

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

VILLAGE HALL

DECEMBER 16, 2024

7:30 PM

Mayor Nelson called the meeting to order at 7:35 p.m.

Village Clerk LoGalbo took roll.

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

ALSO PRESENT: Village Manager Bridget Wachtel; Fire Chief Bob Kopec; Director of Police Services Carl Estelle; Director of Public Works John Brunke; Director of Building & Zoning Scott Bugner; Finance Director Ann Novoa; Assistant Finance Director Malea Stubitsch; Assistant to the Village Manager/ Communications Manager Nicole Castagna; Acting Village Attorney Karl Ottosen; 63 community members, media, and others.

Mayor Nelson reminded everyone that the Village Board meeting was being streamed via Zoom for the convenience of those unable to attend the meeting in person. Public commenters who signed up to speak would be called from the sheet they signed in on. Mayor Nelson requested that commentors abide by the Village's public comment policy, which includes stating their name and address after they approach the podium, addressing the Village Board with decorum, and addressing the comments to the public body as a whole and not a certain member of staff. Mayor Nelson asked that speakers limit their comments to five minutes per person for a maximum of thirty minutes of public comment time.

Mayor Nelson provided some preliminary information about the proposed development on Flossmoor Road, noting that the planned discussion did not preclude the normal procedural process. The approval on the agenda would only give the developers control over the property for a set period of time while they invested approximately \$100,000.00 into testing, the planned unit development process, design and engineering, financing, permits, and overall Board approval. She noted that there were about ten months of meetings ahead before something could get in the ground and that the development would bring in property and sales tax revenue that would help the Village.

Recognitions and Appointments:

None.

Citizens Present Wishing to Address the Board:

Citizens Present Wishing to Address the Board on an Agenda Item & 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 regarding the 200 employees of San Juan County, Washington, who went from a forty-hour week to a thirty-two-hour week and how it was determined to be a success one year later.

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Flossmoor resident Nellsyn Hill's comments, in summary, were regarding her family living in Flossmoor and her concerns about the proposed development on Flossmoor Road. She encouraged the Trustees to vote against the agreement and discussed why it was the wrong development for the community. Hill requested community workshops and presentations from the Village with other potential developers for the Flossmoor Road site.

Flossmoor resident Andrea Perry's comments, in summary, were regarding her speaking as a 37-year resident and constituent of Flossmoor and regarding an article about First Amendment protections for public comment at government meetings that an advocacy organization published.

Flossmoor resident Gloria Lippert's comments, in summary, were regarding her concerns for the proposed development on Flossmoor Road and requested that the Board vote against the proposed agreement. She noted that she has been a resident of Flossmoor since 1968 and opined that another proposed development of rental units would be a better fit for the Village.

Flossmoor resident Jeffery Lippert's comments, in summary, were regarding him being a Commissioner on the Green Commission and that the Green Commission had not been consulted on the proposed agreement on the agenda and requested that the item be tabled until the Green Commission can consider it. He discussed the Green Commission's interest in finding a place in the Village for EV chargers and the benefits of doing so, noting that another proposed development had included EV chargers in its proposal. Lippert also discussed his concern about giving away property when it is prime real estate near the downtown area, the Village attracting more businesses to the downtown area, and finding out the Board's objectives.

Mayor Nelson thanked Jeffery Lippert for his service on the Green Commission and noted that the Green Commission would be consulted during the process of discussing a new development.

Flossmoor resident Phillippa Leon-Thompson's comments, in summary, were regarding her concern about the Village Board's tone and disrespectful conduct at recent Board meetings and her encouragement to the Board to maintain civility, especially during election season. She discussed the importance of having good character, especially as an elected official. Leon-Thompson requested that the Board commit to professionalism, civility, and unity in service to the community. She also encouraged everyone to take part in the Village's 10th year of Dr. Martin Luther King Day of Service on January 20, 2025, and noted that more information regarding the same could be found on the Village's website.

Flossmoor resident Gigi Gummerson's comments, in summary, were regarding her being a lifelong resident since 1961 and the property on Flossmoor Road, noting that the process of trying to develop it started over twenty-five years ago when she was on the Village Board. She noted her familiarity with the challenges of bringing in development and commercial retail space to the Village. Gummerson discussed having a store for eight years in Flossmoor and the challenges associated with it for small business owners. Gummerson noted her amazement that the Village has a potential developer for the Flossmoor Road, given that it has not happened in the last twenty-five years, and applauded the Board for taking on the project.

