

**MEETING OF THE BOARD OF TRUSTEES REGULAR SESSION
11004 Carpenter Street, Mokena, Illinois 60448**

Session #022

November 8, 2021

CALL TO ORDER

Mayor Fleischer called the Regular Session of the Board of Trustees to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

The Board of Trustees recited the Pledge of Allegiance.

ROLL CALL/ESTABLISHMENT OF QUORUM

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

Joseph Budzyn
Rob Dauphinais
Debbie Engler
Melissa Fedora

Absent: George Metanias
Jim Richmond

Also present were: Village Clerk Melissa Martini; Village Administrator John Tomaszski; Assistant Village Administrator Kirk Zoellner; Village Attorney Carl Buck; Finance Director Barb Damron; Finance Director Sharon Dangles; Community and Economic Development Director Matt Ziska; Interim Chief of Police Brian Benton; and Director of Public Work Jim Kulesa

EXECUTIVE SESSION

Trustee Engler made a motion to enter executive session at 6:32 p.m. to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity pursuant to 5 ILCS 120/2(c)(1) and litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting pursuant to 5 ILCS 120/2(c)(11). Trustee Dauphinais seconded.

AYES: (4) Budzyn, Dauphinais, Engler, Fedora,
NAYS: (0)
Absent: (2) Metanias, Richmond
Motion carried

RECONVENE REGULAR SESSION

Trustee Engler made a motion to adjourn the executive session and reconvene the regular meeting at 7:03 p.m. Trustee Dauphinais seconded.

AYES: (4) Budzyn, Dauphinais, Engler, Fedora,
NAYS: (0)
Absent: (2) Metanias, Richmond
Motion carried

DISCOVER MOKENA

Mr. Jason Lubovich provided information regarding upcoming new restaurant Zap! Taco located in downtown Mokena.

Clerk Martini presented the Community Calendar.

PUBLIC COMMENT

Ms. Jean Bingham provided the Village Board with an update regarding the ongoing gun activity to the west of Whisper Creek North Subdivision, located in unincorporated Mokena.

Mayor Fleischer requested Interim Chief of Police Brian Benton to provide an update regarding Ms. Bingham's concerns.

Interim Chief of Police Benton advised that since the property is not located within the corporate limits of Mokena, the Mokena Police Department has no authority to go on the property. He advised that Mokena Police Department is working closely with the Will County Sheriff's Department in order to prevent future occurrences.

Mayor Fleischer reminded residents that the Village can only do so much considering the property's unincorporated location, but is actively working towards a resolution for the residents of Whisper Creek North Subdivision.

Mr. Jim Schlegel commented on the "out of control" unincorporated property located west of the Whisper Creek North Subdivision. He thanked Assistant Village Administrator Kirk Zoellner for his work on the parkway tree replacements throughout the Village. He suggested residents maintain their house gutters by clearing leaves and to check and clear storm sewer drains that may be blocked by leaves.

Mr. Jim Szubryt of Whisper Creek North Subdivision commented on the escalating gun activity and nuisances to the west of Whisper Creek North Subdivision.

Mayor Fleischer advised Mr. Szubryt that the Village understands the importance of the residents' concerns regarding the unincorporated property and are actively working toward a resolution.

Mayor Fleischer stated that social media posts regarding the unincorporated property bring more attention and people to the area.

CONSENT AGENDA

Village Administrator John Tomasoski presented four (4) items on the Consent Agenda for Board approval. These items are strictly administrative in nature.

- a. Motion to approve an amendment to the contract between Studio GC and the Village of Mokena entered into between the Parties and dated January 22, 2009, and to authorize the Village President and Village Clerk to execute same.
- b. Motion to adopt Ordinance No. 2021-O-017, an Ordinance pertaining to the classification and number of Liquor Licenses issued in the Village of Mokena; and to authorize the Village President and Village Clerk to execute same.
- c. Motion to approve the minutes from the October 18, 2021 Work Session.
- d. Motion to approve the minutes from the October 25, 2021 Board Meeting and Work Session.

Trustee Engler made a motion to approve Consent Agenda items 7 (a), (b), (c) and (d) as depicted in the November 4, 2021 Request for Board Action prepared by the Village Administrator. Trustee Dauphinais seconded.

