

“State of the Village”

March 25, 2004

The Village Board



Mission Statement



Mayor John Piazza

The Village of Lemont is dedicated to promoting and preserving the character of the community and ensuring a high quality of life through professional public service provided in a friendly, consistent, and fiscally responsible manner, emphasizing the best interest of the community as a whole.

Police Chief Selection

- Chief Kevin Shaughnessy selected from over 60 very qualified candidates:
 - Over 25 years of law enforcement experience.
 - Bachelor's degree in Criminal Justice from Arizona.
 - Master's degree in Criminal Justice from Chicago State University.
 - Selected first Commander of South Suburban Mayor Crimes Task Force, one of the largest and most successful violent crime task forces in the nation.



FY 03-04 Capital Projects

- Stephen Street Improvements
- Country Lane Reconstruction
- 127th Street Reconstruction (State to Archer)
 - Construction in 2005.
 - County project partially funded through Southwest Conference of Mayors.
- 2003 Road Resurfacing Program
- Stephen Street Reconstruction
 - Businesses remained open during construction.
 - New sidewalks, street lighting, pavement and important infrastructure improvements.
 - Addition of landscaping and planters.
 - Presents a more unified appearance with attractive streetscape and a more walkable shopping district.

FY 04-05 Capital Expenditures

- Expenditures: \$6,300,000.
- Of this amount, \$1,600,000 earmarked for completion of road improvements.
- Total capital expenditures for next 5 years projected at approximately \$30,000,000.
- Road Improvement Fund.
 - Logan Street (Park to State Street)
 - Warner Avenue (Custer to Logan)
 - Singer Avenue
 - 127th Street Reconstruction (State to Archer)
 - Design Engineering for Czacki/Moczygemba/Division/East Street improvements
 - Phase I engineering for McCarthy Road
 - Final completion of Stephen St. project not eligible for TIF funds
 - 2004 Road Resurfacing Program: Area of concentration Derby Road from McCarthy Road to 131st Street and MFT resurfacing program

Downtown TOD Study

- Funded by R.T.A. Grant and Village secured grant from ComEd.
- Commercial market analysis.
- Housing market analysis.
- Develop land use plan, traffic and pedestrian circulation plan.
- Designate areas for parking.
- Final Report will produce implementation strategies.

Well No. 6

- Deep well facility located on previously acquired property near Steeples Subdivision.
- Above-ground pumping facility to be housed in masonry building designed to reflect the architectural appearance of nearby townhomes.
- Improvements financed by municipal bond.
- Water rate increase likely to cover debt service on bonds.
 - Water rates have not changed since 1998.
 - Sewer rates have not changed for last 12 years.

July 27th Flood



July 27th Flood

- Authorized \$300,000 worth of flood repair projects.
- Applying for State Grant for Castle Bowl Area.
- FY05 Projects
 - Engineering/construction of First St. Relief Sewer.
 - Engineering/construction of K.A. Steel box culvert.
 - NPDES Phase II Program.
 - Eureka Drive Relief Sewer.
 - Senon Lane Overflow Storm Sewer.
 - Freehauf/Schultz/Czacki Creek.
 - Woodcrest drainage improvements.
 - Crestview/Hillview Drainage.

Odor Alert Network



Odor Alert Network

- Implemented procedure to deal with odor complaints effectively.
- Partnership of Village Government, the Illinois E.P.A., local industries, businesses and residents.
- Investigation of complaint through OAN Coordinator and a network of residents placed strategically throughout the Village.
- Process does not interfere with regulatory requirements already in place by E.P.A.

Updated Emergency Response Plan

- Plan approved by Cook County Emergency Management Agency and Village Board.
- Because we have thought about how to address a wide variety of potential emergencies and have opened communication lines with multiple jurisdictions we will be better prepared in the event of an emergency.



Bike & Ped Plan





Bike & Ped Plan

- Transportation and mobility are key issues.
- Village currently maintains 2 trails:
 - I & M Canal trail that runs east-west along the I & M Canal from the Heritage Quarries Recreation area to Ceco Road in Will County.
 - Trail within the Heritage Quarry Recreation area directly northeast of the downtown.
- Work divided into 5 projects:
 - Expansion of the I & M Canal Trail
 - Links to the I& M Canal Trail
 - South Lemont Trails
 - Bicycle routes and sidewalks
 - Intersections and Crosswalks

Heritage Quarries Park

- 4 Pedestrian Bridges and a 3.8 mile trail extension provide access to the public for hiking, biking and fishing.
- Project has won 2 American Public Works Association Awards.
- Grand opening scheduled for June.
- Park improvements made possible through Illinois First Grant money.

