

VILLAGE OF STEGER
BOARD OF TRUSTEES
Committee of The Whole Meeting Agenda
Steger Village Hall – 3320 Lewis Avenue, Steger, IL 60475

**Monday, August 18, 2025 – Immediately following the 7:00 PM Village of
Steger Board of Trustees Regular Meeting**

I. Call to Order

- Roll Call
- Pledge of Allegiance
- Minutes of July 21, 2025 Committee of The Whole Meeting

II. Discussion Items

Discussion on 2026 Water Rates

Public Commit
Motion to Move

III. Adjournment

- Motion to Adjourn

MINUTES OF THE COMMITTEE OF THE WHOLE
MEETING FOR THE
VILLAGE OF STEGER, WILL & COOK
COUNTIES, ILLINOIS

The Board of Trustees convened in Committee of the Whole Meeting at 8:15 P.M. on this 21st day of July 2025 in the Municipal Building of the Village of Steger, Illinois. Mayor Joyce led all in attendance in the Pledge of Allegiance to the flag.

The roll was called. The following Trustees were present; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski. Mayor Joyce was present.

Also present: Village Administrator Mary Jo Seehausen, Director of Public Infrastructure Dave Toepper, Fire Chief Mike Long, Police Chief Greg Smith, EMA Chief Jason Stevenson, Community Center Director Diana Rossi and Village Attorney.

Mayor Joyce opened the meeting asking for approval of the minute of the June 16th meeting.

Trustee Perchinski made a motion to approve the minutes of the June 16th meeting as all members have copies. Trustee Thurmond seconded the motion.
Voice vote; all ayes. Motion carried.

DISCUSSION ITEMS

Liscore Cycle at 3722 Union Ave:

Owner Corey Ryan introduced himself and gave a rundown on the business he will operate on Union Ave. in Steger, Illinois.

Trustee Perchinski made a motion to move Liscore Cycle forward to the next Village Board meeting. Trustee Trotier seconded the motion. Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski.
Motion carried.

There were no comments from the public.

Discount Vape and Tobacco at 3345 Chicago Road Unit A:

The attorney for the owners of the parent company of this venture introduced himself and the representative for Discount Vape and Tobacco. He described the plans for renovating the facility to a 3 separate stores. The plan is for a convenience store, a cigar Hookah lounge and a gaming room.

Trustee Thurmond: With no disrespect to the owner or the application, I have asked for some discussion on regulating vape shops, limitations and zoning. I really feel we should wait until that discussion is had before we move forward with any more vape shops and hookah lounges. I just don't like choosing economic gain over public health and the wishes of the residents.

Trustee Trotier: I believe we should talk about this more in detail about what our residents want. I know there is accumulation of movement with gaming and cigar shops. It is a concern. Not just the residents that are sitting here, but throughout the Village. I would like to have a little more discussion about it. Perhaps we should consider moving some of the locations of this type of hookah lounge, gaming to a different part of the Village. Perhaps in a more industrial area, similar to what Homewood has done with some of it's establishments. Do we want it to be the centerpiece of our town? Should we consider a different type of license for cigar shops? Would this help our Village in the long run?

VA Seehausen: There are different levels. Our business license basically is for the inspections that we do, every business is charged according to how many signs they have. If they have vending machines. Everyone pays the same basic license fee.

Trustee Stewart: My personal opinion is that we have enough vape shops in this town. I don't think that is the image we want in our downtown location. I think we have to start setting a standard for this town and having a Vape Shop, Hookah Lounge all these things in one location is a disaster coming down the road.

Trustee Perchinski: I feel we have a limit on our liquor licenses, but we do not have a limit on our tobacco licenses.

Trustee Kaminski: I feel like we should look into this further and discuss further about making a limit to this type of business. I too, do not feel that this is what our town wants to see in the center of our Village. I think that we are getting inundated with vape shops and I think we need more discussion. At this time I would not support it.

Trustee Trotier: One more thing, we are not discouraging you to bring in a different type of business. We are always looking for restaurants, if that is in your wheel of ideas.

Please bring them, we always love new business.

Audience member echoed the words of the Trustees that we have enough vape shops in town.

Mayor Joyce recommended that the owners review their business plan and get together with our Business Administrator to discuss other options.

No Action Taken

Hollywood Convenience Store Inc. at 3345 Chicago Road Unit B:

No Action Taken

Windy City New Beginnings LLC at 3732 Chicago Road:

Eric from Windy City New Beginnings introduced himself and gave a rundown on the business he is bringing to Steger. The property will be used for storage of serviced (clean) porta potties.

Trustee Thurmond asked if there would be a fence around the area for security.

Mayor Joyce: One of the residents' concern was not so much the business, it was the visual aspect of it. The resident said they would be good if there was a fence to where you can't see them. Concern seems to be just more the visual of coming into town and seeing it.

Trustee Perchinski: I think this much more suited for a different part of town rather than a mixed use area of town with houses and nice restaurant right there. I don't think this is the right spot for this.

Trustee Thurmond: I would be good moving this forward provided they put a fence up.

Trustee Kaminski: and check the zoning.

Mayor Joyce: I spoke with the owners of Scrementi's and they are not against the business, but they are one of the neighbors that requested a fence.

Trustee Thurmond made a motion to move Windy City New Beginnings LLC forward to the next Village Board meeting. Trustee Stewart seconded the motion. Roll was called. The following Trustees voted aye; Hanus, Kaminski, Stewart, Thurmond, Trotier and Perchinski. Motion carried.

Being no further business:

Trustee Perchinski made a motion to adjourn the meeting.

Trustee Stewart seconded the motion to adjourn. Voice vote; all ayes. Motion carried.

Meeting adjourned at 8:45 pm.

William Joyce, Village President

Joseph M. Zagone, Jr., Village Clerk