

**VILLAGE OF LANSING
COMMITTEE OF THE WHOLE MINUTES
AUGUST 21, 2018**

CALL TO ORDER

Mayor Eidam called the meeting to order at 7:59 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 July 17, 2018 Committee of the Whole Meeting. There were none.

Mayor Eidam asked for a motion to approve the minutes.

Trustee Manno so moved
Trustee Hardy seconded

ROLL CALL

Yeas – 6 Trustees:

Nays – 0

Minutes Approved

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

MAYOR'S REPORT

A. Human Relations Commission Recommended Appointees

Mayor Eidam announced that the Village is moving forward with the formation of a Human Relations Commission. The process of accepting applications and conducting interviews is complete. Thirty-one applications were received and fifteen applicants were interviewed for the nine position board. The Trustees received resumes for the nine members that will be recommended for appointment, and the Mayor would like to give the Trustees additional time to review and possibly reach out to the selected applicants. Further discussion will take place at the Committee of the Whole meeting on September 4, with formal appointment on the September 18 agenda.

VILLAGE ADMINISTRATOR REPORT

A. County Tax Incentive Program Changes/Announce Special Meeting

Administrator Podgorski explained that the Cook County Board has approved new regulations regarding property tax incentives that are given to developers. The new regulations will go into effect on September 1, 2018 and will quite possibly stifle development in the south suburbs. The Village has a number of developers that are working on projects in Lansing, and would like our Board to give consideration to their Class 8 tax incentive requests prior to the new stipulations going into effect. These requests will be discussed under the Building & Economic Development portion of tonight's meeting, with a vote to be taken at a special meeting next Tuesday, August 28.

Podgorski introduced Mr. Jack Hynes, who outlined the changes that the Cook County Board has made. The most significant change in the County's regulations are that developers will be required to only use contractors that pay prevailing wages with an apprenticeship program for any work done on the property. Business owners will be required to abide by the County's new living wage ordinance that increases the minimum wage to \$13/hour in 2020 and also requires them to pay sick/vacation leave to part-time employees.

The special meeting on August 28 will begin at 7:00 pm and there will not be a Committee meeting.

VILLAGE ATTORNEY REPORT

No report

FINANCE & POLICE

A. Theft of Labor or Services or Use of Property

Trustee Zeldenrust stated that Chief Murrin submitted a memo which outlines his recommendation for a new ordinance that would allow officers to ticket offenders for theft of labor or services and use of property. The memo referenced a recent incident at a local restaurant where a plate of food had been ordered, partially eaten and turned away because the customer was unsatisfied. This was the second time the customer did this in the same restaurant. Based on current ordinances, the offender could not be charged or cited for anything. Trustee Zeldenrust asked that approval of the new ordinance be on the September 4 agenda.

AIRPORT

A. FAA Release of Federal Grant Obligations and Restrictions on the Use of the Historic Ford Hangar

Trustee DeLaurentis stated that the Village has a release from the FAA of the federal grant obligations and restrictions on the use of the historic Ford Hangar. This release will allow the Village to use the Ford Hangar for non-aeronautical events without prior approval from the FAA. Trustee DeLaurentis asked that this item be placed on the September 4 agenda for approval. Administrator Podgorski thanked Congresswoman Robin Kelly and her Chief of Staff Rick Bryant for their help in moving this process along with the FAA.

FIRE, IT & LNN

A. Small Wireless Facilities Ordinance

Trustee Manno presented a draft ordinance amending the code to provide for the regulation of, and application for small wireless facilities. Attorney Welch explained that this ordinance is being initiated by state statute because wireless companies are starting to rely more on small repeater antennas and they were faced with issues of many different regulations and fees between municipalities. Through lobbying efforts, the wireless industry was able to get legislation passed that required uniform regulations across the state. All of the new regulations are incorporated in this ordinance, which essentially removes any prior discretion the municipalities once had over the wireless industry.

Trustee Grady-Perovich asked if there was anything in the ordinance that municipalities would be unhappy about and Welch explained that the state has now determined the value of each antenna that can be placed on light poles, which is \$200/year and the initial application fee will be \$1,000. Mayor Eidam stated that approval of this ordinance will be on the September 4 agenda.

