

**VILLAGE BOARD
SPECIAL COMMITTEE OF THE WHOLE MEETING**

**JANUARY 14, 2015 – 7:00 P.M.
LEMONT VILLAGE HALL
418 MAIN ST.
LEMONT, IL 60439**

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. DISCUSSION ITEMS**
 - A. PULTE CONCEPT PLAN DISCUSSION
(PLANNING & ED)(STAPLETON)(JONES)**
 - B. FISCAL YEAR 2016-2020 CAPITAL IMPROVEMENT PLAN DISCUSSION
(ADMIN/FINANCE)(REAVES/SNIEGOWSKI)(SCHAFER/SMITH)**
- IV. UNFINISHED BUSINESS**
- V. NEW BUSINESS**
- VI. AUDIENCE PARTICIPATION**
- VIII. ADJOURN**



Village of Lemont
Planning & Economic Development Department

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

TO: Committee of the Whole

FROM: Charity Jones, AICP, Planning & Economic Development Director

SUBJECT: Pulte Concept Plan

DATE: January 7, 2015

SUMMARY

Since fall 2013, Village staff has been working with Pulte Homes to explore the feasibility of a residential development located on approximately 68.5 acres of vacant land north of the Lemont Township's Heritage Woodland Sanctuary. After exploring various potential access arrangements and development scenarios, Pulte has concluded that the most viable option is to develop only the easterly 43.4 acres of the site, with unconstrained access provided from Timberline Drive and an emergency-only access through the Lemont Township Heritage Woodland Sanctuary. Pulte intends to donate the westerly 25 acres of the site to the Township, potentially for future expansion of the Woodland Sanctuary.

Pulte intends to submit a formal application for zoning entitlement but has not yet done so. Prior to preparing an application, they are seeking preliminary feedback from the Committee of the Whole. Given that full plans have not yet been prepared and the Planning & Zoning Commission has not yet had an opportunity to review the proposal, staff requests that the Committee limit its discussion to three high level issues:

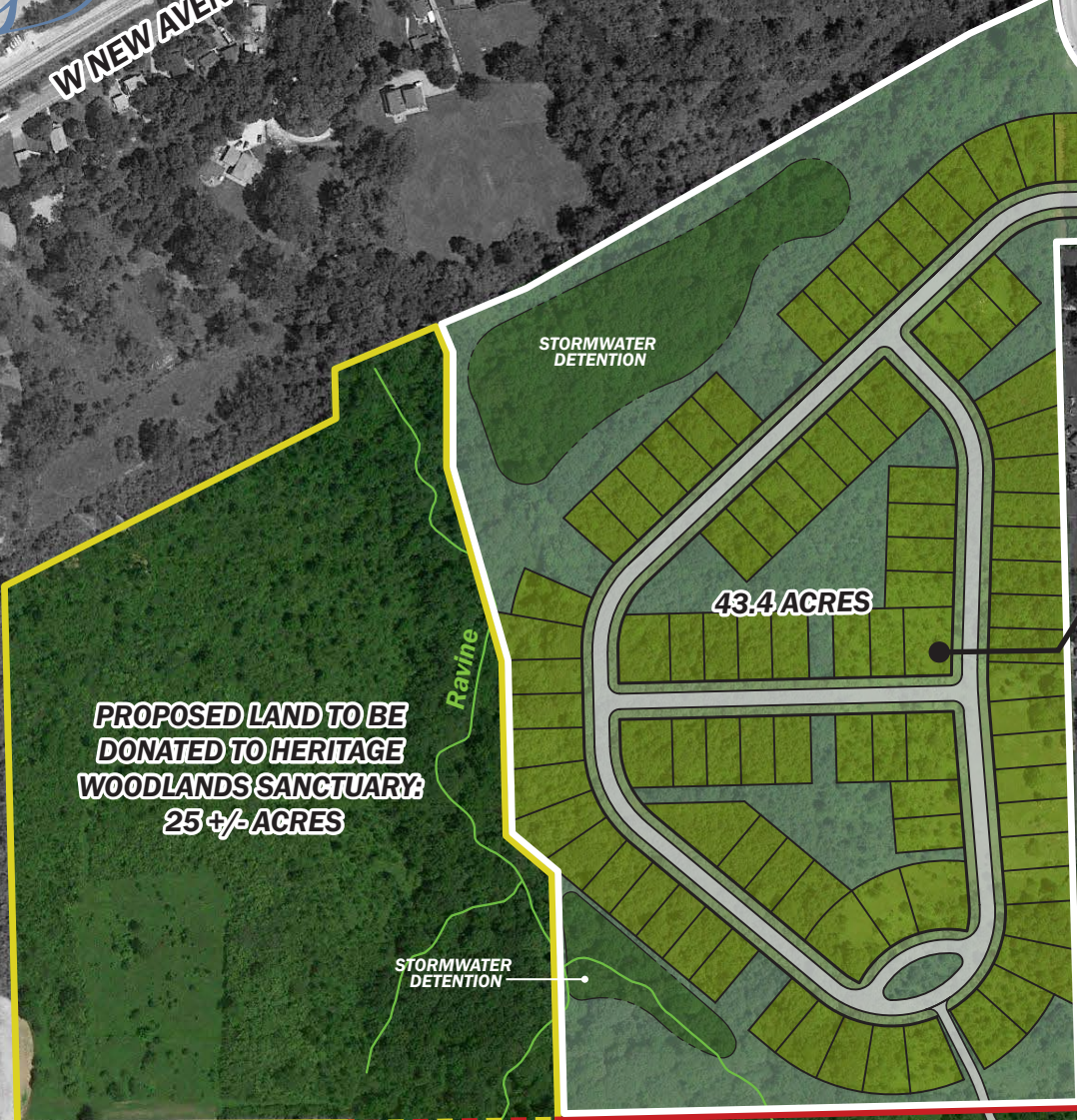
1. Whether the proposed access is acceptable (via Timberline Dr. and the Sanctuary).
2. Whether the Board would consider the proposed land donation to the Township as satisfaction of the donation required by Chapter 17.18 of the Unified Development Ordinance for park and recreational purposes. Pulte is scheduled to present this concept plan to the Township Board on January 13.
3. Whether the Board is amenable to the general framework of the proposed development (i.e. single-family detached homes clustered on smaller lots). The Lemont 2030 Comprehensive Plan designates the subject site as Contemporary Neighborhood with Conservation Design, so the general framework of the proposed subdivision initially appears consistent with the Plan, pending further detailed plan review.

