

**VILLAGE OF LANSING
COMMITTEE OF THE WHOLE MINUTES
JANUARY 19, 2021**

CALL TO ORDER

Mayor Eidam called the meeting to order at 7:42 p.m.

ROLL CALL

Roll call revealed the following Trustees present:
Zeldenrust, Grady-Perovich, Hardy, Abbasy, Valencia, Fish

APPROVAL OF MINUTES

Mayor Eidam asked if there were any questions or discussion on the minutes of the December 15, 2020, Committee of the Whole meeting. There were none.

Trustee Grady-Perovich made a motion to approve the minutes from the December 15, 2020, Committee of the Whole meeting.
Trustee Hardy seconded the motion.

ROLL CALL

Yeas – 6 Trustees

Nays – 0

Minutes Approved

Grady-Perovich, Hardy, Zeldenrust, Abbasy, Valencia, Fish

MAYOR'S REPORT

None

VILLAGE ADMINISTRATOR REPORT

**A. CMAP Pavement Management Assessment & Final Report:
"2020 – State of the Streets"**

Administrator Podgorski explained that Mr. Kurt Keifer of Gorrondona and Associates will be giving a presentation on the state of the streets. Gorrondona and Associates was hired by the Chicago Metropolitan Agency for Planning (CMAP) to conduct an automated pavement condition survey of our Village streets. This was a free program offered to several municipalities through CMAP. The goals of the project are to implement a pavement management system that determines street funding requirements and determine the timing and level of rehabilitation for each pavement.

Mr. Keifer was available via Zoom and gave the board a video presentation on the project that included a pavement condition index along with graphs and recommendations for annual maintenance and rehabilitation.

B. Consulting Services Agreement – Arlette Frye

Administrator Podgorski stated that the Village will be using former Village Treasurer Arlette Frye as a financial consultant for a period of time following her recent retirement. Arlette's assistance will insure a smooth transition with the new Finance Director. The contract duration is for one year and stipulates that Arlette will not work more than 950 hours in a year at a rate of \$90/hour.

C. Coronavirus Update

Communications Director Ken Reynolds updated the board on the State's plan for COVID vaccinations. Residents will eventually be able to go to pharmacies, doctor offices and local hospitals for the vaccine. Phase 1b of the vaccination plan will begin next week. The Village will

keep residents updated via our website and social media sites, as information is received.

VILLAGE ATTORNEY REPORT

No report

FINANCE & HUMAN RELATIONS COMMISSION

A. Landings TIF Fund Surplus/Closeout

Trustee Abbasy explained that the Landings TIF expired back in 2009, but funds were left in the TIF in order to pay any outstanding tax refunds that the county may charge back. There is currently just over \$51,000 that is being held. It is the recommendation of the Treasurer to declare these funds as a surplus, and refund everything back to the taxing districts. The Village will receive a small portion of these funds. Attorney Welch will prepare a resolution for approval at the next regular board meeting.

AIRPORT & ECONOMIC DEVELOPMENT

A. Proposed Amendment to Spring Lake Villas of Lansing Planned Unit Development to Establish the St. Anthony Senior Campus Planned Unit Development – Bravo Properties LLC, 3102-3182 Spring Lake Drive

Trustee Fish stated that Bravo Properties would like to amend Ordinance #11-005 that was adopted back in 2011, to develop the St. Anthony Senior Campus Planned Unit Development. This project would include construction of a 60 unit memory care facility and 33 two-bedroom independent senior townhouses. Trustee Fish introduced Mr. Zach Leonard from Bravo Properties, who gave a presentation on the project. The senior townhouses will be occupied by people aged 62 and older. The campus will also include a common use area with a gazebo and pier on the lake, and will be managed by Gardant Management Solutions, who currently manages the St. Anthony assisted living facility. Priority will be given to Lansing residents for occupancy. There were questions regarding occupancy, lease terms and storm water run-off. The amendment will be on the next regular meeting agenda for approval.

