

**BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, July 19, 2021**

CALL TO ORDER

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

ROLL CALL

Clerk Martini called the roll and the following Trustees were present:

Joseph Budzyn
Rob Dauphinais
Debbie Engler
Melissa Fedora
George Metanias
Jim Richmond

Also present were: Clerk Melissa Martini; Village Administrator John Tomasoski; Assistant Village Administrator Kirk Zoellner; Village Attorney Stephen White; Community and Economic Development Director Alan Zordan; Chief of Police John Keating; and Building and Planning Director Matt Ziska.

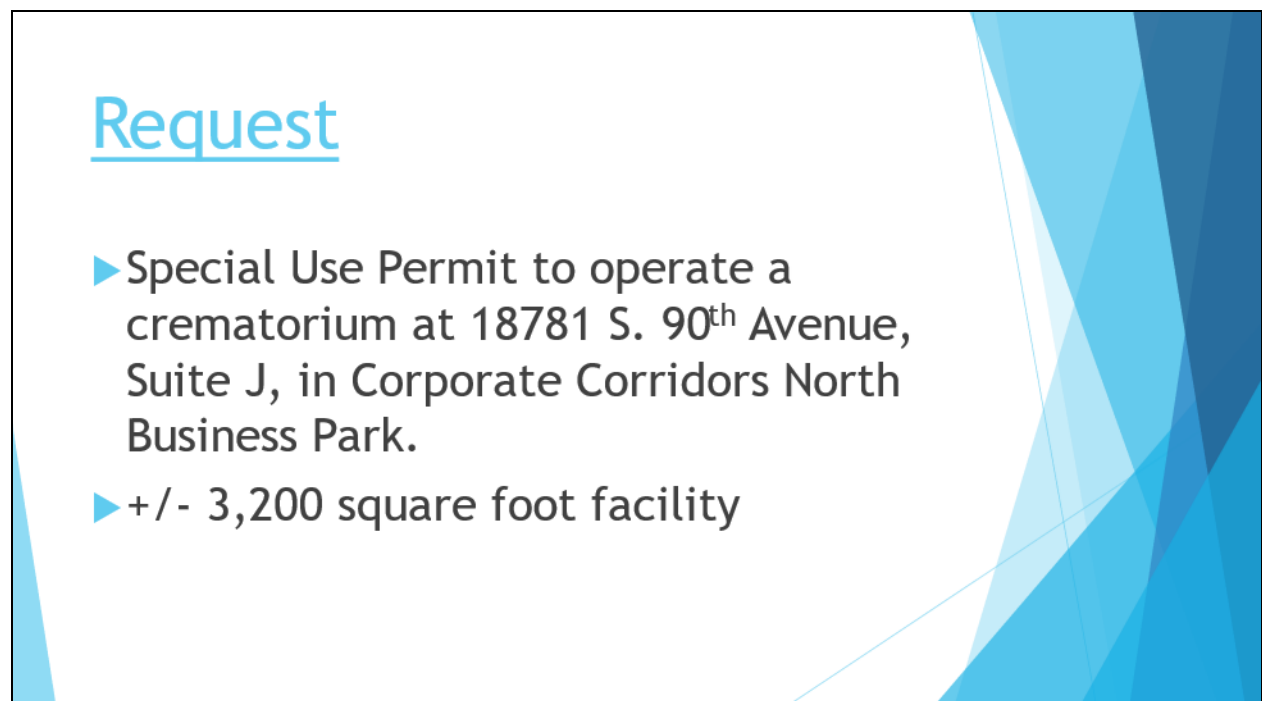
Will County Crematorium - 18781 S. 90th Ave. (Unit J); Draft Special Use Permit Review

