

**CITY OF COUNTRY CLUB HILLS  
REGULAR MEETING  
OF THE CITY COUNCIL  
September 28, 2015**

1. A regular meeting of the City Council, City of Country Club Hills, County of Cook, State of Illinois, was held in the City Hall, 4200 W. 183rd Street at 7:01 p.m. The meeting was called to order by the Honorable James W. Ford, Mayor.

a. The Pledge of Allegiance was given by all those in attendance.

2. **THOSE ON ROLL CALL ANSWERING PRESENT WERE:**

Aldermen Lockett, Davis, Glispie, Evans and Spivey.

Also present were: City Clerk, Deborah McIlvain; City Treasurer, Argie Johnson-Martin and City Attorney, John Murphey.

2a. The invocation was given by Alderman Anthony Davis.

3. **Journal of Proceedings:**

**A. Approval of Minutes**

**1. Regular City Council Meeting - September 14, 2015**

Alderman Lockett moved for Council approval of the minutes of the Regular City Council Meeting of September 14, 2015. Second - Alderman Evans. Discussion - none. Motion to approve the minutes of the Regular City Council Meeting of September 14, 2015 Carried Via Voice Vote.

4. **Communications and Reports by the Mayor:**

Mayor Ford asked for prayers for the family of Joyce Goldman, who recently passed away.

**A. Approval - Appointment to ETSB 911 - Ed Davis and Miller Green**

Mr. Davis was not present. Mr. Green addressed the Council and thanked them for the opportunity to serve on the ETSB 911 Board. He explained that he had served in many capacities in the Civil Rights movement and felt his service would be valuable because of his experiences.

State Representative Al Riley addressed the Council and explained a number of the State budgetary issues that will be affecting local municipalities, with a possibility of losing up to

\$900,000. He explained that a budget was passed at the end of May but the budget was vetoed by the governor. Representative Riley will be at the Administrative Meeting of October 5, 2015 with a more detailed presentation.

**5. City Collector's Report**

City Collector Deborah McIlvain, gave the Collector's Report for the month ending August 31, 2015 citing revenue received in each of the funds.

**6. City Clerk's Report**

City Clerk, Deborah McIlvain stated that a Community Shred event, sponsored by State Representatives Al Riley and William Davis will be held on Saturday, October 3, 2015 from 10 am to 1 pm at Hillcrest High School.

**7 Committee Reports**

**I. Finance: Alderman Davis, Chairman  
(Committee Meeting October 8, 2015 5:00 pm)**

**A. Approval of Vouchers -September 28, 2015**

Alderman Davis moved for Council approval of vouchers in the amount of \$644,411.60. Second - Alderman Lockett Discussion - It was explained that this included the A/P Disbursement Contracts, Expenses, Refunds, and Payroll AP.

**ROLL CALL VOTE** 5 Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

**Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.**

**B. Approval - Quarterly Budget Report for Period Ending 7/31/15**

Alderman Davis moved for Council approval of the Quarterly Budget Report for the Period Ending July 31, 2015. Second - Alderman Lockett. Discussion - it was explained that this had been prepared by GW and Associates, that it was recommended that the Council formally

approve the report and that the report will be placed on the City's website.

**ROLL CALL VOTE 5** Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

**Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.**

Alderman Davis announced that a Finance Committee Meeting will be held on October 8, 2015 at 5 pm.

**II. Law, Ordinance, Government Operations & Contract Compliance (TBA) Alderman Evans, Chairman**

Alderman Evans announced that a Law, Ordinance and Government Operations Committee Meeting will be held on October 8, 2015 at 6:30 pm.

