

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, August 16, 2021

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 6:01 p.m.

ROLL CALL

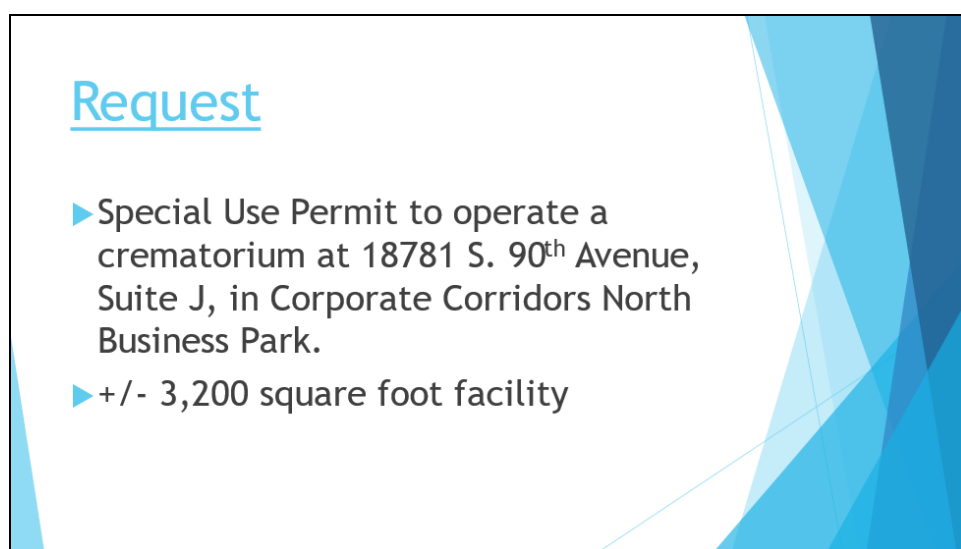
Clerk Martini called the roll, and the following Trustees were present:

