

**MEETING OF THE BOARD OF TRUSTEES REGULAR SESSION  
11004 Carpenter Street, Mokena, Illinois 60448**

Session #004

February 25, 2019

**CALL TO ORDER**

Mayor Fleischer called the Regular Session of the Board of Trustees to order at 7:03 p.m.

**PLEDGE OF ALLEGIANCE**

The Board of Trustees and members of the audience recited the Pledge of Allegiance.

**ROLL CALL/ESTABLISHMENT OF QUORUM**

Clerk Martini called the roll and the following Trustees were present:

Joseph E. Budzyn  
Debbie Engler  
Jillian Hersted  
George Metanias  
Jim Richmond  
Joe Siwinski

Also present were: Clerk Melissa Martini; Village Administrator John Tomasoski; Finance Director Barb Damron; Assistant Village Administrator Kirk Zoellner; Police Chief Steve Vaccaro; Community/Economic Development Director Alan Zordan; Building and Planning Director Matt Ziska; Public Works Director Lou Tiberi; Civil Engineer Dan Peloquin; and Village Attorney Carl Buck.

**DISCOVER MOKENA**

N/A

**COMMUNITY CALENDAR**

Clerk Martini presented the Community Calendar.

**PUBLIC COMMENT**

Julie Oost spoke about School District 159's referendum which is included on the April 2, 2019 ballot. Information concerning the referendum is available on the school's website along with "Mokena Matters" facebook page and website. She stated that a study was conducted which details what is needed by the district. Ms. Oost commented that Superintendent White is available to attend a Board meeting to provide details on the results of the study. She stated that she would attend the upcoming Village Board meetings to remind voters about the referendum.

Mayor Fleischer stated that Ms. Oost was welcome to attend the Board meetings to speak about the referendum.

Jim Schlegel has met with Dr. White. He supports the referendum and hopes that everyone listens to Ms. Oost and looks at the available information.

Tim Wojtulewicz stated that after the last Board meeting he met with Chief Vaccaro to discuss his concerns with burglaries around town. He was enlightened with the Chief's knowledge of what is going on and what is being done.

**CONSENT AGENDA**

Village Administrator John Tomasoski presented (7) items on the Consent Agenda for Board approval. These items are strictly administrative in nature.

- a. Motion to accept the recommendations of the Site Plan and Architectural Review Committee, thereby approving the site plan, landscape plan, photometric plan, light fixtures and building elevations as depicted on the attached exhibits for the property located at 9310 Birch Avenue.
- b. Motion to approve and accept a consulting agreement between the Village of Mokena and HR Green for the Mokena WWTP LOMR Application – Existing Conditions for the Wastewater Treatment Facility Improvements in an amount of \$27,943.00 and to authorize the Village President and Village Clerk to execute the necessary documents.
- c. Motion to grant approval to Sarah Margalus, on behalf of Spacelab and the Chicago Southland Makerfest, to conduct the Chicago Southland Makerfest Saturday, March

- 30, 2019, and to authorize the use of municipal/Village resources for event security and event set-up and take-down.
- d. Motion to grant approval to the Mokena Lions Club to conduct their 32nd Annual Firecracker Dance Weekend and Fundraiser Event on Friday, July 19, 2019 and Saturday, July 20, 2019 utilizing the Front Street commuter lot from Friday morning, July 19 through Monday, July 22, 2019; and to allow for door-to-door ticket sales May 1 through July 18, 2019; and to authorize the use of Municipal/Village resources for event coordination.
- e. Motion to reduce Letter of Credit Number 1550, issued by Providence Bank and Trust, for public improvements of the Goddard School by a total amount of \$10,000.00 to a total remaining balance of \$0.00 and release the Letter of Credit in its entirety.

Motion to adopt Resolution Number 2019-R-004, a resolution pertaining to the acceptance of site public improvements associated with the Goddard School project and to authorize the Village President and the Village Clerk to execute the same.

- f. Motion to reduce Letter of Credit Number 87, issued by CNB Bank and Trust, for public improvements of the Gas N Wash project, by a total amount of \$433,960.50 to a total remaining balance of \$0.00 and release the Letter of Credit in its entirety.