ATTACHMENTS

1. Pulte Concept Plan.

W NEW AVENUE

TIMBERLINE DRIVE



Pulte single family home neighborhood including 93 lots.

Proposed emergency only access drive. Final alignment to be approved by Lemont Township.



INTERSTATE 355

INTERSTATE 355

W ROBERTA STREET

TIMBERLINE DRIVE

W 127TH STREET

Village Board

Agenda Memorandum

To: Mayor & Village Board

From: George Schafer, Village Administrator
Chris Smith, Finance Director

Subject: Fiscal Year 2016-2020 Capital Improvement Plan

Date: January 7, 2015

BACKGROUND/HISTORY:

Staff began the FY 2016-2020 Capital Improvement Plan (CIP) in August 2014. All capital requests were submitted to Finance in November 2014. The Village Administrator met with all department directors regarding each project.

The CIP represents the Village of Lemont's commitment to plan and maintain assets linked to the Village's mission outlined in the Strategic Plan and represent the long term investment in the Village's infrastructure. The CIP is an integral part of our effort to "maintain the reliability of the infrastructure with deliberate, budget improvements based on equitable assessments of the systems."

The Capital Improvement Plan is a document that summarizes all major capital project expenditures planned over the next five years,

DISCUSSION:

The attached FY 2016-2020 Proposed Capital Improvement Plan outlines 33 projects for approximately \$21 million over the course of five years. The plan follows the Strategic Priorities of Financial Stability and Quality Infrastructure.

The proposed plan will be on the Village's website www.lemont.il.us under Village Budget.



VILLAGE OF LEMONT

FISCAL YEAR 2016-2020

PROPOSED CAPITAL IMPROVEMENT PLAN

The Capital Improvement plan is a yearly document that is used to identify capital projects and forecast anticipated spending related to these projects. This plan includes the construction of new development, maintenance and replacement of existing infrastructure, and purchase or replacement of equipment/vehicles. This process allows for the careful planning, prioritizing, and funding for future items. This plan is updated each year. A project request is submitted into a database each December. During the month of December staff evaluate all projects based upon affordability and services. The team also considers the funding sources and grants that may be associated with each project.