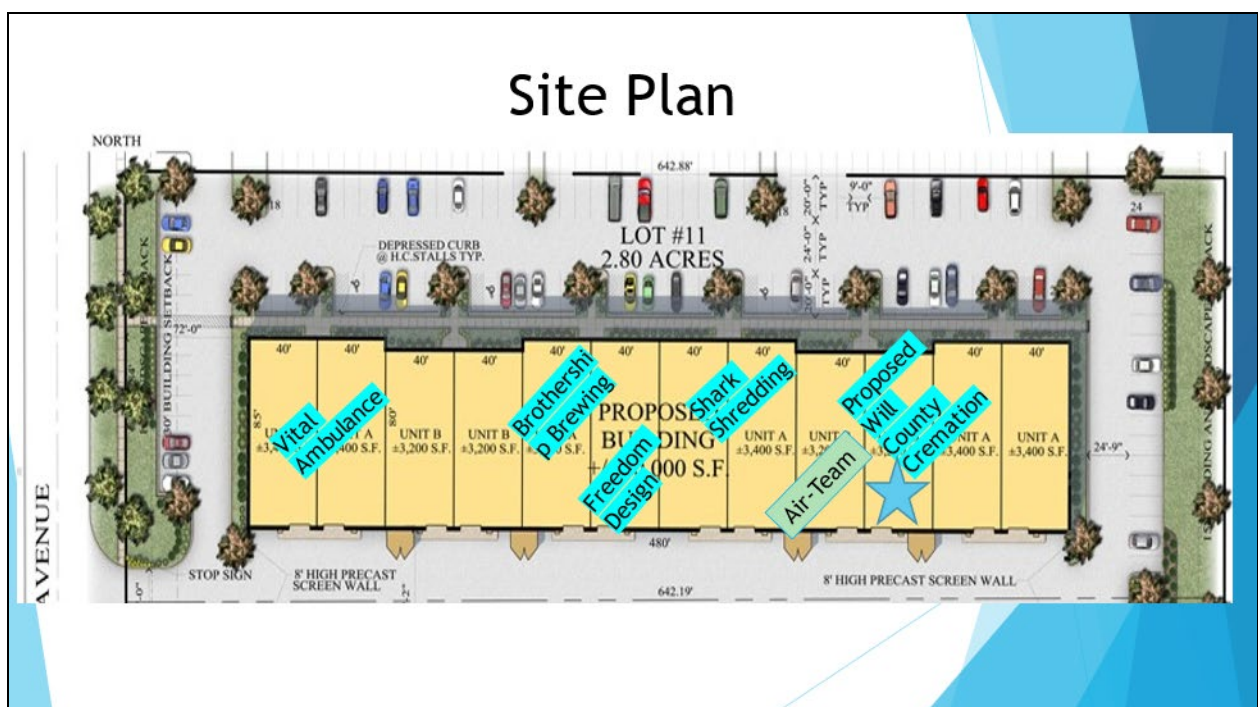
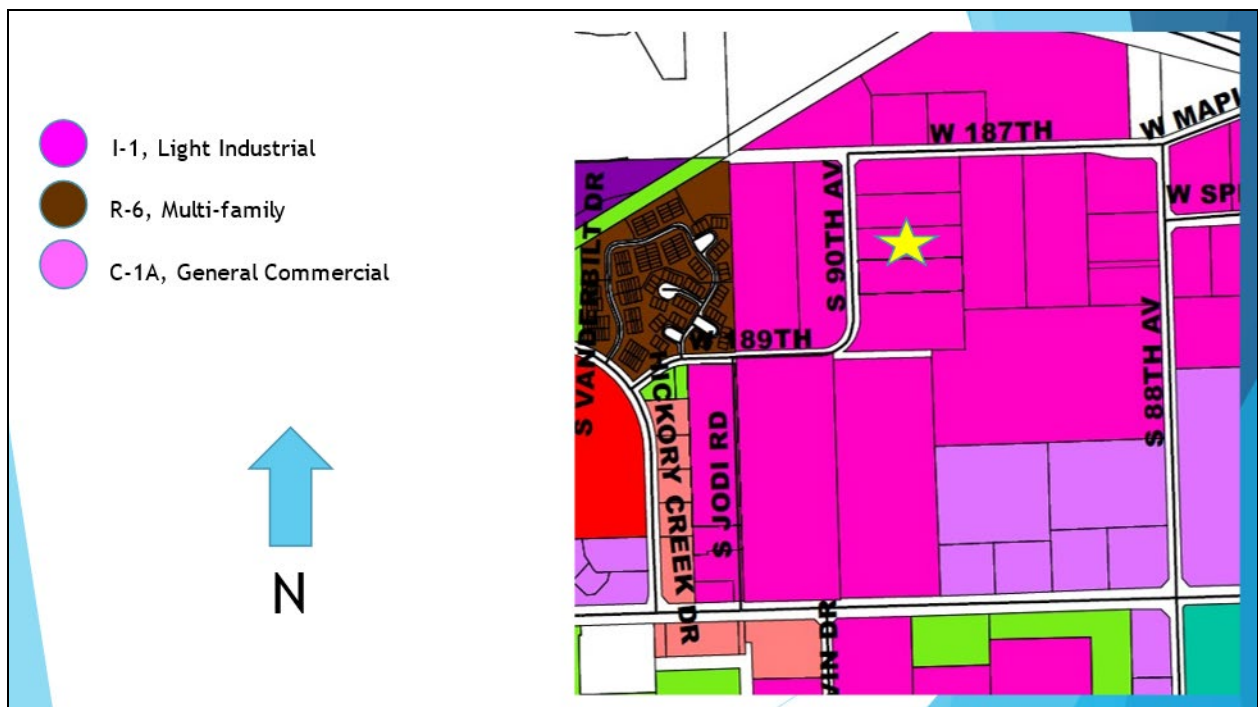
Joseph Budzyn
Rob Dauphinais
Debbie Engler
Melissa Fedora
George Metanias
Jim Richmond

Also present were: Assistant Village Administrator Kirk Zoellner; Village Attorney Carl Buck; Community and Economic Development Director Alan Zordan; Police Chief John Keating; and Building and Planning Director Matt Ziska.

