

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, September 13, 2021

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 8:15 p.m.

ROLL CALL

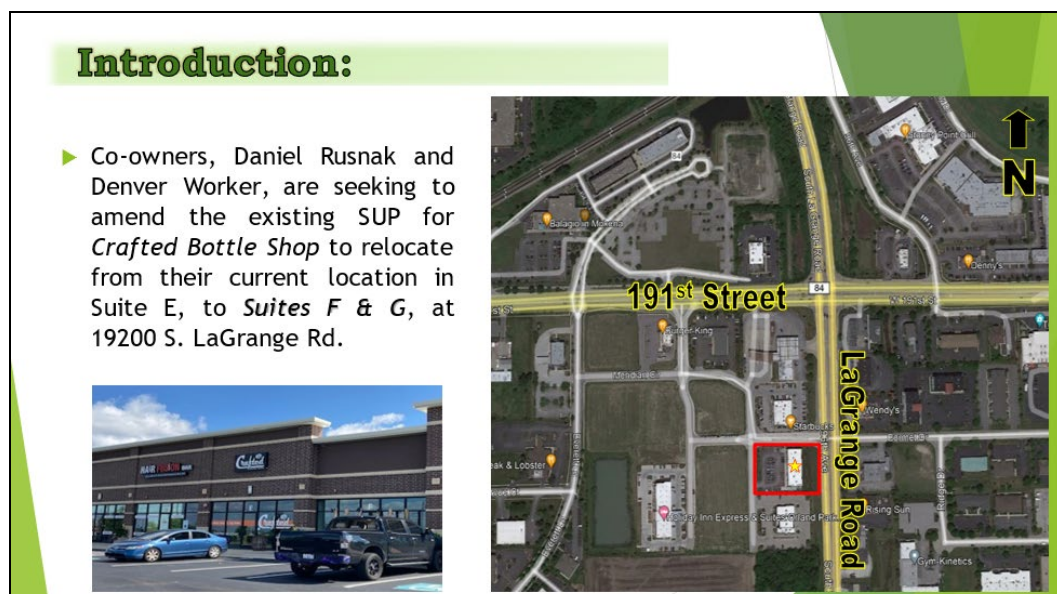
Clerk Martini called the roll and the following Trustees were present:

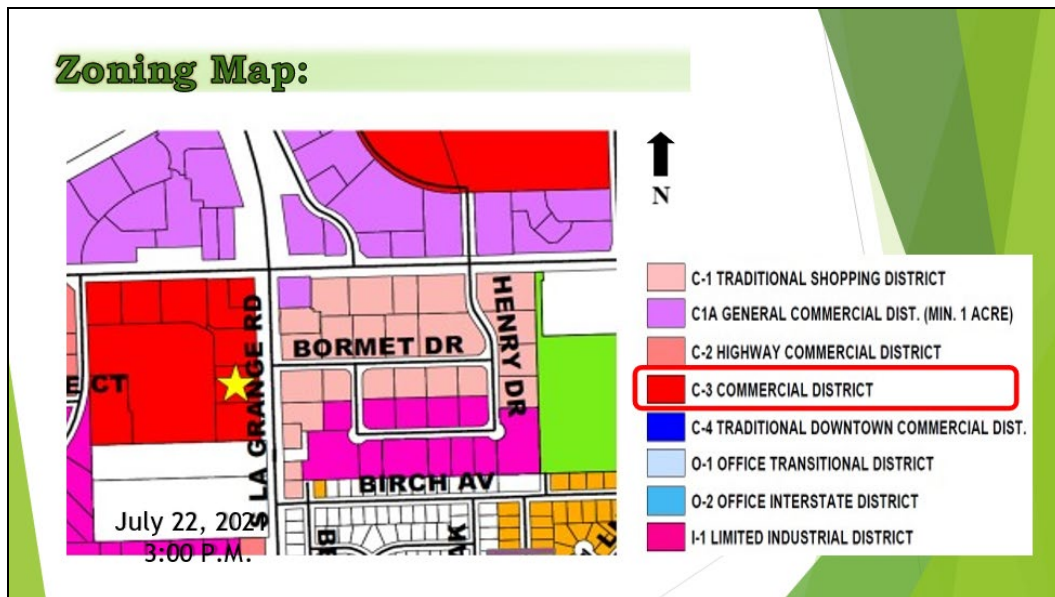
Joseph Budzyn
Rob Dauphinais
Debbie Engler
Melissa Fedora
George Metanias
Jim Richmond

