

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, February 11, 2019

CALL TO ORDER

Mayor Fleischer called the Board of Trustees work session to order at 7:39 p.m.

ROLL CALL

The following Trustees were present:

Joseph Budzyn
Debbie Engler
Jillian Hersted
George Metanias
Jim Richmond
Joseph Siwinski

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

Crafted

Director of Building and Planning Matt Ziska presented this topic.



**SUP Amendment: Crafted
Bottle Shop**

Village Board Work Session
February 11, 2019

Introduction:

- Daniel Rusnak and Denver Worker, co-owners of Crafted Bottle Shop, have requested to amend their Special Use Permit in order to sell craft wine and spirits from their existing business at 19200 S. LaGrange Road, Suite E.
 - ▶ Their current Special Use Permit only provides for the sale of craft beer products, while the sale of wine and hard liquor is expressly prohibited:
 - Class “H” liquor license approval
 - **Approval to sell only craft beer products**
 - Stipulation prohibiting the sale of tobacco
 - **Stipulation prohibiting the sale of hard liquor and wine**
 - Stipulation prohibiting video gambling terminals



Background:



Proposed Business Operations:

- The petitioners are interested in selling craft wine and spirits that come from small community-based wineries and distilleries.

CRAFT WINERIES:

August Hill Winery & Illinois Sparkling Co.
Tasting Room – Utica, IL
Blue Sky Vineyard – Makanda, IL
Fox Valley Wine & Tasting Room - Oswego, IL
Illinois River Winery – Utica, IL
Willow Ridge Vineyards – Shelbyville, IL

CRAFT DISTILLERIES:

TWO Brothers Artisan Spirits – Aurora, IL
Tailwinds Distilling Company - Plainfield, IL
Quincy Street Distillery – Riverside, IL
Rhine Hall Distillery – Chicago, IL
Whiskey Acres Distilling Co. – DeKalb, IL
Maplewood Brewing & Distilling - Chicago, IL
Frankfort Spirits – Frankfort, IL

- In addition to offering pre-packaged craft products, the petitioners would like to offer tastings based on the featured winery or distillery of the month.

Defining “Craft” Products:

Definitions for *craft beer*, *craft wine*, and *craft spirits* were incorporated into the draft SUP Amendment as a means of distinguishing craft products from non-craft products,



Craft Beer:

Beer from a craft brewery that (1) produces less than six million (6,000,000) barrels of beer annually; (2) is less than twenty-five (25) percent owned or controlled by an alcoholic beverage industry member that is not a craft brewer; and (3) produces a significant volume of either malt beers or beers that use adjuncts to enhance, rather than to lighten, flavor.

Craft Wine:

A small-production wine produced by an identifiable winemaker from identifiable vineyards that is commercially available with total production runs of less than 5,000 cases.

Craft Spirits:

A spirit produced by a distiller that manufactures up to 100,000 gallons of spirits by distillation per year and which is independently owned and operated, with more than a 75% equity stake in their company, or operational control.

Draft SUP Amendment

Section 1(c) is deleted in its entirety and replaced with the following:

c) Owners agree to only sell craft beer, craft wine, and craft spirit products, as defined:

Craft Beer - Beer from a craft brewery that (1) produces less than six million (6,000,000) barrels of beer annually; (2) is less than twenty-five (25) percent owned or controlled by an alcoholic beverage industry member that is not a craft brewer; and (3) produces a significant volume of either malt beers or beers that use adjuncts to enhance, rather than to lighten, flavor.

Craft Spirits - A spirit produced by a distiller that manufactures up to 100,000 gallons of spirits by distillation per year and which is independently owned and operated, with more than a 75% equity stake in their company, or operational control.

Craft Wine - A small-production wine produced by an identifiable winemaker from identifiable vineyards that is commercially available with total production runs of less than 5,000 cases.

SECTION 2: Text Amendment

Section (e) is hereby deleted in its entirety.

SECTION 3: That all other terms and conditions of the Special Use Permit shall remain in effect.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage, approval and publication, in accordance with the terms of the Illinois Municipal Code.]

Deleted Section

c) Owners agree to only sell craft beer products.

Deleted Section

e) Owners agree that the sale of hard liquor and wine are prohibited.

Village Board Feedback:

- Is the language provided in the Draft SUP Amendment appropriate?



Crafted Bottle Shop Mokena

Discussion:

The Board had no concerns with the terms and conditions of the draft Amendment to Special Use Ordinance and directed staff to prepare the final documents for Board approval at the next Board meeting.

High Speed Performance

Community/Economic Development Director Alan Zordan presented this topic.