AYES: (4) Budzyn, Dauphinais, Engler, Fedora,

NAYS: (0)

Absent: (2) Metanias, Richmond

Motion carried

ACCOUNTS PAYABLE

Finance Director Barb Damron presented the accounts payable list for November totaling \$3,245,635.14. She highlighted the following invoices to be paid:

- \$615,409.38 to the Bank of New York Mellon for P & I on Transportation Bonds;
- \$73,770.19 to McGill Construction LLC for the Street Patching Program; and
- \$711,543.95 to P.T. Ferro Construction for the Fiscal Year 2022 Street Maintenance Program.

Trustee Engler made a motion to approve the accounts payable in the amount of \$3,245,635.14. Trustee Dauphinais seconded.

AYES: (4) Budzyn, Dauphinais, Engler, Fedora,
NAYS: (0)
Absent: (2) Metanias, Richmond
Motion carried

APPOINTMENTS/PROCLAMATIONS/PRESENTATIONS

Proclamation Honoring Fire Chief Howard Stephens

Clerk Martini read a proclamation honoring the retirement of Mokena Fire Protection District Fire Chief/Administrator Howard Stephens.

Fire Chief/Administrator Stephens reflected on his life growing up in Mokena and the great working relationships he and the Mokena Fire Protection District had with the Village of Mokena. He thanked the Village Board for honoring him with a proclamation and insisted his accomplishments were a team effort. Chief Stephens introduced and thanked his family, as well as those that attended the night's meeting. He offered his appreciation for the great working relationship between the Mokena Fire Protection District and the Village of Mokena.

Trustee Dauphinais thanked Chief Stephens for his many years of service.

Trustee Engler thanked Chief Stephens and his family for his time, efforts, and service to the community.

Trustee Budzyn stated he enjoyed working with Chief Stephens and wished he his family the best of luck in his well-deserved retirement.

Trustee Fedora thanked Chief Stephens for his many years of service and the many events he assisted with. She offered her appreciation for the fire department and rich history that she shares in her home built by Clyde and Dorothy Yunker. She wished him the best of luck in his retirement.

Mayor Fleischer discussed his request to former Chief of Police Steven Vaccaro upon his appointment by the Village Board for a better working relationship with the Mokena Fire Protection District. He complimented the teamwork between former Police Chief Vaccaro and Fire Chief Stephens in making the relationship between the Mokena Fire Protection District and the Village much stronger. Mayor Fleischer, on behalf of himself and the residents of Mokena, offered his appreciation and thanked Chief Stephens for everything he has done for the community and wished him the best in his retirement.

Chief Stephens advised that under the leadership of President Bill Haas, the Mokena Fire Protection District stressed the importance of a succession plan. He stated that the Mokena Fire Protection District has been successful in executing their succession plans.

Mayor Fleischer complimented the work of Mr. Bill Haas and thanked him for all his efforts with the Mokena Fire Protection District.

PUBLIC HEARINGS

N/A

OLD BUSINESS

2021 Tax Levy Announcement

Finance Director Barb Damron stated that during the October 25, 2021 work session, the Board reviewed three different scenarios pertaining to the Village's 2021 tax levy. The direction of the Board was to proceed with the addition of new growth only to the 2021 tax levy.

Based on this direction, Staff recommended that the Board increase the Aggregate Tax Levy (operating) by \$40,287 or an overall increase of 1.98% over the 2020 tax levy. The total estimated tax levy for 2021 is \$2,074,230. Based on the levy amount, the tax would be approximately .2333 per \$100 of E.A.V., which is below the 2020 rate of .2388 per \$100 of E.A.V. Mokena homeowners will be minimally impacted. Based on a home with a market value of \$300,000 in 2020, homeowners may see a slight increase of ±\$0.10, or tax neutral if the homeowner's E.A.V. increases. If the E.A.V. does not increase, the homeowner would see a decrease from last year. Over the past ten years,

the Village's average tax levy increase has been approximately \$43,511 or 2.44%. This year's tax levy falls below the ten-year average at \$40,287 or 1.98%.

Finance Director Damron advised that if the Village Board is in agreement, the 2021 tax levy will be presented for adoption at the December 13, 2021 Board meeting, which will include an abatement ordinance for the transportation bonds.


Mayor Fleischer asked if there were any questions or comments from the Village Board. There were none. The Village Board was in agreement to proceed with the 2021 tax levy at the December 13, 2021 Board meeting.

