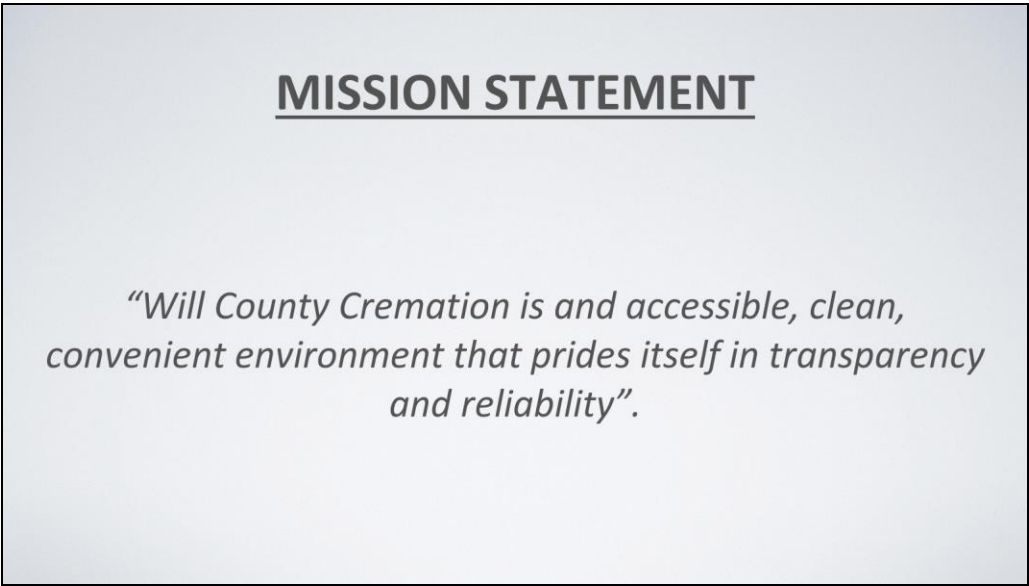
| SUITE           | TENANT                         | USE       | PARKING STANDARD                                | PARKING CRITERIA           | REQ. PARKING |
|-----------------|--------------------------------|-----------|-------------------------------------------------|----------------------------|--------------|
| A & B           | Vital Ambulance                | Office    | 1 : 250 sq./ft.                                 | Office Area: 1,000 sq./ft. | 23           |
|                 |                                | Warehouse | 2 for every 3 employees + 1 per company vehicle | 20 employees / 5 vehicles  |              |
| C               | Vacant                         | Office    | 1 : 250 sq./ft.                                 | Office Area: 1,000 sq./ft. | 11           |
|                 |                                | Warehouse | 2 for every 3 employees + 1 per company vehicle | 9 employees / 1 vehicles   |              |
| D               | Vacant                         | Office    | 1 : 250 sq./ft.                                 | Office Area: 1,000 sq./ft. | 11           |
|                 |                                | Warehouse | 2 for every 3 employees + 1 per company vehicle | 9 employees / 1 vehicles   |              |
| E               | BrotherShip Brewing            | Tap Room  | 1 : 100 sq./ft.                                 | Restaurant: 1,351 sq./ft.  | 18           |
|                 |                                | Warehouse | 2 for every 3 employees + 1 per company vehicle | 5 employees / 0 vehicles   |              |
| F               | Freedom Design                 | Office    | 1 : 250 sq./ft.                                 | Office Area: 600 sq./ft.   | 5            |
|                 |                                | Warehouse | 2 for every 3 employees + 1 per company vehicle | 2 employees / 0 vehicles   |              |
| G & H           | Shark Shredding                | Office    | 1 : 250 sq./ft.                                 | Office Area: 1,000 sq./ft. | 11           |
|                 |                                | Warehouse | 2 for every 3 employees + 1 per company vehicle | 4 employees / 3 vehicles   |              |
| I               | Vacant                         | Office    | 1 : 250 sq./ft.                                 | Office Area: 1,000 sq./ft. | 11           |
|                 |                                | Warehouse | 2 for every 3 employees + 1 per company vehicle | 9 employees / 1 vehicles   |              |
| J               | Proposed Will County Cremation | Office    | 1 : 250 sq./ft.                                 | Office Area: 1,000 sq./ft. | 7            |
|                 |                                | Warehouse | 2 for every 3 employees + 1 per company vehicle | 3 employees / 1 vehicles   |              |
| K               | Vacant                         | Office    | 1 : 250 sq./ft.                                 | Office Area: 1,000 sq./ft. | 11           |
|                 |                                | Warehouse | 2 for every 3 employees + 1 per company vehicle | 9 employees / 1 vehicles   |              |
| L               | Vacant                         | Office    | 1 : 250 sq./ft.                                 | Office Area: 1,000 sq./ft. | 11           |
|                 |                                | Warehouse | 2 for every 3 employees + 1 per company vehicle | 9 employees / 1 vehicles   |              |
| TOTAL REQUIRED: |                                |           |                                                 |                            | 119          |
| TOTAL PROVIDED: |                                |           |                                                 |                            | 125          |
| Parking Surplus |                                |           |                                                 |                            | 6            |