Motion to adopt Resolution Number 2019-R-005, a resolution pertaining to the acceptance of site public improvements associated with the Gas N Wash project and to authorize the Village President and the Village Clerk to execute the same.

- g. Motion to approve minutes from the February 11, 2019 Board Meeting and Work Session.

Trustee Engler made a motion to approve Consent Agenda Items 6 (a), (b), (c), (d), (e), (f) and (g) as depicted in the February 21, 2019 Request for Board Action prepared by the Village Administrator. Trustee Metanias seconded.

AYES: (5) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski  
NAYS: (0)  
Absent: (0)  
Motion carried

#### **PRESENTATIONS/APPOINTMENTS/PROCLAMATIONS**

N/A

#### **PUBLIC HEARINGS**

N/A

#### **OLD BUSINESS**

##### **Crafted**

Building and Planning Director Matt Ziska presented an amendment to the Special Use Permit to allow for the sale of craft wine and craft spirits at Crafted Bottle Shop and Tap Room located at 19200 S. LaGrange Road, Suite E.

On August 28, 2017, the Village Board granted a Special Use Permit for Crafted Bottle Shop, which included:

- Class "H" liquor license approval
- Approval to sell only craft beer products
- Stipulation prohibiting the sale of hard liquor and wine

Since opening their doors to the public, there has been a major shift in the craft beer industry as more consumers opt for wine and spirits in lieu of craft beer. As a result, many craft beer producers are incorporating wineries and distilleries into their production operations.

The owners of Crafted Bottle Shop are looking to evolve in a similar fashion by selling craft wine and craft spirits that come from small community-based wineries and distilleries. They will also offer tastings based on the featured winery and distillery of the month.

Mr. Ziska outlined the approval process.

On November 19, 2018, the Village Board conceptually reviewed Crafted Bottle Shop's request to amend their Special Use Permit (SUP). The Board generally supported the proposed SUP amendment and asked staff to forward it on to the Planning Commission.

On January 17, 2019, the Planning Commission held a public hearing to discuss the proposed SUP amendment. While the Planning Commission unanimously recommended Board approval, they also requested a legal review of the proposed definitions for craft beer, craft wine, and craft spirits. There were no comments from the public at the hearing.

On February 11, 2019, the Village Board reviewed the terms of the draft amendment to the Special Use Ordinance. There were no modifications requested at that time, and staff was directed to prepare the amended Special Use Ordinance for final approval by the Board.

The proposed amendment to the Special Use Ordinance will delete the original Section 1(c), which states that the Owner agrees to only sell craft beer products. Section 2e, which prohibits the sale of hard liquor and wine, will also be deleted under the proposed amendment. The aforementioned sections will be replaced with the new Section 1(c), which will allow the owners to sell only craft beer, craft wine and craft spirits, in accordance with the definitions provided in the amended ordinance.

Trustee Engler made a motion to adopt Ordinance No. 2019-O-005 approving an amendment to the Special Use Permit for Crafted Bottle Shop, located at 19200 S. LaGrange Road, Suite E, and authorize the Village President and Village Clerk to execute same. Trustee Siwinski seconded.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

### **High Speed Performance**

Community/Economic Development Director Alan Zordan presented a Special Use Permit to operate a vehicle customization business in the I-1, Light Industrial Zoning District on property located at 10201 W. 191st Street. This includes fabricating and installing special parts for muscle cars and sports cars.

Mr. Zordan reviewed the location and zoning of the property.

On December 10, 2018, the Village Board conceptually reviewed this request and directed staff to forward the petition to the Planning Commission for a public hearing.

On January 17, 2019, the Planning Commission conducted a formal public hearing. There were no objections by the public. The Planning Commission felt that the subject site was an ideal location for the use.

On February 11, 2019, Village Board reviewed the Planning Commission's recommendation as well as a draft Special Use Ordinance. The Board had no modifications to the terms of the Ordinance and directed staff to prepare the final Ordinance for formal adoption.

The Schuda Industrial Park is an 8.63 acre park with two industrial buildings and four tenants. Cait's Estates Warehouse, MJR Decks, and Mike's Auto Service also occupy the park.