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

Community & Economic Development Director Matt Ziska presented the following item:

**19th Hole
Special Use Permit (SUP)
Ordinance**

Village Board
November 8, 2021



Introduction:

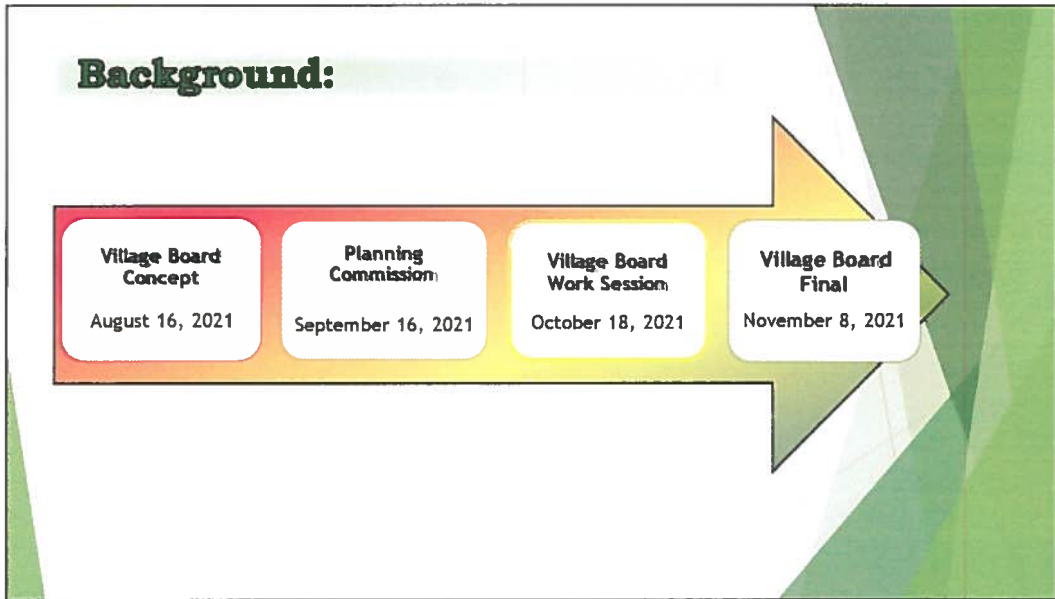
Joseph Mulica is seeking SUP approval to operate an indoor amusement & entertainment facility (19th Hole) at 9418 W. 191st Street.



Zoning Map:



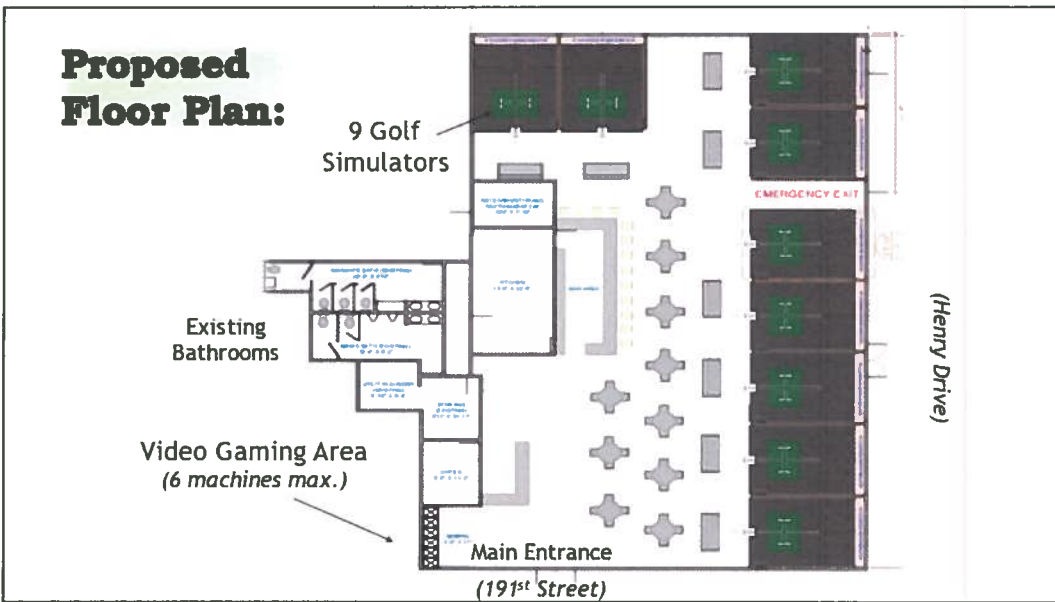
- C-1 TRADITIONAL SHOPPING DISTRICT
- C1A GENERAL COMMERCIAL DIST. (MIN. 1 ACRE)**
- C-2 HIGHWAY COMMERCIAL DISTRICT
- C-3 COMMERCIAL DISTRICT
- C-4 TRADITIONAL DOWNTOWN COMMERCIAL DIST.
- O-1 OFFICE TRANSITIONAL DISTRICT
- O-2 OFFICE INTERSTATE DISTRICT
- I-1 LIMITED INDUSTRIAL DISTRICT



