

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE RESCHEDULED REGULAR MEETING
OF THE VILLAGE OF FLOSSMOOR, ILLINOIS HELD ON JANUARY 16, 2024

VILLAGE HALL

JANUARY 16, 2024

6:30 PM

Mayor Nelson called the meeting to order at 6:32 pm.

Village Clerk LoGalbo took roll.

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

ALSO PRESENT: Village Manager Bridget Wachtel; Assistant Village Manager Jonathan Bogue; Police Chief Jerel Jones; Fire Chief Bob Kopec; Finance Director Ann Novoa; Director of Public Works John Brunke; Director of Building & Zoning Scott Bugner; Village Attorney Kathi Orr; 8 residents

Mayor Nelson called the meeting to order. She noted that the Village Board meeting was rescheduled from its regularly scheduled day due to the Dr. Martin Luther King, Jr. Holiday falling on the same day. Mayor Nelson explained that even though it was a day off for many, it was a day 'on' for the Village of Flossmoor as the Village hosted over twenty events that drew in hundreds of volunteers from the South Suburbs to celebrate the legacy of Dr. Martin Luther King, Jr. through action, which she was very proud of. She thanked staff and everyone who made the day a huge success. Mayor Nelson reminded everyone that the Village Board meeting was being streamed via Zoom for the convenience of those unable to join in person.

Recognitions and Appointments:

None.

Citizens Present Wishing to Address the Board:

Citizens Present Wishing to Address the Board on a Non-Agenda Item

(It should be noted that in reporting these comments, the Village has not researched the accuracy of any comments.):

Flossmoor resident Warren Engelberg's comments, in summary, were about the use of artificial intelligence (AI) by employers, the use of AI in the workforce, and the implications of the same.

Citizens Present Wishing to Address the Board on an Agenda Item

(It should be noted that in reporting these comments, the Village has not researched the accuracy of any comments.):

No residents wished to speak on an Agenda Item.

Mayor Nelson referred to the Consent Agenda (which encompassed Agenda Items 1-6):

1. Approval of the Minutes of the Regular Meeting Held on December 18, 2023
2. Ratification of Bills for Approval and Payment as Approved by the Finance Committee (January 2, 2024)
3. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (January 16, 2024)
4. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Special Use for a

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Veteran's Memorial at 2525 Flossmoor Road

5. *Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving an Amendment to a Special Use and a Plat of Consolidation – 19581 Governor's Highway (Flossmoor Animal Hospital)*
6. *Consideration of Replacement of Employee Workstations for FY24*

Mayor Nelson called for a motion to approve the Consent Agenda as presented. Trustee Bradley-Scott so moved, seconded by Trustee Mustafa.

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, Mitros, and Mustafa.

ABSENT: None

ABSTAIN: None

NAYS: None

Reports of Committees, Commissions and Boards:

There were no formal reports from any committees, commissions, or boards, but Mayor Nelson thanked the Community Relations Commission for all of their work the previous weekend to make the celebration of Dr. Martin Luther King's legacy a success.

Action Items:

None.

Discussion Items:

Mayor Nelson referred to Agenda Item #7 – Discussion of a Liquor License Request for Creed on Lake.

Mayor Nelson introduced Village Manager Bridget Wachtel to present. Wachtel explained that in the Board's packet was an application for a Class A liquor license for a soul food restaurant called Creed on Lake. Creed on Lake was an established takeout restaurant in Chicago for approximately four years, and after outgrowing their space in Chicago, they are interested in relocating to Flossmoor to open a full-service restaurant in Flossmoor Commons. They have entered into a lease agreement with Flossmoor Commons ownership. They are also interested in video gaming, which, by regulation, would be handled administratively after the application for a liquor license. Wachtel reminded the Board that the Village does not keep liquor licenses available on the shelf, so the Village Board needs to consider each new liquor license request. If the Board was agreeable to the liquor license for Creed on Lake, the Village Attorney would be directed to prepare the appropriate ordinance to increase the number of Class A liquor licenses by one. Erwin McKennie, who requested the liquor license, was present at the Village Board meeting.

Mayor Nelson thanked Mr. McKennie for attending the Village Board meeting and for his interest in the Village of Flossmoor.

Trustee Mustafa requested that Mr. McKennie describe his restaurant in Chicago, what attracted them to Flossmoor, and whether they would be building a new clientele group.

