

Trustee Lee called the meeting to order at 7:00 p.m. Trustee Lee asked everyone to rise for the Pledge of Allegiance.

Trustee Sperling moved to appoint Trustee Lee as Village President Pro Tem in the absence of President Brolley. Trustee Jungermann seconded this motion.

6 Yea. 0 No. Motion carried. Trustee Jungermann, Trustee Marecek, Trustee Bond, Trustee Sperling, Trustee Lee, Trustee Heinz voting yea.

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| <b>Roll Call</b> |
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| Trustee Sperling | Yea | Trustee Jungermann | Yea |
| Trustee Lee      | Yea | Trustee Marecek    | Yea |
| Trustee Heinz    | Yea | Trustee Bond       | No  |

Also present: Administrator Jeff Zoepfel, Attorney Steve Andersson, Chief of Police Daniel Meyers, Deputy Chief Armando Sanders, Director of Public Works Todd Hoppenstedt, Director of Finance Justin VanVooren, Director of Community Development Rich Young, Engineer Peter Wallers, Members of the Press and others.

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| <b>Public Participation</b> |
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**A. Public Comments (Two Minute Opportunity).**

There were no public comments this evening.

**B. Proclamation Designating May 1-7, 2016 as Municipal Clerks Week.**

Trustee Sperling moved to **approve the Proclamation Designating May 1-7, 2016 as Municipal Clerks Week.** Trustee Jungermann seconded this motion.

6 Yea. 0 No. Motion carried. Trustee Sperling, Trustee Lee, Trustee Heinz, Trustee Jungermann, Trustee Marecek, Trustee Bond voting yea.

**C. Proclamation for Rain Barrel Month.**

Trustee Jungermann moved to **approve the Proclamation for Rain Barrel Month.** Trustee Sperling seconded this motion.

6 Yea. 0 No. Motion carried. Trustee Jungermann, Trustee Marecek, Trustee Bond, Trustee Sperling, Trustee Lee, Trustee Heinz voting yea.

**D. Proclamation for Building Safety Month in May 2016.**

Trustee Jungermann moved to **approve the Proclamation for Building Safety Month in May 2016.**  
Trustee Marecek seconded this motion.

6 Yea. 0 No. Motion carried. Trustee Jungermann, Trustee Marecek, Trustee Bond, Trustee Sperling, Trustee Lee, Trustee Heinz voting yea.

**E. David Howat from Inland Regarding a Sales Tax Incentive Request.**

Mr. Howat reviewed with the Board various businesses that he has been in contact with in regards to the Ogden Hill development, specifically mentioning Binny's. He then summarized his last visit and addressed some misconceptions in regards to the request that was presented. He stated that the request is of fundamental importance of the project if they do not want to lose the tenants to down the street. They heard from Firehouse Subs that they are committed to the site and want a drive thru. Mr. Howat stated that he wants to differentiate this request by stating it is not precedent setting due to the fact that there is already a sales tax incentive in place; however, this would be a stand-alone request for a ten-year sales tax incentive and they would adjust the equal sharing amount between the developer and the Village. They are requesting four additional years be added onto the existing six years that are left on the current sales tax incentive. Lastly, he stated that this would allow them to get started with the project which includes Firehouse Subs and Dunkin Donuts.

Trustee Jungermann stated he was unaware that the split currently with the sales tax incentive is 25/75, 75% going to the Village and 25% to the developer. He stated that if Mr. Howat is coming requesting ten years at a 50/50 split, then he believes that is acceptable.

Trustee Lee clarified with Director VanVooren whether the request was in addition to the current incentive or to replace the current plan. Director VanVooren said this would replace the current plan.

Trustee Marecek verified with Director VanVooren how much of the sales tax dollars would be passed back to the developer

Trustee Sperling verified with Mr. Howat that Firehouse Subs has committed. Mr. Howat stated that Firehouse Subs, Dunkin donuts, and State Farm have all committed.

Trustee Jungermann stated his support and stated that the development needs to occur. Trustee Lee stated that he understands both sides of the argument; however, the development needs to occur. Mr. Howat stated that for the next development he hopes to not request a sales tax rebate.

Trustee Bond asked if the exposure is complete. Village Administrator Zoepfel stated that if they say yes to this request that it is strictly for that building.

Village Administrator Zoepfel said the Board can come to a consensus tonight and/or they can take time to think about it and he will get in touch with each Board member prior to the next meeting.

Trustee Sperling stated that she would like extra time. Trustee Lee stated that he believes he is in agreement as well as Trustee Jungermann.

Director Young reviewed the cap with Mr. Howat as well as the Board.

### Consent Agenda

- A. Minutes of the Village Board Meeting of April 11, 2016.**
- B. Accounts Receivable Report for March 2016.**
- C. Accounts Payable through April 21, 2016 in the Amount of \$316,447.29.**
- D. Appointment by the Village President of Erik Barnes, 2924 Astor Lane, to the Police Pension Board for a Term from May 1, 2016 through April 30, 2018.**
- E. Appointment by the Village President of Steve Bohler, 1823 Winmont Court, to the Police Pension Board for a Term from May 1, 2016 through April 30, 2018.**

Trustee Marecek **moved to approve items A-E on the Consent Agenda.** Trustee Jungermann seconded this motion.

