

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, November 9, 2020

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 7:26 p.m.

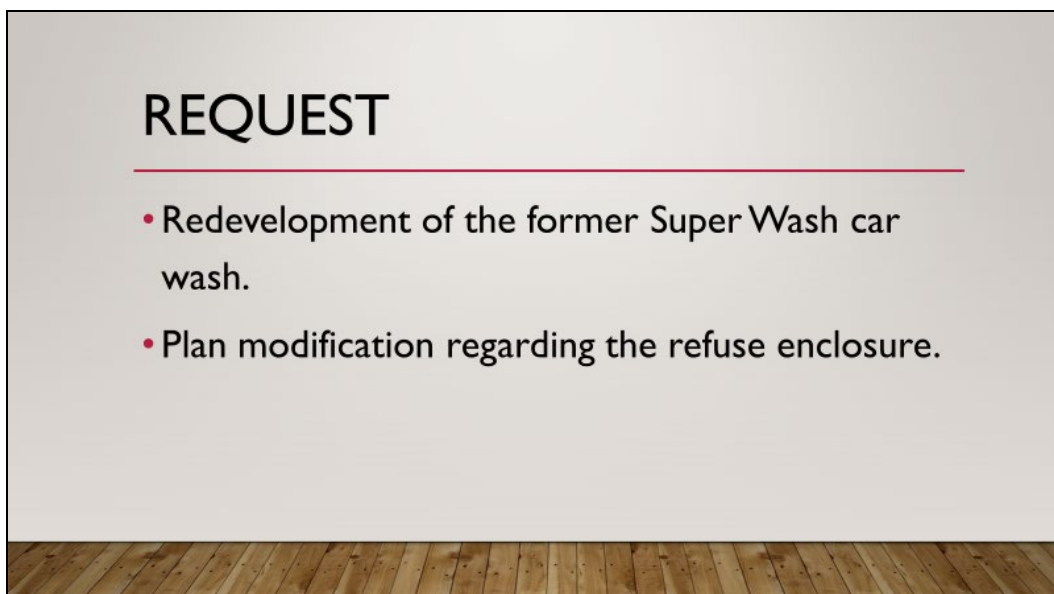
ROLL CALL

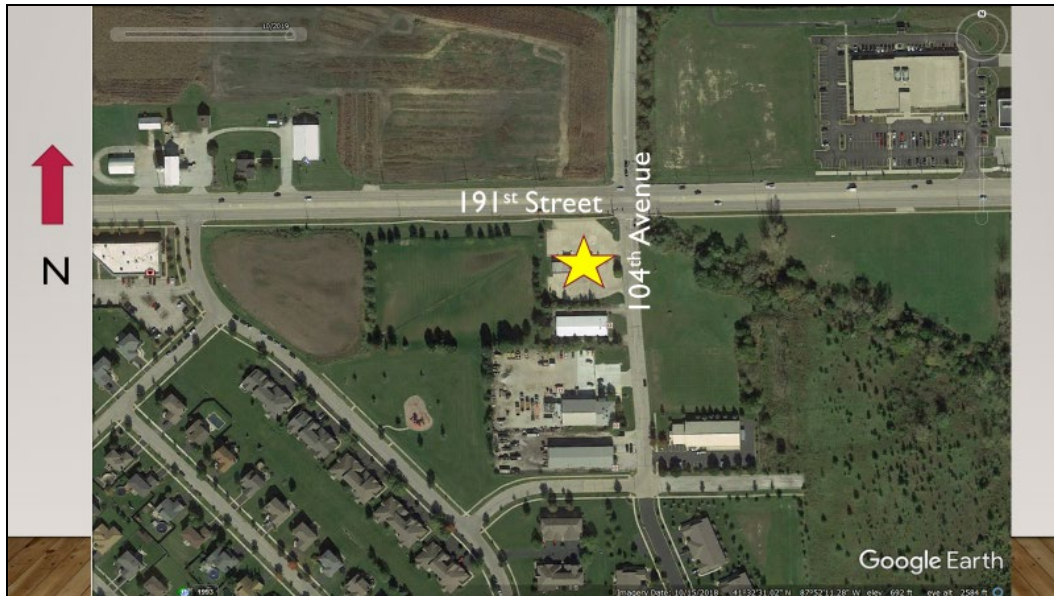
Joseph E. Budzyn
Debbie Engler
Jim Richmond
George Metanias
Joe Siwinski
Jillian Hersted

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 Police Commander Randal Stumpf (Village Hall)

Import Exchange Plan Modification, 19118 104th Ave.