Will County Crematorium - 18781 S. 90th Ave. (Suite J): Draft Special Use Ordinance

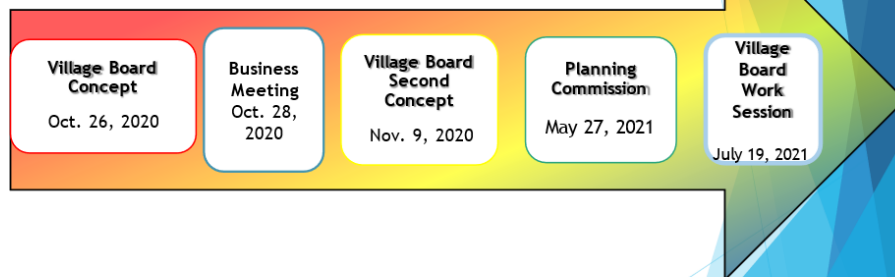
Community and Economic Development Director Alan Zordan presented the following item:







Background:



Additional Information Requested

- ▶ What happens if there is a power outage during a cremation?
- ▶ When did the other businesses move into the building?
- ▶ Which ones needed a Special Use Permit?
- ▶ When was the Zoning Ordinance amended regarding Crematoriums?

Village Board Direction

- ▶ Does the Board need any additional information to make a final determination regarding the Special Use Permit?
- ▶ Should this item be placed on the August 23rd Board Agenda for Board action?

Discussion:

Mayor Fleischer asked the applicant, Jacob Vandenberg, if he had anything to add to the presentation. He indicated he did not.

Mayor Fleischer asked the public if anyone had anything to add to the presentation. Bruce Brozynski representing the Burnside Station Townhome Owners Association asked if he could show a recent video of a crematorium in Chicago Heights. Mayor Fleischer indicated he could.

Jacob Vandenberg objected, saying he felt such evidence could not be presented now that the formal public hearing had been closed. Village Attorney Carl Buck stated that the Village Board can ask for additional information and evidence, and that the video could be shown. The video was shown depicting black smoke exhausting from a chimney belonging to the Chicago Heights Crematory at 230 East 11th Street. Gene Keeler of the Burnside Station neighborhood stated that he took the video just a few days ago. Mr. Vandenberg said he would like to show a video of smoke emitting from the Metra trains that pass by this neighborhood each day, but could not get the video to open on his phone.

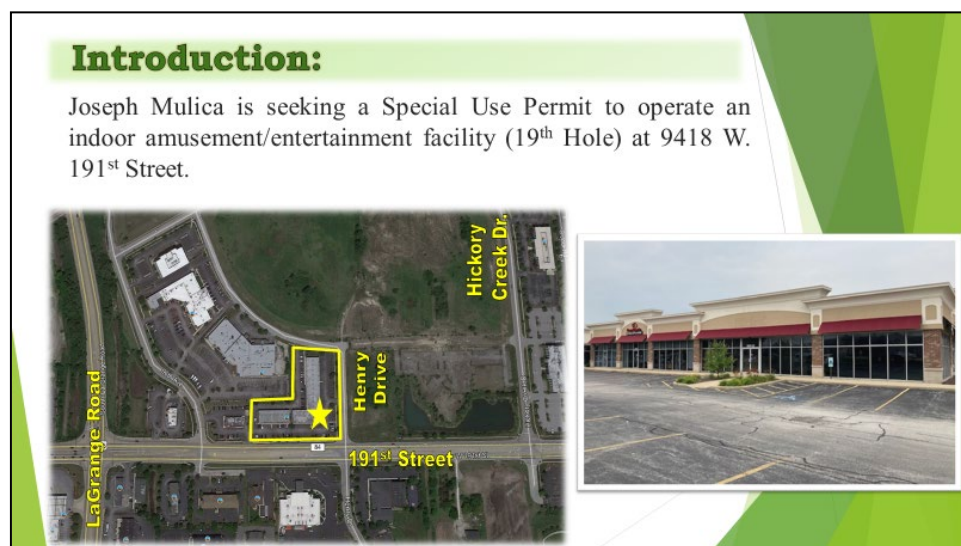
Trustee Budzyn asked Mr. Vandenberg if he had considered an alternative type of cremation such as hydrolysis (water cremation)? Mr. Vandenberg stated that he had not considered it at this time.

