

BOARD OF TRUSTEES WORK SESSION
11004 Carpenter Street, Mokena, Illinois 60448
Monday, May 13, 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; Assistant Village Administrator Kirk Zoellner; Police Chief Steve Vaccaro; Public Works Director Lou Tiberi; Assistant Public Works Director Mark Detloff; Community/Economic Development Director Alan Zordan; Civil Engineer Brian Fei; Building and Planning Director Matt Ziska and Village Attorneys Stephen White and Carl Buck.

Liquor License Application – Indulging in Flavors Culinary Studio

Assistant Village Administrator Kirk Zoellner presented this topic.

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| <p style="text-align: center;">Indulging in Flavors Culinary Studio <i>Application for Class E Liquor License</i></p> <p style="text-align: center;">Village Board work session May 13, 2019</p> | <p style="text-align: center;">Background</p> <ul style="list-style-type: none">○ Staff met personally with owner re: business concept and business plan in January○ Application for Class E license submitted in March○ Background check completed by MPD○ Board recently requested more information regarding operations of the business |
| <p style="text-align: center;">Operations Highlights</p> <ul style="list-style-type: none">○ Estimated revenues as follows:<ul style="list-style-type: none">○ Cooking classes – 60%○ Monthly brunches – 10%○ Hosted events – 30%○ Attendance<ul style="list-style-type: none">○ Cooking classes & brunches – 12 per session○ Hosted events – 12-20 per session○ Highest activity levels expected on Friday and Saturday evenings | <p style="text-align: center;">Operations Highlights (cont'd)</p> <ul style="list-style-type: none">○ Video gaming<ul style="list-style-type: none">○ Not a part of business plan○ Prohibition on video gaming in lease arrangement |
| <p style="text-align: center;">Board Discussion/Feedback</p> <ul style="list-style-type: none">○ Does the Board have additional questions and/or concerns?○ Will the Board support issuance of a Class E liquor license for this business? | |

Discussion: The consensus of the Board was in favor of granting a liquor license for this new food service and directed staff to place it on the consent agenda for the next Board meeting.

Corporate Corridors North, Lots 14 and 15

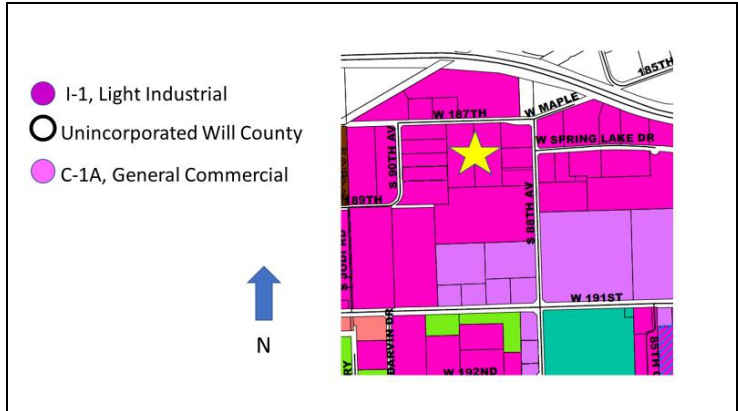
Building and Planning Director Matt Ziska presented this item.

Opus Development

Village Board Concept Review
 May 13, 2019
 Special Use for a Planned Unit Development

Request

- Conceptual review of their proposal for a Special Use Permit for a Planned Unit Development on lots 14 and 15.
- The petitioner requests a Planned Use Development with height exemptions to allow two multi-tenant light industrial buildings in the Corporate Corridors North Business Park.
- The lots currently run north and south and each front 187th Street. The petitioner would like to create two lots that run east and west, and allow the buildings to be up to 40' high.



Site Details

- I-1, Light Industrial zoning district
- Lot 14: +/- 8 acres
- Lot 15: +/- 8 acres
- Warehouses are a permitted use



History

- On April 15, 2019, the Village Board reviewed this proposal.
- The consensus of the Village Board was in favor of the east-west configuration of the buildings and the height exemption.
- The Board did ask for a reduction in the number of loading docks and to upgrade the architecture .
- Opus Development has revised the plans as directed by the Board.

