



## CITY OF PARK RIDGE

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### DRAFT MINUTES

#### COMMITTEE OF THE WHOLE MEETING OF THE PARK RIDGE CITY COUNCIL FINANCE AND BUDGET, PROCEDURES AND REGULATIONS

CITY HALL  
COUNCIL CHAMBERS  
505 BUTLER PLACE PARK RIDGE, IL 60068

MONDAY, MARCH 27, 2017 AT 7:00 P.M.

#### I. Roll Call

Ald. Mazzuca called the meeting to order at 7:02 p.m.

Senior Administrative Assistant Zarlenga read the roll call; the following Elected Officials indicated their presence at the meeting: Ald's. Moran (came in at 7:03 p.m.), Mazzuca, Melidosian, Van Roeyen, Shubert and Acting Mayor Maloney (via electronic communication). Ald. Milissis was absent. There was a quorum.

Staff Present: Community Preservation & Development Director Jim Brown, Acting Finance Director Andrea Lamberg, Fire Executive Officer Paul Lisowski, City Attorney Adam Simon, and Senior Administrative Assistant Julie Zarlenga.

#### II. Citizens Who Wish to Comment on a Non-Agenda Item

None.

#### III. Procedures and Regulations

##### A. Action Items

##### 1. An ordinance amending Article 12 Chapter 6 of the Municipal Code to amend regulations applicable to package liquor licenses and the gourmet beverage endorsement (Adam)

Ald. Mazzuca made a motion to approve. Ald. Shubert seconded the motion.

City Attorney Simon said that Beer on the Wall requested three changes to Section 7, Article 12, Chapter 6 of the municipal code, "Package Liquor Licenses and the Gourmet Beverage Endorsement". Below are the three sections of the code that Beer on the Wall is requesting be changed:

1. Allow the sale of single bottles of chilled beer for off-premises consumption;
2. Increase the volume of flights to 12 oz. of wine or 16 oz. of beer; and
3. Increase the total volume of alcohol which may be served for on-premises consumption per customer per day to 24 oz. of wine and 48 oz. of beer.

Ald. Mazzuca said there was a question when the item was last discussed as to whether the flight language needed to be in the ordinance at all.

City Attorney Simon said he researched what other communities were doing with their ordinances regarding flights. He researched Mt. Prospect, Northfield, and Oak Park. Mt. Prospect and Northfield both had restrictions on the volume of flights sold in craft beverage establishments. City Attorney Simon referred to a memo that described the regulations enforced by those communities. He added that by controlling the volume of the flights, it would control how quickly a person consumes the alcohol.

March 27, 2017

Ryan Tracy, Owner on Beer of the Wall, 106 Main St., spoke to the concerns Council had previously brought up regarding vagrancy. He said he would be willing to put up signs stating that alcohol is not to be consumed outside. He noted that vagrancy is encouraged by low prices and high volumes. He said his store sells alcohol high in price in low volumes. He said that Whole Foods and Mariano's have no restrictions on the amount of alcohol a person can consume at their stores. He pointed out that he and his staff are BASSETT certified and that they know when to cut a person off. He added that he invited residents to the meeting to share their experiences about Beer on the Wall.

Ald. Melidosian asked what the range of Alcohol per Volume (APV) is that he sells in his store.

Mr. Tracy said the range he sells is from 2.8 to 18.4 APV and noted that he wouldn't let a person who drank 18.4 APV have another drink.

Demi Haupt, 1317 Good Ave, said she and her husband moved from Milwaukee to Park Ridge and were looking to meet people at local establishments. She said they met two couples at Beer on the Wall and added that Beer on the Wall isn't about drinking so much as it's about socializing and playing games.

Matthew Hall, 136 S. Cumberland, said he agreed with the things that Ms. Haupt said. If he wanted more alcohol he would just drink at home. He said people go there for the atmosphere.

Kelly Hall, 136 S. Cumberland, said she is not much of a beer person, but is there every Friday night just to hang out because it is a nice environment.

Kevin Costello, 1030 Peale, said that Beer on the Wall is a place you can go with your family and friends. He said they also have a nice beer menu.

Jim Whitney, 120 S. Fairview, said he thinks this is a niche business that they should support because it compliments Park Ridge. He said that people aren't there to drink a lot, that they're there to savor the beer or wine over the course of the evening. He added that he's seen bartenders turn people away who had been overserved.

John Hayes, 429 S. Chester, said that people bring kids there, and that he is not concerned with people being overserved.

