

**VILLAGE OF LANSING
COMMITTEE OF THE WHOLE MINUTES
OCTOBER 2, 2018**

CALL TO ORDER

Mayor Eidam called the meeting to order at 7:48 p.m.

ROLL CALL

Roll call revealed the following Trustees present:
Zeldenrust, Grady-Perovich, Hardy, Skrbina, Manno, DeLaurentis

APPROVAL OF MINUTES

Mayor Eidam asked if there were any questions or discussion on the minutes of the September 18, 2018 Committee of the Whole Meeting. There were none.

Mayor Eidam asked for a motion to approve the minutes.

Trustee Grady-Perovich so moved.
Trustee Hardy seconded.

ROLL CALL

Yeas – 6 Trustees:

Nays – 0

Minutes Approved

Grady-Perovich, Hardy, Zeldenrust, Skrbina, Manno, DeLaurentis

MAYOR'S REPORT

No report

VILLAGE ADMINISTRATOR REPORT

A. Request of Genoveva Prado for a Package Liquor License at 19064 Burnham Avenue (Cerro Grande Supermarket)

Administrator Podgorski introduced Genoveva Prado, owner of Cerro Grande Supermarket. Ms. Prado explained that she would like to provide everything for her customers in her store, including liquor so customers do not have to go elsewhere for the purchase of alcohol. Administrator Podgorski stated that Ms. Prado is only requesting a package liquor license, despite the fact that she will be serving prepared food to be eaten within the supermarket. She has invested quite a bit of money into the building, which has been vacant for several years. Trustee DeLaurentis stated that he did not have a problem with issuing the license. Trustee Hardy asked if the license is only for beer & wine and Podgorski explained that a package license classification includes beer, wine and other spirits. Trustee Grady-Perovich asked if this would be a new license, and Mr. Podgorski stated that there were no licenses available, therefore it would be a new license. Trustees Manno and Skrbina both indicated that they did not have a problem with issuing the license, however Trustee Skrbina expressed his concern for minors going into the store to purchase alcohol. He asked Ms. Prado to be vigilant when it comes to checking ID's. Podgorski stated that the issue will be up for a vote in two weeks at the next meeting.

B. Honeybees

Administrator Podgorski explained that a group of residents have requested the Village Board to remove Honeybees from the list of prohibited wild animals in the Village code. The reasoning behind the change is due to the fact that the number of honeybee colonies has been dramatically decreasing, and private beekeeping is on the rise. Current Village code does not allow a resident to raise bees and maintain a hive. The State of Illinois has an Illinois Bees and Apiaries Program designed to assist beekeepers throughout Illinois with the management and protection of honeybee colonies. Mr. Podgorski explained how it is common for residents that are not interested in beekeeping to have concerns regarding the nuisances associated with residential beekeeping, specifically potential bee stings, however there are best practices which can be adopted as part of the code to allow beekeepers to care for their bees in ways that allow neighbors to feel safe. Mr. Podgorski feels that it is reasonable to consider removing honeybees from the list of wild animals, and if the Board concurs with the idea, he would work with staff to create a proper set of restrictions that provide assurances and protection to the public. Mr. Podgorski introduced Mrs. Diane Lund, who discussed various best practices for residential beekeeping and the benefits of beekeeping. Mrs. Lund explained that residential beekeepers should register their colonies with the Illinois Department of Agriculture, in order to be inspected, and she discussed the importance of training for beekeepers as well as the general public. Currently, South Holland, Lynwood, Calumet City, Highland, Hammond and Griffith all allow residential beekeeping. None of the Trustees expressed opposition to the idea of removing honeybees from the list of prohibited wild animals in the code. Mr. Podgorski stated that an amendment to the ordinance would be on the agenda for the next meeting and he will work to develop some best practice guidelines for beekeeping.