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



Will County Cremations
18781 S. 90th Ave, Suite J

Special Use Permit Request
Village Board Work Session
July 19, 2021



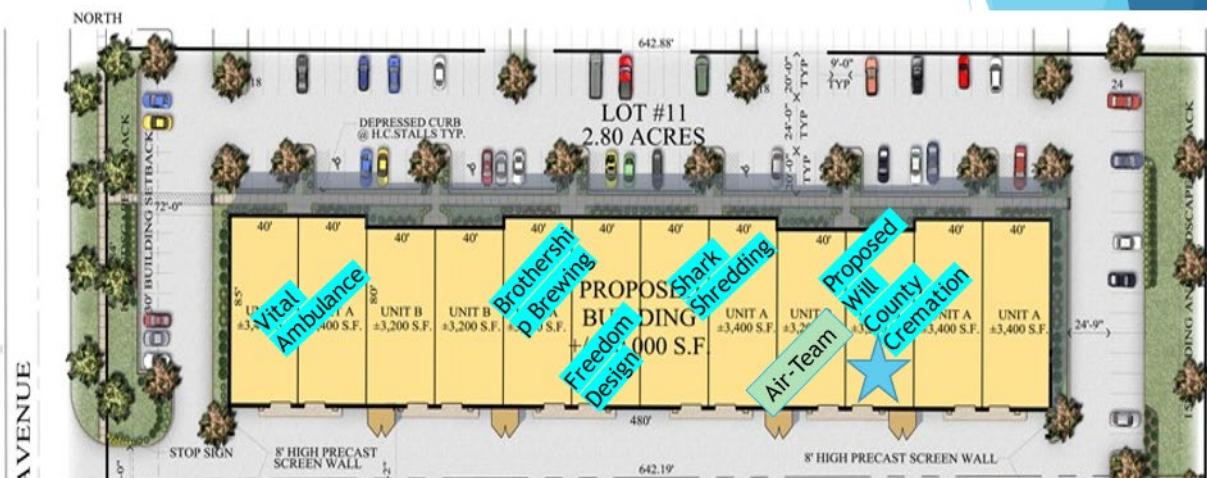
Request

- ▶ Special Use Permit to operate a crematorium at 18781 S. 90th Avenue, Suite J, in Corporate Corridors North Business Park.
- ▶ +/- 3,200 square foot facility

Background:

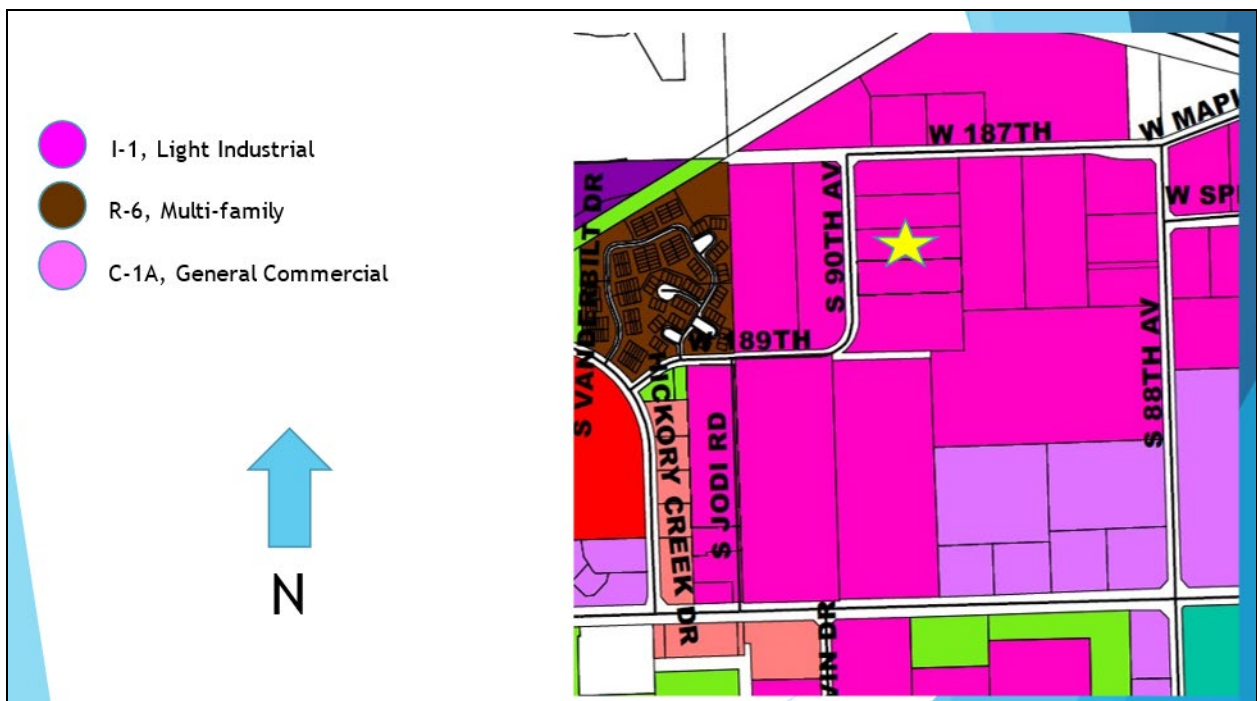


Site Plan



Setback Requirements

- ▶ The nearest residentially zoned property (Burnside Station) is located approximately 1,200 feet west of the proposed business space. This 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.
- ▶ 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 multitenant buildings in the Village.
- ▶ Handicapped parking spaces are per code.