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Mr. McKennie responded that Creed on Lake started at Lake & California in Chicago, serving takeout soul food. He named it after his grandfather, a World War II veteran, and added that his wife Tina does all the cooking. They did well in Chicago but outgrew that space. For the Flossmoor location, they want a sit-down restaurant, and they want to bring in a more mature crowd inside their establishment. He also noted that Flossmoor is a beautiful Village, and he has long-time colleagues who live in Flossmoor. He loves the area and towns like Olympia Fields and Matteson, noting that the area is peaceful, clean, and like a tight-knit community. Mr. McKennie noted that he has clients in Chicago and also in the South Suburbs.

Trustee Bradley-Scott thanked Mr. McKennie for considering Flossmoor as a place to do business and inquired about the menu for Creed on Lake. She noted that there is another soul food restaurant in Flossmoor Commons and wanted to know if the landlord had talked with them about any competition-related issues.

Mr. McKennie answered that there would be items on their menu like any soul food restaurant, such as catfish, fried chicken, and all kinds of sides. They will have different items per day, like gumbo on Fridays, and they will also have healthier options like smoked foods, collard greens, cabbage, black-eyed peas, macaroni cheese, sweet potatoes, and yams. He added that the landlord has not expressed anything about competition issues.

Trustee Bradley-Scott stated that in terms of businesses, the Village wants to see all of its businesses succeed and not have any businesses suffer because of competition in the same location.

Trustee Daggett inquired about the restaurant's hours, Mr. McKennie's plan for video gaming inside the restaurant and where the machines are going to be located in the space. He noted that the Village Board likes to see that videogaming is done very tastefully, and that the restaurant is not just there for gambling.

Mr. McKennie answered that he was looking to build a private room for the gaming machines and that the planned hours were Tuesday – Thursday, 12 - 9 pm, Friday and Saturday, 2 pm - 12 am, and Sunday, 11 am - 9 pm.

Trustee Driscoll stated that with gumbo, there cannot be enough competition, so there's always room for one more business. He inquired about the planned number of gaming machines, noting that there are other facilities that are more focused on gaming, and the Board wants more focus to be on the food.

Mr. McKennie answered that he planned on having two to three gaming machines and that food is his first priority.

Trustee Lofton stated that the Board appreciated Mr. McKennie choosing Flossmoor and that he was right about it being a nice, clean town where people like to eat. Being from Lake Charles, Louisiana, Trustee Lofton knows about gumbo and volunteered to be a judge on Creed on Lake's gumbo. Trustee Lofton inquired about the floor plan, entrance, and gaming area and whether they would keep their operation in Chicago. He also noted that he had been in Rosemont the previous weekend and that many restaurants that had been in the downtown area were also in Rosemont. They are located 200-300 feet away from each other in Rosemont, and Trustee Lofton believed that competition in the restaurant business is the right thing to do.

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Mr. McKennie answered that he planned to have the gaming area built out to the left of the entrance, and that they would not have an operation in Chicago.

Trustee Mitros welcomed Mr. McKennie to Flossmoor and noted that he thinks the restaurant will be successful. He noted that the last time the Village Board reviewed a liquor license application, they got a floor plan for the proposed business. What was submitted for Creed on Lake was not a floor plan because it doesn't show what's going on there. Trustee Mitros noted that he thinks the Village Board needs to see a floor plan for Creed on Lake, but beyond that, he did not have any issues with the business proposal. He also thought that it would be great if they had an outdoor area with tables in front. Trustee Mitros added that conceptually, he thought the restaurant was great and did not have a problem with the liquor license but wanted to see a design.

Mayor Nelson agreed that the Village Board needed to see a floor plan for Creed on Lake and that her comments were similar to others. She also wanted to see where the gaming room would be located and inquired what other alterations Mr. McKennie thought the space needed.

Mr. McKennie responded that the only other alterations he planned were building out the drywall for the gaming room and changing out the hood for cooking.

Director of Building & Zoning Scott Bugner noted that their conversations did not include discussion of an expanded hood or any real upgrades. If they plan to go forward with a larger hood system, they will need to submit an architectural drawing.

Mayor Nelson noted that it sounded like the Village Board was generally supportive of his proposal but that they wanted to see the layout and where things were going to go. She noted that the next Village Board meeting would be February 5, if Mr. McKennie could submit the requested information by January 31.