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Flossmoor resident Molly Deugaw's comments, in summary, were regarding her being a Commissioner on the Community Relations Commission (CRC) and the upcoming Village Lunar New Year celebration and planned activities on January 25, 2025, to celebrate the year of the snake. She noted that the CRC is working on planning a night with the shops in downtown Flossmoor to celebrate the Lunar New Year and to encourage people to shop in downtown Flossmoor.

Flossmoor resident Pam Jackson's comments, in summary, were regarding her concern about a lack of substantive discussion on topics before the Board votes on them, the apparent lack of transparency and decision-making that is made outside of the public's view, and her concern for the proposed start time change of the Village Board meetings in 2025 as it would conflict with School District 161's School Board meeting times.

Mayor Nelson referred to the Consent Agenda (which encompassed Agenda Items 1-8):

1. Approval of the Minutes of the Regular Meeting Held on December 2, 2024
2. Presentation of Bills for Approval and Payment as Approved by the Finance Committee (December 16, 2024)
3. Consideration of a Resolution Amending the Budget for Fiscal Year 24-25 for the Village of Flossmoor
4. Consideration of Approval of an Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2024, and Ending April 30, 2025, of the Village of Flossmoor, County of Cook, State of Illinois
5. Consideration of a Resolution Directing the Cook County Clerk for Reduction of the 2024 Tax Levy in the Event Tax Cap Limitations are Exceeded by the Village of Flossmoor, County of Cook, State of Illinois
6. Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois, Approving an Automatic Aid Agreement
7. Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Amending Article 1, Chapter 9 of the Village of Flossmoor Municipal Code (Board Meeting Time)
8. Designation of Board Meetings for 2025

Mayor Nelson called for a motion to approve the Consent Agenda as presented. Trustee Daggett so moved, seconded by Trustee Driscoll.

Trustee Mustafa requested that items #3 and #4 be pulled from the Consent Agenda.

Trustee Bradley-Scott requested that items #'s 6-8 be pulled from the Consent Agenda.

Mayor Nelson called for a motion to approve items #1, #2, and #5 of the Consent Agenda. Trustee Daggett so moved, seconded by Trustee Lofton.

Mayor Nelson called for a vote to approve Consent Agenda items #1, 2 and #5. Motion passed by a roll call vote.

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

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ABSENT: None
ABSTAIN: None
NAYS: None

Mayor Nelson referred to Agenda Item #3 – Consideration of a Resolution Amending the Budget for Fiscal Year 24-25 for the Village of Flossmoor. Mayor Nelson called for a motion to Approve a Resolution Amending the Budget for Fiscal Year 24-25 for the Village of Flossmoor as presented. Trustee Daggett so moved, seconded by Trustee Bradley-Scott.

Village Manager Wachtel explained that it was the quarterly budget amendment resolution that is done four times a year as a way to capture adjustments needed to the budget and that the resolutions are filed with the County as is the budget.

Trustee Mustafa requested clarifications regarding the budget amendment documentation, which Finance Director Novoa and Village Manager Wachtel addressed and answered.

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

Mayor Nelson referred to Agenda Item #4 – Consideration of Approval of an Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2024, and Ending April 30, 2025, of the Village of Flossmoor, County of Cook, State of Illinois. Mayor Nelson called for a motion to Approve an Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2024, and Ending April 30, 2025, of the Village of Flossmoor, County of Cook, State of Illinois as presented. Trustee Daggett so moved, seconded by Mustafa.

Village Manager Wachtel explained that the discussion regarding the tax levy occurred at the November 18, 2024, Village Board meeting and that the agenda item at hand was to put that discussion into ordinance form to be filed with Cook County.

Finance Director Novoa added that there is a twenty-day grace period between the Village Board's discussion and when the ordinance can be passed.

Trustee Mustafa commented on and requested clarifications regarding the tax levy agenda item, including the tax cap percentage in the item's memo.

Finance Director Novoa noted that the tax cap percentage in the item's memo should read 3.6% instead of the stated 3.4%, and she addressed and answered Trustee Mustafa's comments and questions.

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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

Mayor Nelson referred to Agenda Item #6 – Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois, Approving an Automatic Aid Agreement. Mayor Nelson called for a motion to Approve a Resolution of the Village of Flossmoor, Cook County, Illinois, Approving an Automatic Aid Agreement as presented. Trustee Daggett so moved, seconded by Trustee Driscoll.

