



## REGULAR CITY COUNCIL MEETING MINUTES

4200 W 183rd St. Country Club Hills, IL 60478

Monday, October 09, 2023 at 7:00 PM

### 1. CALL TO ORDER – JAMES W. FORD, MAYOR

A Regular Meeting of the City Council, City of Country Club Hills, Cook County, State of Illinois, was held in the City Hall 4200 W. 183<sup>rd</sup> Street at 7:02PM. The meeting was called to order by the Honorable Mayor James W. Ford.

### 1a. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by all in attendance and lead by Mayor James W. Ford.

### 2. ROLL CALL – PATRICIA D. HUTSON, CITY CLERK

Alderman Lockett, Davis, Spivey, Edwards, Hutson and City Treasurer Steven Burris. Also in attendance were City Administrator-Carl Estelle and the Administrative Cabinet.

### 3. INVOCATION – CLERGY OR DESIGNEE

The Invocation was not held at this meeting.

### 4. JOURNAL PROCEEDINGS

#### Approval of Meeting Minutes:

#### A. Approval - Meeting Minutes for the Administrative Meeting September 18, 2023

Approval - Regular City Council Meeting Minutes for September 18, 2023

Alderman Lockett moved for City Council approval of Regular Meeting Minutes 09.18.2023. Second, Alderman Edwards. Discussion-None.

ROLL CALL VOTE: Ayes: 5 Alderman Lockett, Davis, Spivey, Edwards and Hutson

Nays: 0

Abstains: 0

Absent: 0

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

**5. COMMUNICATIONS AND REPORTS BY MAYOR FORD:**

**A. Approval - The City of Country Club Hills 2023 Comprehensive Plan**

Alderman Edwards moved for City Council approval of The City of Country Club Hills 2023 Comprehensive Plan. Second, Davis. Discussion- Alderman Edwards shared he is an urban planner he would like to see more information and he will try to work with the planners next time.

ROLL CALL VOTE: Ayes: 5 Alderman Lockett, Davis, Spivey, Edwards and Hutson

Nays: 0

Abstains: 0

Absent: 0

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

**B. Presentation - Lolita Coleman, PhD of "Sisters Working it Out" in Recognition of October as Breast Cancer Awareness Month**

Mayor for asked Ms. Coleman to come forward and share information on the program. Ms. Coleman shared she is a resident of Country Club Hills and represents Sister Working it Out a Southland Organization that supports Breast Cancer survivors and those going through Breast Cancer. She shared they are feeding 253 patients, transportation to chemo therapy free of charge and thanked the Mayor and Council for the opportunity to share information and accept donations on the part of the organization. Alderman Lockett asked how many are in the organization and she shared there are four with boots on the ground.

Alderman Edwards moved for City Council approval to accept the report shared by Ms. Coleman. Second, Davis. Discussion- None.

ROLL CALL VOTE: Ayes: 5 Alderman Lockett, Davis, Spivey, Edwards and Hutson

Nays: 0

Abstains: 0

Absent: 0

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

Mayor Ford asked everyone to join Ms. Coleman and present the donations and pledges, take a picture and Clerk Hutson shared all donors will receive a pin for their contributions.

**6. CITY CLERK'S REPORT – PATRICIA D. HUTSON, CITY CLERK**

Clerk Hutson shared she had a pleasure attending the Beautification Awards as she and her family were recipients as well. She thanked all residents and commissioners for their hard work.

**7. COMMITTEE REPORTS:**

**Finance, Insurance, & Risk Management – Alderman Lockett, Chairman**  
(Committee Meeting – TBA)

**A. Approval - Accounts Payables as of October 9, 2023**

Alderman Lockett moved for City Council approval of vouchers in the amount of \$549,446.49 for 10.09.2023 as funds are available. Second, Alderman Davis. Discussion – None

ROLL CALL VOTE: Ayes: 5 Alderman Lockett, Davis, Spivey, Edwards and Hutson  
Nays: 0  
Abstains: 0  
Absent: 0

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

**B. Approval - The City of Country Club Hills and Richmond Agreement**

Alderman Lockett moved for City Council approval of the Richmond Retirement Agreement. Second, Alderman Spivey. Discussion – None

ROLL CALL VOTE: Ayes: 5 Alderman Lockett, Davis, Spivey, Edwards and Hutson  
Nays: 0  
Abstains: 0  
Absent: 0

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

**Law, Ordinance, Government Operations & Contract** – Alderman Hutson, Chairman  
(Committee Meeting – TBA)

**A. Approval - MABAS Ordinance**

Alderman Hutson moved for City Council approval of the MABAS Ordinance O-15-23. This is the Mutual Aid Box Alarm System agreement that will allow Country Club Hills, Matteson, Tinley Park, Hazel Crest and other Southland Municipalities to join together when needed for fire, ambulance and other emergency response situations. Second, Alderman Spivey. Discussion – None.