Trustee Lofton asked when they planned to open the restaurant.

Mr. McKinnie noted that their lease had already started, and they plan to open in late February or early March.

Mayor Nelson noted that with regard to wanting to see plans, they want to see where the gaming room would be. It is not something that the Board wants out front and flashing out onto the street. They want to make sure it is done well.

Other Business:

Mayor Nelson referred to Agenda Item #8 – A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition and Litigation.

There was no need to enter into Executive Session.

Trustee Bradley-Scott commended the Village for all of the MLK Day of Service activities. She did not make it to all of them; however, one of the activities that was done was a blood drive at the Irwin Center. She noted that many blood drives were canceled due to the bad weather, but not the one she was involved with there. She stated that there is a

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huge shortage of blood and encouraged everyone present to consider donating blood as it would be a great opportunity to help out the community. Folks who are interested can contact Trustee Bradley-Scott, and she can connect them with the donation centers.

Trustee Daggett noted that the week prior, when it snowed, the Flossmoor Public Works Department was inundated with quite a few things. They were plowing the snow, had three water main breaks to deal with, and they dealt with the issues without there being a decrease in the plowing of the roads while they were handling the main breaks. He said that numerous people from those events told Trustee Daggett that they noticed the work that was done and how impressed they were with everything. He explained that he knew the Public Works staff were out there at 1:00 am fixing a water main break while everyone else was sleeping and did not know what was being done. He thanked the Public Works staff for their hard work, noting that residents noticed and appreciated it, too. Trustee Daggett also gave a shout-out to Police Officer Levy, who he routinely sees out of his squad car and connecting with the community. Numerous times, he has seen him snagging rebounds at Flossmoor Community Church. His conduct is a testament to the department. Trustee Daggett stated that to all of the officers who are connecting with the community, it's such an important thing, and it is noticed.

Trustee Driscoll welcomed Kris Condon from Flossmoor Veterans Memorial, Inc., who was in attendance as the Village Board approved an item on the consent agenda regarding the Flossmoor Veterans Honor Wall. He noted that there will be an upcoming trivia night contest on March 15th to raise funds for the Flossmoor Veterans Honor Wall, and invited everyone to join the event.

Trustee Lofton gave a shout-out to Village Manager Bridget Wachtel for the positive report of the Retail Coach's activity, and he gave a shout-out to Fire Chief Bob Kopec's weekend crew for helping his dog that was stuck in Trustee Lofton's fence.

Trustee Mustafa thanked everyone who helped make the MLK Day of Service run so smoothly, considering the weather. She noted that to see so many people out was encouraging, and they were smiling and did not even look cold. She also thanked Village staff for their communication efforts. She has noticed that it is everywhere, and she appreciates their extra effort for the notices, emails to the board, and the newsletter. There's more notice to residents as well as staff, and she appreciates that. Trustee Mustafa echoed what Trustee Daggett said about the Public Works Department. She looked out her window one day after it snowed and noticed that the plow was out much earlier than she expected it to be.

Clerk LoGalbo thanked the community, Village Staff, Mayor Nelson, and especially the Flossmoor Police Department for their donations of Legos for the Lego Drive to benefit the Bricks of Hope Foundation, a not-for-profit that collects new Legos and delivers them to pediatric units and hospitals in the Chicagoland area. It was a very successful Lego drive, and with some other donations coming in, there were going to be about a hundred new sets of Legos donated. Clerk LoGalbo thanked everyone for their support.

Village Manager Bridget Wachtel reported that the Village would be having a couple of open houses coming up on January 23 for the Flossmoor Road Viaduct Drainage Improvement Project and the second one the following evening on January 24 for the Brookwood Bridge Reconstruction Project. Both of those open houses would be held at Village

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Hall from 6 to 8 pm. It would be an opportunity for residents to talk with staff and consulting engineers about the work that is going to be done and answer any questions that residents may have.

Mayor Nelson welcomed Mr. and Mrs. Smith from Poppin' Corks and encouraged people to stop by Poppin' Corks over in Flossmoor Commons and check out the steak, mac and cheese, flatbread, burger, and brussels sprouts.

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 Driscoll and passed by a voice vote.

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

The Rescheduled Regular Meeting was adjourned at 7:01 pm.

Respectfully Submitted,



Gina A. LoGalbo
Village Clerk