

**VILLAGE OF LANSING
COMMITTEE OF THE WHOLE MINUTES
JULY 20, 2021**

CALL TO ORDER

Mayor Eidam called the meeting to order at 7:58 p.m.

ROLL CALL

Roll call revealed the following Trustees present:
Zeldenrust, Smith, Hardy, Abbasy, Valencia
Trustee Fish was absent with notice.

APPROVAL OF MINUTES

Mayor Eidam asked if there were any questions or discussion on the minutes of the June 15, 2021, Committee of the Whole meeting. There were none.

Trustee Hardy made a motion to approve the minutes from the June 15, 2021, Committee of the Whole meeting.
Trustee Abbasy seconded the motion.

ROLL CALL

Yeas – 5 Trustees

Nays – 0

Minutes Approved

Hardy, Abbasy, Valencia, Zeldenrust, Smith

MAYOR'S REPORT

No Report

VILLAGE ADMINISTRATOR REPORT

Administrator Podgorski announced that the Special Use request for Starbucks will be postponed, as no one was available from Glazier Development this evening to give a presentation.

A. Special Use Request for a Planned Unit Development, Torrence Commons, at 2320 Thornton-Lansing Road – Full Circle Communities, Inc.

Administrator Podgorski introduced Mr. James Dow, Project Manager for Full Circle Communities, Inc. Full Circle is a non-profit developer that has constructed several developments in the Chicagoland area, and they are requesting a Special Use Permit for the Planned Unit Development to construct mixed use housing. Mr. Dow, along with several team members gave a detailed presentation on the project, which will include 40 one-bedroom apartment units, 8 two-bedroom units and a health center that will be open to the public. Their plan is to completely demolish the current building on the site, and build a new facility that will be added back to the property tax roll. Occupancy preference will be given to veterans, but they will also serve persons with disabilities and low income individuals. The County will be subsidizing rent for the residents, and at most a resident will only pay 30% of their income in rent. Full Circle will also be selling the Village a portion of the property for future development.

There was discussion regarding landscape buffers, resident retention and building materials, and Trustee Hardy expressed his desire to have more stone incorporated into the façade. Administrator Podgorski stated that approval will be on the next regular board meeting agenda.

B. Purchase and Sale Agreement for Certain Parcels at 2320 Thornton-Lansing Road Relative to the Torrence Commons Planned Unit Development

Administrator Podgorski explained that Full Circle would like to sell the Village a small portion of the property directly on the northwest corner of Torrence and Thornton-Lansing Road for the purchase price of \$90,000. The Village will recoup the purchase price when the property is conveyed to a developer. Full Circle has had an appraisal done on the property, which appraised at \$350,000.

C. Special Use Request for a Drive-Through for Starbucks Coffee Shop at 18007 Torrence Avenue – Glazier Development Corporation

This item on the agenda was tabled.

D. Bike Shop and Café at 3414 Ridge Road – Conceptual Presentation, Cam Harvey & Renae Fentress

Administrator Podgorski announced that this will be an informal presentation on the development of the northeast corner of Ridge & Henry. This property was tax delinquent, and the Village was able to acquire it through abandonment. Podgorski introduced Cam Harvey and Renae Fentress, who gave presentations on their vision for opening a bike shop and coffee shop/café, directly on the Pennsy Greenway bike path. The bike shop would be operated by Cam Harvey, and will sell new bicycles, electric bicycles, accessories & apparel, along with used bikes at a much more affordable cost. There will also be an area designated for bicycle repair as well as bike rentals. The coffee shop would be operated by Renae Fentress, owner of Troost Coffee and they would like to offer coffee, tea, espresso and various craft beers along with a short wine list. Food offerings will be small plates and snacks that are family friendly. The coffee shop will also include a community meeting space, similar to what Troost had in their former Lansing location. Renae would also like to have a walk-up window and outdoor seating for folks that may be walking their dogs and cannot come in inside. The property is currently very run down and will take a lot of effort to restore, so they will be seeking incentives from the Village through the Ridge Road TIF and a Cook County Class 8 incentive.