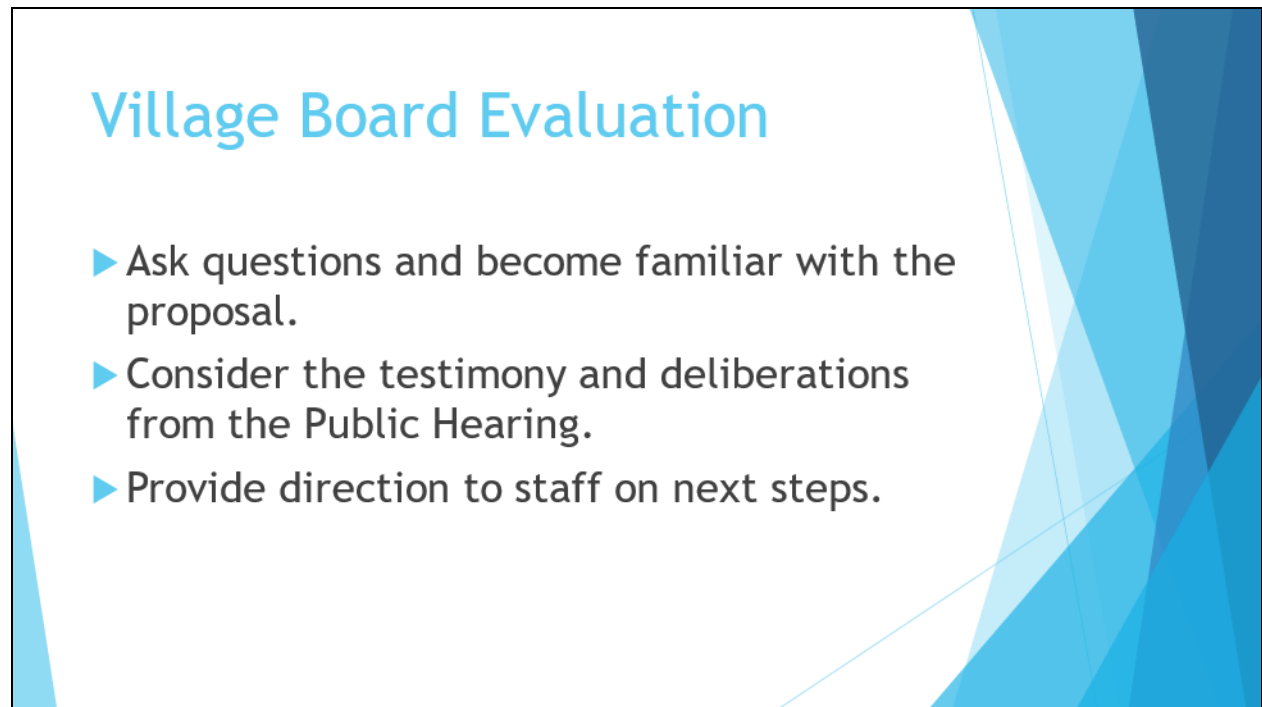
SUITE	TENANT	USE	PARKING STANDARD	PARKING CRITERIA	REQ. PARKING
A & B	Vital Ambulance	Office	1: 250 sq./ft.	Office Area: 1,000sq./ft.	23
		Warehouse	2 for every 3 employees + 1 per company vehicle	20 employees / 5 vehicles	
C	Vacant	Office	1: 250 sq./ft.	Office Area: 1,000sq./ft.	11
		Warehouse	2 for every 3 employees + 1 per company vehicle	9 employees / 1 vehicles	
D	Vacant	Office	1: 250 sq./ft.	Office Area: 1,000sq./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: 600sq./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	Air-Team Mechanic	Office	1: 250 sq./ft.	Office Area: 1,000sq./ft.	6
		Warehouse	2 for every 3 employees + 1 per company vehicle	3 employees / 0 vehicles	
J	Proposed Will County Cremation	Office	1: 250 sq./ft.	Office Area: 1,000sq./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: 1,000sq./ft.	11
		Warehouse	2 for every 3 employees + 1 per company vehicle	9 employees / 1 vehicles	
TOTAL REQUIRED:					114
TOTAL PROVIDED:					125
Parking Surplus					11

Planning Commission Public Hearing

- ▶ Testimony from Applicant
- ▶ Testimony from public
- ▶ Question and answer period
- ▶ Closed Public Hearing
- ▶ Made recommendation to the Village Board
- ▶ Findings of Fact adopted on June 17th

Draft Special Use Ordinance

- ▶ Crematorium is not to be used for pet or animal cremations
- ▶ Crematorium is not to be used for disposal of any waste materials
- ▶ Private viewings may be provided but cannot be used for public or private funeral home services.
- ▶ Only one retort is allowed. Additional retorts must be specifically approved by the Board.
- ▶ Crematorium shall not emit any visible air emissions nor generate odors discernable beyond the property line.
- ▶ Must obtain all required licenses from the IEPA and Illinois Comptrollers Office.
- ▶ Must operate at all times in compliance with all manufacturer's specifications and all Federal, State and local ordinances.