PUBLIC WORKS & ADA

A. Authorize Inflow/Infiltration Investigation and Engineering Drainage Study of North Creek

Trustee Skrbina introduced Village Engineer Jeff Pintar, who explained that the Village has asked Robinson Engineering to perform a drainage study of North Creek due to some flooding issues. Mr. Pintar gave a presentation to the Board on what the study will entail. Mr. Pintar and members of the administration recently met with residents of the Flanagin subdivision to listen to concerns they have regarding flooding. Pintar explained that the purpose of the study is to find out where there are capacity restrictions in the culverts that run through Flanagin and Monaldi Manor Subdivisions. Part of the study will include smoke testing of about 10,000 linear feet of sanitary sewers. Once the study is complete, Robinson Engineering will present the Village with several options to remedy the problem. Trustee Skrbina asked that approval for the study be placed on the September 4 agenda.

B. Fox Pointe Toilet Building Auto Operators

Administrator Podgorski stated that JMA Architects was instructed to get quotes for auto door operators at the two public restroom entrances at Fox Pointe. This was initiated at Trustee Skrbina's request. The lowest quote was from Kreykes Electric for just under \$1800.00. Podgorski explained that it is not necessary for this minimal expense to go out for bid, but he was simply looking to the Board for direction on whether or not everyone thought the door operators should be added. All Board members agreed that the addition of the auto door operators would be a good idea.

BUILDING & ECONOMIC DEVELOPMENT

A. Special Use Request for an Electronic Message Center at First Church PCA – 3134 Ridge Road

Trustee Hardy explained that this Special Use request has been approved by the Planning and Zoning Board of Appeals. He asked that this item be placed on the September 4 agenda for approval.

B. Special Use Request for an Electronic Message Board at Valade Heating & Cooling – 17406 & 17414 Burnham Avenue

Trustee Hardy explained that this Special Use request has also been approved by the Planning and Zoning Board of Appeals. Hardy asked that this item also be placed on the September 4 agenda for approval.

C. Holiday Inn Express Class 8 Renewal Application – 2323 172nd St.

Trustee Hardy introduced Jack Hynes from JPH, Inc. and Adam Dotson from Sandrick Law Firm to discuss the Class 8 renewal for Holiday Inn Express. Mr. Dotson stated that the owners of the Holiday Inn Express, the Patel Family, were in the audience this evening. They were granted a

Class 8 tax incentive 10 years ago, and took a risk with the development of their hotel. The hotel has been very successful. Mr. Hynes explained that the Patel's have plans to reinvest \$1.7 million back into this property for a new roof and room upgrades, should the Class 8 renewal be approved. Trustee Hardy asked that this item be on the special meeting agenda for August 28.

D. One Trick Pony Class 8 Application – 3329 Ridge Road

Trustee Hardy stated that Mark Kocol, owner of One Trick Pony, was not available to attend this evening's meeting due to family issues. Mr. Kocol would like to purchase the former DeYoung Furniture building in the downtown business district. His plans include initially reinvesting approximately \$500,000 into the Ridge Road property to open a restaurant/bar, with long-term plans of adding on to the building and moving his entire brewery operation to Ridge Road. Initial plans will be to continue brewing at the Chappel location until the addition was built. Currently, the 3329 Ridge Road property is owned by the Village and is vacant, therefore no property taxes are being paid. Trustee Grady-Perovich asked several questions regarding the County's ability to override the Village's approval of the Class 8, the timeline for renewing a Class 8 incentive and whether the restaurant will be full service. Trustee Hardy asked that this item also be placed on the special meeting agenda for August 28.

E. Rancho Grande Tacos & Burritos Class 8 Application – 17904 Torrence Avenue

Trustee Hardy introduced Mr. Jorge Trujillo, owner of Tacos & Burritos. Mr. Trujillo explained that he has purchased the former Golden Crown restaurant on Torrence Avenue, and would like to relocate his restaurant from the 172nd and Torrence location. His plans include a complete remodel of the interior and exterior of this property, with an investment of close to half a million dollars. Mr. Trujillo has already made his first investment by purchasing the vacant property at 17904 Torrence. He has recently closed a location in Highland Indiana, and has seen an influx of Indiana customers coming to Lansing. Trustee Hardy asked that this item also be placed on the special meeting agenda for August 28.

F. RAR Elite Management Class 8 Application – 17735 Glen Oak Avenue

Mr. Adam Dotson stated that this application was for the development of a Candlewood Suites hotel on the property directly behind Dunkin Donuts on Torrence Avenue. RAR Elite Management currently owns and operates the Lansing Holiday Inn Express. With the approval of a Class 8 tax incentive, they would like to build a new 94 room hotel with an investment of over \$12 million on vacant land. Mr. Dotson noted that a feasibility study was conducted for 2 additional hotel sites in Lansing and the study has indicated that there is demand in this area. With no questions from the Board, Trustee Hardy asked that this item be placed on the special meeting agenda for August 28.