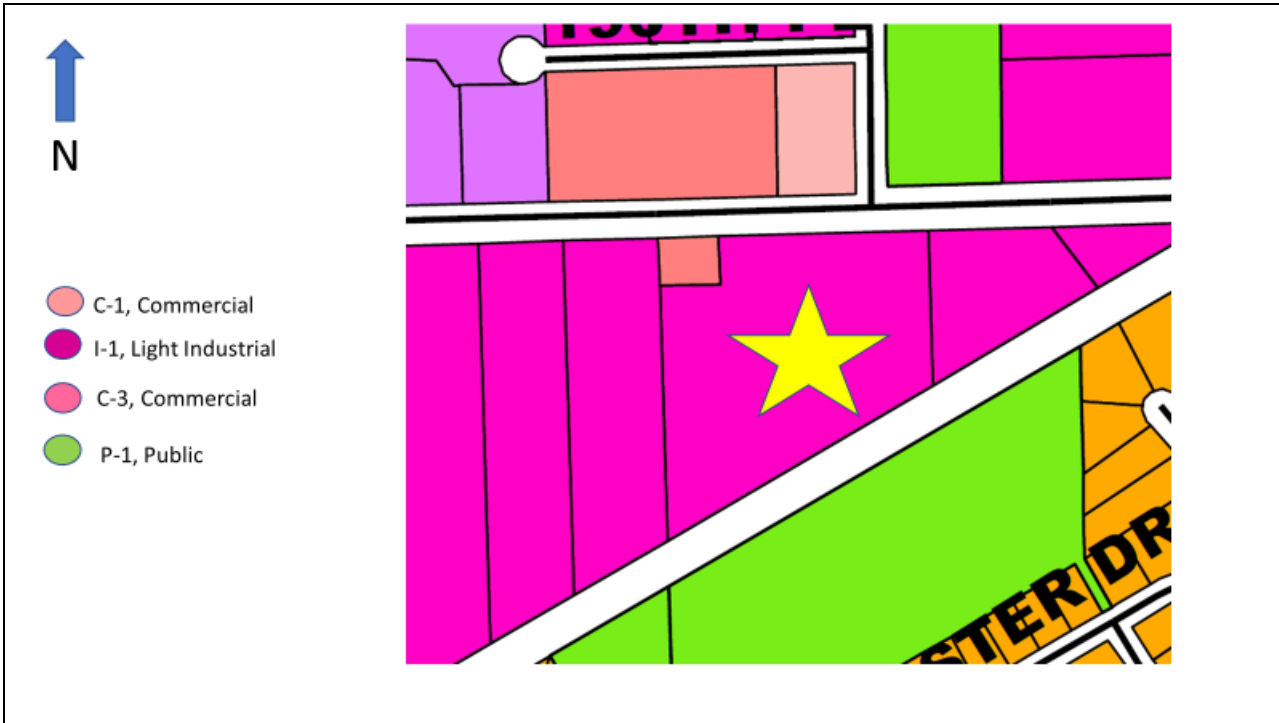
High Speed Performance

Special Use Permit
Village Board Work Session
February 11, 2019

Request:

- 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.
 - Includes fabricating and installing special parts for muscle cars and sports cars.



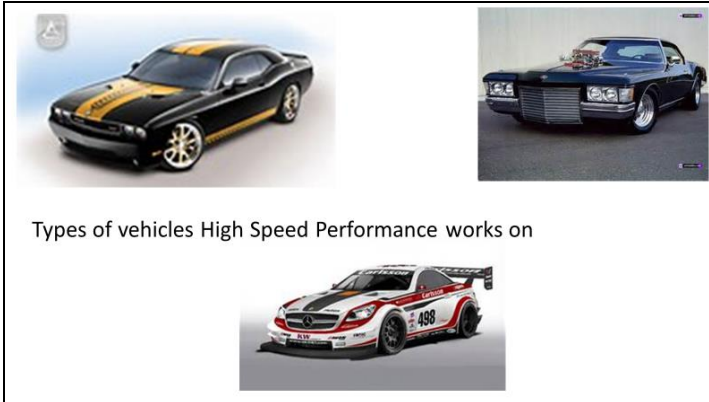


History:

- On December 10, 2018, the Village Board conceptually reviewed this request. The Village Board generally favored the 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. The Planning Commission felt that the subject site was an ideal location for the use and unanimously recommended the Board approve the Special Use Permit.

Discussion:

- 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 building.



Suitability of the Site:

- 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.

Draft Special Use Ordinance

- 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.

Fine

- On November 26, 2018, the Village Board expressed their intent to assess a fine for operating the business without the required Special Use Permit. By ordinance, the Village can assess up to a maximum \$750.00 per day fine.
- A comparable case (Team Surus) which was found to be operating without a Special Use Permit in 2017, was assessed an \$840.00 fine for being in violation of various Village codes. The Board may wish to assess a similar fine in this case to Mr. Lopez.

Village Board Direction

- Any questions or concerns regarding the terms of the draft Special Use ordinance.
- Determine a suitable fine amount.

Discussion:

The board had no objection to the terms and conditions of the draft Special Use Ordinance and directed staff to prepare the final documents for Board approval at a future Board meeting. The Board further reached a consensus that a fine of \$1000.00 should be assessed to the applicant for operating without the required Special Use approval. This fine is to be paid before final approval of the Special Use Ordinance.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 7:54 p.m.