

**BOARD OF TRUSTEES WORK SESSION  
11004 Carpenter Street, Mokena, Illinois 60448  
Monday, April 17, 2023**

**CALL TO ORDER**

Mayor Fleischer called the Board of Trustees work session to order at 6:02 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

Also present were the following: Village Clerk Melissa Martini; Village Administrator John Tomaszski; Assistant Village Administrator Greg Anderson; Village Attorney Carl Buck; Community and Economic Development Director Matt Ziska; and Chief of Police Brian Benton

**The Golf Facility, 19031 Old LaGrange Rd.: Special Use Permit Request**

Assistant Village Administrator Greg Anderson and Village Attorney Carl Buck presented this item.



**Background:**

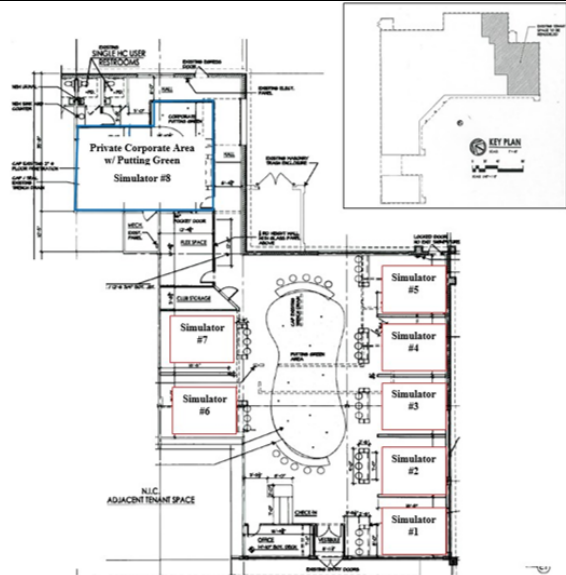
Applicant, Marcus DeKeyser, is seeking conceptual approval from the Village Board regarding the proposed Special Use Permit request for an indoor amusement and entertainment facility at 19031 Old LaGrange Road (Units 200-201). The property is zoned C1A - General Commercial District.

The proposed request was first reviewed at the work session on February 27, 2023. Staff has met with Mr. DeKeyser to review his revised business plan.



## Proposed Operations:

- A semi-private, indoor country club environment for golfers to train, receive instruction, and purchase equipment
- 2 PGA professional on staff
- Includes a private room for corporate/member special events with one simulator and small putting area
- Anticipate some retail sales tax from club sales



## Proposed Operations:

### Hours of Operation

- Monday – Thursday: 9 AM – 8 PM
- Friday – Saturday: 7 AM – 8 PM
- Sunday: 7 AM – 5 PM

### Anticipated Membership Rates

- |                                   |  |
|-----------------------------------|--|
| • Family Membership               | \$4,200 annually   |
| • Single and Senior Membership    | \$3,600 annually   |
| • Corporate                       | \$12,000 annually  |
| • Hourly Rates for General Public | \$50 an hour (Friday-Sunday)<br>\$40 an hour (Monday-Thursday) |

## Proposed Operations:

### Licensing

- A liquor license will not be issued
- A gaming license will not be issued
- Food service will not be offered, the applicant is eligible to permit catering for special events
- Eligible for 1-day temporary license for special events

### Special Events

- Special events will be open to members/corporate only

### General Public

- Public reservations to be scheduled 5 days in advance

### **Additional Notes:**

#### **Amusement Tax**

This facility will be required to pay the Village's amusement tax fee, as the use involves a sport or similar exhibition or activity in which an attendee observes or participates, and the spectators or participants are charged a fee.

The Village's amusement tax rate is set at 5%, exclusive of state and federal taxes.