ROLL CALL VOTE: Ayes: 5 Alderman Lockett, Davis, Spivey, Edwards and Hutson

Nays: 0

Abstains: 0

Absent: 0

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

**Public Works and Utilities** – Alderman Davis, Chairman  
(Committee Meeting – TBA)

**A. Approval - IGA with Cook County Invest in Cook Funding for \$200,000 for the design engineering costs for the BP Pipeline Shared-Use Path from Flossmoor Rd. to 175th St.**

Alderman Davis moved for City Council approval of the IGA with Cook County Invest in Cook Funding for \$200,000 for the design engineering costs for the BP Pipeline Shared-Use Path from Flossmoor Rd. to 175th St. Alderman Davis shared this was approved in 2018 and this is the second phase. He shared the project will connect two separate trail systems on BP Pipelines from 175<sup>th</sup> to Flossmoor Rd. Second, Alderman Lockett who also shared the \$200,000 is from a grant. Discussion – None

ROLL CALL VOTE: Ayes: 5 Alderman Lockett, Davis, Spivey, Edwards and Hutson

Nays: 0

Abstains: 0

Absent: 0

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

**B. Approval - IDOT Resolution for Preliminary Engineering (Phase I and II) and Engineering Agreement for the Installation of School Zone Signage**

Alderman Lockett moved for City Council approval of the IDOT Resolution for Preliminary Engineering (Phase I and II) and Engineering Agreement for the Installation of School Zone Signage. Alderman Davis shared this was also approved in 2018 and the original project was to extend the sidewalk near Southwood Middle School West to Cicero Avenue along with the flashing signage for Southwood, Meadowview, Sykuta and Knob Hill. Second, Alderman Spivey. Discussion – None

ROLL CALL VOTE: Ayes: 5 Alderman Lockett, Davis, Spivey, Edwards and Hutson

Nays: 0

Abstains: 0

Absent: 0

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

Alderman Davis also shared and update with DECO that all street and curbs resurfacing has been completed.

**Economic Development & Planning, Zoning & Development – Alderman Spivey, Chairman**  
(Committee Meeting – TBA)

Alderman Spivey shared that Wal-Mart parking lot project should complete in three weeks. He also shared that Mr. Whittenauer has some plans for the space next to Big Lot's.

**Education, Parks & Recs – Alderman Edwards, Chairman**  
(Committee Meeting – TBA)

Alderman Edwards asked for a moment of silence for a resident who recently passed away. He spoke with the principal of Knob Hill and he wants to schedule drills for students. He has scheduled a meeting with the principal of Chateaux. Lastly, he has scheduled an unofficial meeting October 24<sup>th</sup> at 5:30pm with #144, #227 and #160.

**8. MOTION TO OPEN THE FLOOR TO THE PUBLIC**

Alderman Edwards moved for City Council approval to open the floor to the public. Second by Alderman Spivey. Discussions – None

ROLL CALL VOTE: Ayes: 5 Alderman Lockett, Davis, Spivey, Edwards and Hutson

Nays: 0

Abstains: 0

Absent: 0

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

## **9. PUBLIC PORTION OF MEETING**

Lynn Barnes, resident, shared she was very concerned about her reassessment of her property taxes which resulted in an increase of \$100,000 and this will increase her taxes by \$5,000. She wanted to know what is the plan to assist. Mayor Ford shared the city does not adjust the rate. He directed her to attend a meeting tomorrow evening with the Cook County Assessor and others in Tinley Park Convention Center 6pm.

Carl Washington, resident, with his wife Sharon. He was concerned about the website and Facebook. He wanted to know the best method to find information on what is happening and upcoming meetings and events. He also shared his concern for maintenance of city properties especially the building in the community park area on 175<sup>th</sup> St. Lastly, Mr. Barnes thanked all involved for the beautiful resurfacing of 178<sup>th</sup> St and asked about the process of getting the grass cut on abandoned properties.

Vaughn Harris, resident over 16years, shared his response to the Comprehensive Plan approved during tonight's meeting. Mr. Harrison said it is his sincere desire to support and transform Country Club Hills into a stable and safe community to be used as a model for a predominately black community. Mr. Harrison read Exhibit "A" attached.

