## BOARD OF TRUSTEES WORK SESSION 11004 Carpenter Street, Mokena, Illinois 60448 Monday, March 10, 2025

#### **CALL TO ORDER**

Mayor Fleischer called the Board of Trustees work session to order at 7:52 p.m.

#### **ROLL CALL**

The following Trustees were present:

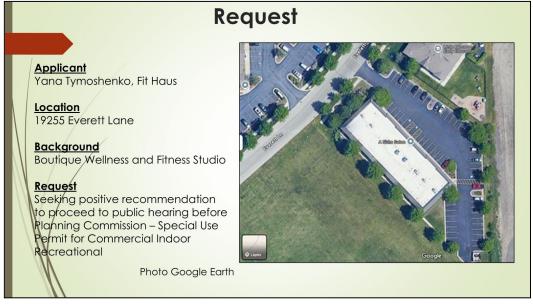
Rob Dauphinais Debbie Engler Melissa Fedora Terry G. Germany George J. Metanias James D. Roberts

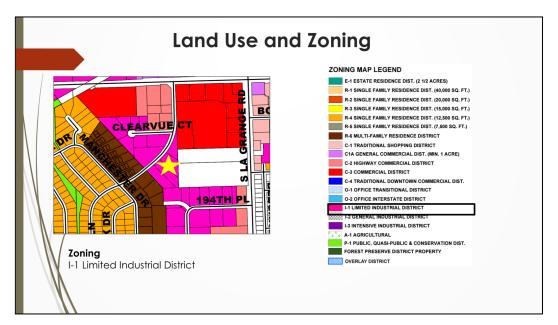
Also present were the following: Village Clerk Melissa Martini; Village Administrator John Tomasoski; Village Attorney/Human Resources Director Carl Buck; Chief of Police Brian Benton; Public Works Director Dan Peloquin; Community Development Director Brent Cann; and Management Analyst Ashley Pala

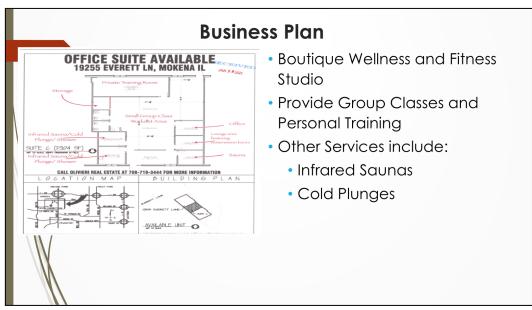
# Fit Haus, 19255 Everett Lane (Unit C): Special Use Permit Request

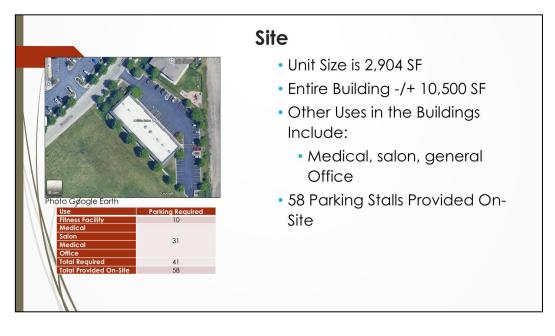
Community Development Director Brent Cann presented the following item:

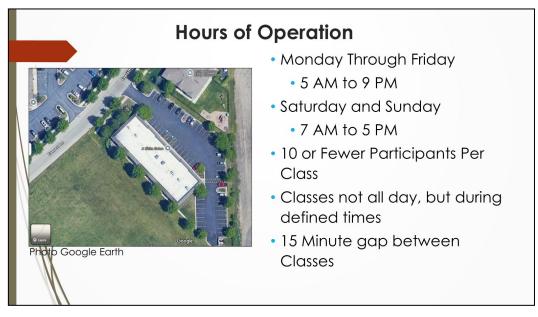














Community Development Director Cann presented a proposal for a Special Use Permit for Commercial Indoor Recreation for Fit Haus. Ms. Yana Tymoshenko, the business owner, provided additional details on the project. She is looking to expand her current business and relocate from Frankfort to Mokena.