Fire Chief Kopec explained the MABAS 24 Automatic Aid Agreement with twenty-three neighboring communities and how the respective Fire Departments receive and provide aid in their participating communities.

Trustee Bradley-Scott requested clarity about Munster, Indiana's involvement in the agreement.

Fire Chief Kopec explained that Munster has been a part of the MABAS 24 division for thirty years, and that there is an existing MABAS intrastate agreement that allows Fire Departments to be able to provide and receive aid in neighboring states.

Trustee Daggett inquired about coverage for Flossmoor emergencies when the Fire Department assists neighboring communities.

Fire Chief Kopec explained how the Fire Departments deal with emergencies in those situations and the reduction of response delays due to modern dispatching.

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

Mayor Nelson referred to Agenda Item #7 – Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Amending Article 1, Chapter 9 of the Village of Flossmoor Municipal Code (Board Meeting Time). Mayor Nelson called for a motion to Approve an Ordinance of the Village of Flossmoor, Cook County, Illinois, Amending Article 1, Chapter 9 of the Village of Flossmoor Municipal Code (Board Meeting Time). Trustee Bradley-Scott so moved, seconded by Trustee Daggett.

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Mayor Nelson explained that the item was brought forth because the Village Board meetings were going very late and in the interest of addressing important Village business while people were at their best. She explained that School Board 161 meetings are typically held at 6:00 pm on the second and fourth Mondays of the month and that three months out of the year, SD 161 changes their meeting nights to the same nights as the Village Board meetings (versus changing the meeting date to the following day like the Village Board's practice).

Trustee Bradley-Scott noted that she was satisfied with the explanation regarding the Boards' scheduling conflicts.

Mayor Nelson called for a vote on the ordinance 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

Mayor Nelson referred to Agenda Item #8 – Designation of Board Meetings for 2025. Mayor Nelson called for a motion to Approve the Designation of Board Meetings for 2025 as presented with the 7:00 p.m. start time. Trustee Lofton 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:

Mayor Nelson thanked the Community Relations Commission for their great work collecting coats for Open Access during the Village's Winter Celebration, and she thanked residents for contributing to the coat drive.

Mayor Nelson noted that the Village was looking forward to celebrating Dr. Martin Luther King Jr.'s memory and Day of Service on January 20, 2025. She encouraged people to get involved with a project and noted the classical music concert she was hosting at Flossmoor Community Church on Sunday, January 19, 2025, at 4:00 pm to benefit the Center for Food Equity in Medicine run by Flossmoor resident Ann Jackson.

Action Items:

Mayor Nelson referred to Agenda Item #9 – Presentation and Acceptance of FY 24 Audit. Mayor Nelson called for a motion to accept the FY 24 Audit. Trustee Daggett so moved, seconded by Trustee Driscoll.

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Mayor Nelson noted that the Village received an unmodified opinion on the audit, which will allow the Village to apply for another GFOA award for financial accounting, and if awarded, would be the Village's 47th consecutive year. She congratulated the Finance Department and Department Directors for the work they do on behalf of residents.

Finance Director Novoa explained that the audit presentation was in regard to the Fiscal Year 24 Annual Comprehensive Financial Report (ACFR) and the FY 24 Single Audit, which was performed by Sikich. She noted that the Village received the highest of opinions on both audits, which is an unmodified opinion. Novoa also noted that the Village received no management comments on the audits, which is a phenomenal accomplishment for the Village and Finance Department and means there were no significant deficiencies or material weaknesses in the Village's internal controls. Novoa thanked Village Manager Wachtel, staff for their assistance with the audit, the Finance Department for their work and professionalism, and Assistant Finance Director Stubitsch for her work on the audit and other projects.

Mayor Nelson thanked the Village Board members for the prudent policy-making decisions they make for Staff to enact to help make the Village so successful.

Brian LeFevre from Sikich CPA LLC explained the components of the Fiscal Year 24 Annual Comprehensive Financial Report, including requirements under Illinois law and the criteria for the GFOA award for financial accounting. LeFevre discussed the relevant auditing standards and noted that Sikich was pleased to issue an unmodified opinion, which meant that the financial statements are presented fairly in accordance with generally accepted accounting principles free of material misstatement, which is the highest level of opinion that can be received on the financial statements.

LeFevre explained that in regard to the FY 24 Single Audit, it is needed when the Village expends more than \$750,000.00 in federal funds in any particular year so then the grant funds need to be audited. Two unmodified opinions were provided in relation to this audit. LeFevre recommended the Management Discussion and Analysis Report, which is the executive summary of the report and a very good document about the Village's financial statements. LeFevre noted that the Required Supplementary Information section contains information about all three pension plans, including that the Village contributed at or more than what is required by the actuaries.