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





DISCUSSION

- In January 2020 a Special Use was approved to redevelop the former Super Wash building into a motor vehicle sales facility.
- This included enclosing the wash bays, adding office space and repairing damaged brick on the front, and adding a pitched roof.
- Much of the work is now completed with the exception of the refuse enclosure.

DISCUSSION

- The interior bricks of the car wash bays were originally intended for use to build the refuse enclosure.
- These bricks were damaged beyond reuse.
- Will cost \$20,000 to purchase new bricks for this use.
- Proposal to install a \$3,400 PVC fence.
- PVC fences are allowed by code.

VILLAGE BOARD DIRECTION

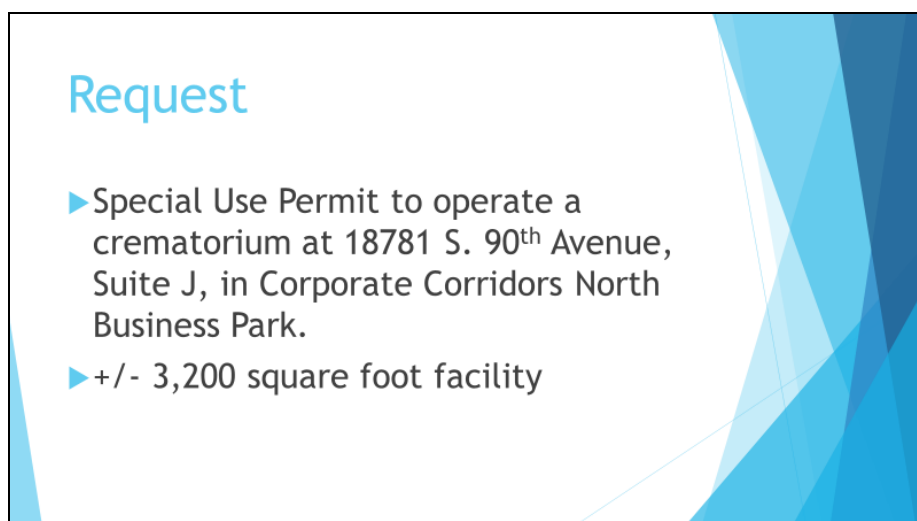
- Is the Board in favor of granting the plan modification to allow a six-foot high PVC fence for the refuse enclosure?

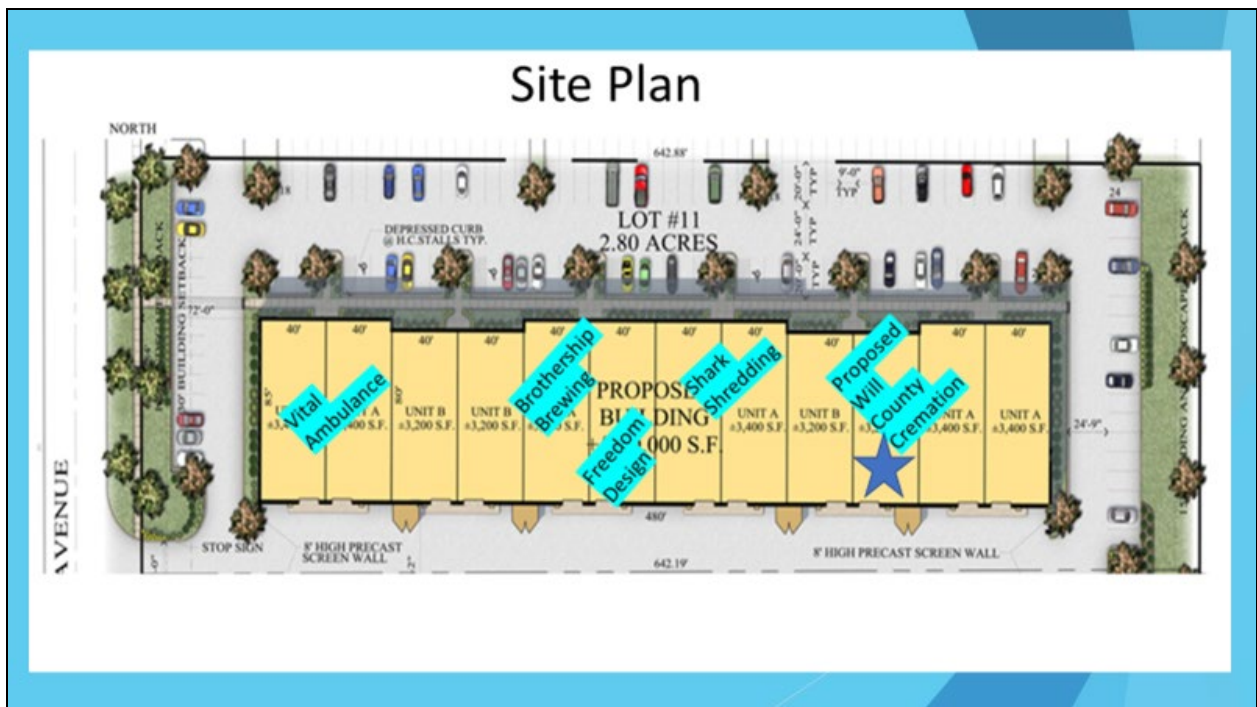
Discussion:

The consensus of the Board was to stick with brick and not utilize PVC fencing for the refuse enclosure. The Board did suggest that a different type of masonry product might be acceptable due to the original bricks being damaged beyond use.

Will County Cremation, 18781 90th Avenue, Suite J, Crematorium Special Use Permit

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





Board Concept Review Oct. 26

- Several neighboring businesses attended and expressed concern with the proposal.
- The Board asked staff to facilitate a meeting between businesses and the applicant.
- A meeting was held at the Village Hall on October 28th.
- Viewed PowerPoint presentations and exchanged much information.

Meeting Attendees

- 12 persons, in addition to staff in attendance.
- Included representatives from Brotherhood Brewing, Shark Shredding, Midwest Commercial, Telco Services, Freedom Decals, and a representative of the Burnside Station HOA
- Recent comments from 14 residents of the Burnside neighborhood.

New Information on Crematoriums

- New studies regarding emissions
- The Illinois Crematorium Act.

Village Board Direction

- Is a cremation facility appropriate for this location?
- Should the proposal be forwarded to the Planning Commission for a Public Hearing?

Discussion:

There were several representatives from neighboring businesses in attendance. Mayor Fleischer asked if anyone had changed their position to be in favor of the crematorium proposal. Jacob Vandenberg presented two letters from neighboring businesses stating no objection to the proposal. One was from Vital Ambulance and the other from Pilon Electric.

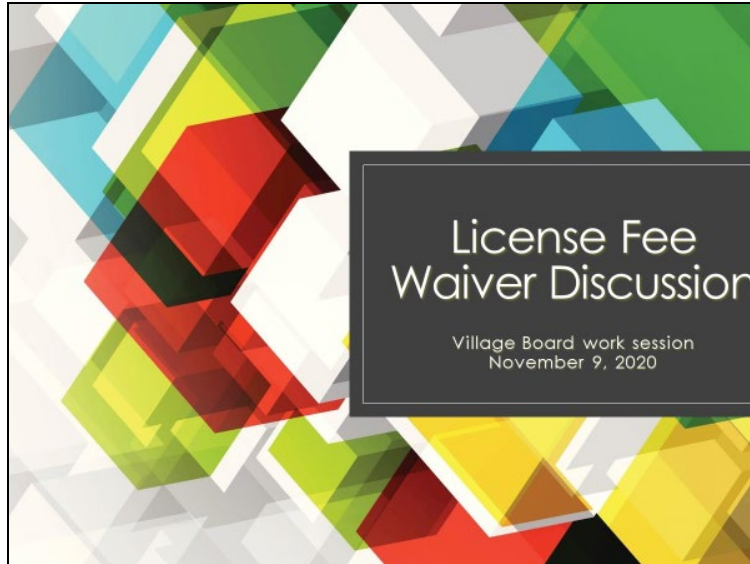
Turstea Budzyn asked what the opinions were of the 14 residents that called in to the Village Hall. Director Zordan noted that they were all opposed to the crematorium.

The consensus of the Board was not in favor of the crematorium based on concerns related to negative impacts on neighboring businesses.

Trustee Budzyn suggested that the Board revisit the recent amendment to the Zoning Ordinance as it relates to crematoriums.

Waiver of Annual Liquor License and Business License Fees

Assistant Village Administrator Kirk Zoellner presented the following item:



Background

- Unprecedented hardships are being placed on Mokena businesses due to COVID-19
- A number of area communities have approved license fee relief for businesses
 - Liquor license fees
 - Business license fees

Liquor License Fees

- Currently 48 liquor licenses held by Mokena businesses
 - Generate almost \$50,000 in annual revenue
- 30 of 48 licenses are held by bars and restaurants severely impacted by Governor's COVID-19 restrictions
 - Account for \$32,850 of revenue
- Balance are C1 or C2 Package licenses
 - Grocery stores, convenience stores, liquor stores

Comparable Communities

Community	Fee Waiver?	Percent of fee waived
New Lenox	Yes	100%
Homer Glen	Yes	25%
Orland Park	No*	-
Tinley Park	Yes+	50%
Frankfort	Under discussion	-
Lockport	No**	-
Crest Hill	No	-
Shorewood	Yes	100%
Romeoville	No**	-