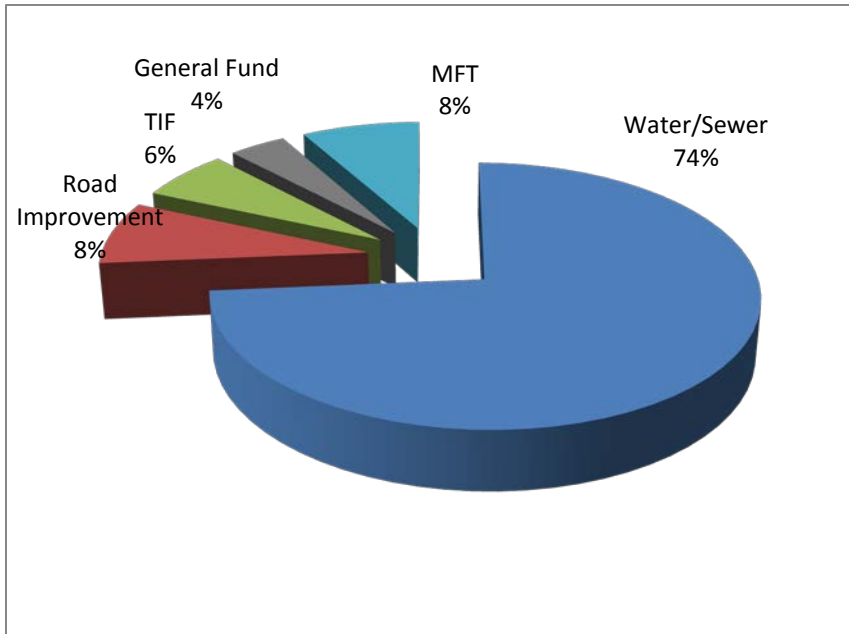
The criteria for the project to be included in the capital plan is:

- Multiple year useful life
- Results in a fixed asset or extends the life of the asset
- Minimum value of \$10,000

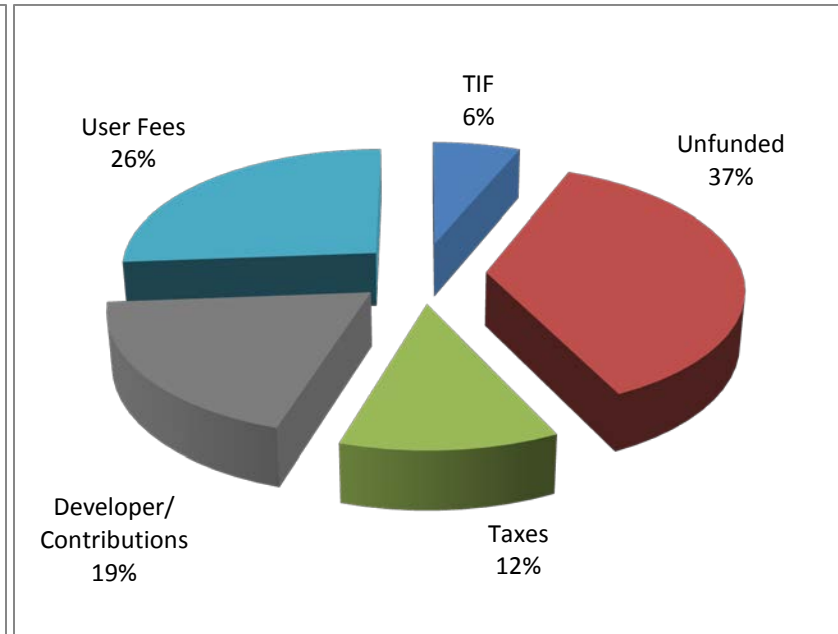
In the following pages, a summary table is provided that lists all the projects in the CIP plan year and funding sources. Detail projects pages are provided as well.

FY2016 PROJECTS

Funding Uses



Funding Sources



The Proposed Capital Improvement Program (CIP) for FY16 is \$5.8 million. Utility infrastructure projects, including utility extension account for \$4.3 million of the total cost. The balance of the projects include: Emerald Ash Borer program, road projects, utility extension, and maintenance of the existing non utility infrastructure.

Capital improvements projects are funded through a variety of sources. A majority of the utility infrastructure projects are funded from operating revenue, such as user fees. A majority of the roadway projects are funded from taxes, grants, and developer contributions.