VILLAGE ATTORNEY REPORT

No report

FINANCE & POLICE

A. Refuse Rate/Administrative Fee Adjustments

Trustee Zeldenrust referenced a memo that Board members received from Treasurer Frye. Zeldenrust read the memo, dated September 28, 2018. Treasurer Frye's memo noted that since 2016, the Village's disposal contract rates have increased over 8% and direct staff labor has increased 5%, therefore it is necessary to increase residential refuse rates by \$5.00 per month and give a senior discount of 25%, making the new monthly rates \$30.40 and \$22.80 for seniors. The current budget also included the implementation of a new administrative fee to be charged to all utility accounts on a per unit basis. This new fee would require multi-unit properties to be billed a fee of \$3.00 per unit per month to support the increasing costs of Village operations and the increasing administrative requirement being mandated by county, state and federal regulations. Approval of the new fees will be on the agenda at the next regular board meeting.

AIRPORT

No report

FIRE, IT & LNN

No report

PUBLIC WORKS & ADA

No report

BUILDING & ECONOMIC DEVELOPMENT

A. Special Use Request to Operate a Massage Parlor at 3674 Ridge Road (VIP Lansing Spa)

Trustee Hardy stated that he and Mayor Eidam both attended the Planning & Zoning Public Hearing on September 26, 2018. Trustee Hardy did his own research on the petitioner, Mr. Oh and Hong Kong Spa, another business owned and operated by Mr. Oh, which was shut down by the Ohio State Police due to allegations of sexual activities taking place at the business. Trustee DeLaurentis commented that the Planning & Zoning Board of Appeals Commissioners all denied the request by Mr. Oh. Trustee Hardy and Mayor Eidam both agreed that there were issues brought up by the Zoning Commissioners that Mr. Oh did not have answers to. This request will be on the next board meeting agenda.

B. Special Use Request to Operate a Virtual Reality Center, and Indoor Amusement at 2416 176th Street (Nadeem Khan/SNK International LLC)

Trustee Hardy introduced Mr. Nadeem Khan, who stated that he has owned a business in Lansing since 2001. Mr. Khan explained that this concept was introduced to him by his son Nabbil. These types of virtual reality centers are becoming more popular, especially for corporate training and schools. Nabbil Kahn reviewed the aspects of the center and gave details of how it would work. His idea is to create a family friendly atmosphere where someone with no technical background can come in, put on the headset and see what they have to offer. The variety of applications would include games to play, as well as educational opportunities that cannot be taught through textbooks. Trustee Grady-Perovich asked how the age-appropriateness of the games is controlled. Mr. Nabbil Kahn explained that anyone under the age of 18 would not be allowed in the center without a parent or guardian. In addition, games that are not appropriate for minors would not even be offered in the menu launcher for anyone within certain age limits. All of the game offerings are tailored to the age of the individual playing. Trustee Grady-Perovich also asked how the experiences are billed and Mr. Kahn stated that the concept is appointment based, with offerings for one hour and half hour sessions. Trustee Hardy reviewed the Building Department recommendations, which stipulate that the business provide at least one ADA accessible rest room, per code. This request will be on the next board meeting agenda.

C. Rental Housing Program Amendments

Trustee Hardy stated that the Building Department is recommending changes to the ordinance regarding the Lansing Rental Housing Program. The changes are primarily housekeeping measures in order for the program to be efficiently administered. Building Commissioner Savic referenced Section 16-616, which refers to the term of license. He is proposing that the wording be changed to reflect that fees now be prorated on a monthly basis. Savic would also like the ordinance to reflect that licensees can attend training seminars in other jurisdictions, due to the fact that Lansing only offers the seminars four times a year.

Commissioner Savic referenced other minor changes to Section 16-617, 16-619 and 16-620. Trustee Hardy asked that this be on the next board meeting agenda.

YOUTH CENTER & INSURANCE

No report

PUBLIC COMMENT

Josephine Dickerson asked if the Village had any future plans for a new supermarket other than Wal-Mart and Aldi. Administrator Podgorski stated that the Village was working on possibly getting another grocer to open in the Landing's. Ms. Dickerson also asked what age Lansing considers someone a senior. Mayor Eidam stated that it was 65.

Trustee Manno announced that Pastor Bob Neuman from Lansing Assembly of God church will be retiring at the end of the month. This is the church that houses the Lansing Food Pantry. Trustee Manno thought it would be a nice gesture to give recognition to Pastor Bob at a future Board meeting.

