



**CITY OF COUNTRY CLUB HILLS**

**ADMINISTRATIVE MEETING OF THE CITY COUNCIL**

**Meeting Minutes**

**February 3, 2020 - 7:00pm**

**1. An administrative meeting of the City Council, City of Country Club Hills, County of Cook, State of Illinois, was held in the City Hall, 4200 W. 183<sup>rd</sup> Street at 7:01 p.m.**

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

Aldermen Lockett, Davis, Glispie, Spivey and Mayor Ford  
Alderwoman Evans was excused as absent

**3. SET COMMITTEE MEETINGS:**

**Finance: February 6, 2020 – 12:00pm**

**Law & Ordinance and Government/Contract Compliance – TBA**

**Public Works & Utilities – February 4, 2020**

**Economic Development, Planning & Zoning - TBA**

**Insurance, Risk Management and Personnel - TBA**

**4. Mayor – James W. Ford**

**Discussion:**

**A. New Commissioner Appointments.**

Mayor Ford shared there were (4) applications for Commission volunteers from the following: William Jenkins - Pastoral Commission, Richard Taylor – Commission TBD, Eddie Parker - Fire and Police Commission and Michael Perry – Fire and Police Commission. All potential Commissioners have been interviewed and are ready for appointment except Richard Taylor. Mayor presented applications for Jenkins, Parker and Perry and Ald. Spivey will contact Mr. Taylor to reschedule his interview prior to the Regular City Council Meeting February 10, 2020 to be placed on the agenda. All were in agreement to move Jenkins, Parker and Perry for the next Council Meeting for vote.

**B. New Restaurant and Liquor License**

Mayor shared he would like the council to consider (2) new restaurant liquor licenses as there are (2) new restaurants that will be coming to Country Club Hills. Mayor was not at liberty to announce the names of the businesses at this time. Mayor shared there are 20

licenses per ordinance and he would like to add (2) additional licenses. Ald. Spivey confirmed adding (2) additional would bring us to (22) and this was confirmed by Mayor Ford. Ald. Spivey asked the classification for a restaurant liquor license and it was noted as (B). Ald. Davis inquired as to how licenses are managed when a business closes. Mayor communicated the license dies with the business and available for the next business. Attorney Tiffany Nelson-Jaworski asked to be recognized and noted ordinance 13.3.05 of the city code regarding liquor licenses availability and reduction of licenses which she stated is reduction by attrition meaning for ex. If Bob's Bar closes and it was a class (A) and there were (10) class (A)'s the availability would reduce from (10) to (9). This would affect the overall availability of licenses. She shared according to the code whenever a business comes to the City, the business needs to come before the council to create an additional license then given out to whomever is qualified, based on the criteria, and upon approval from the liquor commissioner. Ald. Spivey asked for clarity for Hook-N-Reel i.e. Applebees license died so now Hook-N-Reel will have to apply. Attorney Nelson-Jaworski shared it would have to come to the council for recreation of the license which would be class (A) for a restaurant. Atty shared when Applebees left that license was available and before Hook-N-Reel comes in the liquor license needs to come before the councils to be recreated. Mayor shared we have more than (4) class (B) licenses and Attorney Nelson-Jaworski shared that should not be according to the ordinance online. Mayor the online needs to be updated and it will go to Law & Ordinance Ald. Glispie. Mayor shared past practice has been to hold the liquor license and grant it to the next business that comes to the location. Mayor shared if this is not what is in the code then it needs to go back to committee. Attorney Nelson-Jaworski then requested an updated version of municipal code Chapter 13, Article 3 titled "Sale and Control of Alcoholic Beverages and asked this be considered a FOIA request. Attorney Nelson-Jaworski questioned the accuracy of the online liquor code for herself as well as the public. Mayor reiterated this will go to committee because this has been handled this way per past practice. It was agreed some amendments are needed to Chapter 13. Ald. Spivey shared we need to follow the code. Attorney Nelson-Jaworski shared if it is the will of the council to change section A to reflect the number and add additional licenses and the current actions are in conflict with the city code displayed on the website.

### **C. Country Club Hills Theater Contract**

Mayor announced a theater committee meeting will be scheduled this week on Thursday and the time is TBD. Mayor will confirm the availability of J&J.

## **5. Committee Reports**

### **I. Finance**

**– Alderman Lockett**

Mayor shared we will hold off on discussion for the line of credit and Ald. Lockett shared it was approved and Donna can be reached for discussion if needed. Mayor shared we will bring this item back to the next Admin meeting.

**II. Law, Ordinance, Government Operations & Contract Compliance**

– Alderman Glispie

**No Report**

**III. Public Works and Utilities**

- Alderman Davis

Alderman Davis shared the Homewood Disposal contract will be the topic of discussion during the Public Works meeting 2.4.2020 4:30pm.