- ### Liquor License Fee Waiver Options
- Assume waivers would apply only to bar and restaurant license holders severely impacted by Governor's COVID-19 restrictions
 - Staff recommends limiting waivers to existing license holders of record
 - 100% waiver: \$32,850
 - 75% waiver: \$24,637.50
 - 50% waiver: \$16,425
 - 25% waiver: \$8,212.50

- ### Business License Fees
- Approximately 800 business license holders
 - Cost of license is \$36
 - Annual revenue budgeted at \$28,800

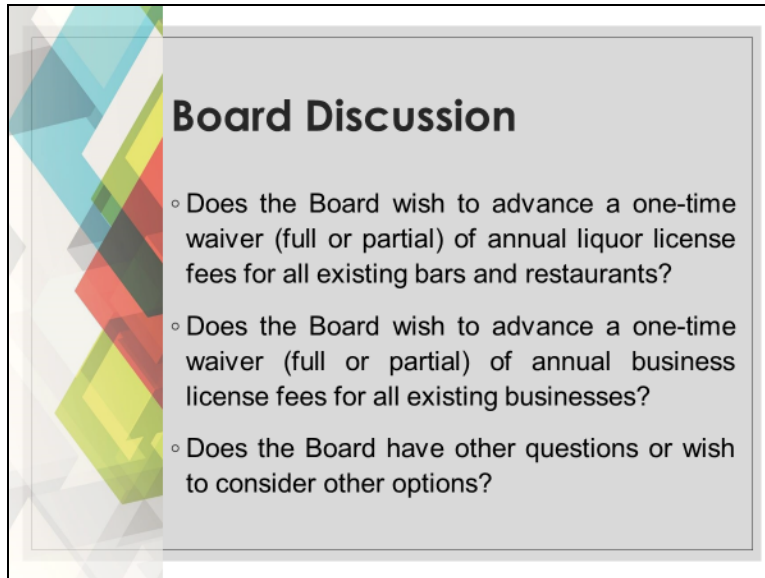
Comparable Communities

Community	Fee Waiver?	Percent of fee waived
New Lenox	Yes	100%
Homer Glen	Yes	100%
Orland Park	No*	-
Tinley Park	Yes+	25-50%
Frankfort	Under discussion	-
Lockport	No**	-
Crest Hill	Yes	50%
Shorewood	Yes	100%
Romeoville	Yes***	100%

- ### Business License Fee Waiver Options
- Assume waivers would apply to all businesses
 - Broad show of support for business community
 - Staff recommends extending only to existing license holders of record
 - 100% waiver: \$28,800
 - 75% waiver: \$21,600
 - 50% waiver: \$14,400
 - 25% waiver: \$7,200

Other License Fees

Type of License	No. of Licenses	Cost per License	Annual Revenue
Food	105	\$31	\$3,255
Tobacco	20	30	600
Gas Pumps	80	31	2,480
Proprietor's	18	80	1,440
Amusement Device	85	95	8,075
Video Gaming Terminal	93	25	2,325
Massage	8	100	800



Board Discussion

- Does the Board wish to advance a one-time waiver (full or partial) of annual liquor license fees for all existing bars and restaurants?
- Does the Board wish to advance a one-time waiver (full or partial) of annual business license fees for all existing businesses?
- Does the Board have other questions or wish to consider other options?

Discussion:

It was the consensus of the Board to support a full one-time waiver of annual liquor license fees for all existing liquor license holders other than those holding Class C1 or C2 Package licenses. This waiver would apply for 2021 only, and would not be extended to any new applicants for liquor licenses moving forward.

The majority of the Board additionally expressed support for a full one-time waiver of annual business license fees for all existing business license holders. This waiver would apply for 2021 only, and would not be extended to any new applicants for business licenses moving forward. Trustee Budzyn indicated he did not support the waiver of annual business license fees for all businesses.

Finance Director Barb Damron clarified the process for issuing license applications and waiving license fees.

Village Attorney Carl Buck indicated that both fee waivers could be approved by resolution.

Staff Updates

Director of Economic and Community Development Alan Zordan reported that the Holiday Inn Express project was ready to open. Some minor landscaping adjustments would need to be made in the Spring of next year, but everything else is ready for occupancy approval in the next few days.

He further reported that Silver Cross Hospital had submitted an application to subdivide the 8.6 acre property at the southeast corner of Route 30 and Owens Road. This proposal would be distributed to the Board later in the week for discussion at the November 16 work session.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 8:10 p.m.