## Discussion:

The Board provided comments and direction to the applicant following the presentation. The Board provided generally favorable feedback and directed staff to move the project forward to a future Planning Commission meeting. Staff will prepare the associated documents and work with the applicant to move the project forward.

<u>Illinois Impact Wrestling, 9614 W. 194<sup>th</sup> Place: Special Use Permit Request</u> Community Development Director Brent Cann presented the following item:

# SPECIAL USE PERMIT ILLINOIS IMPACT WRESTLING

9614 W 194<sup>th</sup> Place

Concept Review Village Board Work Session March 10, 2025

# **REQUEST**

<u>Applicant</u> Mark Marianovich & Dan Jordan

<u>Location</u> 9614 W 194<sup>th</sup> Place

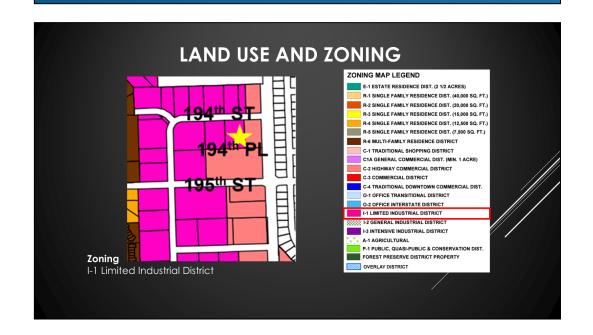
#### Background

Youth Wrestling Facility

### <u>Request</u>

Seeking positive recommendation to proceed to public hearing before Planning Commission – Special Use Permit for Commercial Indoor Recreational





# **BUSINESS PLAN**



- Illinois Impact Wrestling is a wrestling academy training youth and high school wrestlers.
  - Classes are 90 to 120 Minutes
  - 25-20 Students Per Class
- Proposed Hours are:
  - Monday-Friday 6PM to 7:30 PM
  - Sunday 12 PM to @ 2PM
  - With additional hours for private lessons

# SITE



Photo Google Earth

- Unit Size is +/- 5,262 SF
- Variety of uses in the building, including both commercial and light industrial
- Building previously had a recreational use

# **PARKING**



Photo Google Earth

- Currently vehicles parking along south property line
  - These parking spaces are not striped.
  - There is room for approximately 40 vehicles
- Ordinance requires this facility provide 17 spaces
  - Applicant indicates:
    - The need for approximately is 10 parking spaces
    - Approximately 75% of their students are picked up and dropped off





# BOARD DIRECTION

- Does the Board support a proposed Special Use Permit for Commercial Indoor Recreational at this location?
- Does the Board support moving this project forward to the Planning Commission?

Community Development Director Cann presented a proposal for a Special Use Permit for Commercial Indoor Recreation for Impact Wrestling. Additional parking will be required for the project and therefore striping and layout options were presented by Director Cann. Owners, Mr. Marck Marianovich and Mr. Dan Jordan provided additional details on the project. The facility is typically used by wrestlers in their offseason and will be open for approximately 1.5 hours per evening. The owners agreed that parking would need to be worked through with the building owner.

Discussion:

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The Board provided comments and direction to the applicants following the presentation. The Board provided generally favorable feedback and directed staff to move the project forward to a future Planning Commission meeting. However, the Board did state the additional parking would be required prior to moving the project forward to Planning Commission. Staff will attempt to work with the property owner as well as the applicants on the parking. Upon agreeance by all parties, staff will prepare the associated documents and work with the applicant to move the project forward.

### Fiscal Year 2026 Budget

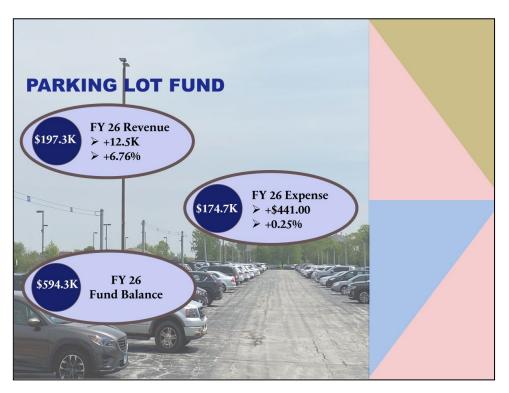
Village Administrator John Tomasoski presented the following item:

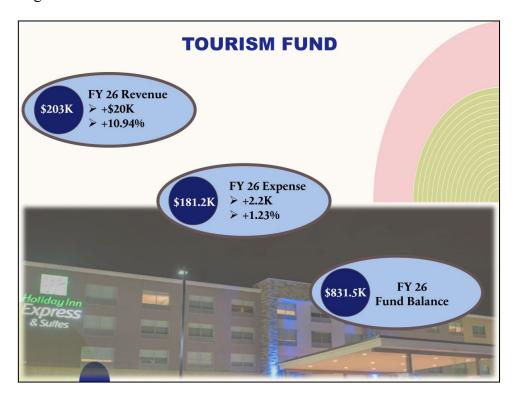


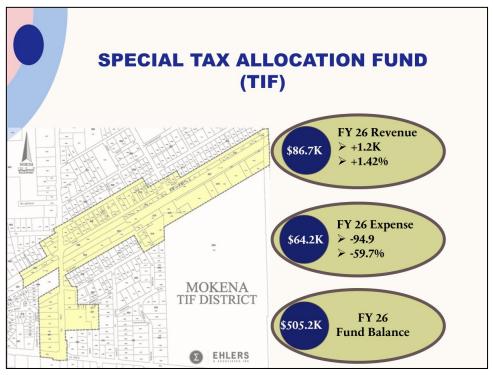


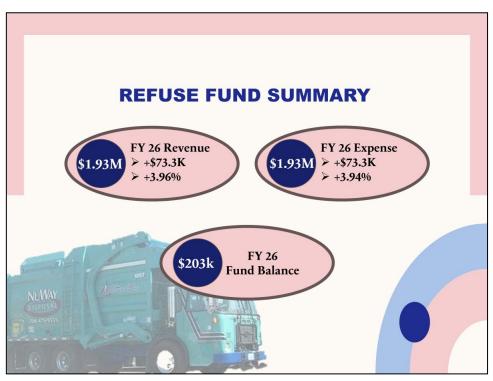
Scanner Communit		
	y Development General	\$11,500
Security Cameras – Front Building & Building &	Grounds General	\$7,500
Aeration Tank Mixer Sewer	Water &	Sewer \$19,500
Police Station – Bronze Statue & Monument Sign Police	Capital I Repair a Replacei	
TOTAL		\$ 238,5

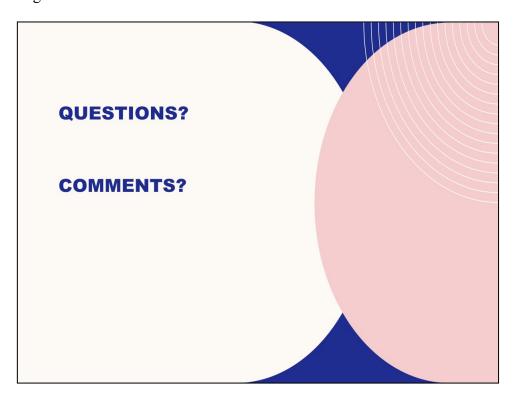
	Department	Fund	Proposed
Install 7 New Service Doors @ PW Garage	Building & Grounds	General	\$30,000
Overhead Garage Doors @ PW Garage	Building & Grounds	General	\$17,000
Francis Tower Station Doors	Water	Water & Sewer	\$5,500
Pavement Patching / Sealing Pump Stations	Water	Water & Sewer	\$15,000
Door Replacements	Sewer	Water & Sewer	\$12,000
Grating Replacements	Sewer	Water & Sewer	\$30,000
TOTAL			\$109,500











#### Discussion:

Village Administrator John Tomasoski presented the proposed fiscal 2026 budget numbers for capital equipment, facility improvements, parking lot fund, tourism fund, special allocation fund and the refuse fund. The Village Board did not have any questions and directed staff to utilize the figures presented in the fiscal year 2026 budget.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 8:17 p.m.