

**COMMITTEE OF THE WHOLE MEETING MINUTES**  
**Mayor Abbott June 2, 2015**

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**CALL TO ORDER** - Mayor Abbott called the meeting to order at 7:35 p.m.

**PLEDGE OF ALLEGIANCE**– Mayor Abbott opened the meeting with the Pledge of Allegiance.

**PRAYER** – Mayor Abbott introduced Pastor Dan Roels of New Hope Church who 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.

**COMMITTEE OF THE WHOLE MEETING** – Mayor Abbott introduced Village Airport Manager, John DeLaurentis.

**A. Ford Hangar Roof Stabilization and Repairs Presentation:**

Mr. DeLaurentis announced that in the last several months, JMA Architects has surveyed the condition of the Ford Hangar and has developed a list of items included in the initial stabilization bidding documents. The initial stabilization bid package includes the amount of work that would be funded by a DCEO Grant that the Village has received. He further briefed the Board that the project would be bid in two separate Bid categories. Bid Package 1 – Restoration Repointing and Masonry Repair and Bid Package 2 – Roofing . Details of both categories and their proposed work schedule were explained by JMA Architects. It was suggested that the board agree to authorize permission to release the project for bids at the June 16<sup>th</sup> board meeting, followed by release of bid documents and a bid opening by the week of July 6<sup>th</sup>. The actual construction time frame would be July 27 – August 28 with plans to accommodate previously scheduled Ford Hangar events.

Trustee Eidam questioned whether the Illinois Historic Preservation Agency had reviewed the project and, if so, could there be potential problems that might affect the village. It was explained by JMA Architects that the Illinois Historic Preservation Agency had reviewed the project and JMA has been involved in ongoing dialog with the Agency and other industry experts. JMA also is submitting documents for the advisory committee and their consultants. It was pointed out that there aren't any physical changes to the actual building being considered.

Trustee Eidam questioned the relationship with the National Registry. Mr. DeLaurentiis explained the Illinois Historic Preservation Agency has subrogation responsibilities from the Federal Historic Preservation Agency (under the Department of Interior) to insure that there may not be any violations of *staying on the registry* permitted. Mr. DeLaurentiis further emphasized that the integrity and preservation of the Hangar is being consulted and considered at all times.

**B. Ordinance Amending Village Code Relating to Liquor Licenses –  
BASSET TRAINING:**

Mayor Abbott introduced the new BASSET law taking effect and impacting all Beverage Alcohol Sellers/Servers Education & Training (BASSETT) throughout the State of Illinois, as well as Cook County bars and restaurants. Beginning July 1, 2015 all current and future BASSET cardholders will be required to renew their certification every three years. Educational classes are being offered to ensure compliance with the new law. Mayor Abbott announced the Illinois Liquor Association has agreed to conduct the required classes in Lansing for the businesses holding liquor licenses and their employees. Therefore, it is necessary to modify the current village Ordinance. Mayor Abbott suggested placing the revised Ordinance on the agenda for the next board meeting.

**C. Revised Village Employee Handbook:**

Mayor Abbott presented a revised draft of the Village Employee Handbook. After reviewing, Mayor Abbott is of the opinion the handbook requires additional review. Therefore, he announced a committee consisting of Bridget DiSanto, Trustee Stole, Trustee Kapteyn, Police Chief Murrin, Asst. Fire Chief Tempelman, Laura Pich, Arlette Frye and Lori Nylan for review of the handbook. Trustees were encouraged to submit any comments or revisions to any committee member before the meeting.

**D. Consideration of County Class 8 Incentive Support:**

Mr. Babu Patel, Torrence Holdings, LLC presented a request to the Board for a Cook County Class 8 property tax incentive for the property located at 2454 E. 170<sup>th</sup> Street, Lansing, IL. Mr. Patel indicated the building has been vacant since 2009 and he has encountered severe difficulty in leasing or selling the property.

Mr. Sean Lee, 360 Hair Club discussed the company's plan to open a combination business as both a wig & hair extension supplier and also as a salon.

Trustee Stole asked for additional detail regarding 360 Hair Club's business revenue projections. Trustee Eidam inquired about their plans to transition from wholesale to retail business. Mr. Bandstra clarified the business will sell only to licensed professionals, however, sales tax will be collected at the point of sale. Trustee Stole requested clarification of the percentage of sales subject to sales tax.

#### **E. Consideration of County Class 8 Renewal**

Mr. Ralph Hoekstra requested renewal of his expired County Class 8 designation.

Mr. Hoekstra was originally granted a Class 8 designation and is currently requesting a renewal of the Class 8 designation. He explained the property is located at 17930 -17950 Chappel Avenue in Lansing. Mr. Hoekstra is requesting the renewal of 3 units with a combined square footage of 9,750 square feet.

Mr. Hoekstra commented that his original vision of building a business park that Lansing could be proud of was accomplished. He further commented that with the economic downturn and extremely high property taxes, he is experiencing great difficulty. He currently has 3 renters that he is trying retain and yet is unable to raise rents due to the competition of lesser rental fees in Indiana and lower property taxes. He currently pays the renters taxes, insurance, water and maintenance. In addition, Mr. Hoekstra explained has two additional rentals that he is unable to rent due to high taxes and Indiana competition.

Mr. Hoekstra is requesting the Board to consider granting him a renewal of the Cook County Class 8 to help maintain the viability of the industrial building and to retain the current businesses that lease the space.

Trustee Stole inquired of terms and length of renter's leases, which Mr. Hoekstra explained.

#### **F. Discussion Regarding Request for Therapy Pony Corporation in Residential Zone:**

Mr. TJ Grossi, Building Director updated the Board regarding the progress of Chloe and Julie Butler's request for a therapy pony. Mr. Grossi reported that Ms. Butler has made application to the Planning & Zoning Board and will be speaking to the Board of Appeals on June 24, 2015. She will be requesting a text amendment of the definition of the words *home occupation*. In addition, a Variance for the housing of a miniature pony will be requested. Mayor Abbott asked if the request was for more than one pony and was informed by Mr. Grossi that was not yet determined.

**ADJOURNMENT** – At 8:15 p.m., Mayor Abbott asked for a motion to adjourn the Committee of the Whole Meeting.

Trustee Stole so moved.  
Trustee Kapteyn seconded.

**ROLL CALL ON MOTION**

Yeas – 6- Trustees: Stole, Kapteyn, Eidam, Skrbina, Manno and DeLaurentis  
Nays - 0

Respectfully Submitted,

Donna Kooyenga  
Lansing Village Clerk

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