Ald. Moran said he is fine with amendment 1. He said he didn't see vagrancy as being an issue. For amendment 2, he would like to see the flight language removed and that listing the maximum volume of alcohol consumed should be sufficient. He said that for amendment 3, he was not comfortable increasing the volume of beer from 36 oz. to 48 oz. He noted that this was not a bar or restaurant, that it was for tastings and for the sale of packaged goods. He said he was worried about the next business coming in, and that other bars had to turn themselves into a restaurant in order to serve more alcohol.

Ald. Van Roeyen held up 3 water bottles and said that this was not a lot of beer. He said he could see how someone could go through 3 beers quickly. He said he didn't imagine more places like Beer on the Wall wanting to come to Park Ridge to compete. He added he was in support of the amendments and the business owner.

**Ald. Moran made a motion to amend section C3 to remove the language on the flights entirely.**

**Ald. Shubert seconded the motion.**

**Motion to amend carried, by roll call vote, 6-0.**

**Ald. Shubert made a motion to amend section C2 to change the total volume of alcohol to be served per day from 24 ounces of wine to (18 ounces of wine) or 48 ounces of beer to (36 ounces of beer). Ald. Moran seconded the motion.**

March 27, 2017

Ryan Tracy, Owner of Beer on the Wall, said he sympathized with other businesses who had to build kitchens in order to serve more alcohol, but that sympathizing with those businesses was not a reason to deny his request. He noted that increasing the volume of alcohol to 48 oz. is what the residents want.

Ald. Van Roeyen said they should reconsider the amendment, as he felt that 48 oz. for a whole day wasn't a lot. He said that the business owner doesn't want to be a restaurant since he owns a specialized store.

Ald. Moran he said he almost agreed with Ald. Van Roeyen. He noted that the owner knew what the rules were when he came to Park Ridge. He said he didn't see the amount of alcohol as being a direct competitor with other businesses in the area, however he would be voting no to the amendment of 36 oz.

Ald. Melidosian said he thought he was uncomfortable with 48 oz., but after hearing all the residents speak saying they wanted 48 oz., he said he would have to trust the proprietor. He didn't like that others had to go the route of building a kitchen in order to serve a certain amount of alcohol and encouraged those that did, to speak out, as he wanted to hear their viewpoints on it.

Acting Mayor Maloney said he would be voting in favor of the amendment. He said Council is constantly changing their liquor license and with the amendment they are almost up to a full bottle of wine. He suggested that maybe they could think about allowing a bar/tavern license instead.

Ald. Mazzuca said he would be voting yes to the amendment as he felt this was turning into more of a tavern license.

**Motion to amend failed, by roll call vote, 3-3 (Ald's. Moran, Melidosian, and Van Roeyen were the nay votes).**

**Ald. Melidosian made a motion to split the three amendments to the ordinance so they could be voted on separately. Ald. Moran seconded the motion.**

**Motion carried, by roll call vote, 6-0.**

***Final Votes as Amended:***

**Section 2-9-C-ii**

**"No more than twenty-four (24) ounces of wine or forty-eight (48) ounces of beer may be served to any individual during any day."**

**Motion carried, by roll call vote, 4-2 (Ald's. Shubert and Mazzuca were the nay votes).**

**Section 2-9-C-iii**

**(As amended)**

**Striking all language in this section.**

**Motion carried, by roll call vote, 6-0.**

**Section 2-9-F**

**"One single bottle per customer per day of refrigerated or chilled beer may be delivered for off- premises consumption."**

**Motion carried, by roll call vote, 5-1 (Ald. Mazzuca was the nay vote).**

**2. Approve Changes to Article 5 (Health) of the Municipal Code**

Ald. Mazzuca made a motion to approve. Ald. Moran seconded the motion.

March 27, 2017

CP&D Director Brown said that in December they approved the Illinois food code amendment to Article 5 and this item will insert those provisions.

Ald. Melidosian asked if the restaurants would still receive a numerical rating from the health department.

Director Brown said they would just receive a pass/fail, although Council could change that and adopt their own rating system.

City Attorney Simon noted that anyone can view the inspection report of a restaurant.

Director Brown added that anyone can see in what categories the restaurant failed in.

**Motion carried, by roll call vote, 6-0.**

**B. Discussion Items**

**1. Discuss Permit Expirations and Extensions**

Director Brown said that the Municipal Code and Zoning Ordinances include expiration dates for permits and land use approvals. He said there are inconsistencies in the code and has made recommendations to Council in his memo to remedy the inconsistencies. He said he wanted to make the expiration date for site plan review (no expiration/in certain cases), zoning variances (no expiration), special use (2 years exp.), and planned development (2 years exp.) consistent with the expiration date for building permits. The expiration dates vary per project, however typically the expiration date starts once the permit is issued and the expectation is that work would commence prior to the expiration date. He noted that he didn't find other communities with expiration dates on zoning variances.