Trails Before & After



Pedestrian Bridges Installed

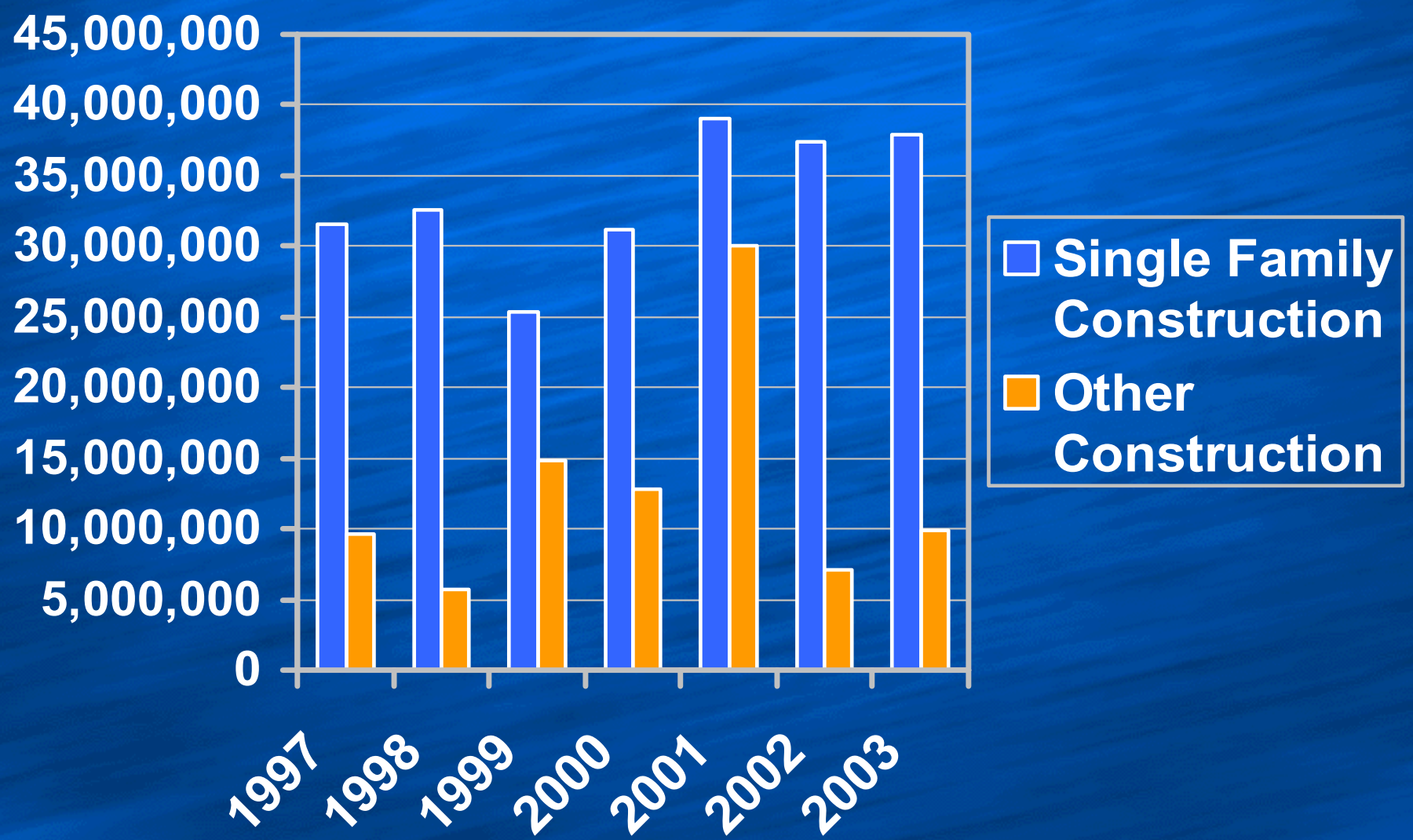


Land-Cash Ordinance

- Changed cash equivalent of improved land to \$150,000 per acre assumed fair market value (an increase from \$100,000 per acre).
- Increased land contribution per population to meet future needs.
- Developer contributions for parks and schools.
- Contributions can now be used for site improvements, not just for land acquisition.