G. Lewisville Hotel Partners, LLC/Superhost Enterprise Class 8 Application – 17130 Torrence Avenue

Mr. Dotson explained that Superhost Enterprise currently operates the Embassy Suites in Naperville and the Homewood Suites in Orland Park, and they would like to construct a Hilton brand hotel called Tru.

The new 98 room hotel would be built on one of three parcels of land at 17130 Torrence Avenue, near the 5-story office building that formerly housed Royal Bank. The developers idea is to spur additional economic development in this area, thereby increasing the property tax base. Trustee Grady-Perovich asked if either of the new hotels will include full scale restaurants and Mr. Dotson stated that the Candlewood Suites hotel will not have a restaurant, however the Tru hotel may possibly include a smaller scale restaurant. Administrator Podgorski explained that all other Village approval elements of these new projects will still be necessary, however it was crucial for the Class 8 approvals to occur before September 1. Trustee Hardy asked that this item also be placed on the special meeting agenda for August 28.

H. Business License Amendment Request

Administrator Podgorski stated that Village code currently limits the number of business licenses for pay day loan stores, dry cleaners, nail salons, hair salons, barbershops, secondhand dealers, consignment shops, tattoo shops, massage parlors, child day care centers and banks. Podgorski explained that there is a new concept in the business community called professional suites or business incubators, where a larger business will set up several smaller businesses within the professional office building. These spaces are then leased to business start-ups. There is currently a Lansing resident who is interested in opening a professional suite/business incubator project on Ridge Road, and her position would be to manage the professional suite office, however if she were to rent space to a hair stylist, the limitations on that business license would come into play. Podgorski is asking the Board to consider amending the code of ordinances to exempt suite renters from the restrictions currently in place. The building in question is currently where Apple Dentistry is located and the resident would like to open about 8-10 business suites. Podgorski stated that all businesses must still be licensed, and all other restrictions such as zoning and Special Use Permits would apply. Trustee Grady-Perovich expressed concerns over flooding the Village with individual chair beauty salons, when there are already salons in town that are trying to stay open. Grady-Perovich asked Trustees that were on the Board in 2013 why the decision was made back then to limit these types of business licenses. Administrator Podgorski stated that there is some value in limiting licenses, but he believes supply and demand should dictate how many licenses are issued for hair salons and nail salons. There was additional discussion regarding the pros and cons of business license restrictions. Trustee Zeldenrust asked if this would be on the August 28 or September 4 agenda for approval and Mayor Eidam stated it would be on the September 4 agenda.

YOUTH CENTER & INSURANCE

No report

PUBLIC COMMENT

Debbie Albrecht commented that the business incubator concept is very forward thinking and they can be found in the western and northern suburbs, giving people a chance to open a start-up business.

Melanie Jongsma asked for clarification on whether business incubators need special permission in the Village or is it just the salons that need special permission to be in a business incubator suite. Administrator Podgorski explained that the agenda item was a request to exempt

businesses that would like to open inside a business suite from the limitations the Village currently has on those types of licenses.

OLD BUSINESS

None

NEW BUSINESS

Mayor Eidam welcomed Mr. Daniel Doan in the audience this evening. Daniel has been a part-time employee for the Village, working with Fabian Newman in the IT Department, and was recently hired as a full-time employee.

ADJOURNMENT TO EXEC. SESSION

Mayor Eidam asked for a motion to adjourn the Committee of the Whole Meeting at 9:36 p.m. to go into Executive Session to discuss appointment, employment, compensations, discipline, performance or dismissal of specific employees and to discuss collective bargaining matters between the Village and its employees.

Trustee Manno so moved
Trustee Hardy seconded

ROLL CALL

Yeas – 6 Trustees:

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

Nays – 0

Meeting Adjourned to Exec. Session

RE-CONVENE FOLLOWING EXEC. SESSION

At 10:11 pm., Mayor Eidam called the Committee of the Whole meeting back to order following Executive Session.

ROLL CALL

Roll call revealed the following Trustees present:

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

ADJOURNMENT

With no further business, Mayor Eidam asked for a motion to adjourn the Committee of the Whole meeting at 10:12 pm.

Trustee Manno so moved
Trustee Hardy seconded

All Trustees agreed by signifying AYE.

Respectfully Submitted,

Vivian Payne
Lansing Village Clerk
/vp