

**BOARD OF TRUSTEES WORK SESSION**  
**11004 Carpenter Street, Mokena, Illinois 60448**  
**Monday, June 26, 2023**

**CALL TO ORDER**

Mayor Fleischer called the Board of Trustees work session to order at 7:48 p.m.

**ROLL CALL**

The following Trustees were present:

Rob Dauphinais  
Debbie Engler  
Melissa Fedora  
Terry G. Germany  
Terence Smith

Absent: George J. Metanias

Also present were the following: Village Clerk Melissa Martini; Village Administrator John Tomasoski; Finance Director Nathan Pasbrig; Assistant Village Administrator Greg Anderson; Village Attorney Carl Buck; Community and Economic Development Director Matt Ziska; Acting Commander Robert Williford; Director of Public Works Jim Kulesa; Assistant Public Works Director Dan Peloquin; and Planning Technician Emily Cabay

**The Golf Facility, 19031 Old LaGrange Road, Special Use Permit Request**

Assistant Village Administrator Greg Anderson presented the following item:



**Background**

- ▶ Applicant, Marcus DeKeyser, is seeking 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.



## Background

- ▶ First concept review on February 27, 2023
- ▶ Second concept review on April 14, 2023
- ▶ Public Hearing with Planning Commission on May 18, 2023
- ▶ Findings of Fact approved on June 15, 2023
  - ▶ Ample parking and no adverse impacts on local traffic
  - ▶ Should complement existing businesses in area
  - ▶ Will not be injurious to adjoining properties
  - ▶ Property has been vacant for 8 years
  - ▶ Special Use will conform to all other standards of C1A Zoning

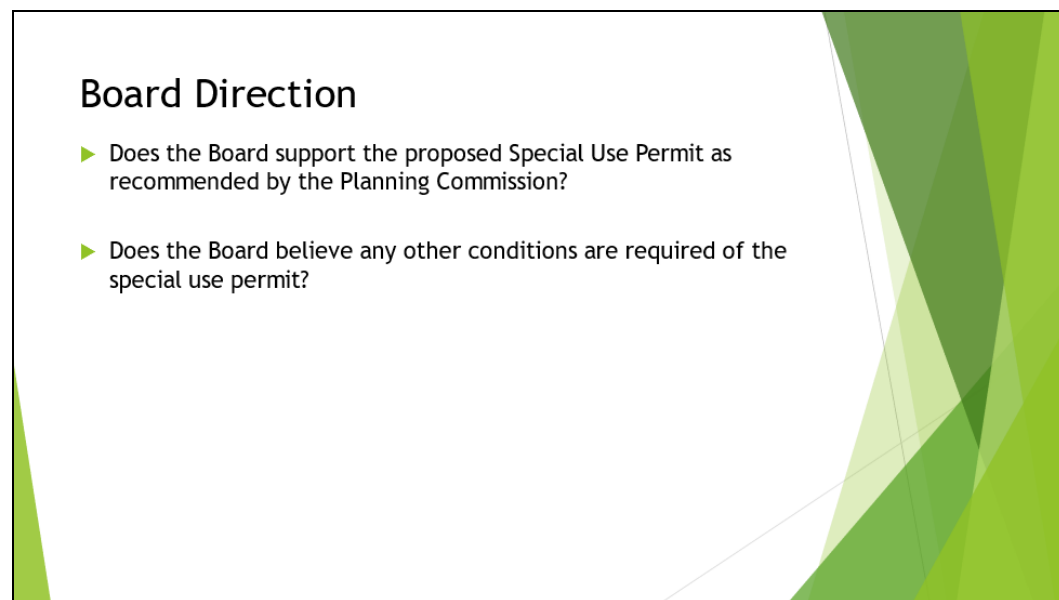
## Amusement Tax Revenue

- ▶ Amusement Tax rate of 5% applies to gross payments of memberships, simulator rentals and guest fees
- ▶ Based on the applicant's revenue estimates, the Village would expect approximately \$30,000 in Amusement Tax revenue

Golf Facility Revenue Estimates	Revenue	Amusement Tax Rate	Amusement Tax Revenue
Simulator Rentals	\$ 439,216.00	5.00%	\$ 21,960.80
Memberships	\$ 150,246.00	5.00%	\$ 7,512.30
Guest Fees	\$ 15,000.00	5.00%	\$ 750.00
Estimated Amusement Tax Revenue			\$ 30,223.10

## Special Use Permit Conditions

- ▶ Special Use Permit for indoor amusement & entertainment facility
- ▶ Owner shall not be entitled to obtain a Class E or other liquor license for a restaurant, tavern, or club
- ▶ Owner shall not be entitled to video gaming
- ▶ Owner shall not install a full -service, commercial kitchen on premises
- ▶ Owner agrees to install and construct the amusement within the premises according to the site plans
- ▶ Owner agrees to comply with Section 3 -2-5: Amusement Tax



**Discussion:**

Following the presentation, Trustee Fedora asked the applicant, Marcus DeKeyser, how long The Golf Facility was planning to be open to the public. Mr. DeKeyser stated that his business would be relationship driven and that his goal was to build a membership base of 30 – 60 members in order to operate on a semi-private business model.

Trustee Fedora asked the applicant how he intends to build his revenues based on the estimates provided to staff. Mr. DeKeyser stated that there is a demand for facilities and simulators that The Golf Facility would provide. Mr. DeKeyser reiterated that he has had a long career in the country club setting and plans to build relationships and offer incentives, such as a free lesson, to attract new members. Trustee Fedora asked the applicant how many annual catering events he was planning to hold. Mr. DeKeyser stated that he currently plans to hold 4-6 catering events annually for members only. He stated that special events require space that he does not want to take away from his members.

Mayor Fleischer noted he had some concerns but hoped the applicant proved him wrong.

Following the discussion, the majority of the Board expressed support for the proposed Special Use Permit without any other conditions.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 8:06 p.m.