

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, April 18, 2022

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The Board of Trustees recited the Pledge of Allegiance.

ROLL CALL

The following Trustees were present:

Joseph Budzyn
Rob Dauphinais
Debbie Engler
Melissa Fedora
George Metanias (Mayor Pro Tem)
Jim Richmond

Absent: Mayor Frank A. Fleischer

Also present were: Village Administrator John Tomamoski; Assistant Village Administrator Kirk Zoellner; Attorney Carl Buck; Finance Director Sharon Dangles; Community and Economic Development Director Matt Ziska; and Interim Chief of Police Brian Benton

Zap! Taco House, 19711 Mokena Street: Special Use Permit Amendment Request

Trustee Dauphinais left the Board Room.

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



Introduction:

- Property owner, Gino Picciola, is seeking conceptual approval from the Village Board to amend the Special Use Permit for Zap!Taco, located at 19711 Mokena Street.



Background:

- On August 24, 2020, the Village Board approved a Special Use Permit/Planned Unit Development that listed the authorized hours of operation under Exhibit "D".



EXHIBIT "D" - APPROVED HOURS OF OPERATION

Zap!Taco Joint - Hours of Operation:

Monday-Thursday: 4 P.M.-10 P.M.

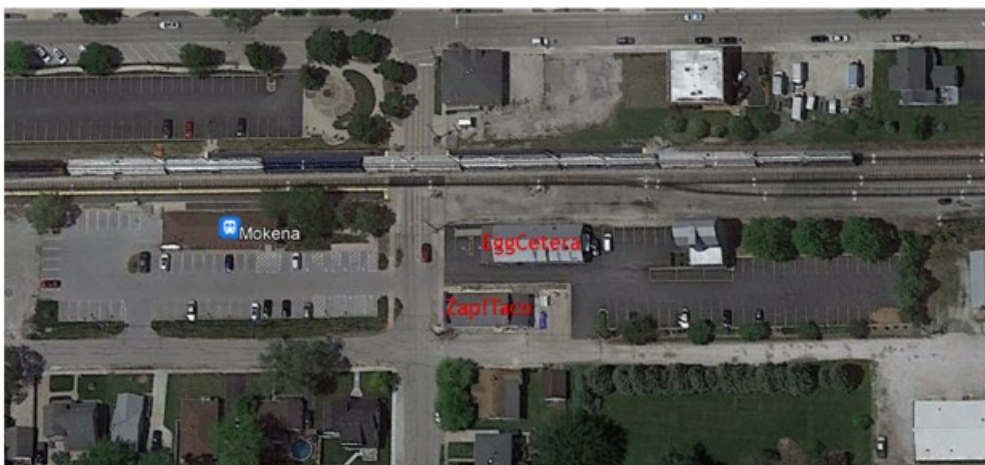
Friday: 4 P.M. - Midnight

Saturday: 11 A.M. - Midnight

Sunday: 11 A.M. - 10 P.M.

Parking Arrangement:

- ▶ 45 of 60 total parking spaces available 7-days a week starting at 11 A.M.
- ▶ 15 easternmost spaces reserved for Metra commuters.



Proposed Amendment(s):

PROPOSED HOURS OF OPERATION

Zap!Taco Joint - Hours of Operation:

Monday-Thursday: **11 A.M.- 10 P.M.**
 Friday: **11 A.M.- – Midnight**
 Saturday: **11 A.M. – Midnight**
 Sunday: **11 A.M. – 10 P.M.**

← **Exhibit “D”**

rees to allow certain right-of-way encroachments along Mokena Street in strict
 ce with the site development plan attached hereto as Exhibit “A”.

k) Owner agrees to sign a hold harmless agreement for said right-of-way encroachments.

l) Village agrees to provide exemptions from the minimum lot size and lot frontage requirements
 as specified in the Zoning Ordinance for properties in the C-4, Traditional Downtown
 Commercial zoning district.

m) Village agrees to consider the petitioner's request to revisit the approved hours of operation,
~~as outlined in Exhibit “D”, within one (1) year from the date of occupancy approval.~~

Section 1(m) →

**Occupancy approved 11-24-21*

Staff Recommendation:

- Stipulation requiring business hours to default back to previously approved hours of operation should the parking arrangement dissolve at any point in the future.

PROPOSED HOURS OF OPERATION

Zap!Taco Joint - Hours of Operation:

Monday-Thursday: **11 A.M.- 10 P.M.**
 Friday: **11 A.M.- – Midnight**
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 Sunday: **11 A.M. – 10 P.M.**

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EXHIBIT “D” – APPROVED HOURS OF OPERATION

Zap!Taco Joint - Hours of Operation:

Monday-Thursday: **4 P.M.-10 P.M.**
 Friday: **4 P.M. – Midnight**
 Saturday: **11 A.M. – Midnight**
 Sunday: **11 A.M. – 10 P.M.**



Board Direction:

1. Are there any questions or concerns regarding the proposed amendments?
2. Should this request be forwarded to the Planning Commission for a public hearing?

Discussion:

The Village Board unanimously agreed to advance the proposed Special Use Amendment request on to the Planning Commission for their recommendation, contingent upon the submittal of a formal parking agreement signed by all pertinent parties.

Trustee Fedora also requested that Staff work with Metra representatives to modify the language used on the parking sign at the McGovney Street Metra lot to provide greater clarification on the permitted hours of parking.

Staff Reports

Trustee Dauphinais entered the Board Room.

Village Administrator John Tomasoski informed the Board that Public Works staff did add some additional quantity to the current work being done on Wolf Road. Currently, \$30K was budgeted for Wolf Road maintenance in Fiscal Year 23, however staff was increasing that budget line item to \$80K. Trustee Budzyn requested that staff review an area near a manhole in the northbound lane just north of the railroad tracks.

EXECUTIVE SESSION

Trustee Engler made a motion to enter executive session at 6:29 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 collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees pursuant to 5 ILCS 120/2(c)(2). Trustee Richmond seconded.

AYES: (5) Budzyn, Dauphinais, Engler, Fedora, Richmond

NAYS: (0)

Absent: (0)

Motion carried

RECONVENE WORK SESSION

Trustee Engler made a motion to adjourn the executive session and reconvene the work session at 7:11 p.m. Trustee Richmond seconded.

AYES: (5) Budzyn, Dauphinais, Engler, Fedora, Richmond

NAYS: (0)

Absent: (0)

Motion carried

There being no further business to bring before the Mayor and Board of Trustees, Mayor Pro Tem Metanias adjourned the work session at 7:12 p.m.