

**VILLAGE OF LANSING
COMMITTEE OF THE WHOLE MINUTES
MARCH 2, 2021**

CALL TO ORDER

Mayor Eidam called the meeting to order at 7:26 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 February 16, 2021, Committee of the Whole meeting. There were none.

Trustee Grady-Perovich made a motion to approve the minutes from the February 16, 2021, Committee of the Whole meeting.
Trustee Hardy seconded the motion.

ROLL CALL

Yeas – 5 Trustees
Abstain – 1 Trustee
Nays – 0

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

Minutes Approved

MAYOR'S REPORT

None

VILLAGE ADMINISTRATOR REPORT

A. Ridge Road Beautification Project – Clerk Payne

Clerk Vivian Payne gave a brief presentation on the purchase of new flower pots and hanging baskets for the downtown Ridge Road business district. The new pots and hanging baskets will all be self-watering, and will only need to be watered once or twice a week, rather than every day during the hot summer months. Payne was able to receive a \$100 discount on each of the large pots and \$40 off each of the hanging baskets that will be displayed around Fox Pointe.

B. Raffles Act – Local Licensing

Administrator Podgorski explained that the State of Illinois Raffles and Poker Act mandates any charitable organization holding a raffle to obtain a license from the local municipality. The Village must adopt a licensing procedure to comply with the Act. Clerk Payne has drafted a sample licensing application, and Attorney Welch will draft the ordinance for approval. Trustee Zeldenrust expressed his concern over the Village creating another way for folks to legally gamble, particularly during the pandemic when families cannot afford to be losing more money, however he understands that charitable organizations are also struggling and they want to follow the law.

C. Overhead Sewer Assistance Program

Administrator Podgorski explained that the Village once had an overhead sewer assistance program, and with the significant rain events lately it would be beneficial to our residents for the Village to continue the program and make folks aware of it. The program helps residents by sharing the installation cost of a sewer backup prevention system. Village Engineer Jeff Pintar and Building Commissioner Savic gave a

presentation on how an overhead sewer functions. There was discussion regarding materials used and funding for the program. Administrator Podgorski will work with Finance Director Hanigan to establish what portion the Village will cover and how much will be budgeted for the program.

D. COVID Update

No discussion this week

VILLAGE ATTORNEY REPORT

A. Tru by Hilton Proposed Construction Amendment

Attorney Welch referenced a letter that board members had in their packets from Superhost Hospitality, the developers of the new Tru by Hilton. The Village entered into a redevelopment agreement with Superhost about 1 ½ years ago to build a Tru Hotel on 172nd and Torrence. The letter is requesting an extension to the construction schedule due to the COVID pandemic and the inability for Superhost to get financing for the project last year. They are asking for a 300 day extension. Administrator Podgorski is recommending approval of this request because the developer has already put in a significant amount of money into this project and they are still planning to move forward.

FINANCE & HUMAN RELATIONS COMMISSION

A. IMRF Authorized Agent Change

B. TIF Administrator Change

With the retirement of Treasurer Frye, Trustee Abbasy explained that the Village must change the IMRF Authorized Agent and TIF Administrator. These are simply housekeeping measures necessary for Finance Director Brian Hanigan to be approved as the new agent and administrator.

AIRPORT & ECONOMIC DEVELOPMENT

A. Fox Pointe Exhaust Hood Bid Review

Trustee Fish referenced a memo from JMA Architects that board members received in their packets. JMA received two bids for the new exhaust hood that will be installed in the new concession addition at Fox Pointe, and they are recommending that the Village purchase the hood from TriMark Marlinn LLC for \$27,157.68. This cost does not include any installation. Trustee Fish asked that this be on the next meeting agenda for approval.

POLICE & FIRE

A. Replacement of PD/FD/911 System Generator

Deputy Chief Roberts gave a presentation on the PD/FD/911 system generator. The generator is the backup power for the entire Police Department and 911 system. The current generator is a 1981 Cummins that was installed at the police station when it was built in 1991. It has become very difficult to find replacement parts for the generator due to age, and the cost for repairs is very high. A temporary generator is currently being rented because a new radiator could not be found for the old system. DC Roberts would like to have the current generator replaced with a new Cummins generator and the installation work to be

done by Kreykes Electric. The total cost of the replacement will be \$115,330.00. This replacement has not been budgeted for, however all of the departments are under budget. There was discussion regarding how often the generator is used and the timeline for installation. Trustee Zeldenrust asked that approval of the new generator be on the next regular meeting agenda.