## Village Board Direction

- ▶ Is a cremation facility appropriate for this location?
- ▶ Are there any special restrictions that the Board would like to apply to this business proposal at this time?
- ▶ Should the proposal be forwarded to the Planning Commission for a Public Hearing?



Applicant Jacob Vandenberg presented additional information:



## INDUSTRY NEWS

- According to industry experts, by 2035, 80% choose cremation.
- Experts believe, given the circumstances from COVID-19, more individuals will choose alternative end of life ceremonies, forgoing traditional gatherings.
- Younger generations have varying opinions on what “Traditional” means when discussing life events (weddings, funerals, etc.)

## WHAT ARE WE OFFERING ?

- Simple, affordable, reliable cremations
- Merchandise (ie. Urns, Memorials, etc.)
- Abbreviated gatherings to witness
- Contracted cremation
- Virtual Memorials



## WHO ARE THE CUSTOMERS ?

- Target audience is Millennials and Gen-X. Target demographic of e-commerce shoppers
- Those not seeking interaction with funeral homes.



## LOCATION

Serving multiple counties and communities, WCC is conveniently located along Interstate 80 and LaGrange Road, situated in the village of Mokena. WCC will provide state of the art facilities and advanced technological crematory operations.



## AESTHETICS

The attached photo is what our undecorated stack will look like. The black large stack (3ft tall) is exhaust from the retort, never exceeding 1000 F. Normally the exit gases are about 700 F. The silver gooseneck pipe is pulling air into the retort for combustion







## PARKING ?

- Handicap parking.
- Ample parking spaces (10) with access to 25 additional spaces.
- Employee access through rear of unit.



## REGULATIONS



Will County Cremation will be subject to all Local, State and Federal health and environmental protection requirements. All necessary licenses and permits shall be obtained from the Department of Financial and Professional Regulations, the Department of Public Health, the Federal Department of Health and Human Services, and the Illinois and Federal Environmental Protection Agencies, or such other appropriate Local, State, or Federal Agencies.

In strict compliance with the Federal Trade Commission (FTC), "Funeral Rule", WCC, will adhere to the standards and practices set-fourth.

Discussion: Mayor Fleischer asked if there were any questions from the public.

Tom Soltis of Brotherhood Brewing stated that his business is in the same multi-tenant building, and that he is adamantly opposed to this request. He noted that he utilizes fresh ingredients to brew his product and is concerned about the emissions and exhaust particles that may contaminate his operation. He was also concerned with the image or negative impression that a crematorium would bring to the building. Mr. Soltis felt it should be part of a funeral home, and not in a multi-tenant building.

Jacob Vandenberg responded that the exhaust is CO<sub>2</sub> gas similar to a vehicle exhaust and does not smell or have detectable particulates.

Mr. Soltis asked about the negative impacts of mercury emissions. Mr. Vandenberg noted that mercury emissions are so small that they are not a concern.