VILLAGE ATTORNEY REPORT

No Report

FINANCE & HUMAN RELATIONS COMMISSION

No Report

AIRPORT & ECONOMIC DEVELOPMENT

A. Ridge Road Façade Program Application at 3450 Ridge Road – Steppo Supply & Construction

Linda Olszewski, General Manager, and Eileen Stepanovich, owner, were present from Steppo Supply & Construction. Their building was hit by a car twice within the last few months, causing major damage. They would like to upgrade their façade to stone with a wood pergola and farmhouse lighting. They have been working with JMA Architects on the design and Apex Construction on the remodeling work. Ms. Stepanovich

is very concerned that another car will run into their building again, due to people making left turns onto Ridge Road from West & William Streets. She asked if it's possible to install no left turn signs at these two intersections. Administrator Podgorski said that safety options will be discussed. Trustee Smith asked that approval of this application be on the next regular meeting agenda.

B. Ridge Road Façade Program Application at 3322 Ridge Road – MVP Studio, Michaela Vaughan

Michaela Vaughan, owner of MVP Studio, was present. Ms. Vaughan explained that she has purchased the Chop Shop hair salon, and would like to make some improvements to the outside of the building at 3322 Ridge Road. Updates include removing the sign from the top of the building and installing new signage on the front, power-washing and painting of the stone, new lighting, a new entrance door and a new access control system. Administrator Podgorski stated that it appears all of the improvements would be included in the façade program, with the exception of the access control system.

C. Rehabilitate Lighting for Runway 18/36 & Parallel Taxiway – Agreement for Consultant Services

Administrator Podgorski explained that this project is part of the State Transportation Improvement Program. The 18/36 runway was installed approximately 18 years ago, and the lighting is in need of replacement. The total cost estimate of the project is \$1,250,000, with Lansing's portion being only \$62,500. The project will be coordinated by the airport engineering firm, CMT along with IDOT.

D. DBT Transportation Services – Nav aids Maintenance Agreement

Administrator Podgorski explained that DBT Transportation Services is replacing Benson Technical Works as the contractor responsible for maintaining the lateral component of the landing system at the Municipal Airport. This is a three year agreement, with a cost about the same as what Benson was being paid. The owners of Benson Technical have retired. Mr. Podgorski asked that this agreement be placed on the next regular meeting agenda for approval.

POLICE & FIRE

Police Chief Phillips reported on the success of the softball game between his department and TF South.

BUILDING & PUBLIC WORKS

No Report

IT AND LNN

No Report

YOUTH CENTER & HUMAN RELATION COMMISSION

Trustee Hardy reported that he attended the July 15th meeting of the Human Relations Commission, and that there are some good things coming for the future of this commission. Trustee Hardy also announced that there is a community get together at Freedom Church on July 31st between 12:00 and 3:00 pm.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

With no further business, at 9:58 Mayor Eidam asked for a motion to adjourn to Executive Session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees – 5 ILCS 120/2(C)(1) and collective bargaining matters – 5 ILCS 120/2(C)(2).
Trustee Hardy made a motion to adjourn and Trustee Abbasy seconded.

ROLL CALL

Yeas – 5 Trustees

Hardy, Abbasy, Valencia, Zeldenrust, Smith

Nays – 0

Meeting Adjourned to Executive Session

RE-CONVENE FOLLOWING EXEC. SESSION

At 11:03 p.m., Mayor Eidam reconvened the Committee of the Whole meeting following Executive Session.

ROLL CALL

Roll call revealed the following Trustees present:

Zeldenrust, Smith, Hardy, Abbasy, Valencia

ADJOURNMENT

With no further business, Mayor Eidam asked for a motion to adjourn the Committee of the Whole meeting at 11:03 p.m.
Trustee Abbasy so moved and Trustee Hardy seconded.

ROLL CALL

Yeas – 5 Trustees

Abbasy, Hardy, Smith, Zeldenrust, Valencia

Nays – 0

Meeting Adjourned

Respectfully Submitted,

Vivian Payne
Lansing Village Clerk
/vp