BUILDING & PUBLIC WORKS

A. Special Use Request to Allow a Church in a Residential District and a Variance to Allow a Church Within 750' of Another Church – Freedom Church Ministries, Inc., 2261 Indiana Avenue

Trustee Hardy explained that Freedom Church Ministries has purchased the former Illiana Christian High School. The church appeared before the Planning & Zoning Board of appeals back on March 11, 2020 for a Special Use to allow a church in a residential district and also a variance to allow a church within 750' of another church. Both requests were approved by the P&Z Board, with conditions. Hardy asked Pastor Searcy to update the board on the plans for the church. Pastor Searcy introduced members of his church team, as well as his family. Their original plan was to be open by Easter Sunday of 2020, however the pandemic hit and they were unable to move forward. The attorney for the church, David Sosin, reviewed a memorandum of understanding that addresses all of the concerns the P&Z Board had. The MOU specifies that the church agrees to limit capacity per service to 400 parishioners. If capacity begins to exceed 400, they have agreed to add another service. They will monitor traffic and no parking will be allowed on Violet Street or any other residential street surrounding the property. Signage will be placed at points of ingress/egress to remind parishioners that no parking is allowed on adjoining streets and they will agree that the off-street parking will be re-evaluated by a traffic engineer for 2 years or as requested by the Village. Services for neighboring Oak Glen Reformed Church begin at 9:30 am on Sundays, therefore Freedom Church will schedule their service no earlier than 10:30 am and if a second service is needed, it would be scheduled for 12:00 pm. The Church has also agreed to resolve the drainage issues at the southwest end of the parking lot, remove the guardrail and install natural landscaping/greenery. New parking lot lighting will be installed no later than December 31, 2022. All of these issues will be incorporated into the Special Use Permit. Trustee Hardy asked that this item be placed on the next regular meeting agenda for a vote.

B. Quit Claim Deed for 19042 Wentworth Avenue, for Inclusion in the IHDA Grant Demolition Program

Trustee Hardy stated that the home at 19042 Wentworth has been vacant for many years and is currently owned by the South Suburban Land Bank (SSLB). Photos of the home were displayed. The SSLB has agreed to deed the property to the Village. The home is beyond repair and will be scheduled for demolition. Trustee Hardy asked that this be on the next regular meeting agenda for approval.

IT, LNN & ADA

No Report

YOUTH CENTER & INSURANCE

A. Health Insurance Plan Review & 2021 Renewal – HUB

Administrator Podgorski introduced Mr. Tony Buscemi from HUB. Mr. Buscemi was present virtually, and gave a power point presentation on the renewal/strategic planning for the Village's health insurance plan.

The presentation covered historical medical renewal & cost summaries, detailed financial updates and gave 2021-2022 projections. Mr. Buscemi also outlined some strategic opportunities to decrease costs. The renewal will be on the agenda March 16 for approval.

PUBLIC COMMENT

Former Mayor Norm Abbott commented that the Building Department & Fire Department both informed Freedom Ministries Church at the P&Z hearing of things within the church space that needed to be addressed. Mr. Abbott asked if those things were done and an occupancy permit was issued yet. Administrator Podgorski stated that final inspections have not been completed because the Special Use and Variance have not been granted. Abbott commented that the church has been using the building because he has noticed many cars in the parking lot on Thursdays. Podgorski explained that some of the youth from the church have been using the gym to play basketball.

Mr. Eric Spolmar commented that his back yard faces the church parking lot and he asked how long the Special Use Permit is good for and can it be revoked if there are issues. He also stated that there was discussion at P&Z regarding weddings & funerals being hosted at the church and wondered if that would be allowed. Administrator Podgorski stated that the Special Use is indefinitely granted as long as the provisions are adhered to, and churches are allowed to have accessory functions such as youth group meetings and wedding services, however if they wanted to host banquets, they would need an additional Special Use Permit.

Public comment via email:

I don't think we need another church in the area. First of all since they have taken over the building they have not done the following in a timely manner:

1. pick up garbage in the area
2. pick up leaves in the fall
3. plow the snow on the sidewalks
4. take care of the outside of the property

I have lived in this area for a long time and I do not think another church in the area is the best allocation of resources. Please keep this in mind when voting on this matter.

I think all businesses need to be reminded that they need to keep up their property. Trash pick up needs to be more of a priority. The garbage is really getting bad in this area. Tina Arteaga

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 10:05 p.m.

Trustee Fish so moved.
Trustee Hardy seconded

ROLL CALL

Yeas – 6 Trustees

Nays – 0

Meeting Adjourned

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

Respectfully Submitted,

Vivian Payne
Lansing Village Clerk
/vp