## **10. MOTION TO CLOSE FLOOR TO THE PUBLIC**

Alderman Lockett moved for City Council approval to open the floor to the public. Second by Alderman Edwards. Discussions – None

ROLL CALL VOTE: Ayes: 5 Alderman Lockett, Davis, Spivey, Edwards and Hutson

Nays: 0

Abstains: 0

Absent: 0

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

## **11. ALDERMANIC REPORTS**

**Alderman Hutson shared the sink hole at 179<sup>th</sup> is due for repair by mid October as the city has been involved in ongoing conversations for several months regarding this repair. He shared this is a concern for the homeowners in that area and the contractor has scheduled the repair for October depending on the weather and ground conditions for that area. Alderman Hutson then shared he has submitted the sidewalk and street repair list to public works and will add additional repair request to public works. Lastly, he along with Mayor Ford and public**

works met with residents in the 4600 block of 175<sup>th</sup> Pl regarding ongoing issues with trees, water and IDOT. The concerns have been submitted to IDOT and they are awaiting the response.

Alderman Davis addressed Ms. Barnes property tax concern and shared the Rich Township appeal date is October 23<sup>rd</sup>. He thanked Mayor and the city for staying on top of the Semmer dirt removal project. Alderman Davis commended Mr. Harrison for his views on the city projects. Lastly, he shared the fresh food giveaway at Cornerstone Church, 4101 W Flossmoor Rd October 30<sup>th</sup>.

Alderman Lockett commended Ms. Coleman of “Sisters Working It Out” and encouraged her to continue her good work for those in need. He also congratulated everyone for their Beautification Awards. He asked for a moment of silence for former CSO – David Ball who recently passed away. Alderman Lockett then reminded everyone to be mindful of the children walking in the streets.

Alderman Spivey thanked Public Works Director Agpawa for his hard work in the 4<sup>th</sup> Ward and thanked the Commission for their hard work as well. He also thanked Ms. Coleman for her hard work. Alderman Spivey also commended Mr. Ball for his hard work with the Theater. Lastly, Alderman Spivey shared “The 100 Black Men” are hosting an event from 9am to 2pm for scholarships.

Alderman Edwards shared the grass for vacant should be cut every two weeks and if it is sent to him and he will forward the requests to the Building Dept. He also shared he would like to have seen a Cook County representative attend the upcoming Community Partnership Meetings. Lastly, he commended Mr. Harrison and agreed the field house on 175<sup>th</sup> St. is in need of maintenance.

Treasurer Burris shared the owner, Keith Pryor, of Dock’s on 167thSt contacted him and is in desperate need of employees i.e. cooks, cashiers and shift managers for the restaurant.

Mayor Ford shared the city is in need of Building Inspectors as well. He then addressed Mr. Washington’s communication concern and shared information is shared via Facebook, water bills and Channel 4. Mayor Ford shared the Beautification Award Ceremony was great and flyers were passed out on the tax review meeting tomorrow. Mayor Ford shared information on applying for FEMA disaster relief at [fema.gov](https://www.fema.gov).

Alderman Lockett shared there are upcoming Community Partnership meeting scheduled for October 18<sup>th</sup> Wards 1,2 & 3 and October 19<sup>th</sup> Wards 4 & 5 6pm in the lower level of City Hall. Mayor Ford then shared all departments will be in attendance for informational updates.

**12. ADJOURNMENT**

**Alderman Edwards moved for adjournment. Second by Alderman Hutson. Discussion – None**

ROLL CALL VOTE: Ayes: 5 Alderman Lockett, Davis, Spivey, Edwards and Hutson

Nays: 0

Abstains: 0

Absent: 0

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

The meeting adjourned at 7:43pm

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Patricia D. Hutson". The signature is fluid and cursive, with the first name "Patricia" being more prominent and the last name "Hutson" following in a similar style.

Patricia D. Hutson, City Clerk





## Feedback to Country Club Hills Elected Officials regarding the CCH Comprehensive Plan – Oct, 2023

### Greetings CCH Elected Officials,

I wish to start off with a quote from Article 25 of the Journal of Comparative Urban Law and Policy written by David Rouse entitled, "The Future of the Comprehensive Plan"

*In the 20th century, comprehensive plans were organized into discrete topical elements that focused on physical development; were developed through top-down processes with limited citizen engagement; and were largely implemented through zoning codes and ordinances. A new comprehensive planning model began to materialize in the closing two decades of the century and has become established in practice. The prototypical 21st century comprehensive plan addresses community values and issues identified through community engagement, is organized around cross-cutting themes rather than topical elements, and explores dimensions (for example, health, equity, and sustainability) that transcend land use and physical development.*

I am sincerely appreciative of the efforts of the CMAP team, as they were able to deliver a strategic framework that I began asking Mayor James Ford about on December 8, 2016 (almost 7 years ago) when I met with him to, at that time, volunteer my services and support in the development of a written Country Club Hills strategy (a copy of my Agenda for that meeting has been included in this package).

