

COMMITTEE OF THE WHOLE MEETING MINUTES

July 5, 2016

CALL TO ORDER

Mayor Abbott called the meeting to order at 7:15 p.m. immediately following the Appropriation Ordinance Public Hearing.

PLEDGE OF ALLEGIANCE

Mayor Abbott opened the meeting with the Pledge of Allegiance.

PRAYER

Pastor Vermeer of Oak Glen United Reformed Church offered a prayer.

ROLL CALL

Mayor Abbott asked for a roll call. Roll call revealed the following trustees present: Eidam, Kapteyn, Stole, Skrbina, Manno and DeLaurentis.

MINUTES

Mayor Abbott asked if there were any corrections or additions to the minutes of the June 21, 2016, Committee of the Whole Meeting. There were none. Mayor Abbott accepted the minutes as presented.

DISCUSSIONS AND PRESENTATIONS

A. Ordinance 16-028 – Special Use Permit – 17701 Torrence Avenue (Checker's)

Mayor Abbott introduced Travis Bandstra, Economic Development Director, who presented Checkers Restaurant's request for a Special Use Permit that would allow for outdoor restaurant seating. He indicated Planning & Zoning has reviewed and recommended the granting of a special use permit. The owners and their attorney were present to answer questions from the Board. There were no questions asked

by the Trustees and it was agreed to include Ordinance 16-028 on the agenda for the next Regular Board Meeting.

B. Draft Ordinance 16-027 – Subdivision of Ridgebrook Plaza – 19261 Burnham Ave.

Director Bandstra reminded the Trustees of the petitioner's initial Class 8 request for the Ridgebrook Plaza property and, at that time, was referred to Planning & Zoning for preliminary discussion and meetings. Since that time staff and legal counsel have put together an ordinance that would approve the Ridgebrook Plaza Subdivision and the Declarations of Covenants, Conditions and Restrictions that will govern the newly created tax parcels.

Mr. & Mrs. Sami Bader of New Nationwide Real Estate, Inc. shared their business experience and presented the plans for Ridgebrook Plaza that will include a furniture store, modernized façade, 7 tenant spaces, updated parking and landscaping. They shared their business plan and business experience.

Trustee Eidam requested Mr. Bader's confirmation of ownership for a number of businesses and shared her opinion regarding the best use of the property.

It was agreed to include Ordinance 16-027 on the next Board Meeting agenda.

C. Interior Build-out Grant Program for Ridge Road TIF:

Director Bandstra spoke of the difficulty and challenge in attracting well capitalized businesses to Lansing's Ridge Road business district. He inquired of the Board's interest in the village offering an Interior Build-out Grant program using TIF funds to incentivize and attract new higher-end retail and restaurants to the Ridge Road corridor. He suggested the program be conducted similar to the current Façade Program.

Trustee's discussed the pros and cons of offering the program to only new businesses or including an existing business whether or not they have taken advantage of the façade program. It was suggested a two-tier system might also be considered.

Trustee Stole asked Director Bandstra to create three separate proposals in order to provide options, clarify the parameters and stimulate staff discussion before creating an ordinance.

PUBLIC COMMENT

Darlene Kadar, 2547 192nd Street, Lansing, IL inquired about the furniture store asking if the furniture came directly from the manufacturer and if the store was a full service store. Mr. Bader answered yes to both questions.

Michael Hersom, 3137 178th Street, Lansing, IL asked questions regarding the Ridgebrook Plaza's subdivision and provided his support regarding the inclusion of existing businesses in the Interior Build-out Grant Program.

ADJOURNMENT

At 8:00 p.m., Mayor Abbott adjourned the Committee of the Whole Meeting.

Respectfully Submitted,

Donna Kooyenga
Lansing Village Clerk
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