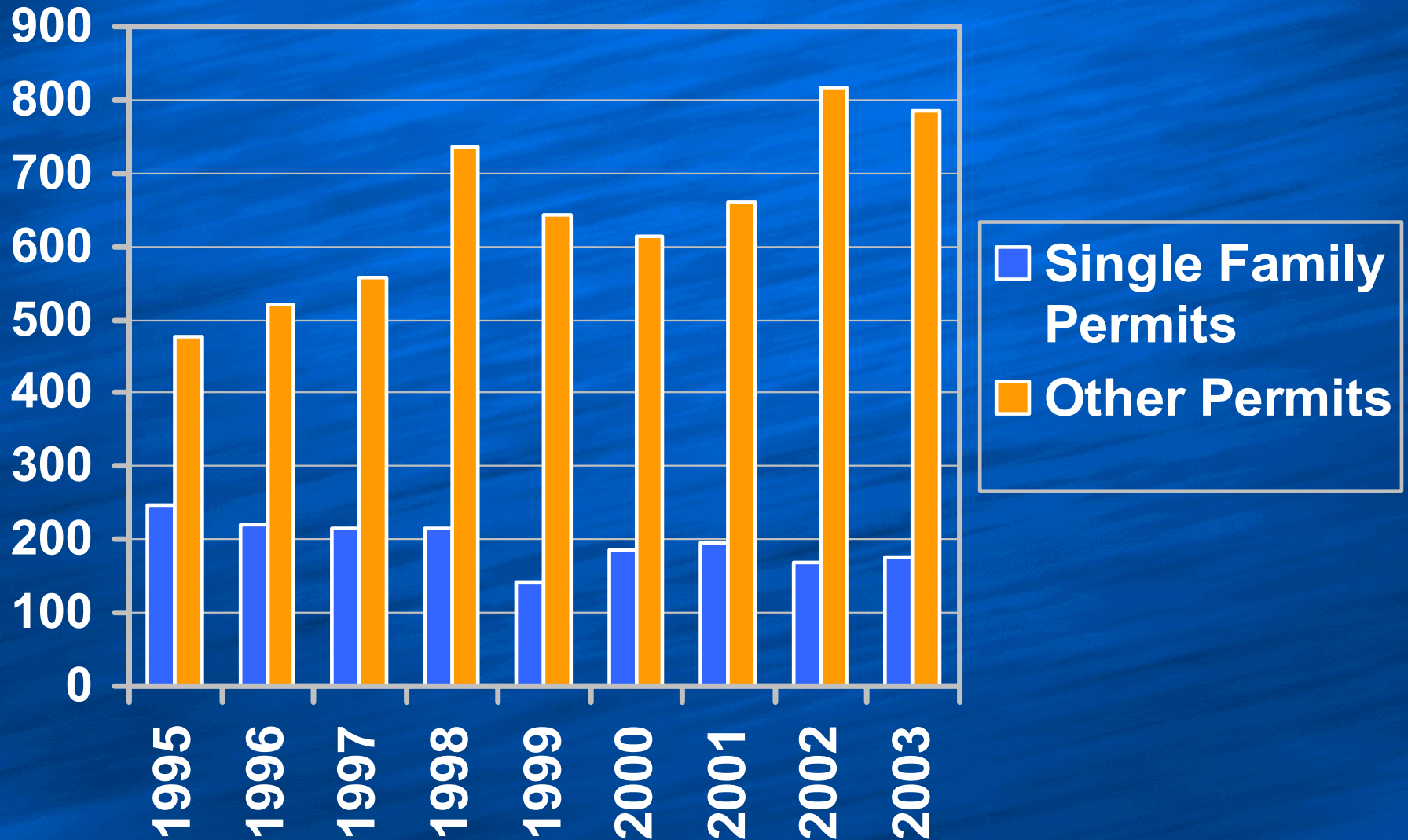
Construction Activity

Estimated Value



Permits Issued

No. Permits

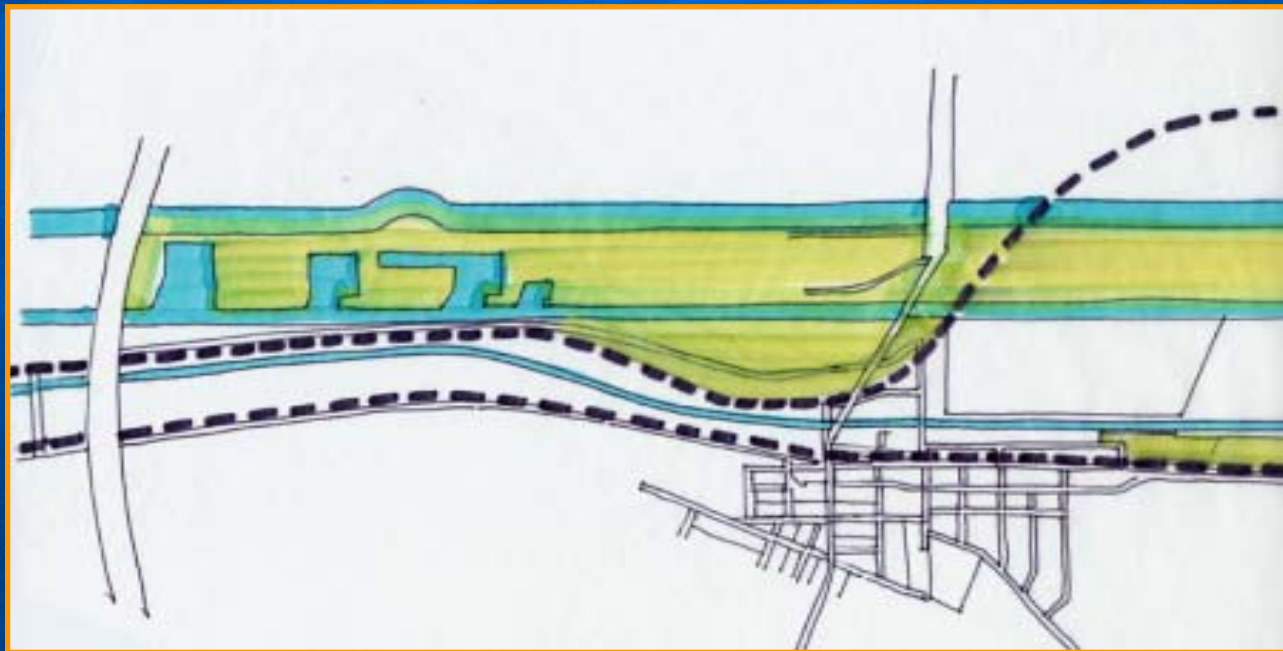


Infill Design Guidelines

- Proactive approach to address residential teardowns.
- Want to provide well-planned and visually appealing neighborhoods that preserve the character of the community.
- Set guidelines in place now to address building height, mass, lot coverage, building materials, detached garages, landscaping and tree preservation.

Land Development Strategy

- MWRD Land annexation over 250 Acres
- Parks and recreation?
- Strong alliance with Park District and other community organizations.



