

**VILLAGE BOARD OF TRUSTEES WORK SESSION**  
**11004 Carpenter Street, Mokena, Illinois 60448**  
**Monday, June 10, 2024**

## CALL TO ORDER

Mayor Pro Tem George J. Metanias called the Village Board of Trustees work session to order at 8:15 p.m.

## ROLL CALL

The following Trustees were present:

Rob Dauphinais  
Debbie Engler  
Melissa Fedora  
Terry G. Germany  
George J. Metanias (Mayor Pro Tem)  
Terence Smith

Absent: Mayor Frank A. Fleischer

Also present were the following: Village Clerk Melissa Martini; Village Administrator John Tomasoski; Assistant Village Administrator Greg Anderson; Finance Director Nathan Pasbrig; Village Attorney/Human Resources Director Carl Buck; Chief of Police Brian Benton; Director of Public Works Jim Kulesa; and Community Development Director Brent Cann

## **Up At Dawn, 9000 192nd Street: Special Use Permit Request**

Community Development Director Brent Cann presented the following item:



# Special Use Permit Request

## Up At Dawn Bakery – 9000 192<sup>nd</sup> Street

Village Board Work Session  
Special Use Permit – Concept Consideration  
June 10, 2024

# Request

**Applicant**  
Up At Dawn Bakery, Greg Benda  
Representative

**Location**  
9000 192<sup>nd</sup> Street

**Background**  
Former Dunkin Donuts Location

**Request**  
Seeking Special Use Permit  
Concept recommendation for a  
“Bakery – Production/Wholesale”  
in I-1 District

An aerial photograph of a commercial area. A red rectangle highlights a specific property located at the intersection of 191st St. and 88th Ave. The surrounding area includes other commercial buildings, parking lots, and some green spaces. The text '191st St.' is written vertically on the left side of the map, and '88th Ave.' is written vertically on the right side of the map.

## Background

- Up At Dawn Bakery Began in 2018 in Tinley Park
- Relocated to New Lenox in 2021
- Expand and Open Second Line in Mokena, Close New Lenox
- Produce 4 oz. Muffins for Retailers Such as Walmart, Kroger and Aldi

## Operations

- Project Expansion Cost - \$13,000,000
- Completion in 2025
- 24 Hour Operation, 7 Days a Week
- Two Shifts – 3 AM to 3 PM and 3 PM to 3 AM
- Each Shift Employ 100 Employees
- Carpooling Common – Petitioner Expects 50 Cars Per Shift
- Petitioner Projects Up To 30 Trucks Per Day from 6 AM to 4 PM, No Weekends
- Average Trucks Daily – Delivery 3 Trucks (Ingredients) and 11 Trucks to RJW

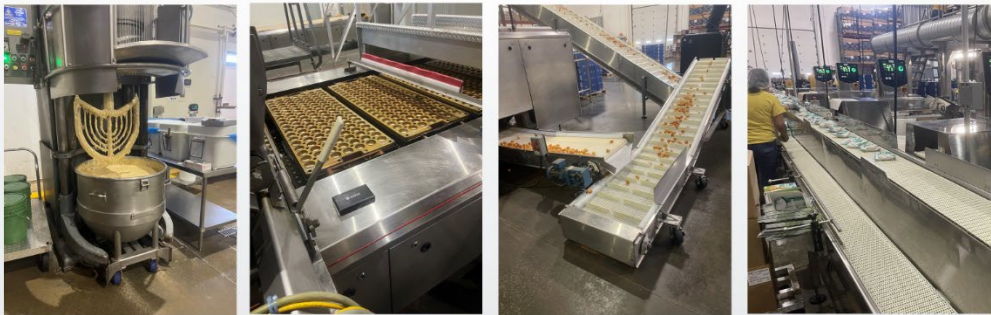
## Operations

- Ship All Product to RJW (Distribution Warehouse) For Distribution
- RJW is Similar to Former Facility Use NDCP (Dunkin Donuts Distribution)
- Desire is to Hire Mokena Residents, In New Lenox Majority New Lenox Residents
- Large Scale Bakery - Produce Muffins for Kroger, Aldi and Walmart
- Inspectors from Kroger, Aldi and Walmart Inspect Facility Randomly

Facility Photos



Facility Photos



Wastewater Pretreatment Requirements

- Per Code Section 7-3B-14 – Wastewater Pretreatment May Be Required
- Wastewater Discharges Prohibited and/or Restricted Per USEPA and IEPA
- Food Manufacturers Can Approach Restricted Levels, Especially During Clean-up Operations
- Pretreatment Options (If Needed) Include:
  - Onsite Storage
  - Release Rate Controls
  - Offsite Disposal Requirement
  - Point of Discharge Treatments



Parking Analysis

CODE	REQUIRED	PROVIDED
2 spaces per every 3 employees, plus 1 space per company vehicle	67 spaces	84 spaces

- Per Code Section 9-16-7, Parking Requirements Met
- Past User Parked on Adjacent Roadways and Lots, Prohibited

Economic Impacts

- Prior User, Dunkin Donuts (National DCP) – Generated Sales Tax Revenue Out of this Location – In the Top 25 Sales Tax Generating Businesses in Mokena
- No Sales Tax Generated From Up At Dawn Bakery

Board Direction

1. Does the Board support the Concept of this business at the proposed location?
2. Are there any concerns that should be addressed prior to scheduling the public hearing with the Planning Commission?

M. Dunbar, CEO/Owner of Up At Dawn Bakery introduced his team and provided background on the company. He provided information regarding the expansion plans, daily operations, outlined process and possible retail component in the future. The process of bringing a product to market was discussed and explained. The company is currently working on two potential products that may provide an opportunity for retail sales in the future.

Mr. Dunbar explained the systems in place to remove fats and other material from the wastewater prior to entering the Village's system and indicated they would work with Staff to address the concern.

Discussion:

Trustee Engler led off the discussion by supporting the proposal to proceed to the Plan Commission and requested the wastewater issue be addressed. She was very interested in the potential future retail option(s).

Trustee Dauphinais asked about the issue related to the wastewater discharge and confirmed there would be no expense to the Village. Further, Trustee Dauphinais emphasized his desire that a retail component be included in the development. Mr. Dunbar addressed the possibility of that but could not confirm the timing. Mr. Dunbar indicated this is currently part of their business plan moving forward.

The remaining Trustees supported the proposal. Mayor Pro Tem Metanias supported the proposal and requested that the developer work with Staff to address all concerns including both the retail sales and wastewater issues. Mr. Dunbar thanked the group.

There being no further business to bring before the Mayor Pro Tem and Village Board of Trustees, Mayor Pro Tem Metanias adjourned the work session at 8:35 p.m.