Village of Lemont- Capital Improvement Plan

Village of Lemont
 FY16-20 Capital Improvements Program

CIP NAME	FY16	FY17	FY18	FY19	FY20	Funding Uses	Funding Sources
Stephen Street Water Main Replacement-North of River Street - Phase I	80,000	-	-	-	-	Water/Sewer	User Fees
Annual Sanitary Sewer Cleaning & Televising Program	39,000	39,000	39,000	39,000	39,000	Water/Sewer	User Fees
Water Supply Study Update	25,000	-	-	-	-	Water/Sewer	User Fees
Buffett Harbor Detention Rehabilitation	23,000	-	-	-	-	Water/Sewer	User Fees
Annual Water Main Replacement Program	820,000	570,000	570,000	570,000	570,000	Water/Sewer	User Fees
Bell Road Utility Extension	1,997,000	-	-	-	-	Water/Sewer	Unfunded Developer
Chicago First Church of the Nazarene Utility Extension	550,000	-	-	-	-	Water/Sewer	Contributions Developer
IMTT Culvert Replacement	490,000	-	-	-	-	Water/Sewer	Contributions
Keepataw - Hillview Storm Drain Replacement and Re-Route	90,000					Water/Sewer	User Fees
Annual MFT Road Resurfacing & Pavement Marking Program	445,000	710,000	710,000	710,000	710,000	MFT	User Fees
I&M Canal Water Enhancement: West of Ed Bossert Dr to Stephen St	345,000	-	-	-	-	Downtown TIF	TIF
I&M Canal & Centennial Cal-Sag Trail	145,000	80,000	80,000	1,360,000	480,000	Road Improvement Fund	Taxes/Grants
McCarthy Road Bike Paths: Illinois St to Walker Rd	145,000	120,000	850,000	300,000	-	Road Improvement Fund	Taxes/Grants
ComEd Right-of-Way Community Bike Trail: Derby Rd to Bell Rd	145,000	120,000	890,000	360,000	-	Road Improvement Fund	Taxes/Grants
Sidewalk Repair	25,000	25,000	25,000	25,000	25,000	Road Improvement Fund	Taxes/Grants
Emerald Ash Borer (EAB)	150,000	150,000	150,000	150,000	150,000	General Fund	Taxes
New Wayfinding Signs - Downtown	30,000	-	-	-	-	General Fund	Taxes
School Sidewalks	25,000	25,000	25,000	200,000	370,000	General Fund	Taxes
Bike Route Signs	10,000	5,000	-	-	-	General Fund	Taxes Developer
Castle Bowl Drainage Channel Repairs - North of Logan Street	-	23,000	-	-	-	Water/Sewer	Contributions
Annual CDBG Block Grant Program	-	230,000	230,000	230,000	230,000	Water/Sewer	Grants
Illinois Street & Pruyne Street Water Main Replacement	-	300,000	-	-	-	Water/Sewer	User Fees
Stephen Street Water Main Replacement, North of River St.-Phase 2	-	148,000	-	-	-	Water/Sewer	User Fees
Stephen Street Resurfacing: Illinois St. to BNSR Railroad Viaduct	-	385,000	-	-	-	Road Improvement Fund	Taxes

Village of Lemont- Capital Improvement Plan

Village of Lemont FY16-20 Capital Improvements Program							
CIP NAME	FY16	FY17	FY18	FY19	FY20	Funding Uses	Funding Sources
Stephen Street Brick Paver Replacement-Illinois St to River St	-	475,000	-	-	-	Road Improvement Fund	Taxes
IL Route 83 and Main Street Pathways by IDOT	-	90,352	-	-	-	Road Improvement Fund	Grants
Gateway Signs	-	100,000	100,000	100,000	100,000	Gateway TIF	TIF
I&M Canal - South Side Landscaping	-	428,500	-	-	-	Canal TIF	TIF
I&M Canal Wall Restoration: Ed Bossert Dr to Stephen St	-	345,000	-	-	-	Canal TIF	TIF
Downtown Gateway	-	100,000	-	-	-	General Fund	Taxes
Bridge Repairs		255,000				Road Improvement Fund	Taxes
Stephen Street Overlook	-	-	490,500			Canal TIF	TIF
	\$ 5,809,000	\$ 4,723,852	\$ 4,159,500	\$ 4,044,000	\$ 2,674,000		

Fund: Water/Sewer/Stormwater

Project: Stephen Street Water Main Replacement – North of River Street – Phase 1



Description: Improve Fire Protection and replace deteriorated water mains.

Replacement of 200 feet of water main on Stephen St., north of River St to the MWRDGC Plant entrance.