Note however, that my appreciation of, and respect for the CMAP team should not be confused with satisfaction of the finished product (**It is understood that their assignment was time-bound, and as a result, influenced outcomes**). Without going into the details about all the missed opportunities, some of which I have already identified in writing and attempted to identify verbally, the most recent notification shared during the September 18, 2023 Administration Meeting, I would like to highlight a few of the more critical missed opportunities.

While all the opportunities may not be explicitly written in the American Planning Association's Comprehensive Plan Standards for Sustaining Places, they align with the spirit of working to respond to what the APA calls Monumental Challenges...**more monumental, I believe, when dealing with predominantly African American communities** (CCH 87.7% Black). These opportunities are transformative and are **CRITICAL** in an increasingly polarizing United States, the age of potentially sentient Artificial Intelligence (A.I), and the widening wealth gap between the median Black Household wealth (\$24,000) and the median White Household wealth (\$189,000) in America.

- 1) **When appropriate**, and as aligned with the needs of the community, a sustainable and competitive socio-economic strategy in the 21<sup>st</sup> Century requires a deep understanding of the educational strategy to help improve the long-term outcomes of the community.

*"Education allows societies to thrive and progress. A community with more educated people is more likely to contribute to its environment positively. Because of this, education is becoming an increasingly important aspect of society, resulting in governments investing more in it than ever before." (eLearning Inside)*

*Research indicates that children from low-SES (socioeconomic) households and communities develop academic skills slower than children from higher SES groups (Morgan, Farkas, Hillemeier, & Maczuga, 2009). For instance, low SES in childhood is related to poor cognitive development, language, memory, socioemotional processing, and consequently poor income*

and health in adulthood. The school systems in low-SES communities are often under resourced, negatively affecting students' academic progress and outcomes (Aikens & Barbarin, 2008). Inadequate education and increased dropout rates affect children's academic achievement, perpetuating the low-SES status of the community. Improving school systems and early intervention programs may help to reduce some of these risk factors; therefore, increased research on the correlation between SES and education is essential.

(American Psychological Association)

- A. During a formal meeting with a CMAP team member (11/2022), the feedback I received was that assessing education systems are not typically part of the development of a Comprehensive Plan.
  - i. This is understood, however the needs of predominantly African American communities are not typically understood by systems that have been formed by historically discriminatory systems. As a result, transformative ideas must be considered in order to ensure a sustainably thriving future for Black Communities.
- 2) **Authentic Participation** (APA Principle 7.2) - A robust comprehensive planning process engages a wide range of participants across generations, ethnic groups, and income ranges. Especially important is reaching out to groups that might not always have a voice in community governance, including representatives of disadvantage and minority communities.
  - A. Survey errors were identified on 7/20/2022 however there is no indication that the original survey was reworked to ensure data accuracy.
  - B. The number of respondents and sample size to achieve favorable Confidence with a 5% margin were previously discussed with the CMAP team (2022), then raised again during the September 18, 2023 Administrative Meeting.
    - i. The Standards for Statistical Surveys state the following:

**Survey Design**

*Standard 1.2: Agencies must develop a survey design, including defining the target population, designing the sampling plan, specifying the data collection instrument and methods, developing a realistic timetable and cost estimate, and selecting samples using generally accepted statistical methods (e.g., probabilistic methods that can provide estimates of sampling error). Any use of nonprobability sampling methods (e.g., cut-off or model-based samples) must be justified statistically and be able to measure estimation error. The size and design of the sample must reflect the level of detail needed in tabulations and other data products, and the precision required of key estimates.*

**Survey Response Rates**

*Standard 1.3: Agencies must design the survey to achieve the highest practical rates of response, commensurate with the importance of survey uses, respondent burden, and data collection costs, to ensure that survey results are representative of the target population so that they can be used with confidence to inform decisions.*