OLD BUSINESS

Administrator Podgorski stated that the Board had a discussion several weeks ago regarding professional business suites, and there was some confusion regarding the concept of professional business suites and who they service. The Village currently has a petitioner that would like to open several professional business suites in a building that currently has some vacancy. Mr. Podgorski has asked petitioner Myesha Anderson to educate the Board on what professional business suites are all about. Ms. Myesha Anderson explained that she would like to discuss the business license amendment to Section 16-47, as it relates to the limit on business licenses and certain types of businesses. Ms. Anderson is a Lansing resident and the co-owner of Prime Example, a private investment and real estate company. She is a real estate investor with a background in the hair industry that would like to lease private offices that are approximately 100-200 square feet. These business incubators are designed for individual business owners to operate a multitude of different business services such as tax preparers, accounting firms, real estate brokers, beauty providers and legal services. The goal of these suites is to fill under-utilized office space. Ms. Anderson gave various examples of other professional business suites in nearby communities. Her desired location is at 2457 Ridge Road, with 8 private suites comprising a variety of different service professionals including aestheticians, chiropractic therapists, an eye brow/lash technician, a health/wellness provider, a beauty product maker and barber. Her desire is to lease suites to three private hair salons and one nail salon. Ms. Anderson does not see these beauty suites as competitors to the traditional beauty salons and she encourages stylists to begin their practice and grow their clientele in a traditional salon. The idea behind the beauty suites, is so that owners can provide one-on-one private services to those clients that may not be comfortable in an open traditional salon with other customers. Trustee Manno asked if the business owners would be required to move elsewhere after a certain period of time, and Ms. Anderson explained that they would be renting the suites so it would be dependent on the terms of their lease.

Administrator Podgorski explained that Ms. Anderson would have to be licensed by the Village of Lansing because she would be running the suites, and all of the individual renters would also be required to obtain a

Village business license for their particular business and meet proper zoning codes. Trustee Manno expressed concerns about salon suite business owners offering much lower prices and undercutting existing salons, because they do not have the same overhead as a traditional salon. Ms. Anderson felt that this would not be the case because salon suite owners can actually charge more for their services due to the fact that they offer one-on-one private attention. Trustee Hardy asked how the signage issue would work for suite businesses and Ms. Anderson stated that the building owner has agreed to remove her Apple Dentistry sign on Ridge Road to allow Ms. Anderson to erect a sign on the north side of the building. The business suites would have a neutral name on the sign and each individual door to the suites would list their respective business name. Trustee Grady-Perovich asked what type of revenue these business suites would bring to the Village and Ms. Anderson described various indirect revenue opportunities should folks choose to shop and eat at other Lansing establishments.

Administrator Podgorski explained that Ms. Anderson is not asking for any Class 8 for TIF incentives, she is only asking for 3 additional hair salons and 1 additional nail salon to be allowed, and he would like Board members to get back to him on how they feel.

Trustee Hardy asked if these businesses operate strictly by appointment, or do they take walk-ins and Ms. Anderson stated that for the most part they were appointment based businesses but she has ideas to host different events such as a chili cook-off to bring in community members. Trustee Grady-Perovich asked Ms. Anderson if she were to follow through with her plan, when she would like to begin doing work. Ms. Anderson stated that she would like to begin work immediately and would like to have the salons open in November.

NEW BUSINESS

Mayor Eidam thanked everyone for attending the Ribbon Cutting and opening of the new Fox Pointe venue. The Mayor and Trustee Hardy asked Ken Soderstrom to thank his staff at Public Works for all their work with the opening of Fox Pointe and also the TF South Homecoming parade. Trustee Hardy also thanked Mr. Soderstrom for having a crew take care of the dirt mound near the Firemen's Memorial.

ADJOURNMENT

With no further business, Mayor Eidam asked for a motion to adjourn the Committee of the Whole meeting at 9:19 pm.

Trustee Manno so moved
Trustee DeLaurentis seconded

ROLL CALL

Yeas – 6 Trustees

Nays – 0 Trustee

Meeting Adjourned

Manno, DeLaurentis, Zeldenrust, Grady-Perovich, Hardy, Skrbina

Respectfully Submitted,

Vivian Payne
Lansing Village Clerk
/vp