Brian Ciapinski, owner of Shark Shredding, stated that his business is in this building as well, and that it makes no sense to place a crematorium here. He believes it should be in a separate free-standing building.

Jeff Dencek, also a partner in Shark Shredding, believed that this use would conflict with other uses in the building.

Mayor Fleischer asked Village staff to arrange a meeting between these two businesses and Mr. Vandenberg so that they could exchange information and answer questions prior to coming back to another workshop. He further suggested that this meeting could take place at the Village Hall. He asked the Board members for their thoughts.

Trustee Siwinski stated that this may not be the best location for a crematorium.

Trustee Budzyn asked if he could move the crematorium to the east end unit. Jacob Vandenberg stated that the building owner is utilizing this space and it is not available.

Trustee Richmond wanted to know more about EPA regulations as they would apply to crematoriums.

Trustee Metanias asked if animals would be cremated here. Mr. Vandenberg stated no. He asked how many persons would attend a ceremony. Mr. Vandenberg stated that there would be very few ceremonies, or viewings, and that they would be brief with few attendants. Trustee Metanias stated that he would prefer this use be in a free-standing building.

Trustees Engler and Hersted agreed that a meeting should be held with neighboring businesses to share information.

#### **Public Hearing Continuation, 10203 W. 191<sup>st</sup> Street, Chandler Services Special Use Permit**

Trustee Siwinski made a motion to re-convene the public hearing to consider the Special Use Permit pursuant to Village of Mokena Ordinance 2015-O-009 and 2020-O-006. Trustee Engler seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

Discussion: Attorney Carl Buck provided an update to the Board and discussed the construction schedule provided by Chandler Services, which indicated that all parking lot paving/curbing improvements would be completed this year (2020).

Trustee Budzyn asked if a paving contractor had been selected to perform the remaining parking lot improvements. Attorney for Chandler Services, James Ashack, stated that Jeff Graefen of Graefen Development would be performing the work.

In referencing the construction timeline provided by Chandler Services, Trustee Siwinski asked Attorney James Ashack if he believed that the remaining parking lot improvements could be completed by Thanksgiving. In response, Mr. Ashack confirmed his belief that the required paving and curbing would be completed by then.

Trustee Siwinski made a motion to recess the public hearing to November 23, 2020 of Mokena Ordinance 2015-O-009 and 2020-O-006. Trustee Engler seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

#### **Staff Updates**

Village Administrator John Tomaszoski noted that Ruth Colby of Silver Cross Hospital has expressed concerns with the the current status of COVID-19 in the local area. Currently, approximately 58 beds are being used for COVID-19 patients as well as an estimated 50 surgeries are acheduled as well.

Attorney Buck provided an update to the Mayor and Board regarding the application of the amusement tax ordinance. Mr. Buck explained that the amusement tax would apply to shows or events involving an admission charge as well as recreational amusements such as Accelerate Speedway or Urban Air.

However, based on the application of the amusement tax and based on the board's direction, the amusement tax was not applied to activities that were primarily educational or instructional in nature such as dance studios or the Burros football team. Trustee Budzyn stated that he believes that the amusement tax ordinance was broad enough to include those types of applications. Mr. Buck stated that the application of the tax was discretionary by the Village, as long as it was not applied in a manner that was inconsistent with respect to similar businesses. Mr. Buck gave an example relating to a volleyball court user where a business that provided courts for practice based on an hourly basis did not pay an amusement tax, but when they ran tournaments where they charged a fee for the tournament as well as admission to the tournament, the tax was paid. Trustee Siwinski and Trustee Engler stated that the purpose of the amusement tax was to address a particular potential user within the Village, and that the purpose of the amusement tax was not to put an additional burden on parents who were trying to provide opportunities for their children like batting cages or dance studios. Trustee Siwinski indicated that the manner in which the tax was applied by staff was consistent with the Board's direction. General consensus of the Board was to continue to apply the tax in the manner that staff was currently enforcing.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 8:42 p.m.