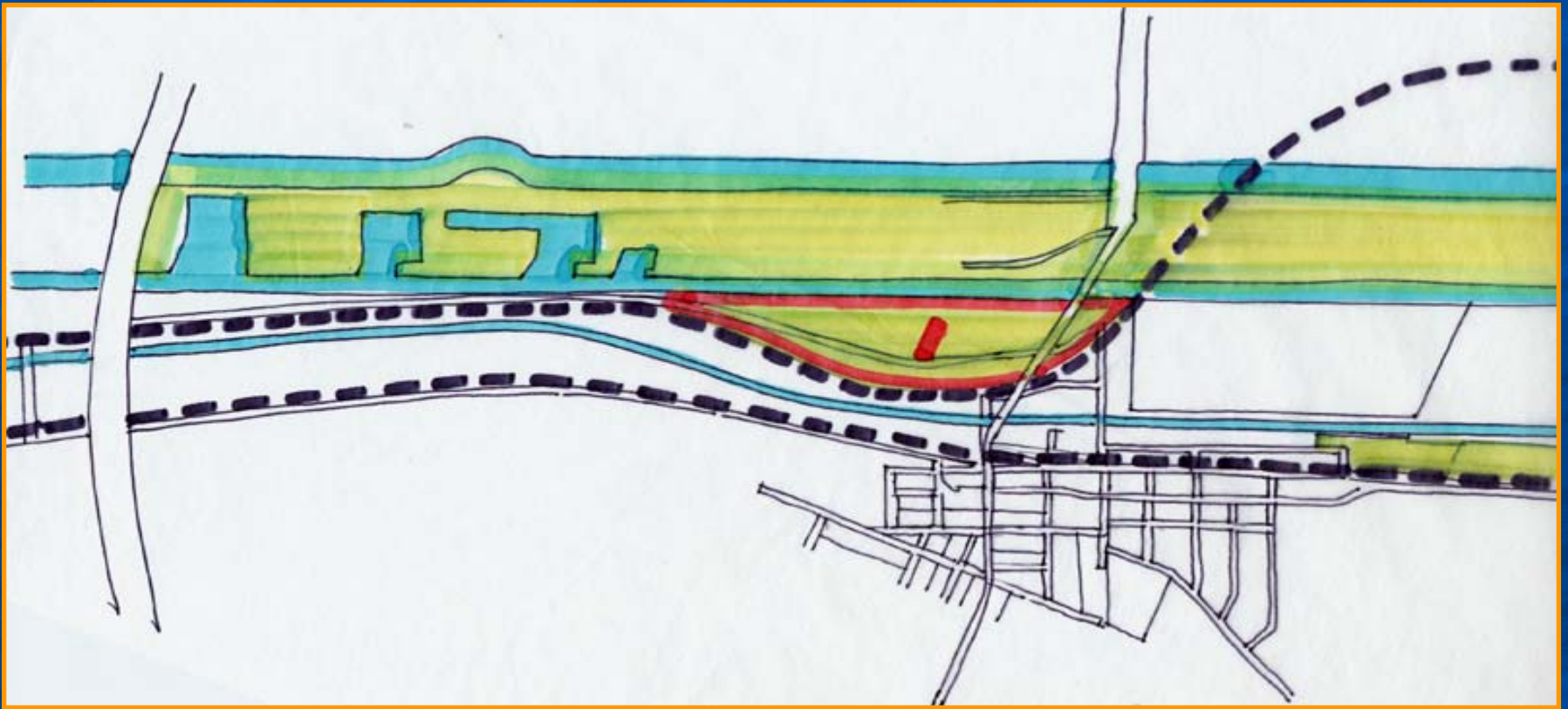
Sanitary & Ship Canal Corridor Annexation and Rezoning

- Annexation and rezoning of approximately 200 acres owned by MWRD in close proximity to Downtown.
- Property currently under zoning authority of Cook County and falls within most intensive zoning use.
- By rezoning Village will be able to eliminate many high-polluting unwanted industries.
- Agreed with MWRD and some current tenants that marine-oriented operations are compatible with long term plans.
- Barging operations and other commercial, recreational, or residential developments can peacefully co-exist on property.
- Thanks to President Terry O'Brien and General Superintendent Jack Farnan and entire MWRD Board of Commissioners.

Land Development Strategy

Phase 1 available now

- Phase I Tri-Central / BSNF Railroad 27 +10 Acres



Junk Yard Clean-Up

- Located at intersection of Archer Avenue and Route 83 in unincorporated Lemont Township.
- Formed multi-jurisdictional task force with State Senator Christine Radogno, State Representative Eileen Lyons, Cook County Commissioner Liz Gorman, and representative from the IEPA, Attorney General's office and the Chairman of Lemont's Zoning Board Ed Buettner.
- Secured documents from Cook County Zoning Board of Appeals stating property given a special user permit to operate on 3.75 acres of land in 1975.
- Current operation sprawls over 40 acres of land.
- In 2001 Attorney General's office, on behalf of IEPA issued Consent Order citing numerous violations of IEPA standards and regulations.
- In January 2004 IEPA performed another inspection and found that almost all previously cited violations still exist.
- Firmly committed to pursuit of enforcement of Consent Order to give Lemont the Gateway it deserves.



- Permitted use is for 3.8 acres of land.
- Operations spread over more than 40 acres.

GEORGE W. DUNNE
President, Board of
Cook County Commissioners



ALEX R. SEITH
Chairman of
Zoning Board of Appeals

CHARLES S. BONK
Chairman of
Committee on Public Service

ZONING BOARD OF APPEALS
OF THE
COUNTY OF COOK
CHICAGO CIVIC CENTER • ROOM 310
CHICAGO, ILLINOIS 60602 • 321-7681

PAUL MARCY
Secretary of
Zoning Board of Appeals

June 15, 1976

Honorable President Dunne and Members of
the Board of Commissioners of Cook County
County Building
Chicago, Illinois

Re: Findings and Recommendations on
Special Use application

In Re: Ohio & Chicago Railroad;
South Holland Trust and Savings
Bank; Drover's National Bank,
Tr. #68254
Docket #2675
Z. A. #SU-75-15
C. B. #82156

Dear President Dunne and Commissioners:

We transmit for your consideration our findings and recommendations in re the above special use application which you had referred to us.