B. Special Use Permit Request to Allow a Gasoline Service Station in a B3 Business District – Quik Trip Corporation, 17355 Torrence Avenue (Former Kmart)

Administrator Podgorski introduced Andrew Smith from Quik Trip, who gave a presentation on the proposed gas station at 17355 Torrence Avenue. Quik Trip currently has over 850 stores across the country with over 25,000 employees. Each store has 24 hour security with high definition cameras and each employee carries a pager that has a button they can press which sends a signal to the corporate security desk in Oklahoma that is monitored 24/7 who will alert authorities in case of an emergency. Mr. Smith's presentation included site plans and renderings that include new landscaping of the proposed business. The Kmart building will be completely demolished to provide additional parking, and designated parking will also be set aside for LA Fitness patrons. There were questions regarding signage/advertising, ingress & egress and overnight truck parking, which will not be allowed. Trustee Fish asked

that the Special Use Permit be on the next regular meeting agenda for approval.

C. 2020 Invest in Cook Grant – Intergovernmental Agreement for Phase I Engineering, Regarding Lansing Greenway Multi-Use Path

Village Engineer Jeff Pintar explained that the Village received a grant from Cook County through their Invest in Cook program to fund the engineering for a new multi-use path in the Village. This path will connect to the Pennsy Greenway Path and Thorn Creek Trail. The grant will cover 100% of the Phase I engineering cost, and the Village must enter into an intergovernmental agreement with Cook County for the grant. Mr. Pintar's presentation included a graphic of the proposed path location.

D. Downtown Pedestrian Lighting Replacement Project

Village Engineer Jeff Pintar gave a presentation on the downtown pedestrian lighting replacement project. Back in 2015, the Village began replacing the green decorative lighting in the downtown area because replacement parts were no longer available for the old lights. There are still about 60 of the old green lights on Roy Street, Ada Street, Henry Street, Grant Street, William Street and in various municipal parking lots. All of these locations are within the Ridge Road TIF. The plan is to replace the old lighting with a style similar to what was installed around the Fox Pointe area. Pintar is seeking approval to begin engineering for this project.

POLICE & FIRE

No report

BUILDING & PUBLIC WORKS

A. 2020 Community Development Block Grant - \$200,000 Award for Street Improvements

Engineer Jeff Pintar explained that the Village applies for funds each year through the Community Development Block Grant program. The latest application dates back to March of 2020, and the Village was awarded \$200,000 for street resurfacing. These funds can only be used in certain areas, and Robinson would like to focus on the roads around Coolidge School where recent water main construction was completed. There is a total of 0.75 miles of streets being proposed for resurfacing. Pintar is requesting board approval to begin engineering and advertising for bids. Approval of the engineering and bids will allow for construction to begin early in the 2021 construction season.

B. Single-Family Home Rehabilitation Program – Deed in Lieu of Foreclosure – 18111 Burnham Avenue

Trustee Hardy explained that a resolution was approved back in 2018 that established the single-family home rehabilitation program in order to address the need for the Village to demolish or rehabilitate abandoned and dilapidated homes. Many of these homes were demolished last year, and the property at 18111 Burnham Avenue was identified as one that could be rehabilitated and sold. The Village has filed a complaint for abandonment on this address, and has served the parties that have an interest in the property. If the owner does not want to hire an attorney to fight the abandonment claim, the Village can file for

a deed in lieu of foreclosure on the property, whereby the owners deed the property over to the Village much quicker. The owners of this Burnham Avenue property have chosen to deed the property to the Village.

Administrator Podgorski explained that this program has been funded through grants. The idea is to fix-up the property and sell it, which will put it back on the tax rolls. Trustee Hardy asked that this item be on the agenda for approval at the next regular board meeting.

IT, LNN & ADA

No Report

YOUTH CENTER & INSURANCE

No Report

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

With no further business, Mayor Eidam asked for a motion to adjourn the Committee of the Whole meeting at 10:06 p.m.
Trustee Grady-Perovich so moved.
Trustee Fish seconded

ROLL CALL

Yeas – 6 Trustees

Nays – 0

Meeting Adjourned

Grady-Perovich, Fish, Zeldenrust, Abbasy, Valencia, Hardy

Respectfully Submitted,

Vivian Payne
Lansing Village Clerk
/vp