Discussion: Mayor Fleischer asked the applicant if he had anything to add to the presentation. Attorney for Mr. Vandenberg, David Sosin, stated that they will wait to see what kind of questions the Board and public have first.

Mayor Fleischer asked for a show of hands for those infavor of the proposal. There were no raised hands. He then asked for a show of hands of those opposed to the proposal. The majority of the room raised their hands.

Mayor Fleischer invited speakers that might have new information to present it at this time.

Bruce Brozynski introduced himself as the President of the Burnside Station Townhome Owners Association and suggested that the Board amend its codes so that crematoriums are no longer allowed in any zoning district. In the alternative, he suggested that the 500-foot separation should be from any occupied building and one-half mile from any residential property.

Melissa Schmale expressed concern about mercury emmissions and apologized for missing several of the previous meetings.

Denise Risberg of the Burnside neighborhood stated that she has missed some of the meetings and was concerned with particulate matter being emitted.

Gene Keeler asked if any Board members lived in the Burnside Station Neighborhood. Mayor Fleischer stated that none of the elected officials do.

Trustee Fedora asked when the Special Use Permit for Brothershiop Brewery was approved. Community and Economic Development Director Alan Zordan stated that he was not sure of the exact date, but that it was late 2019. He will get that information to the Board. Tom Soltice of Brothershiop Brewing stated that it was September of 2020.

Trustee Fedora further asked when the Zoning Ordinance was changed to allow crematoriums. Community and Economic Development Director Zordan noted that it was in late 2020.

Trustee Budzyn inquired why Jacob Vandenberg did not rent the east end units. Mr. Vandenberg stated that the landlord told him they were not available.

Mayor Fleischer inquired if the 500-foot separation rule applied to placing the crematorium in the Funeral Home on Wolf Road. Mr. Vandenberg stated no. His attorney, David Sosin, elaborated that the crematorium would be considered an auxilliary use to the principle use of funeral home and that State law would allow it to be placed there.

Trustee Budzyn noted that the Village is in a no win situation and if the Board denies the Special Use Permit in the industrial park, Mr. Vandenberg will simply place it in the funeral home on Wolf Road and the Village Board needs to decide the lesser of two evils.

Trustee Budzyn asked how many funerals are conducted each year at the funeral home on Wolf Road. Mr. Vanbenberg stated approximately 80, with two simultaneous funerals being scheduled less than ten times per year.

Trustee Metanias asked when the other businesses moved in. Community and Economic Development Director Zordan that only Brotherhood Brewing needed a Special Use Permit.

Trustee Metanias asked if they all needed Special Use Permits. Community and Economic Development Director Zordan replied no, just Brotherhood Brewing.

Trustee Engler asked who the applicant was for the Brotherhood Brewery. Community and Economic Development Director Zordan stated that he believes it was both Brotherhood Brewery and the landlord, but would need to confirm. Trustee Engler asked that it be confirmed by the next meeting.

Trustee Richmond had no comments.

Trustee Dauphinais informed the Board that he attended the public hearing on May 27 and that he had no additional questions.

Trustee Budzyn asked what happens if there is a power outage during a cremation. Mr. Vandenberg stated that he believes the retort would go through a shut-down procedure, but he would check with the manufacturer and get back to the Board.

Trustee Buzyn inquired if he would be willing to install a generator. Mr. Vandenberg stated that he had not considered it.

Mayor Fleischer noted that the Board needs more information before making a decision. Attorney for the applicant, David Sosin, stated that he would get any information the Board needed, but that he would like to get a formal vote soon.

The Board directed staff to gather the additional information requested this evening and get it to the Board.

Staff Reports

Trustee Budzyn asked several questions regarding the tree replacement program.

Trustee Richmond cautioned that the American Rescue Plan Act money may have strings attached to it. Village Administrator John Tomasoski noted that staff will review the guidelines and restrictions before any funds are requested on behalf of the Village.

Resident Bruce Brozynski stated that the Village did a great job with parkway tree replacement in the Burnside Station neighborhood.

Mayor Fleischer noted that at the next Board meeting, he will be presenting John Madden for appointment to the Board of Fire and Police Commission.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 6:45 p.m.