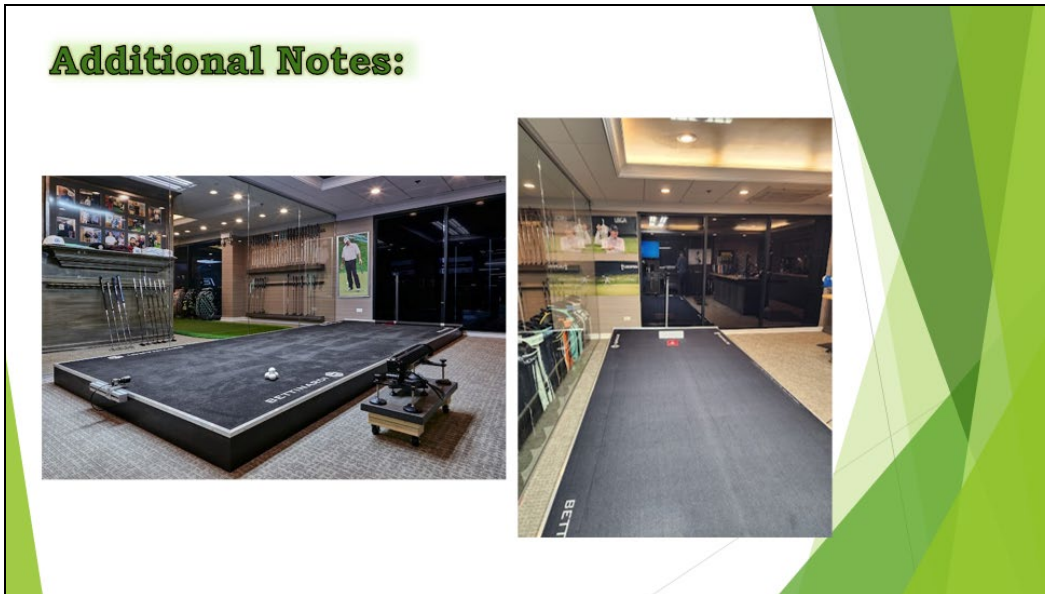
### **Additional Notes:**

#### **Simulator Equipment**

- The Golf Facility will offer:
  - 8 Foresight Sports GC Hawk simulators priced at \$18,000 per unit
  - Putt View Simulator for putting instruction and fitting
  - V1Sports Putting Studio for in-depth putting analysis
- Simulators are technologically advanced and provide more accurate data compared to other local venues
- Equipment, along with PGA professional instruction, differentiates The Golf Facility from other golf venues in the Village and surrounding communities

### **Additional Notes:**





**VILLAGE BOARD DIRECTION:**

1. Does the revised business plan contain sufficient safeguards and restraints for the issuance of a Special Use Permit?
2. Should the proposal be forwarded to the Planning Commission for a Public Hearing?

Assistant Village Administrator Greg Anderson discussed the revised business plan for the second Concept Review for The Golf Facility. He explained that applicant Marcus Dekeyser is seeking conceptual approval for the proposed Special Use Permit for an indoor amusement/entertainment facility located at 19031 Old LaGrange Road. Assistant Village Administrator Anderson explained that staff has been working with the applicant to revise the proposed business plan after the Board provided initial feedback at the February 27<sup>th</sup> Work Session. The new business plan eliminates 24-7 key card access and liquor sales. Assistant Village Administrator Anderson indicated that The Golf Facility will have 2 PGA professionals on staff and revised hours of operations to:

- Monday – Thursday: 9 AM – 8 PM
- Friday – Saturday: 7 AM – 8 PM
- Sunday: 7 AM – 5 PM

Assistant Village Administrator Anderson explained that the applicant is eligible to permit catering for special events for members and corporate events and can apply for a 1-day temporary liquor license with the Village and State of Illinois. He also advised that the facility will be required to pay the Village's amusement tax as a rate of 5%.

Discussion:

The Board appreciated the modifications that the applicant made since the first conceptual review. The Board indicated that there are still concerns that need to be addressed regarding revenues and the remittance of Amusement Tax revenue to the Village. Trustee Fedora stated that she had concerns regarding how many special events would be held for non-members and how The Golf Facility will grow its member base after opening to the public.

Representatives from 19<sup>th</sup> Hole were also present and expressed to the Board that a business like The Golf Facility would likely hurt their numbers and asked the Board to consider additional


safeguards prior to approval. Trustee Dauphinais stated that there is a model for the proposed type of business differentiating it from the 19<sup>th</sup> Hole. The majority of the Board agreed that The Golf Facility proposal can move forward to the Planning Commission for a Public Hearing.

**Police Station Interview Room Equipment**

Chief of Police Brian Benton presented the following item:



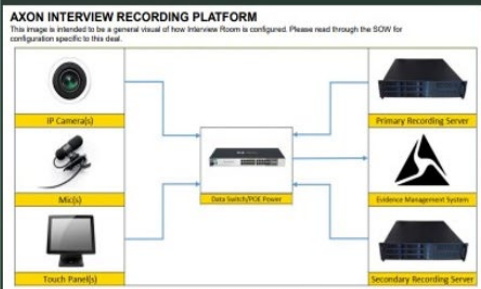
New Police Station  
**Interview Room Recording System**  
April 17, 2023 Work Session



**New Police Station - Audio/Video Recording System**

- Critical for Court Testimony
- Liability Protection for Officer/Village
- Evidence Documentation and Storage
- New Construction Allows Ease of Installation
- Web-Based Technology
- Shared Access Between Officers and Prosecutors

**Components of an Audio/Video recording System**



**AXON INTERVIEW RECORDING PLATFORM**  
This image is intended to be a general visual of how Interview Room is configured. Please read through the SOW for configurations specific to this site.