**IV. Economic Development, Planning & Zoning**

- Alderman Spivey

**A. Discussion of Zoning Change for Cargo Vans of Chicago Vans Chicago LLC II**

Ald. Spivey Mr. Sam Jody owner of Cargo Vans of Chicago LLC II, who is requesting a zoning change for his 182<sup>nd</sup> and Pulaski property from C1 to C3. Commissioner Aaron Jones shared Mr. Jody is requesting a zoning change from a Car Wash to a Used Car Lot. This item was approved by the Zoning Board and it is now under review by the city council. Ald. Davis inquired as to the site and that was clarified by the aldermen. Mayor Ford inquired as to whether this item was not agreed upon by the council at a previous admin meeting. The aldermen shared there had been previous general discussion and Mayor recalled the council as a whole did not want a Used Car Lot at that location. Mr. Jody inquired as to what the concerns as to what the determining factors were as to why the council did not want the Used Car Lot. Ald. Glispie was concerned about safety, entering and exiting on Pulaski. Mr. Jody inquired as to why there were no concerns about the Car Wash because it had entrances and exits. Ald. Lockett shared the southland has experienced Used Car Lots with older vehicles that were not in good condition and it is in the heart of the neighborhood. Ald Lockett shared he was in the car business for over 30 years. Mr. Jody shared the State if IL passed a law that vehicles over 10 years or older with over \$150,000 must have a warranty. Mr. Jody shared he is on 91<sup>st</sup> & Harlem Ave in Bridgeview and is now in Mokena. His Mokena location is on Lagrange which is a very busy intersection and if Mokena, who welcomed him with open arms, does not have a problem he is not sure why the council has a problem with his potential location on Pulaski. Mr. Jody understands cars with hoods up and no warranties and that

is now how he runs his businesses. He has been in business for over 30 years right out of high school and has made a very good living off of it. Mr. Jody shared he understands the concern about the residences on Pulaski however, there is a property next door to his business on Pulaski. Mayor shared that is not in Country Club Hills. Mayor shared some of the properties on the East side of Pulaski are unincorporated and not a part of the City. Mayor then asked Attorney Tiffany Nelson-Jaworski if she was done speaking and she asked for clarity if Mr. Jody's request was approved by the Zoning Board and if the ZBA considered this spot zoning. Spot zoning is not allowed...for example if someone wanted to have a residential spot zoned as commercial. Mayor shared the zoning for this property is currently commercial and the Zoning Board makes a recommendation and the final approval is provided by the council. Mayor shared the consensus of the council is this item is not approved. Ald. Glispie inquired as to how Mr. Jody will remove the run off oil from the older vehicles. Mr. Jody shared all of his vehicles are maintained and detailed off site and are in good condition. Ald. Davis inquired as to the average car price of \$5,000 which would be older and leak oil, he also shared his concern about the business in a residential area as well as the aesthetics. Mr. Jody shared there is a plumbing company and Ald. shared the plumbing business items are covered and you wouldn't know it was there. Mr. Jody said it nice because someone gave him an opportunity. Ald. Glispie asked Mr. Jody if he had pictures of his business or a business card and he did not. Mr. Jody provided the website of [www.Cargovansofchicago](http://www.Cargovansofchicago) and there is one in Mokena and Midland Truck Center at 91<sup>st</sup> & Harlem. Mayor then shared with Mr. Jody we can't continue the discussion but we will move this forward to the council for a vote and that will determine what we want to do as a city during the next Regular City Council Meeting Monday February 10, 2020 7:00pm.

#### **B. Discussion of Ordinance Amending "Regulation of Cannabis"**

Ald. Spivey offered Mayor Ford to present. Mayor Ford shared the previous Ordinance Amendment was for medical and recreational dispensaries. This Ordinance Amendment is to add craft grower, cultivation etc. to the ordinance because each one is a separate license. Over the last 3 weeks the city has received inquiries for cultivation and craft growers. There is an interest and the city needs to be prepared and move forward towards these interests. There is currently (3) developers to visit the Capital Dog Food site because of its' expansive warehouse availability. The owner is not looking to sell but there are great possibilities with the location. Ald. Lockett shared there are restrictions for growers as they are only allowed to a certain amount. There was a lady who visited last week came with her financier. There was a questions as to the benefits for the city and it was shared the (3%) taxes and the city can negotiate a fair share. Mayor shared he would like the council to vote on reinstating an additional liquor license at the next regular city council meeting. Attorney Nelson-Jaworski inquired as to whether there have been any liquor licenses issued and per Mayor there were none. Attorney Nelson-jaworski suggested amending the ordinance for any businesses that have been given out.

Mayor shared John Murphey will take care of the Ordinance Amendments. Ald. Lockett asked about Cooking Canvas whether it is open or not because of a sign in the window. Commissioner Jones will look into this. Mayor shared there was an incident at Ruby's over the weekend and it is closed until the owner meets with the him. Ald. Lockett inquired about activity at AAG and Mayor and Commissioner Jones shared the owner may be in the process of moving items out and selling the business/building. Ald. Lockett asked about the Blue Lagoon which according to Facebook it is Benzino's Lounge. Mayor shared the business has a 30 day license and the owner will come in and talk to the Mayor and John Murphey. Ald. Spivey attended her grand opening and her menu has not changed and she has a business partner. Ald. Spivey does not see a restaurant by day and a club by night. Ald. Shared the owner changed the name of the restaurant for branding purposes. Mayor will meet with the owner to discuss the role of her new business partner.

**V. Insurance, Risk Management & Personnel**

**- Alderwoman Evans**

**No Report**

**6. Alderman Lockett motioned to open the floor to the public**

**Second Ald. Davis**

**Motion was moved via voice vote**

Commissoiner Tom Hill would like to see the council include all 6 licenses for Cannabis to avoid having to come back to amend the Ordinances.

**Ald. Lockett motioned to close the floor to the public**

**Second- Ald. Davis**

**Motion passed via Voice Vote**

**7. Adjournment**

**Ald. Lockett motioned to adjourn**

**Second – Alderman Glispie**

**Motion Carried Via Voice Vote**

Meeting adjourned at 7:45 p.m.

Respectfully submitted



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Patricia D. Hutson, City Clerk