High Speed Performance is open seven days a week, and typical business hours for walk in customers are 8:00 am to 5:00 pm.

The vehicles that High Speed Performance repairs are typically expensive. With the exception of a trailer related to the business, all vehicles and equipment will be stored within the confines of the building.

The nearest residential structure to the Schuda Business Park is 500 feet away and across the Metra railroad tracks to the southeast. Surrounding land uses are all non-residential in nature.

Based on the industrial nature of this business park, and the fact that this site is surrounded by non-residential land uses, this site may be uniquely suitable for a special use permit for motor vehicle repair.

Terms and conditions of the special use ordinance include:

- Owner agrees to clearly label subject site with business name on the building and mailbox.
- Owner agrees that only vehicles related to the business shall be stored on the property.
- With the exception of the trailers associated with the business, Owner agrees that vehicles shall be stored inside the building.
- Owner agrees to perform service on vehicles only within the confines of the building.
- Owner agrees to comply with Village of Mokena Business Regulations, Building Code Regulations, and Fire Code Regulations.
- Owner agrees that the Special Use Permit to operate a motor vehicle service repair facility is subject to revocation if Village regulations are not followed.

As of February 15th, the applicant has paid all required fees related to this Special Use Petition.

Trustee Engler made a motion to adopt Ordinance No. 2019-O-006 granting a special use permit to High Speed Performance, a motor vehicle repair facility located at 10201 W. 191st Street, Building #3 and authorize the Village President and Village Clerk to execute same. Trustee Metanias seconded.

Trustee Budzyn requested clarification on the number of trailers utilized by the business.

Business owner Mike Lopez stated at this time they only have one trailer, however there is enough room for two.

Trustee Budzyn requested the special use indicates a single trailer.

Trustee Siwinski inquired if there is ever a need for two trailers.

Mr. Lopez indicated that sometimes there is. However, there is plenty of room as they would be parked end to end not side by side along the side of the building.

Mr. Fleischer asked the Board if they were satisfied with that explanation.

The Board was fine with Mr. Lopez's explanation.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

#### NEW BUSINESS

N/A

#### PRE-SCHEDULED PROPOSALS/PRESENTATIONS AND VISITORS

N/A

#### TRUSTEES' COMMENTS

Trustee Siwinski thanked Chief Vaccaro for meeting with Mr. Wojtulewicz and encouraged residents to address the Board with their concerns.

Trustee Metanias asked Chief Vaccaro if he could provide the information to the public that was discussed with Mr. Wojtulewicz.

Chief Vaccaro stated that the information has been publicized via the Mokena Messenger, the Village's website, cable scroller and News You Can Use newsletter. He also stated that Mr. Wojtulewicz, Mr. Schlegel and Ms Oost have all offered to be Neighborhood Watch liaisons and their video surveillance recordings if needed.

Clerk Engler encouraged everyone to participate in Clean up Day on April 13<sup>th</sup> and commented on the Volley for a Cure competition.

Trustee Richmond stated the Maker Faire has been scheduled for March 30<sup>th</sup>. He will provide additional information at the next meeting.

**CLERK'S COMMENTS**

N/A

**VILLAGE ADMINISTRATOR'S COMMENTS**

Village Administrator Tomasoski requested Community/Economic Development Director Alan Zordan update the Board on development and business activities. Mr. Zordan provided an update on pending development projects and highlighted businesses offering tax preparation services.

**MAYOR'S COMMENTS**

Mayor Fleischer congratulated District #159 for their 3<sup>rd</sup> place finish at State finals for basketball.

Mayor Fleischer and his wife recently attended a documentary depicting LincolnWay Marching Band's competition season. He thanked them for a framed document signed by all of the members of the marching band that participated in the Rose Bowl parade. He also congratulated them for coming in 1<sup>st</sup> at the State competition.

**ADJOURNMENT**

Trustee Siwinski made a motion to adjourn the Regular Session at 7:31 p.m. Trustee Engler seconded.

AYES: (6) Budzyn, Engler, Hersted, Metanias, Richmond, Siwinski

NAYS: (0)

Absent: (0)

Motion carried

Respectfully submitted,

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Frank A. Fleischer, Village President

ATTEST:

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Melissa Martini, Village Clerk