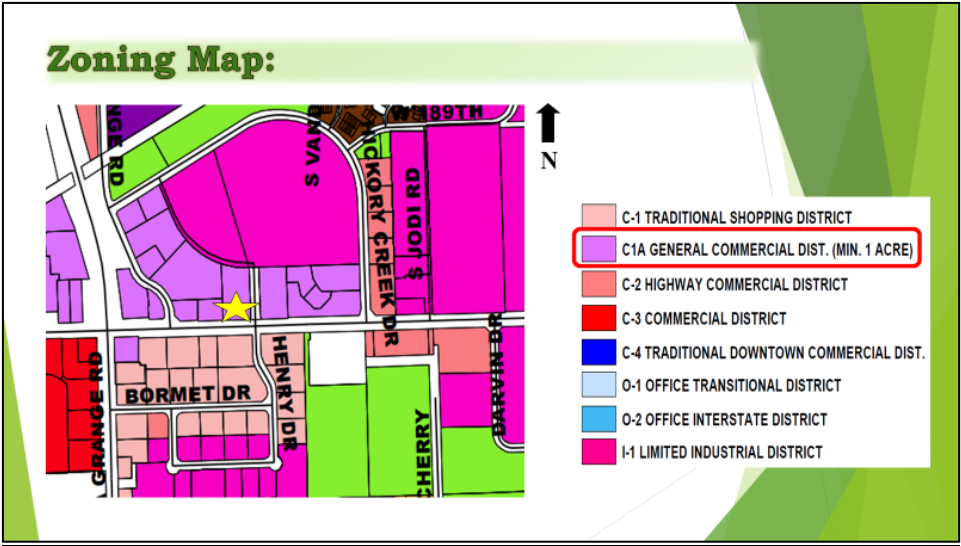
Trustee Budzyn asked if the chimney had a scrubber on it. Mr. Vandenberg stated that it does not because it is not required.

Mayor Fleischer informed the audience that this item would be on the agenda for the August 23, 2021 Village Board meeting for a final vote.

19th Hole; 9418 W. 191st Street; Special Use Permit Request

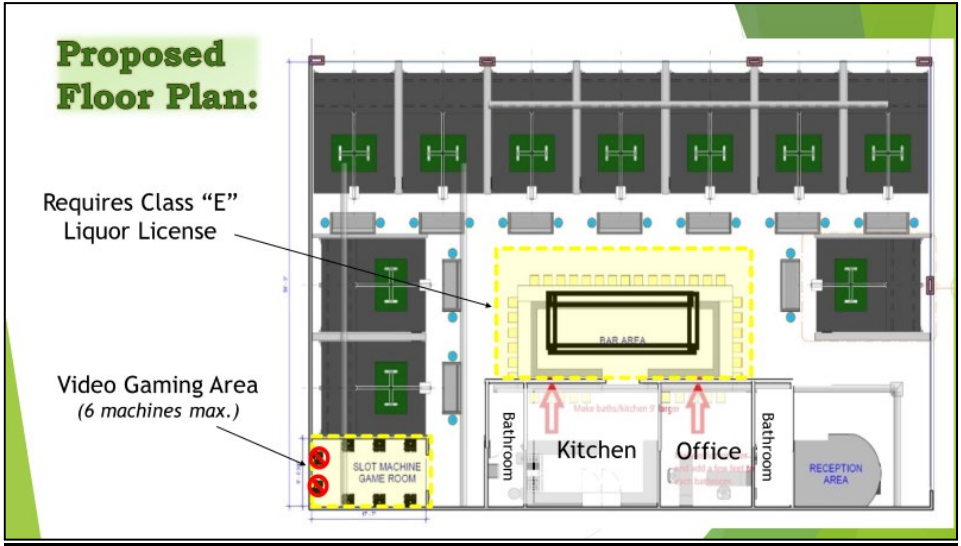
Building and Planning Director Matt Ziska presented the following item:





Proposed Operations:

- Post-season golf experience (October-May initially)
- 10 golf simulators
- Full food/drink menu



Parking Details:

SUITE	TENANT	USE	PARKING STANDARD	PARKING CRITERIA	REQ. PARKING
9428	Jill Kelly Photography	Retail	1: 250 sq./ft.	Retail Area: 1,374 sq./ft.	6
9426	Two Hearts	Retail	1: 250 sq./ft.	Retail Area: 1,865 sq./ft.	8
9418	Proposed 19th Hole	Golf Simulator Areas	1: 200 sq./ft.	Area: 5,650 sq./ft.	42
		Restaurant	1: 100 sq./ft.	Resturant Area: 1,250 sq./ft.	
19062	Sage Salon	Salon	1: 250 sq./ft.	Salon Area: 1,262 sq./ft.	5
19054	CBI	Office	1: 250 sq./ft.	Office Area: 7,910 sq./ft.	32
19046	Hire Dynamics	Office	1: 250 sq./ft.	Office Area: 1,522 sq./ft.	6