Proposed Operations:


- Post-season golf experience (October-May initially)
- 9 golf simulators
- Bar w/ full food & drink menu


Two photographs showing the interior of the proposed facility. The top photo shows a long room with multiple golf simulators and a bar area. The bottom photo shows a close-up of a simulator with a large screen displaying a golf course.



Parking Details:

SUITE	TENANT	USE	PARKING STANDARD	PARKING CRITERIA	REQ. PARKING
942B	Jill Kelly Photography	Retail	1: 250 sq./ft.	Retail Area: 1,374 sq./ft.	6
942C	Two Hearts	Retail	1: 250 sq./ft.	Retail Area: 1,665 sq./ft.	8
942B	Proposed 19th Hole	Golf Simulator Areas	1: 200 sq./ft.	Area: 5,650 sq./ft.	42
		Restaurant	1: 100 sq./ft.	Restaurant Area: 1,250 sq./ft.	
19062	Sage Salon	Salon	1: 250 sq./ft.	Salon Area: 1,262 sq./ft.	5
19054	CB	Office	1: 250 sq./ft.	Office Area: 7,803 sq./ft.	31
19046	Hire Dynamics	Office	1: 250 sq./ft.	Office Area: 1,512 sq./ft.	6

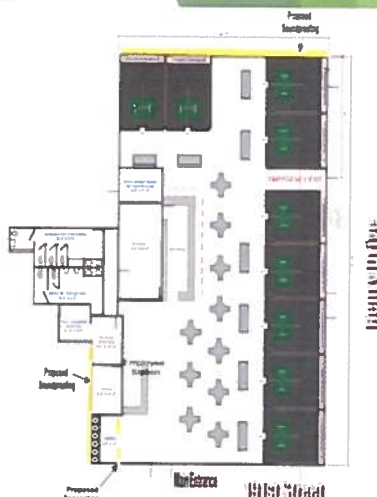




TOTAL REQUIRED:	99
TOTAL PROVIDED:	143
Parking Surplus	44

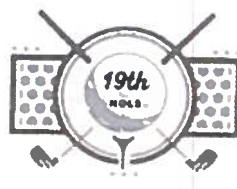
Special Use Permit Ordinance:

- ▶ Village agrees to grant a Special Use Permit for an indoor amusement and entertainment facility.
- ▶ The Village agrees to grant a Class "E" liquor license at such time that an Occupancy Certificate is granted for the full-service kitchen.
- ▶ Owner agrees to comply with Village Amusement Tax Ordinance.
- ▶ Owner agrees that no signage or advertisements related to video gaming shall be displayed at any time on the premises.
- ▶ Owner agrees to construct an adequate sound barrier between the adjacent tenant spaces.



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 plan to host private parties and competitions, in addition to offering private training sessions.



Community & Economic Development Director Matt Ziska stated that petitioner, Joseph Mulica, representing 19th Hole, is seeking a Special Use Permit to operate an indoor amusement and entertainment facility in the multi-tenant commercial building located at 9418 W. 191st Street. The subject property is zoned C-1A, General Commercial, and a Special Use Permit is required to operate an indoor amusement and entertainment facility within the C-1A District. The petitioners will also be seeking a liquor license and video gaming terminals under the proposed Special Use request.

Community & Economic Development Director Ziska reviewed the timeline of the project. He discussed the proposed operations, which include nine (9) golf simulators, a small bar, and restaurant. Initially, the venue will operate October through May which will vary depending on demand. After reviewing the proposed floor plan and parking analysis, Community & Economic Development Director Ziska provided details of the Special Use Permit Ordinance that will include the following:

- Village agrees to grant a Special Use Permit for an indoor amusement and entertainment facility.
- The Village of Mokena shall, upon Owner making application for and complying with all Village requirements, grant a Class “E” liquor license at such time that an Occupancy Certificate is granted for the full-service kitchen.
- Owner agrees that no signage or advertisements related to video gaming shall be displayed at any time on the premises.
- Owner agrees to provide soundproofing between the shared tenant demising walls. Said soundproofing shall be installed prior to the issuance of a Certificate of Occupancy.