**A. Approval - An Ordinance Providing for the Granting of a Class A Liquor License (subject to Fulfillment of License Requirements) for Frank N Lou's Gyros, 4044 West 183<sup>rd</sup> Street, Pursuant to Chapter 13 of the City of Country Club Hills Municipal Code.**

Alderman Evans moved for Council approval of Ordinance No O-12-15, An Ordinance Providing for the Granting of a Class A Liquor License (subject to Fulfillment of License Requirements) for Frank N Lou's Gyros, 4044 West 183<sup>rd</sup> Street, Pursuant to Chapter 13 of the City of Country Club Hills Municipal Code. Second - Alderman Glispie. Discussion -it was explained that this had been discussed at both the committee level and at the administrative level.

Alderman Lockett stated that he did not feel it was appropriate for a hot dog establishment to have a liquor licence.

**ROLL CALL VOTE 1** Ayes: Alderman Evans.

4 Nays Aldermen Lockett, Davis, Glispie, and Spivey.

0 Absent:

**Motion Fails.**

- B. Approval - An Ordinance Providing for the Granting of a Class A Liquor License (subject to Fulfillment of License Requirements) for Kennys and Dusties CCH, Inc, 4269 West 167<sup>th</sup> Street, Pursuant to Chapter 13 of the City of Country Club Hills Municipal Code.**

Alderman Evans moved for Council approval of Ordinance No O-13-15, An Ordinance Providing for the Granting of a Class A Liquor License (subject to Fulfillment of License Requirements) for Kennys and Dusties, 4269 West 167<sup>th</sup> Street, Pursuant to Chapter 13 of the City of Country Club Hills Municipal Code. Second - Alderman Davis.

Discussion -it was explained that this had been discussed at both the committee level and at the administrative level.

**ROLL CALL VOTE4** Ayes: Aldermen Lockett, Davis, Glispie, and Evans.

1 Nays Alderman Spivey

0 Absent:

**Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.**

Alderman Evans suggested possible discrimination lawsuit in the granting of a liquor license to Kennys but not to Frank N Lou's.

- C. Approval - An Ordinance Amending Section 3 Article 31 "Multicultural Commission" of the City of Country Club Hills Municipal Code**

Alderman Evans moved for Council approval of Ordinance Amendment No OA-03-15, An Ordinance Amending Section 3 Article 31 "Multicultural Commission" of the City of Country Club Hills Municipal Code. Second - Aldermen Glispie and Lockett. Discussion - It was explained that this had been discussed at the committee level and that the purpose of the volunteer commission was to enrich the lives of the residents by improving the availability of diverse cultural experiences through festivals, displays, holiday celebrations and school functions.

**ROLL CALL VOTE5** Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

**Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.**

**D. Approval - A Resolution Adopting Fishing Rules on All City Waterways**

Alderman Evan moved for Council approval of Resolution No. R-04-15, a Resolution Adopting Fishing Rules on All City Waterways. Second - Alderman Davis. Discussion - Fishing rules were complied by the fishing commission and discussed by the Law, Ordinance and Government Operations Committee and at the Administrative Meeting.

**ROLL CALL VOTE 5** Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

**Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.**

**III. Public Works and Utilities**

**Alderman Glispie,  
Chairman**

**(Committee Meeting TBA)**

**A. Approval -183<sup>rd</sup> Street at Pulaski/Crawford Local Agency Agreement Extension**

Alderman Glispie moved for Council approval of the 183<sup>rd</sup> Street at Pulaski/Crawford Local Agency Agreement Extension. Second - Alderman Lockett. Discussion It was explained that the Local Agency Agreement had expired and IDOT is requesting an extension to 12/31/17. The extension would allow the City's project to remain in the pipeline.

**ROLL CALL VOTE 5** Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

**Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.**

**B. Approval - Resolution for Maintenance - \$379,800 FY 2015/16MFT**

Alderman Glispie moved for Council approval of Resolution No R-05-15, a Resolution for Maintenance -\$379,800 FY 2015/16 MFT. Second - Alderman Lockett. Discussion - It was explained that this item would include monies for street lighting, snow removal, signal maintenance and sidewalk repairs.

