

*MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE REGULAR MEETING OF
THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON OCTOBER 4, 2021*

VILLAGE HALL / ZOOM MEETING

OCTOBER 4, 2021

7:30 pm

Mayor Nelson called the meeting to order at 7:31 pm.

Village Clerk Gina A. LoGalbo took roll.

PRESENT: Mayor Nelson, Trustees Bradley-Scott, Daggett, Driscoll, Lofton, Mitros

ALSO PRESENT: Village Manager Bridget Wachtel; Police Chief Tod Kamleiter; Fire Chief Bob Kopec; Director of Public Works John Brunke; Finance Director Scott Bordui; Attorney Kathi Orr; Village Clerk Gina A. LoGalbo; 13 residents.

Mayor Nelson called the meeting to order. Mayor Nelson noted that the meeting was being held in person and via Zoom, and encouraged residents to join in person or via Zoom. She noted that masks and temperature screenings are required upon entry at Village Hall. Mayor Nelson noted that public participation would be permitted during the citizen comment portion of the agenda, and that citizens could submit comments via email at info@flossmoor.org.

Citizens Present Wishing to Address the Board:

Mayor Nelson asked if there were citizens wishing to address the Board on a non-agenda item.

Pastor Roberts addressed the Board, and described a drainage issue occurring near his Church's property on School Street. He stated that the water has gone into his sanctuary. He would like for someone from the Village to visit the property and evaluate the situation.

Mayor Nelson suggested that Public Works Director John Brunke visit the site, which he agreed to do. Trustee Mitros commented on the drainage issue and stated that he would like to know what the issue is after the Village evaluates the situation.

Pastor Roberts also stated that there is a tree in the parkway near his church that is a safety issue. He stated that every time there is a storm, very large branches fall.

Mayor Nelson stated that Public Works Director John Brunke would look into the tree issue as well.

Mayor Nelson asked if there were citizens wishing to address the Board on an agenda item.

No citizen wished to address the Board on an agenda item in person or via Zoom. No emails were submitted to info@flossmoor.org for presentation to the Board.

Mayor Nelson referred to Agenda Item #1 – A Proclamation Declaring October as National Breast Cancer Awareness Month. Mayor Nelson read a Proclamation to proclaim October 2021 as National Breast

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Cancer Awareness Month in the Village of Flossmoor. The Cancer Support Center and resident Melissa DeLuca were present to receive the proclamation.

No vote was required.

Mayor Nelson referred to Agenda Item #2 – Presentation of Certificate of Achievement for Excellence in Financial Reporting Award for Fiscal Year 2020. Finance Director Scott Bordui presented the Village's 43rd consecutive Certificate of Achievement for Excellence in Financial Reporting for Fiscal Year 2020. The award is from the Government Finance Officers Association. Mr. Bordui recognized the Village team and full-time finance staff who contributed to the achievement. Mr. Bordui stated that a tangible benefit of this award is the Village's bond rating which saves the Village residents thousands of dollars over the years through receiving better interest rates. He stated that only 5.85% of all cities, towns, and villages nationwide receive the award, 1.04% of villages with less than 10,000 residents like Flossmoor received this award, and only Decatur has a longer streak of receiving the award than Flossmoor.

Mayor Nelson congratulated the Village staff, Board members, and Finance Director Scott Bordui for their contributions to receiving the award.

No vote was required.

Mayor Nelson referred to the Consent Agenda (which encompassed Agenda Items 3-11):

3. Approval of the Minutes of the Regular Meeting Held on September 7, 2021
4. Approval of the Minutes of the Special Meeting Held on September 13, 2021
5. Approval of the Minutes of the Special Meeting Held on September 14, 2021
6. Ratification of Bills for Approval and Payment as Approved by the Finance Committee (September 20, 2021)
7. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (October 4, 2021)
8. Consideration of an Ordinance Approving an Intergovernmental Agreement by and between the Village of Flossmoor, Illinois and the Board of Education of School District Number 161, Cook County, Illinois (Parker Junior High School Easement)
9. Consideration of the Renewal of an Intergovernmental Agreement Between the Village of Flossmoor and the Office of the State Fire Marshal Granting the Authority to the Village of Flossmoor to Operate an Elevator Safety Program
10. Consideration of a Contract Award and Budget Amendment for the Village Hall Complex Roof Replacement Project

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11. Consideration of a Motion to Approve Tag Days for Homewood-Flossmoor Lions Club – October 8, 2021

Mayor Nelson called for a motion to approve the Consent Agenda. Trustee Mitros so moved, seconded by Trustee Driscoll. Mayor Nelson called for a vote on the motion as presented. Motion passed by a roll call vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, and Mitros.
ABSENT: None
ABSTAIN: None
NAYS: None

There were no Reports of Committees, Commissions, or Boards.

Mayor Nelson referred to Agenda Item #12 – Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Special Use for a Sport Court at 2705 Heather Road. Trustee Mitros so moved, seconded by Trustee Daggett. Village Manager Bridget Wachtel stated that on June 17, 2021 and then on July 15, 2021 the Plan Commission held a public hearing to consider a request of a Special Use for a sport court at 2705 Heather Road. At the close of the public hearing, the Plan Commission found that the sport court did meet the standards for special use permits in accordance with Section 285-26-9 E of the Flossmoor Zoning Ordinance and voted 4-0 in favor of recommending that a special use for a sport court be approved subject to the following conditions:

1. Install the fencing as proposed and continue the use of the netting.
2. Abide by the court rules as proposed by the petitioner.
3. Prohibit court lighting.

On August 16, 2021 the Board of Trustees considered the matter and tabled it until September 7th and again October 4th pending mediation between the neighboring residents and the petitioners with the Chicago Center for Conflict Resolution. While only one of the neighbors agreed to participate, the mediation has taken place. However, as of today there has been no agreeable resolution on the matter.