LeFevre explained that Sikich provides a document to the Village each year that contains any adjustments to the financial statements that Sikich proposes and any recommendations for improvement, and Sikich did not have any recommendations for improvement in the Management Letter this year.

Mayor Nelson encouraged people to review the annual budget to become more familiar with Village operations as the Staff does a great job of adding in background and historical information in a presentable format.

The Village Board thanked and congratulated Finance Director Novoa, Village Staff and Village Board members for their contributions to the Village and for receiving successful audit reports.

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Trustee Mustafa inquired about an item in the Auditor's Communication Letter, which LeFevre explained was material to the financial statements and referred to the Village's leases for cell towers, which the Village is required to report.

Trustee Mustafa inquired about when the Board would receive an updated Management Letter regarding all of the happenings in the Village in 2024 and when the Board would receive an update to the Village's Strategic Plan.

Village Manager Wachtel responded that the remainder of the 2024 updates would be in next year's budget and audit, that there was a Strategic Plan update earlier in the year, that staff was working on another update to the Strategic Plan, and that there would be more updates on project discussions and the budget process in the upcoming months.

Trustee Bradley-Scott requested more explanation about the Village's pension obligations and contributions as referenced in the audit reports, which LeFevre provided.

LeFevre explained how the Village's pension contributions have been less than what was passed in the levy in some years because of the timing of when the Cook County's tax bills have come out.

Trustee Daggett complimented the Finance Department Staff and noted how one of the reasons there was no manager's letter was due to improving the use of technology which was due to Finance Director Novoa's implementation.

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

Mayor Nelson referred to Agenda Item #10 – Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Development Agreement by and between the Village of Flossmoor and BG Park Centre LLC. Mayor Nelson called for a motion to Approve an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Development Agreement by and between the Village of Flossmoor and BG Park Centre LLC. Trustee Mitros so moved, seconded by Trustee Daggett.

Mayor Nelson thanked the Village Board for their assistance with drawing businesses into the Village of Flossmoor, supporting local businesses, and supporting incentives for businesses. But for the incentives for the Flossmoor Road property, the proposed development or any development would not be a possibility. She thanked Staff for their expertise with regard to legal and building codes, and noted that the Village's great team can execute a vision very thoughtfully.

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Village Manager Wachtel explained that the property at issue on Flossmoor Road is .83 acres and that the Village has been trying to redevelop the property for over twenty years. There are five parcels that originally had homes on the property that were converted to businesses. In 2005, the Board approved a development for a 9,480-square-foot mixed-use development, which was when the housing market bottomed out, and the property ended up going into foreclosure. The property sat vacant for a number of years, and the Village was able to acquire the property for \$85,000.00 in 2018, which she opined was a prudent move by the Village Board at the time, given that the property is on Flossmoor Road and adjacent to the Central Business District, and the Board could have control over the development. Wachtel explained that the Village has spent a considerable amount of time talking with developers over the years to try and make a project happen, and the agenda item was a culmination of discussions with a developer who believes they can make the project happen for thirteen townhomes and a café space. She noted that this was the beginning of the discussion and that because the Village is the property owner, the discussion has to start at the Board's level. With the Board's approval of the redevelopment agreement, there will be several benchmarks that the developers have to meet in order to receive the property and TIF-eligible expenses they can receive through the development.

Mayor Nelson welcomed Byron Gregory and Gene Steinmarch, who have eighty-five years of development experience between them, are long-time Flossmoor residents, and have a vested interest in the community. She noted that they have a successful residential and commercial property development business and have completed projects in many communities, including Homewood, Tinley Park, Chicago/Bronzeville, Frankfort, and Matteson. Mayor Nelson explained that their plans address the Village's concerns about ownership, density, parking concerns, retail, profitability, aesthetics, green space, and the ability to fund the project.

Byron Gregory discussed his background and noted his twenty-year business partnership with Gene Steinmarch. He discussed some of the challenges with the Flossmoor Road property and noted that having apartments there would be too dense for that location.

Gene Steinmarch discussed his background and discussed the Village's previously commissioned drawing plan for the site, how it was not feasible for the site, and other options for the site. He discussed their proposed plan, including that it has the maximum number of rooftops and still be proud of the project.