- Camera
- Microphone
- Data Entry Component
- Interface
- Recording Server
- Evidence Processing System



### Preliminary Costs for Original Installation - Annual Fees Ensur

Quote Summary		Discount Summary	
Program Length	60 Months	Average Savings Per Year	\$4,765.87
<b>TOTAL COST</b>	<b>\$135,381.00</b>	<b>TOTAL SAVINGS</b>	<b>\$23,829.34</b>
<b>ESTIMATED TOTAL W/ TAX</b>	<b>\$135,381.00</b>		

Payment Summary			
Date	Subtotal	Tax	Total
Nov 2023	\$80,000.04	\$0.00	\$80,000.04
Nov 2024	\$13,845.24	\$0.00	\$13,845.24
Nov 2025	\$13,845.24	\$0.00	\$13,845.24
Nov 2026	\$13,845.24	\$0.00	\$13,845.24
Nov 2027	\$13,845.24	\$0.00	\$13,845.24
<b>Total</b>	<b>\$135,381.00</b>	<b>\$0.00</b>	<b>\$135,381.00</b>

Chief Benton discussed plans to purchase and install a new audio/video recording system for the new Police Station. He explained the benefits of having a system that can be used to combine the Audio/Video (A/V) evidence captured during interviews, the A/V from Tasers, the A/V from body-worn cameras and the A/V from in-car cameras into one system that can manage the digital evidence. Chief Benton advised that a company called Axon Enterprise, which is a reputable vendor in use by many police agencies including New Lenox, Joliet, Orland Park and Burr Ridge, offers a proprietary system called Evidence.com. Axon Enterprise’s platform manages this digital evidence and can be federated out to other agencies such as the Will County States Attorney’s Office as well as other police departments as needed. Chief Benton recommended the Village authorize a contract with Axon Enterprises for the system to be installed in the new station.

Discussion:

It was the consensus of the Board to move forward with the proposed contract and requested the item be placed on the agenda for formal Board approval at the April 24, 2023 Board meeting.

**Staff Reports**

Village Administrator John Tomasoski provided the Board with an update regarding his attendance at the Will County Land Use and Development Committee meeting on April 11 for the property located at 9920 W. 187<sup>th</sup> Street. Village Administrator Tomasoski advised at the conclusion of the agenda item, the Land Use and Development Committee granted the applicant a continuance to June 13.

Assistant Village Administrator Anderson notified the Board that staff received communications from the Will County Land Use Department informing them about an upcoming zoning case that will be heard on May 2, 2023, involving a static display advertising sign located at 19245 S. La Grange Road. Assistant Village Administrator Anderson explained that the Zoning Case was submitted to the Village late last week and is being discussed during staff reports to request direction from the Board prior to the May 2, 2023 hearing date.

The Zoning Case (ZC-23-019) requests two variances to trade in square footage of a static display advertising sign to permit an advertising dynamic display sign to be installed at the subject property. The zoning actions included under this petition include:

1. Variance for the distance of removal of one advertising sign structure within a five-mile radius of the advertising sign face that is to be converted to a dynamic display to a 10.35-mile radius.
2. Variance for a proposed advertising sign dynamic display sign face located within a 300-foot radius from a residential zoning district to 196 feet.

The Board was divided on submitting an objection to the County. Trustee Engler, Trustee Fedora, and Trustee Budzyn did not object to the application. Trustee Dauphinais, Trustee Metanias, and Mayor Fleischer objected. Mayor Fleischer suggested that the Board review the Will County Code of Ordinances pertaining to 155-13.70 Dynamic Displays prior to taking a vote on the proposed Resolution objecting to the case. The Board discussed regulations pertaining to light detector/photocell equipment that adjusts the display's brightness according to natural ambient light conditions given the proximity to the residential zoning district. A copy of the Will County Code of Ordinances Section 155-13.70 was provided to the Board.

Staff requested direction from the Board and was subsequently directed to prepare a resolution in accordance with the requirements and procedures of the Will County Recorder's Office.

#### **EXECUTIVE SESSION**

Trustee Engler made a motion to enter executive session at 7:15 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), 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), 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 Metanias seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

#### **RECONVENE WORK SESSION**

Trustee Metanias made a motion to adjourn the executive session and reconvene the work session at 7:38 p.m. Trustee Budzyn seconded.

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

NAYS: (0)

Absent: (0)

Motion carried

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 7:39 p.m.