6 Yea. 0 No. Motion carried. Trustee Marecek, Trustee Bond, Trustee Sperling, Trustee Lee, Trustee Heinz, Trustee Jungermann voting yea.

### Items for Separate Action

**A. Ordinance 1725 Granting a Special Use for Ice House America (Second Reading).**

Director Young gave an overview of this item.

Trustee Bond verified with Director Young that there was language in the agreement regarding the company possibly having to move if warranted. Director Young stated that they plan to incorporate that into the agreement. Trustee Bond also questioned about the finishing of the sidewalk. Director Young reviewed that they will be in contact with the landowners in regards to finishing sidewalk and incorporating that into the language as well in the final ordinance. Attorney Andersson suggested that if the Board plans on granting the ordinance that they do so subject to attorney review.

Trustee Jungermann **moved to approve Ordinance 1725 Granting a Special Use for Ice House America (Second Reading) subject to attorney review.** Trustee Bond seconded this motion.

6 Yea. 0 No. Motion carried. Trustee Jungermann, Trustee Marecek, Trustee Bond, Trustee Sperling, Trustee Lee, Trustee Heinz voting yea.

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| <b>Items for Discussion</b> |
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**A. Liquor License Request from Lucky's Beef n Dogs.**

Chief Meyers introduced James Manfree. Mr. Manfree thanked the Board and stated that he is requesting a liquor license for a restaurant in Settlers Landing. He gave an overview of the business plan and introduced his mother and brother who will both also be a part of the business. He also reviewed his experience and background. He is requesting a license for tap beer, a few mixed drinks, and bottled wine. Furthermore, he is also interested in getting video gaming and gave several reasons why it would have a positive impact on his business. The gaming will be in a private room and separated due to the fact that they want it to be a family oriented place and are looking at having some games for kids as well. They said they want to keep as much of the money within the city limits as possible and a way to help the Village do that is to put a business there and offer something they feel is missing on that part of the Village.

Trustee Lee asked about square footage. Mr. Manfree stated that it would be roughly 1,700 square feet. There would be no hood in the kitchen and it would not be a highly complex kitchen.

Trustee Sperling said she appreciates the fact that he has hung in there for a couple years trying to get something started in the Village. Mr. Manfree stated he wants to revitalize that part of town.

Trustee Marecek asked about the hours of operation. Mr. Manfree stated that they will have a morning menu and are looking at opening around 8 a.m. and closing around midnight.

Trustee Jungermann asked what kind of liquor license. Mr. Manfree stated that they are looking for restaurant license and he understand that there is a 50/50 policy in regards to food sales and everything else.

Trustee Lee asked who the license would be issued to. Mr. Manfree stated that his mother, Pricilla, would be the holder and the managers would be his brother Michael and himself.

Trustee Marecek verified that 50% must be food and 50% on all other things. Administrator Zoepfel stated that food is on one side and everything else is on the other side.

Trustee Lee stated his support of this restaurant. He then asked about the Eastside Café pizza. Mr. Manfree stated that the Eastside Café pizza has been around for 30 years and they have the finest frozen pizza around which is why they have decided to serve those.

Trustee Bond stated his concerns in regards to the gambling portion of the request. He stated that he is concerned with the amount of gambling that will be happening in the Village and at what point will be it be too much. Trustee Lee stated that he has seen businesses that have struggled and then put in gaming and bounced back.

Steven Andersson reiterated that they are not voting tonight; however, that are looking for a consensus on whether or not to move forward with the background check. The Board was in consensus to move forward with the background check.

**New or Unfinished Business**

There was no new or unfinished business tonight.

**Future Meetings**

- A. Plan Commission Meeting—Thursday, May 5, 2016 at 7:00 p.m.
- B. Village Board Meeting – Monday, May 9, 2016 at 7:00 p.m.
- C. Historic Preservation Commission Meeting – Monday, May 16, 2016 at 6:30 p.m.
- D. Committee of the Whole Meeting – Tuesday, May 17, 2016 at 7:00 p.m.
- E. Beautification Meeting – Wednesday, May 18, 2016 at 6:00 p.m. (Canceled) Spring Planting Day will be May 21, 2016 at 9:00 a.m.
- F. Intergovernmental Committee – Monday, May 23, 2016 at 6:00 p.m.
- G. Village Board Meeting – Monday, May 23, 2016 at 7:00 p.m.

**Executive Session – No Executive Session**

**Adjournment: 7:50 p.m.**

Seeking no further business to come before the Board, it was moved by Trustee Heinz and seconded by Trustee Jungermann to **adjourn the meeting.**

6 Yea. 0 No. Motion carried. Trustee Heinz, Trustee Jungermann, Trustee Marecek, Trustee Bond, Trustee Sperling, Trustee Lee voting yea.

Respectfully submitted,

Tiffany Francis  
Village Clerk