Community & Economic Development Director Ziska advised of 19th Hole’s proposed hours and dates of operation, number of employees and its future plans to host private parties, competitions and training sessions.

Trustee Engler made a motion to adopt Ordinance No. 2021-O-018, an ordinance granting a Special Use for an indoor amusement and entertainment facility at 9418 W. 191st Street, and to authorize the Village President and Village Clerk to execute same. Trustee Dauphinais seconded.

AYES: (4) Budzyn, Dauphinais, Engler, Fedora,
NAYS: (0)
Absent: (2) Metanias, Richmond
Motion carried

NEW BUSINESS
N/A

VILLAGE ADMINISTRATOR’S COMMENTS

Village Administrator John Tomasoski requested Director of Economic and Community Development Matt Ziska present the Schedule of Development.

Director of Economic and Community Development Ziska presented the Schedule of Development. The Business Spotlight highlighted novelty shops in Mokena.

Assistant Village Administrator Kirk Zoellner highlighted William Martin VFW Post 725’s Veterans Day Ceremony on November 11, 2021 at 11:00 a.m. at Pioneer Cemetery.

Interim Chief Police Brian Benton presented a picture of Officer Stephen Chlebek from Halloween. He highlighted the nice weather and earlier trick-or-treating hours and reported there were no significant incidents throughout the day.

TRUSTEES’ COMMENTS

Trustee Fedora wished Chief Stephens the best in his retirement. She asked residents to attend the William Martin VFW Post 725’s Veterans Day Ceremony on November 11 at 11:00 a.m. She also asked residents to attend the Chamber of Commerce’s Parade of Lights and Village Tree Lighting Ceremony on November 20 beginning at 5:00 p.m. Trustee Fedora advised residents that the Chamber of Commerce’s 2022 free calendar will be distributed at the Parade of Lights. She congratulated all winners of the 2021 Southland’s Best reader poll, highlighting that the Chamber of Commerce won first place in the best chamber of commerce category.

Trustee Budzyn thanked all veterans for their service and advised he regretfully will not be in attendance for the William Martin VFW Post 725’s Veterans Day Ceremony.

Trustee Engler wished Chief Stephens the best in his retirement. She thanked all veterans for their service and advised she will be attending the William Martin VFW Post 725’s Veterans Day Ceremony. She highlighted the nice weather on Halloween. Trustee Engler promoted the Parade of Lights and provided her and the Chamber of Commerce’s contact information to those interested in participating as an entry in the parade and further advised that an entry form can be found on the Chamber of Commerce’s website.

Trustee Dauphinais stated the earlier trick-or-treat hours worked out great for a wonderful Halloween day. He offered his thanks and congratulations to Chief Stephens on his retirement. He thanked St. John’s United Church of Christ for hosting their drive-thru

turkey dinner. He thanked all veterans for their service and advised he regretfully will not be in attendance for the William Martin VFW Post 725's Veterans Day Ceremony.

CLERK'S COMMENTS

Clerk Martini thanked all veterans for their service and stated she was out of town during Halloween but heard great things about the day.

MAYOR'S COMMENTS

Mayor Fleischer thanked the men and women that have served the country. He stated it is nice that the community has a day to honor their service and that our veterans are owed a debt of gratitude for their time and effort in serving the country.

Mayor Fleischer asked Village Administrator John Tomasoski if the Village will be hosting another free leaf and branch pickup this year.

Village Administrator John Tomasoski advised that another free leaf and branch pickup will occur on December 1, 2021 and more information will be forthcoming to residents.

Mayor Fleischer wished Chief Stephens the best of luck in his retirement.

ADJOURNMENT

Trustee Metanias made a motion to adjourn the regular session and enter into the scheduled work session at 7:57 p.m. Trustee Richmond seconded.

AYES: (6) Budzyn, Dauphinais, Engler, Fedora, Metanias, Richmond

NAYS: (0)

Absent: (0)

Motion carried

Respectfully submitted,


Frank A. Fleischer, Village President

ATTEST:


Melissa Martini, Village Clerk