Byron Gregory discussed the details and their vision for the proposed project, how it fits in with the surrounding properties and the anticipated buyers of the townhomes.

Gene Steinmarch explained that this was just the start of the process for them and that they still had to go through plan commission and site planning hearings. He also noted that they had to spend a lot of funds beyond what they had already spent and wanted the agreement to ensure that they would be able to have the property if they met the benchmarks in the next four months.

The Village Board discussed their support for the proposed project and agreement and thanked Gregory and Steinmarch for their interest in the site and their presentation.

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Acting Village Attorney Karl Ottosen explained that in terms of the redevelopment agreement between the parties, Village Attorney Kathi Orr drafted it and is an expert on TIF. The agreement protects the Village's interests, and it is on a reimbursement basis for TIF-eligible expenses permitted under the TIF Act. He also discussed the school districts' protections under the TIF Act.

Trustee Mustafa inquired about the timeframe regarding what point the café would be built, whether their plans were dependent on whether the businesses in downtown Flossmoor remain there, and how long the TIF consideration for the school districts lasted in terms of its connection to the development.

Byron Gregory responded that they were having preliminary discussions with restaurant operators and would like to sell about half of the site and have the shells of all of the townhomes built before they open the café, and they want to ensure that the café is a good fit for the Village. He noted that the townhomes bring something that is new to the Village and that their project is driven by the housing and not the café.

Acting Village Attorney Karl Ottosen explained that the TIF consideration for the school districts was applicable for the term of the TIF.

Gene Steinmarch opined that the development had the potential to generate more things downtown and discussed the benefits of an eating and drinking tax and Homewood's success with the same.

Trustee Bradley-Scott noted the discussion about having too dense of a property in the space at issue would impact parking and that their presentation helped to underscore that point. She also noted that the Village wants people from outside the Village to contribute to business revenues and that they will need a place to park. Trustee Bradley-Scott opined that residents will be very interested in the townhomes as she knows there is a need for homes like them in the market. She also inquired about the proposed HOA bylaws and prohibition against short-term rentals and recommended that the Board reserve the right to discuss the issue later.

Byron Gregory added that each townhome will have a two-car garage as well as space for two additional cars in each driveway. There will be eight to ten spaces planned for the café and parking available on Flossmoor Road, which should alleviate potential parking issues near the site.

Acting Village Attorney Karl Ottosen explained that he interpreted the provision Trustee Bradley-Scott inquired about in the HOA bylaws as the original owners are supposed to intend to use the property as their personal residence, and the covenant prohibits short-term rentals of less than one year like an Airbnb.

Trustee Daggett discussed his discussions with other commercial developers about the site and the parking, financing, and space challenges related to the same. He inquired about whether the Board would be able to limit the hours of operation of the proposed café.

Acting Village Attorney Karl Ottosen explained that the Board could possibly limit the hours and that it depended on several factors like ordinances on noise and alcohol regulation.

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Trustee Driscoll noted that in terms of parking for the café and visitors, overflow parking could be used in the south commuter lot.

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

Mayor Nelson referred to Agenda Item #11 – Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Amending Chapters 125 and 150 of the Village of Flossmoor Municipal Code (Business Registration). Mayor Nelson called for a motion to Approve an Ordinance of the Village of Flossmoor, Cook County, Illinois, Amending Chapters 125 and 150 of the Village of Flossmoor Municipal Code (Business Registration). Trustee Daggett so moved, seconded by Trustee Lofton.

Village Manager Wachtel explained that at the July 7, 2024, Village Board meeting, Staff brought forward a discussion on business registration and the need to introduce it into the Village's operations, which would not only help businesses comply with building, zoning, and fire code requirements, it helps the Village identify vacancies and support marketing efforts to attract business operators to the Village. She explained that as a non-home rule municipality, the Village can do business registration but not business licensing and that it is very common for communities for businesses to be licensed or registered. In the summer, the Village surveyed seventeen surrounding communities and found that all of them had some sort of business registration program. Wachtel discussed that the associated fees will be based on the square footage of the business and that the annual fire inspections for the businesses are covered by the business registration fees. She noted that the annual registration period will be January 1st to December 31st each year, and that the Village is prepared to notify businesses and move forward with the program in 2025. One ordinance for consideration establishes the business registration processed, and the other ordinance establishes the associated fees.

Trustee Bradley-Scott inquired about the deadline for businesses to comply with the registration requirements and wanted to ensure that all businesses would be treated the same. She inquired whether a property's landlord would be responsible for notifying the business or Village.