City Attorney Simon agreed and said he too did not see a lot of variances with expiration dates. He added that even though there is no expiration date, there is a motivation built into the code to move forward with the project once there is approval for it with the building permit.

City Attorney Simon asked Director Brown if he anticipated any of the new deadlines for site plan review be solely prospective and only apply to new site plan reviews.

Director Brown said yes, it would only apply to new site plan reviews.

Ald. Mazzuca asked if the City would be in their legal right to apply a deadline for projects that are awaiting completion.

City Attorney Simon said it depended upon what they had invested in, that it could affect their invested rights.

City Attorney Simon suggested that the site plan review deadline not begin before the last approval required is given for their specific project. He said this would ensure that they would not be penalized for finishing the process.

Ald. Shubert asked why this topic was coming up now.

Ald. Mazzuca said he added it to the agenda because he has heard about projects not being finished and is concerned that the code allows open rules for people to prolong their projects. In addition, it allows for more uncertainty as to when the City's boards and commissions act.

Ald. Van Roeyen asked if there was a problem in the past with people stalling site plan review.

Director Brown said he wasn't sure, as he'd only been with Park Ridge for six months.

City Attorney Simon said that Council reviews and approves things quite often, but that you should be consistent.

March 27, 2017

Ald. Melidosian referred to part of the memo and asked who drafted the language.

Director Brown said the language was in their code and had been that way for several years.

Ald. Melidosian asked if the code allows for people to be able to not finish their projects.

City Attorney Simon said the code ties to the date of completion. If the work is not completed on time, a stop work order is issued. The code doesn't allow for incomplete work.

Ald. Mazzuca asked if there was a consensus to move forward with the item.

There was a consensus.

### **C. Upcoming P&R Items**

#### **1. Potential Procedures & Regulations Agenda Items**

Ald. Moran requested that said there should be a board that would include people from the school districts for any time of zoning changes that may occur and could potentially affect the school districts. He said he wanted them to have an opportunity to weigh in.

Director Brown said that other communities have a review board and the school districts attend the approval process and participate.

Ald. Moran said he was interested in adding something like Director Brown suggested to their review process.

Ald. Mazzuca said he would add a review process item.

### **D. Department Head Report**

#### **1. CP&D Activity Report for the month of February 2017**

Director Brown said that building permit activity has increased and is higher than in previous years.

## **IV. Finance and Budget**

### **A. Action Items**

#### **1. Approve a purchase order increase for Union Pacific**

Ald. Moran made a motion to approve. Ald. Shubert seconded the motion.

Acting Finance Director Lamberg said staff estimated a 5.5% increase on their monthly lease fee, however it came in at 6.6% and staff would need a purchase order increase.

Ald. Melidosian asked if this increase was based on revenue or cost.

Acting Finance Director Lamberg said it was based on more revenue being collected. She said the higher the revenue collected, the higher the rent is.

**Motion carried, by roll call vote, 6-0.**

#### **2. Approve the contract and purchase order for HVAC replacement at Fire Station 36 to The YMI Group, Inc. of Elk Grove Village, IL**

Ald. Moran made a motion to approve. Ald. Shubert seconded the motion.

Executive Officer Lisowski said this item was on the Capital Plan. He said staff went out to bid. He added that they're going to address the insulation portion at a later date, which is why the cost is lower than what is budgeted.

**Motion carried, by roll call vote, 6-0.**

March 27, 2017

**B. Discussion Items**

**C. Human Resources**

**Review/Update on each Union Body, Labor Negotiation(s), Grievance(s):**

- The City received a proposal from ICOPS in a meeting held on March 22, 2017 and is in the process of scheduling a subsequent follow-up meeting.

**Review/Update on the Non-Union Body:**

- No report.

**Staffing Changes:**

- Michael Cusentino, on-call Plans Examiner/Inspector (pt), joined Community Preservation and Development on March 13.
- James Novy, Patrol Officer, resigned on March 17. He has accepted a position with the Oswego Police Department.
- We are currently in the process of receiving applications and/or interviewing for the following positions: Seasonal Summer Laborers (temporary ft), School Crossing Guards (pt), and Plans Examiner/Inspectors (pt/on-call).

**Pension Update:**

- The next Police Pension Board quarterly meeting is scheduled for April 25, 2017 at 10:00 a.m. in the 2<sup>nd</sup> floor Conference Room at City Hall (505 Butler Place).
- The next Fire Pension Board quarterly meeting is scheduled for May 16, 2017 at 9:00 a.m. at Fire Station 36 (1000 N. Greenwood Avenue).

**D. Department Head Report**

**3. New Business**

None.

**4. Adjournment**

The meeting was adjourned at 8:24 p.m.