- 3) **Authentic Participation** (APA Principle 7.6) - Communications channels that can be used throughout the planning process include traditional media, social media, and Internet-based platforms. Different constituencies may prefer to engage through different channels.
  - A. I sent an email to the CCH CMAP team member (6/30/2023) congratulating him on the Facebook post and offered ways to improve engagement (no response received).
  - B. In what could be interpreted as a cruel jest, specifically for a community predominantly populated by African Americans, a decision was made to leverage fried chicken to help increase participation ("First 50 attendants will get a George's Shrimp & Chicken dinner!").
- 4) **Comprehensive Plans** should conform, at a minimum, to the American Planning Association (APA) comprehensive plan standards.
  - A. When attempting to engage the CCH CMAP team member during Community Meeting #3 (7/13/2023), I asked what the measures of success were. The CCH CMAP representative informed me that there were no specific measures of success, and that delivery of the plan was the goal.
    - i. The APA has a scoring matrix, with a Level of Achievement scoring system, which should be used when evaluating the performance of the plans development (This is indeed a framework for determining the measure of success).

5) **General comments:**

- A. The CCH Comprehensive Plan should have a **prioritized** focus on the plan to reduce crime. This is exceedingly critical as per capita crime rates increase, and the type of crimes become more violent.
  - i. Community Survey 1 stated, "There is a rising concern of crime amongst respondents."
- B. The CCH Comprehensive Plan should revisit and perform data-driven deep dives on Recommendation 3 (Page 78 | Implementation) - Update zoning to support and introduce multi-unit residential such as condos and apartments.
  - i. This is an example of a Comprehensive Plan development system that doesn't fully understand or identify with the negative outcomes of specific communities. Further, it is indeed the reason why "Authentic Participation" is a principle of the APA Standards.
- C. The CCH Comprehensive Plan should revisit and perform data-driven deep dives on Recommendation 6 (Page 86 | Implementation) – Ensure that there is a translator at every city meeting and that all staff-made advertisements are posted in both English and Spanish.
  - i. The Comprehensive Plan says that Spanish is the Second Highest language spoken in Country Club Hills homes, however it doesn't inform the reader that this 2<sup>nd</sup> highest language spoken only represents 1.3% of the population, which only accounts for 129 residents out of the 16,775 "Speak English Less than "Very Well"". The data does not support the investment, and without data that shows the trajectory of demographics, the suggestion should not be accepted.

Ultimately, it is my sincere ongoing desire to assist the community which I have called home for the last 16 plus years, and help transform it into a competitively sustainable and safe community that can be used as a model for predominantly Black Communities worldwide. The transformation will indeed require a disruption in the way things have been, that is, the status quo, but the disruption will be necessary for the existence of not only Country Club Hills, but predominantly Black Communities around the world.

Vaughn Harrison, BSEET,MPM,CSSMBB  
Engineering, Six Sigma, Program Management Professional  
Disrupting and Transforming the Status Quo  
[www.VaughnHarrison.com](http://www.VaughnHarrison.com)  
[Vaughn@VaughnHarrison.com](mailto:Vaughn@VaughnHarrison.com)

### **What does Country Club Hills look like in 5 or 10 years?**

- Increased poverty?
- Increased wealth?

### **What are the priorities for Country Club Hills?**

- Economic Growth? (Business Development, Housing Development, etc.)
- Community Safety? (Ensuring all residents, visitors, etc. are safe)
- Sustainability of current conditions? (focus on maintaining the current environmental conditions.)
- Quality of life? (Parks, Recreation, etc.)
- Cost Savings/Reductions?
- Gentrification and/or Control as the result of Chicago gentrification efforts?
- Increased Homeownership?

### **How do the priorities align with the Vision and Mission of Country Club Hills?**

### **What is the corporate Vision and Mission of Country Club Hills?**

The **vision** will set the tone and establish the aspirations of Country Club Hills. Example Vision: Country Club Hills aspires to be the trailblazer of suburban living communities and will serve as a framework/model for suburban communities nationwide to learn from (Note: This is an unacceptable vision. These are just quick notes written in preparation for 12/8/2016 meeting).

The **mission** will provide the framework for the methodology/strategy we use in which to achieve the vision.

### **Has a metric/data driven project timeline, based upon a measureable baseline data been established to help identify critical milestones with respect to community objectives?**

- Crime data
- Demographic data

### **How is Country Club Hills measuring success?**

- What internal indicators are being used to evaluate current status with respect to strategic directions?

### **How are city committees and commissions aligned with the overall strategic direction of Country Club Hills?**

- Does alignment exist?
- Are cross-functions city teams disjointed?