TOTAL REQUIRED:	99
TOTAL PROVIDED:	143
Parking Surplus	44



Additional Details:



- ▶ Hours of Operation
 - ❑ 8:00 A.M. - 11:00 P.M. Monday-Saturday
 - ❑ 8:00 A.M. - 6:00 P.M. on Sundays.
- ▶ 5-7 Employees
- ▶ Eventually host competitions and offer training sessions



VILLAGE BOARD DIRECTION:

1. Is an indoor entertainment facility appropriate for this location?
2. Are there any special restrictions that the Board would like to apply to this business proposal at this time?
3. Should the proposal be forwarded to the Planning Commission for a Public Hearing?

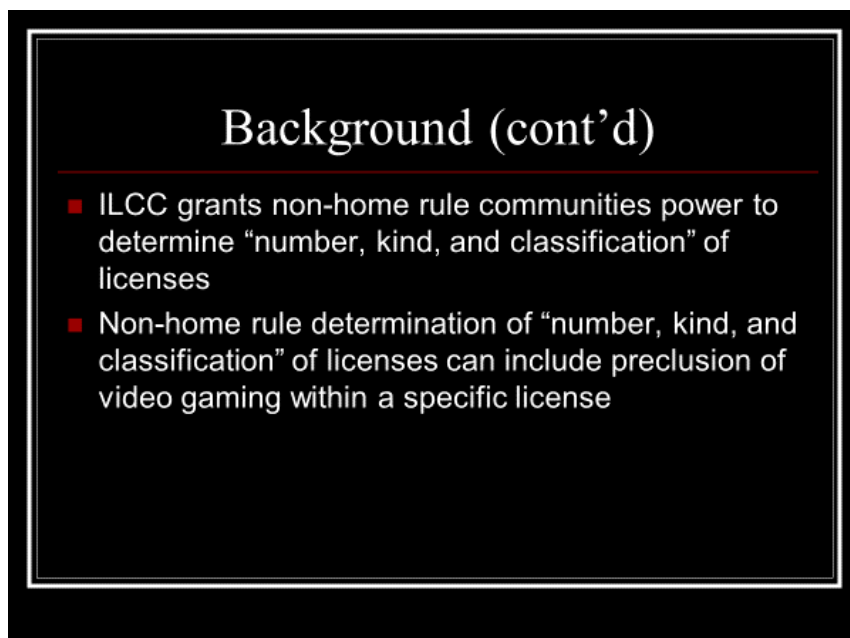
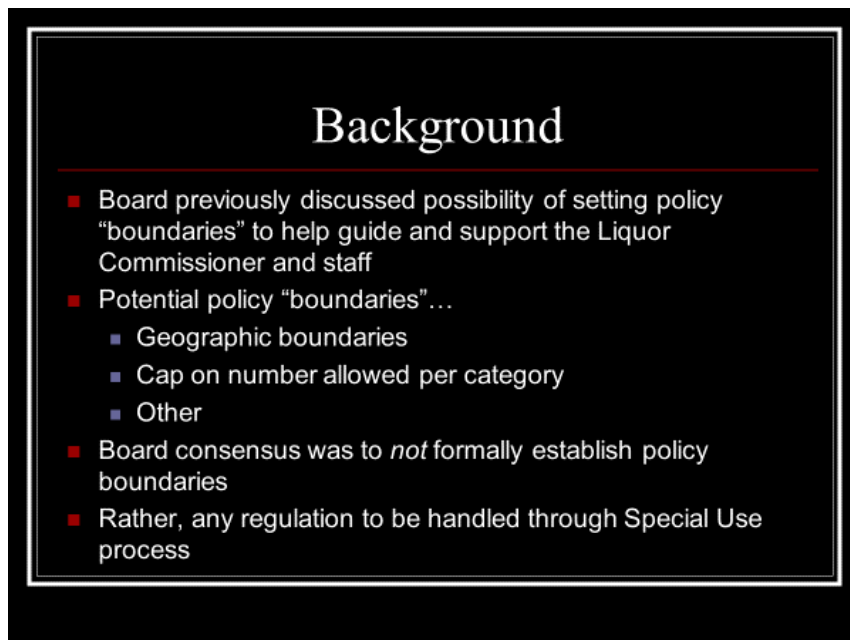
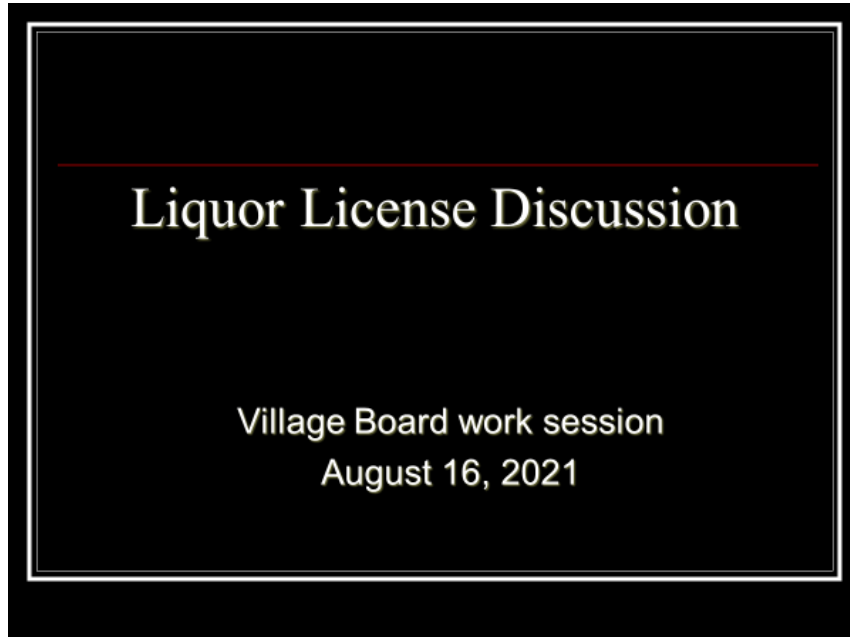
Discussion:

The consensus of the Board conceptually supported the proposed use at the subject location, but there were some concerns expressed by Trustee Budzyn, Trustee Dauphinais, and Mayor Fleischer over the petitioners’ need for video gaming as part of their Special Use request.

While some Board members encouraged the applicants to reconsider video gaming, the Village Board unanimously agreed to advance the proposal on to the Planning Commission for a public hearing.

Liquor License Discussion

Assistant Village Administrator Kirk Zoellner presented the following item:



Existing License Categories

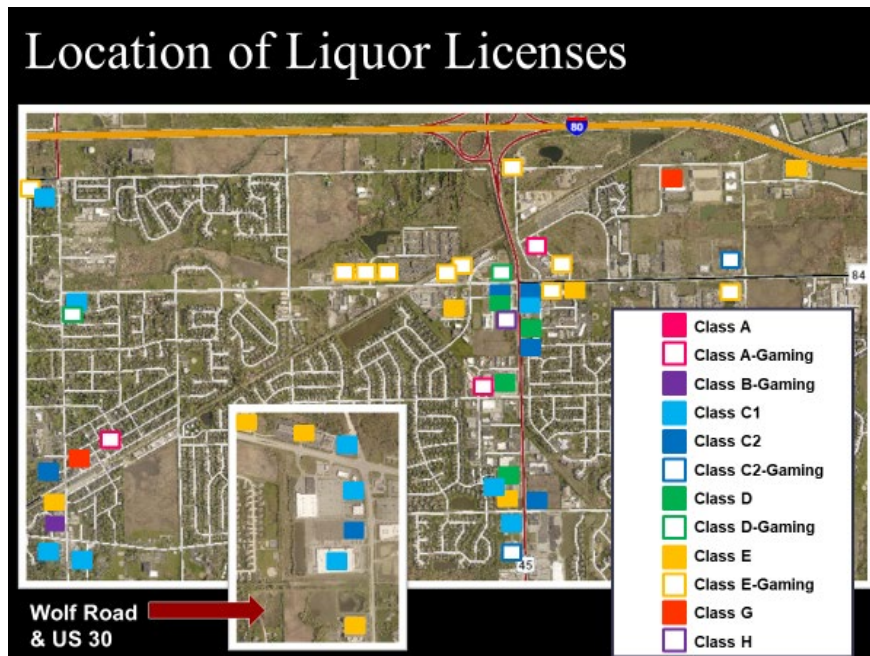
- A – Tavern: 3 licenses
- B – Club: 1 license
- C1 – Package w/out gasoline: 10 licenses
- C2 – Package w/ gasoline: 8 licenses
- D – Restaurant/no table service: 6 licenses
- E – Restaurant/table service: 18 licenses
- G – Craft/Brewery: 2 licenses
- H – Craft/Package w/ sampling: 1 license
- I – One-Day Special Event Retail – Commercial Entity