The neighbor that did participate in the mediation requested the following:

1. Move the basketball post away from the current location as it is too close.
2. No lighting to illuminate the sport court.
3. Keep noise/ activity/ number of people appropriate to backyard use.
4. Install a 6-foot privacy fence around the entire rear yard.
5. Install sound barriers.

The neighbor has also indicated that the court is only 18 feet from their kitchen window, however staff determined that the slab edge nearest the kitchen is approximately 32 feet away while the center of the basketball hoop is approximately 43 feet away. The matter is back before the Board for their consideration.

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Mayor Nelson asked if there were any questions or comments from the Board.

Discussion ensued among the Board regarding the proposed rules for the sport court and whether they should be revised from the ones approved by the Plan Commission. Mayor Nelson clarified that the Board was voting on approval of the sport court with the Petitioner's Court Rules and the three aforementioned conditions outlined by the Plan Commission.

Mayor Nelson called for a vote on the motion as presented. Motion passed by a roll call vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, and Mitros.
ABSENT: None
ABSTAIN: None
NAYS: None

Mayor Nelson referred to Agenda Item #13 – Discussion of a Liquor License Request for Cuvee Concierge LLC. Village Manager Bridget Wachtel stated that William Hightower, who owns Cuvee Concierge, is interested in expanding his wine consulting business and start to sell and ship retail wine. He has identified an upstairs office location of the Civic Center to rent, which meets zoning requirements. Mr. Hightower would not be hosting any tasting events in the office space that he would be leasing. However, he needs a liquor license to be able to purchase from a distributor and ship wine through the postal service to clients and to offer tasting events off premises. Future plans would be to find an alternative space which could accommodate a wine tasting bar. Mr. Hightower submitted his business plan for reference.

Village Manager Bridget Wachtel stated that as a reminder, the Village does not keep any liquor licenses 'on the shelf' which means all of the current licenses in each class are accounted for. In this particular case, the class of license will be a Class B-WO (package retail, wine only). If the Board agrees, the Board will direct the Village Attorney to increase the number of Class B-WO licenses by one. Mr. Hightower was in attendance at the October 4, 2021 meeting to present his business plan to the Village Board and answer questions.

Mr. Hightower stated that he would like a liquor license for short- and long-term business plans. His short-term goal is to allow for shipping in Flossmoor and then have a wine tasting bar in the future. He has experience with hosting wine tastings for his clients. He would like to conduct wine tastings in Flossmoor. He stated that his business is a monthly wine club. He would like to expand his business to ship the wines to his clients. He stated that renting in the space is more of an operation instead of a warehouse – he has to have a physical actual address (versus PO Box) in order to sell wine. He will use the space in the Civic Center address as his business office and to serve as the physical address needed. He may have 3 cases in his office at one time – he won't have 100. He further stated the landlord supports his business plan for renting the office space.

The Trustees inquired about and discussed details of the business plan including potential issues with the proposed location, licensing with the state, gaming licenses, and whether the Village would limit the

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quantity of items (liquor) ware-housed (which the Village doesn't do, according to Village Attorney Kathi Orr).

Village Attorney Kathi Orr stated that Mr. Hightower cannot get a state license to operate his business until he receives a license from Flossmoor.

Mr. Hightower stated that wine would be shipped to his office from the distributor, and then shipped to his clients. He thinks that he will have 3 to 10 cases per week, and that as his business grows, he will have to move out of the space. He stated that the space is approximately 650 sq. ft. He further stated that his business will be an Illinois-only operation.

Village Manager Bridget Wachtel stated that Building & Zoning Administrator Scott Bugner reviewed Mr. Hightower's plans and found no zoning issues with his business proposal.

Mayor Nelson asked if there were any questions or comments from the Board. She stated that Village Manager Bridget Wachtel is looking for direction from the Board on whether to prepare an ordinance to increase the liquor licenses by one.

Mayor Nelson and the Trustees stated that they support Mr. Hightower's plans, and would proceed accordingly.

Mayor Nelson asked if there was any other business.

Mayor Nelson commended the Green Commission and staff for the recent Recyclepalooza and tree planting events which went very well. She stated that on Wednesday, a Mariachi group would be strolling around downtown Flossmoor as part of Hispanic Heritage Month festivities.

Mayor Nelson referred to Agenda Item #14 – A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition and Litigation. Trustee Lofton so moved, seconded by Trustee Driscoll and passed by a roll call vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, and Mitros.

ABSENT: None

ABSTAIN: None

NAYS: None

The Board entered executive session at 8:10 p.m.

The Board returned to open session at 8:40 p.m.

Village Manager Bridget Wachtel stated that if there were interest from the Village Board to amend the zoning ordinance to permit by a special use permit a dispensary in the B3 & B6 districts in the commercial areas of Governor's Highway, Crawford, and Kedzie (in addition to Vollmer Road which is already

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permitted), she stated that the issue could go be heard before the Plan Commission and the Village Board. If the Board is interested in doing this, she suggested getting this done before the Board has a proposal for a dispensary to consider.

After discussion ensued, there was a consensus from the Board to pursue the amendment to the zoning ordinance.

As there were no other items to discuss, Mayor Nelson called for a motion to adjourn the meeting. Trustee Mitros so moved, seconded by Trustee Bradley-Scott and passed by a voice vote.

AYES: Trustees Bradley-Scott, Daggett, Driscoll, Lofton, and Mitros.
ABSENT: None
ABSTAIN: None
NAYS: None

The Regular Meeting was adjourned at 8:43 p.m.

Respectfully Submitted,


Gina A. LoGalbo
Village Clerk