Village Manager Wachtel responded that Staff would be putting together an application and would include a reasonable time period for the businesses to comply. Failure to comply with the business registration requirements would be considered not meeting the Village Code, and the business could be cited under the local adjudication program, but ultimately, the Village is looking for compliance, not issuing a fine or penalty. She also noted that the inspection process would be apart from the registration process and that the fire inspectors are very reasonable with putting businesses on notice if they are not meeting the code and explaining what they need to do in order to become compliant. Wachtel explained that landlords would not be responsible for notification to their lessees' business owners or Village regarding the business registration requirements.

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Trustee Daggett noted that the program was not applicable to people who run a business out of their homes.

Trustee Driscoll inquired about a reasonable time period for businesses to comply with the business registration program, and Acting Village Attorney Karl Ottosen opined that thirty days would be a reasonable amount.

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

Discussion Items:

None.

Other Business:

Trustee Bradley-Scott noted the loss of the daughter of Flossmoor resident and the Director of the Center for Food Equity in Medicine, Ann Jackson, who was memorialized earlier that day. Trustee Bradley-Scott encouraged others to consider donating to the organization, which has helped many people in the community. Their website is www.foodequityinmedicine.org.

Trustee Daggett thanked Public Works Director Brunke, Village Manager Wachtel, and the representative from Baxter and Woodman, who met with the Flossmoor businesses about the upcoming downtown development project and listened to their questions and concerns. Trustee Daggett also thanked Superintendent Dana Smith and Parker Junior High School for allowing his friend Renee Ruffin's organization, Faithful Meals in Motion, to use Parker's gym to give gifts and meals to those in need.

The Village Board wished the community Happy Holidays and a Happy New Year.

Clerk LoGalbo noted that at the last Board meeting she would provide a follow-up regarding the minutes, which would be sent out by the Village Manager in the following days. She also suggested that staff consider adding the business registration program participants to the Village's website and adding identifying information and website links for the benefit of the businesses.

Acting Village Attorney Karl Ottosen explained that there would be several new laws coming into effect in 2025, including the requirement for employers with fifteen or more employees to post benefit information on job postings, the increase of the filing period for discrimination charges under the Illinois Department of Human Rights to two years, and the increase of the minimum wage to \$15.00.

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Village Manager Wachtel noted that the last formal update to the Board on the strategic plan was December 2023 and that Village Staff was working on an update for the Board soon.

Village Manager Wachtel noted that she, Public Works Director Brunke, and the representative from Baxter & Woodman met with the Flossmoor Business Association and reviewed the Central Business District's improvement plans in anticipation of the construction happening in 2025. The Village emphasized that it was the first of several conversations with them to ensure that their needs are addressed through the process and that once IDOT awards the bid, the Village will host an open house, including with the resident engineer. She noted that it will be a requirement for the contractor to maintain access to the businesses during their normal business hours. Wachtel explained that the Village will be flexible with regard to parking during the construction and will try to boost shop local initiatives as much as possible.

Village Manager Wachtel thanked all Staff, especially Jonathan Bogue, Stephanie Wright, and Nicole Castagna, for their work on the Village's centennial celebration throughout the year, educating people about the Village, and making activities fun and festive.

Mayor Nelson noted that she was looking forward to the Village's Holiday Lights Parade on Thursday at 4:30 pm and that the route was posted on the Village's website. She noted that the Village would be celebrating Hanukkah and Kwanzaa nightly at 5:00 pm in Flossmoor Park starting December 25th and December 26th, respectively.

Mayor Nelson stated that there continues to be strong interest in business spaces in Flossmoor and that she toured a space earlier that day with a potential business owner.

Mayor Nelson thanked the generous sponsors, volunteers, community partners and organizations that made the centennial year incredibly special. She noted that the Village had record grants, international recognition, regional awards, and started major infrastructure projects that have plagued the Village for decades. She also thanked the Village Board, Village Directors, Staff, and community members for their engagement. She wished everyone a Merry Christmas, Happy Hanukkah, Happy Kwanzaa, and a Happy New Year.

Mayor Nelson referred to Agenda Item #12 – 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.

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, Mitros, and Mustafa.
ABSENT: None
ABSTAIN: None
NAYS: None

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

VILLAGE HALL

DECEMBER 16, 2024

7:30 PM

The Regular Meeting was adjourned at 10:00 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Gina A. LoGalbo".

Gina A. LoGalbo

Village Clerk