**ROLL CALL VOTE 5** Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

**Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.**

**C. Approval - Safe Route to School Program Preliminary Engineering**

Alderman Glispie moved for Council approval of the Safe Route to School Program Preliminary Engineering. Second - Alderman Lockett. Discussion - It was explained that this item would provide for the preliminary engineering for the Safe Route to School Program that would provide Construction of sidewalks near Sykuta School.

**ROLL CALL VOTE 5** Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

**Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.**

**D. Approval - an Ordinance Declaring Certain City Owned Equipment Surplus and Authorizing Its Disposition**

Alderman Glispie moved for approval of Ordinance No. O-14-15 an Ordinance Declaring Certain City Owned Equipment Surplus and Authorizing Its Disposition. Second -Alderman Evans. Discussion - It was explained that 2 of the 5 mobile units at Softwood School are in advanced states of disrepair and authorization for disposal is needed.

**ROLL CALL VOTE 5** Ayes: Aldermen Lockett, Davis, Glispie, Evans and Spivey.

0 Nays

0 Absent:

**Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.**

**IV. Economic Development, Planning, Zoning & Economic Development (TBA)**

**Alderman Spivey, Chairman**

- A. Approval - an Ordinance Authorizing an Economic Incentive Agreement (BMC-CCH, LLC/Michael's Market, Inc.)**
- B. Approval - A Resolution Supporting a Class 8 Real Estates Incentive for Certain Property (BMC-CCH, LLC/Michael's Market, Inc.)**

Alderman Spivey moved for Council approval of Ordinance NO O-15-15, an Ordinance Authorizing an Economic Incentive Agreement for BMC-CCH, LLC Michael's Market, Inc) and Resolution No. R-06-15, A Resolution Supporting a Class 8 Real Estate Incentive for Certain Property (BMC-CCH, LLC/Michael's Market, Inc.) Second - Alderman Lockett. Discussion - Representatives from Michael's Market thanked the City for the ease of the process and explained that the store stock would be 80% perishables, an anticipated opening date sometime in April 2016 and approximately 3 - 3.3 million dollars in renovations. Alderman Evan stated that the presentation regarding the incentive agreement at the administrative meeting was not sufficient. Alderman Spivey stated that this had been presented to and discussed at the committee level and at the administrative level, that 45 -50 full time jobs and several part time jobs will be provided. City Attorney, John Murphey, explained the sales tax incentive, that there will be no outlay of City funds, the market will be purchasing the property from Inland Real Estate, there will be no TIF funds/benefit extended and there is a clause in the Agreement stating that the rebate on sales tax will not be paid unless the property taxes are current. Alderman LOckett explained that the Resolution supporting a Class 8 Reals Estate incentive is

through Cook County and will result in no loss of property taxes to the City. Alderman Davis added that the developer is considering development of the out lot also. Roll Call Vote on both Items A and B as follows:

**ROLL CALL VOTE** 4 Ayes: Aldermen Lockett, Davis, Glispie, and Spivey.

0 Nays

1 Abstain Alderman Evans

(Alderman Evans stated that she felt the 5 minute presentation at the Administrative meeting had not been sufficient for consideration)

0 Absent:

**Motion Declared Carried and Hereby Made a Part of the Original Journal of proceedings this date.**

**V. Insurance, Risk Management & Personnel Alderman Lockett, Chairman  
(Committee Meeting TBA)**

No Report

**VI. Special Committee Theater of the Whole**

Alderman Lockett stated that Construction of the new seating at the theater is approximately 75% complete and the new seats are to be delivered soon.

Alderman Davis moved to open the floor to the public. Second - Alderman Lockett/Davis. Motion Carried Via Voice Vote.