The application requested a special use for an automobile reclamation and recycling site in the I-3 Heavy Manufacturing District. The subject property consists of approximately 3.8 acres, located at Route 83 and 107th Street, bounded on the South by Grant Road, Metropolitan Sanitary District property and Cal-Sag Canal; on the Northwest by Illinois Gulf and Ohio Railroad property; and on the East by Commonwealth Edison easement and Metropolitan Sanitary District property; excluding property owned by Jerry Chytil and Donna Chytil d/b/a Valley Auto in Lemont Township.

A public hearing was held on this matter on January 30, 1976 in the Lemont Village Hall, pursuant to publication and in the manner prescribed by law. The hearing was continued to April 22, 1976 in the Lemont Village Hall.

Special Census

Increase State Shared Revenue Distributed on a Per Capita Basis

- Public participation extremely important.
- Each new person counted brings in approximately \$90 annual of state shared revenue to Village. (2,000 pop. increase will result in \$180,000 of new revenue.)
- Census likely to take place this summer.
- Census enumeration will take place only in census blocks identified as growth areas since the 2000 census.

Space Needs Analysis Village Hall & Public Works

- Study produced findings/recommendations to guide Village in decisions on size and character of new property acquisition and construction.
- Estimated cost for construction of a new public works facility is \$5,000,000.
- Estimated construction cost for police facility is \$4,200,000.
- Funding.

Before Construction



Construction Proceeds



After Construction



Newly Licensed Businesses

- 29 New Businesses With A Number of Still Pending License Applications.
- Cultivating and trying to entice commercial development.

Artful Gatherings, 209 Stephen Street



CHAOS Kids, 114 Stephen Street



Dilon's Bar & Café, 308 Canal Street



Garage Dogs, 206 Main Street



Hauptman Jewelers, 1052 State Street



Jetsonic Petroleum, LLC d/b/a Lemont Citgo



Petal Play Design Studio, 106 Stephen Street



Stylz Beauty Salon, 1056 S. State Street



Salon 312, 312 Canal Street



Susie's Antiques & Collectibles @ Anna Made It, 106 Stephen St.



One Fine Day Bridal & Boutique Coming Soon!



Other New Businesses

- Always With Flowers, 1120 State Street (former Purple Iris location)
- *Baltic Auto Shipping, 16189 New Avenue, Suite A
- *Bartech Precision Machining, 16135 New Avenue, Unit 3
- Car Crazy, Inc., 1222 State Street
- Chandok & Associates d/b/a Lemont Liquor, 1128 State Street
- *JJP Mortgage Corporation, 114 Illinois Street
- Mario's Pizza, Inc., 1138 State Street (former Nancy's Pizza location)
- Nancy's Pizza, 1240 State Street (former Cupino's Pizza location)
- NuCo2, 16135 New Avenue, Units 1 & 2
- Nu-Look Car Wash, 1388 State Street
- Silk Screen Express, Inc., 16135 New Avenue, Unit 14
- *Steeple's Antique Shop, 310 Illinois Street
- Stef Foods, Inc. d/b/a White Hen Pantry, 814 State Street (new ownership)
- The Insurance House, Inc., 208 Stephen Street
- United States Cylinder Gas, 16135 New Avenue, Unit 14
- Vito & Nick's (formerly Lemont Lanes), 1015 State Street
- Webfoot Technologies, 1011 State Street, Suite 260

* Denotes pending license application.

Maintaining a Balanced Approach

- Commercial versus Residential.
- Net value added to the community.
- Banks, Banks, Banks, and more Banks.

Keys to Success

- A business community willing to invest in the future of our Village.
- A dedicated and truly concerned staff that works tirelessly.
- A well-educated and diverse Village Board with a genuine commitment to bettering the community.
- A vision that will not be compromised.

Cruise Nights 2003



Heritage Fest 2003



Halloween Hoedown 2003



Hometown Holiday 2003



St. Patrick's Day Parade & Festival – March 6, 2004