Loading Docks

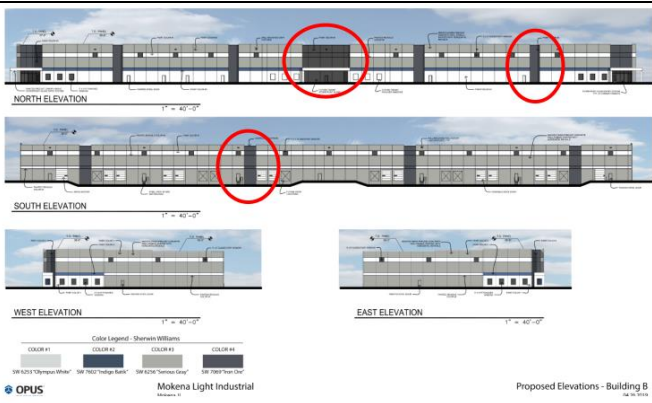
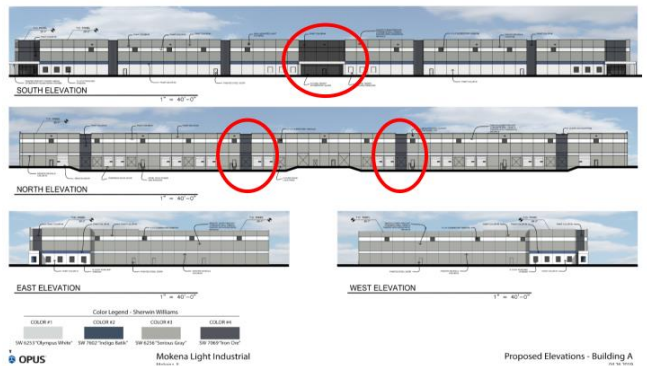
| | Original Plans | Revised Plans | Difference |
|-------------------------|----------------|---------------|------------|
| Building A | 32 | 16 | -16 |
| Building B | 32 | 12 | -20 |
| TOTAL DIFFERENCE | 64 | 28 | -36 |

Revised Site Plan



Architecture

- Colors for the revised building architecture now includes four colors - Olympus white, indigo batik, serious gray, and iron ore.
- Besides utilizing an additional color, main differences between the original buildings and the revised buildings include additional vertical columns and more dominant entryways into the buildings.



Village Board Direction

- Is the revised design now acceptable to the Board?
- Should the proposed Planned Unit Development be forwarded to the Planning Commission for a Public Hearing?

Discussion:

The consensus of the Board was in favor of the proposal and the Board further indicated a willingness to listen to any requests from Opus in the future should tenants need additional loading docks beyond those shown on the concept development plans. Trustee Budzyn and Trustee Richmond requested that they add American flags that could be seen from the Interstate as a nice patriotic touch. The Board directed this case to the Planning Commission for a formal public hearing.


Trustee Hersted left the room.

Food Truck Ordinance

Building and Planning Director Matt Ziska presented this topic.

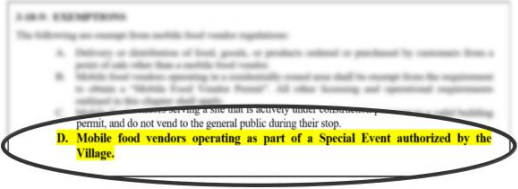
Draft Food Truck Ordinance

Village Board Work Session
 May 13, 2019



Recap:

Staff proposed an exemption for mobile food vendors operating as part of a Special Event.



3-18-10: SPECIAL EVENTS

- Define *Mobile Food Vehicle*
- Specific regulations for Special Events
- License and Permitting Exemptions

Mobile Food Vehicle

A fully-enclosed vehicle or trailer equipped with facilities for preparing, cooking, and selling various food products and operating at an approved fixed location as an extension of a retail food establishment.



Special Event Regulations

- All *mobile food vehicles* must obtain a local business license.
- Eliminate regulations that could be problematic for event organizers.



Exemptions

- Mobile food operations which do not involve the use of a *mobile food vehicle* are exempt from the licensing requirements
- All mobile food vendors listed on the approved "Special Event Permit" shall be exempt from applying for a separate "Mobile Food Vendor Permit"



OVERVIEW

- Ease licensing requirements for small-scale cooking operations
- Provide greater flexibility to event organizers
- Streamline the permit process

| | | |
|-----------------|-------------------|--------------------|
| Level 1 | Level 2 | Level 3 |
| No Restrictions | Some Restrictions | Heavily Restricted |

Suggested Oversight Based on Board Feedback

Next Steps:

- If the proposed language is acceptable, Staff will prepare the final ordinance for Board adoption on Tuesday, May 28.
- Staff will add a new section to the Special Event application that addresses mobile food operations.
- If approved, the proposed ordinance would apply to all Special Event applications received after the adoption date.

Discussion: Trustee Budzyn asked for clarification with the overall extent of the exemptions that would be provided to mobile food vendors who operate as part of a Special Event. Administrator Tomaszoski reviewed the various sections of the draft ordinance that pertained to Special Events. The consensus of the Board was to move forward with adopting the proposed Ordinance at the next regular Village Board meeting. The Board felt that the Ordinance could be modified in the future if the proposed regulations do not sufficiently address mobile food operations within the community.

There being no further business to bring before the Mayor and Board of Trustees, Mayor Fleischer adjourned the work session at 8:12 p.m.