The following individuals addressed the Council:

- Veronica Amen, Country Club Hills, addressed the Council and stated that she was concerned and not satisfied with the work done on her street and driveway. Mayor Ford stated that he will stop by here home and review the situation .
- Karen Peterson, Country Club Hills, thanked the Mayor, City Clerk, and Attorney Coblenz for their donation to the Chamber of Commerce fundraiser. She asked that the other elected officials also contribute. She also stated that she does not feel safe due to burglary incidents in her neighborhood.
- Harry William Jones, Jr. Country Club Hills, addressed the Council and stated that



Alderman Evans had made the motion regarding TIF expenditures and then Alderman Ford had voted for it. He explained to Alderman Davis that the changes to elected officials salaries can be brought out of committee for discussion at any time and that the property assessments need to be reduced. He complimented Alderman Spivey stating that he was pleased to see that questions were asked in committee.

Ralph Tolbert, Country Club Hills, questioned the parameters and requirements for businesses to receive TIF funds, stated that the theater seating was not a legal use of TIF funds, and stated that the grocery store would eliminate theater parking and inquired as to whether anyone had a plan for the proposed parking. He concluded by stating that monies should be borrowed from the TIF funds to provide a property tax rebate.

Alderman Davis moved that the floor be closed to the public. Second - Alderman Lockett. Motion Carried Via Voice Vote.

## **9. Aldermen's Reports**

- Alderman Spivey advised residents to be aware of their surroundings as a matter of safety, announced a Ward 4 meeting at the Fire Station on Thursday from 7 - 8 pm and stated that he felt the security cameras were a good idea. He stated that he had taken 36 Softwood students to the Chicago Classic and was looking forward to more events of this type. He thanked Pastor Carl White and Pamela White and concluded by stating the Monarch Place block party had been a success.
- Alderman Evans stated that a Law, Ordinance and Government Operations Committee meeting is scheduled for Thursday, October 8, 2015 at 6:30 pm. She questioned a class A liquor license being given to Kenny's and not to Frank N Lou's. She stated that she felt that additional information was needed regarding the economic incentive agreement for Michael's and that she would have liked to have presented the information to her constituents prior to her voting on the item. She stated that the former Mayor had sent letters to businesses regarding available TIF funds and that the process for disbursement of funds has been revamped. She suggested security lights, motion detection lights, cameras, security screen doors and dogs for residents to consider as crime detection measures.
- Alderman Spivey thanked Dr. Thomas, Ms Harris, and Mr. Craig for their assistance with the outing to the Chicago Classic. He stated that Rich Central and Howard University had won the Battle of the Bands in their respective divisions.
- Alderman Glispie thanked the residents for their efforts and support in beatification, stated that the street repairs in Ward 1 were 99% complete, reminded everyone that branch pick up North of 183<sup>rd</sup> Street is October 24 and South of 183<sup>rd</sup> Street is October 17 and state that vegetation and branch clean up will be taking place in the Nob Hill subdivision over the next 3 months.
- Alderman Lockett thanked everyone for their attendance, advised caution as children are back in school, stated that Country Club Hills has less crime than surrounding municipalities, welcomed the new grocery store, reminded everyone of the branch pick up dates and thanked the Mayor for his efforts in the Michael's Market project.

- Alderman Davis stated that the aldermanic expense line item was cut to \$3900, stated that more work should have been done by the Council regarding the establishment of video gaming, that Kennys is an established business. He stated to Alderman Spivey that the TIF issues had abruptly become his (Spivey's) responsibility and that he (Spivey) had done a good job. He concluded by stating that the memorial flame in front of City Hall was not operating properly.
- Mayor Ford stated that the City has a parking solution in place regarding the theater, that tickets for the Chamber of Commerce event are available for purchase from Karen Peterson and that the Michael's Market items were presented and discussed at the committee level before moving to the Administrative meeting agenda.

A motion to adjourn was made by Alderman Lockett Second - Alderman Evans. Motion Carried Via Voice Vote and hereby made a part of the original journal of proceedings this date.

Meeting adjourned at 8:23

Respectfully submitted  
Deborah M. McIlvain, City Clerk