Also present were: Village Clerk Melissa Martini; Village Administrator John Tomasoski; Assistant Village Administrator Kirk Zoellner; Village Attorney Carl Buck; Community and Economic Development Director Alan Zordan; Finance Director Barb Damron; Building and Planning Director Matt Ziska; Interim Chief of Police Brian Benton; Director of Public Works Jim Kulesa; and Assistant Public Works Director Dan Peloquin

Crafted: 19200 S. LaGrange Road, Units F & G: Special Use Permit Request

Building and Planning Director Matt Ziska presented the following item:





Background:

- ▶ On August 28, 2017, the Board granted the original Special Use for Crafted:
 - *Class “H” liquor license approval*
 - *Approval to sell only craft beer products*
 - *Stipulation prohibiting the sale of hard liquor and wine*
- ▶ On February 29, 2019, the SUP was amended to address industry shifts:
 - *Authorized to sell craft wine and craft spirit products (in addition to craft beer)*

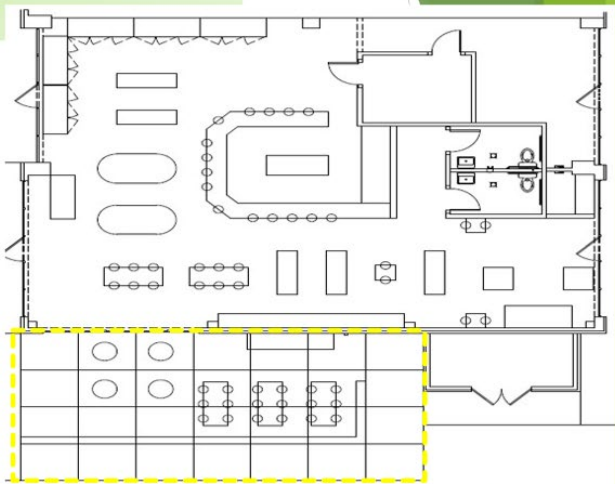


Amendment Request:

- ▶ Relocate from Suite E to **Suites F & G** (19200 S. LaGrange).
- ▶ Proposing to utilize an existing 450 sq./ft. outdoor patio as a tasting area.
- ▶ Maintain existing terms of Crafted’s Special Use approval.



Proposed
Floor Plan:




Outdoor Tasting Area
(Proposed)

Parking Analysis:

| SUITE | TENANT | USE | PARKING STANDARD | PARKING CRITERIA |
|-------|-----------------------------|---------------------|------------------------------------|-----------------------------|
| A | Which Which? | Restaurant | 1 : 75 sq./ft. | Restaurant Area: 1,000 sq./ |
| B | Smoothie King | Restaurant | 1 : 75 sq./ft. | Restaurant Area: 1,000 sq./ |
| C & D | Hair Fushion Bar | Salon | 1 : 250 sq./ft. | Salon Area: 1,262 sq./ft. |
| E | Proposed Retail Space | Retail | 1 : 250 sq./ft. | Retail Area: 1,500 sq./ft. |
| F & G | Proposed Crafted Bottleshop | Retail/Tasting area | 1 : 250 sq./ft. and 1 : 150sq./ft. | TOTAL REQUIRED: |
| | | | | TOTAL PROVIDED: |

Potential Regulations:

- Outdoor patio must be segregated with a minimum four -foot-high fence to limit unauthorized access .
- Access to the outdoor patio must come from within the liquor establishment.
- Landscaping or planters shall be provided to add aesthetic appeal to the outdoor area, *as viewed by neighboring properties*.
- Music or other outdoor sound amplification must be kept at a level so that it does not create a nuisance beyond the property line .
- Outdoor dining areas requiring fences must be reviewed and approved by the Site plan and Architectural Review Committee.



Village Board Direction:

- ▶ Is this an appropriate location for the proposed use?
- ▶ Are there any special restrictions or conditions the Board would like to apply?
- ▶ Should the proposal be forwarded to the Planning Commission for a Public Hearing?

Discussion:

In regard to the petitioners' request to utilize the existing outdoor patio as a tasting area, Trustees Budzyn and Richmond recommended that vehicular protection be provided along the adjacent parking lot, and for additional measures be taken to improve the aesthetics and general safety pertaining to the gas meter bank located along the south side of the building.

The consensus of the Board felt that the proposed location was appropriate for the proposed use, and unanimously agreed to forward the request on to the Planning Commission for a public hearing.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 8:30 p.m.