Video Gaming

- 18 of 49 licensees (37%) currently have video gaming
 - 16 of 18 establishments with gaming (89%) are generally located along 191st Street and LaGrange Road commercial corridors
 - 2 are located in downtown area

Video Gaming (cont'd)

- 12 of 18 locations with video gaming are classified as restaurants (not taverns or clubs)
 - Of these 12 locations, all are generally located along 191st Street and LaGrange Road commercial corridors



Board Discussion

- Should license category be established that precludes video gaming?
 - Subcategory of Class D (Restaurant—No table service)?
 - Subcategory of Class E (Restaurant—Full bar/table service)?

Discussion:

Following dialogue, it was the consensus of the Board to maintain the status quo with regards to liquor licenses/liquor license categories. Attorney Carl Buck clarified that absent a category or categories of liquor license specifically excluding video gaming, the Board is obligated to grant an applicant a license if a special use is not required.

Assistant Administrator Kirk Zoellner reminded the Board that the reason they were seeing a greater than normal number of temporary signs (sometimes advertising video gaming) in front of restaurants and other businesses was because temporary signage restrictions were relaxed last year in connection with the COVID-19 pandemic.

Attorney Buck advised the Board regarding proposed State legislation on a “push tax” for video gaming. Proposed rate is one cent per “push”, which could be affirmatively passed by a local municipality. Administrative overhead has been viewed as prohibitive, and the legislation remains pending at this time.

Trick-or-Treat Discussion

Police Chief John Keating advised the Board regarding Trick-or-Treat hours. He said the Board had in past years set Trick-or-Treat hours from 1:00 p.m. to 5:00 p.m. when Halloween fell on a weekend day, and that Halloween this year fell on a Sunday. When Halloween falls on a weekday, hours are typically 3:00 p.m. to 7:00 p.m. He indicated other communities varied on hours.

Following a brief discussion, it was the consensus of the Board to set Trick-or-Treat hours for 2021 from 1:00 p.m. to 5:00 p.m. on Sunday, October 31.

Staff Reports

Assistant Village Administrator Kirk Zoellner advised the Board that he and Mayor Fleischer had recently been part of a conference call with Matt Darin and his team from Mokena's Curaleaf (formerly Greenhouse Group) medical marijuana dispensary. During that call, Mr. Darin indicated his desire to speak to the Board again regarding the possibility of allowing adult-use cannabis sales at the Mokena dispensary. Assistant Village Administrator Zoellner noted that Mr. Darin had spoken to the Board in work session as recently as September 9, 2019 regarding this matter. He said the Board at that time did not support allowing the sale of adult-use cannabis in Mokena, and on October 14, 2019 passed an ordinance prohibiting same.

Mayor Fleischer asked Board members for their input regarding Mr. Darin's request and allowing adult-use sales at Curaleaf's Mokena dispensary. Board consensus was to not allow adult-use sales at the Mokena dispensary, consistent with past precedent.

Assistant Village Administrator Zoellner indicated he would call Mr. Darin and his team and advise them of the Board's position.

Trustee Budzyn asked what the new 9/11 memorial signage for the intersection of Wolf Road and Front Street noted in Public Works' staff report would look like. Assistant Village Administrator Zoellner responded that he would consult with Public Works staff and get back to the Board.

Trustee Budzyn asked if the Village had the ability to enforce certain restoration standards for public parkways. Assistant Village Administrator Zoellner responded that restoration standards are addressed in Village code and typically managed through Public Works' permitting process. Trustee Budzyn stated parkway restoration completed following utility work in the Old Castle Woods subdivision earlier this summer was poorly performed.

Trustee Budzyn inquired regarding \$1,000 in "other" parking lot revenue shown in Finance Director Barb Damron's staff report. Assistant Village Administrator Zoellner said he would look into the matter.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 7:20 p.m.