FY2016: \$80,000- Phase 1

Fund: Water/Sewer/Stormwater

Project: Sanitary Sewer Cleaning & Television

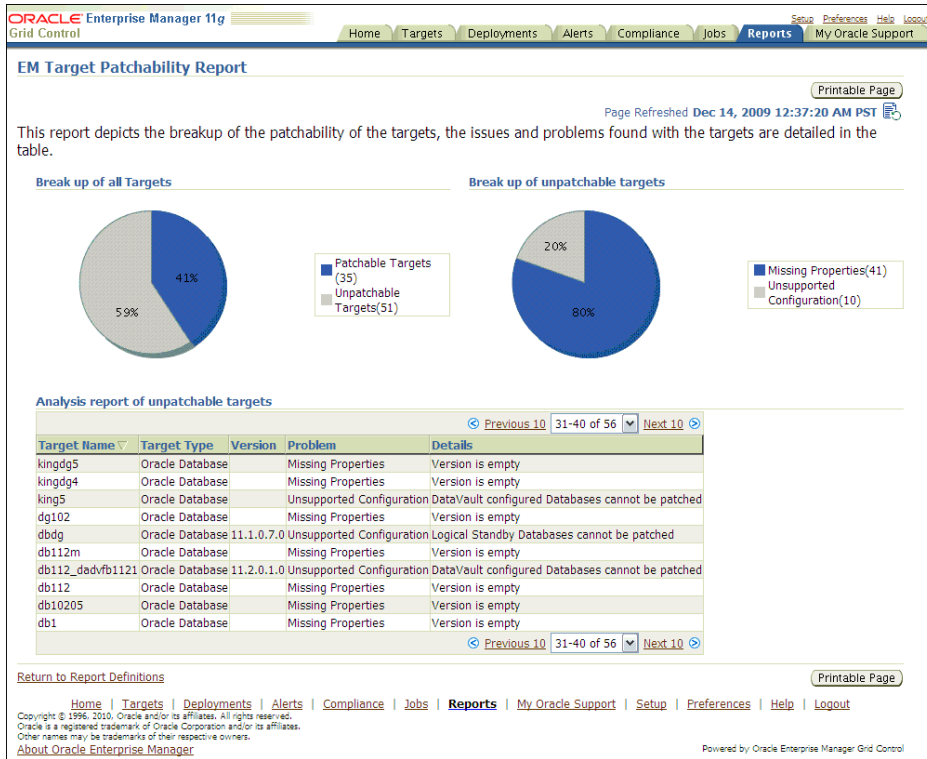


Description: Cleaning and televising of existing sanitary sewers and combined sewers, in order to maintain sewers in good, clean condition and to comply with recommended long term control plan.

FY16	FY17	FY18	FY19	FY20
\$39,000	\$39,000	\$39,000	\$39,000	\$39,000

Fund: Water/Sewer/Stormwater

Project: Water Supply Study Update



Description: To make sure that the Village plans property for future growth, including pump capacity, water supply, and water storage.

Note: This project was budgeted in FY15; however, due to possible grant funding the project was delayed.

FY2016: \$25,000

Fund: Water/Sewer/Stormwater

Project: Buffett Harbor Detention Rehabilitation



Description: To provide a more aesthetic and functional detention basin.

Scope: Removal of sediment at the basin outfall to re-establish original normal water elevation in the Buffett Harbor Detention Basin.

FY2016: \$23,000

Fund: Water/Sewer/Stormwater

Project: Annual Water Main Replacement Program



Description: Purpose: Replacement of deteriorated water main on an annual basis.

FY16 Scope: Replace 1002 feet of Water Main on Ledochowski St, McCarthy Rd to Schultz St, and 1663 feet of water main on Crestview Dr, Keepataw Dr to Hillview Dr.

FY17 Scope: Singer Ave.

FY16	FY17	FY18	FY19	FY20
\$1,050,000	\$570,000	\$570,000	\$570,000	\$570,000

*Possible Bond Funding for FY16 project.

Fund: Water/Sewer/Stormwater

Project: Bell Road Utility Extension



Description: To provide 4,000 LF each of sanitary sewer and water main extensions to service parcels along Bell Road, South of McCarthy Road. The project will be funded by developer contributions, allocation of prior year funds and/or bond proceeds.

FY2016: \$1,997,000

This is an unfunded project.

Fund: Water/Sewer/Stormwater

Project: First Church of the Nazarene Utility Extension



Description: To provide 1,100 LF of sanitary sewer and water main extension on Bell Road to service the First Church of the Nazarene. The Village will seek funding from the Church, per prior discussions with the Church

FY2016: \$550,000

Fund: Water/Sewer/Stormwater

Project: IMTT Culvert Replacement



Description: Replacement of existing culverts with larger, high capacity culverts, at the IMTT discharge, from the I&M Canal to the CS&S Canal.

Note this project was budgeted in FY15; however, due to permit issuances and project plan negotiations the project has been reprogrammed.

FY2016: \$490,000

Fund: Water/Sewer/Stormwater

Project: Keepataw - Hillview Storm Drain Replacement and Re-Route.

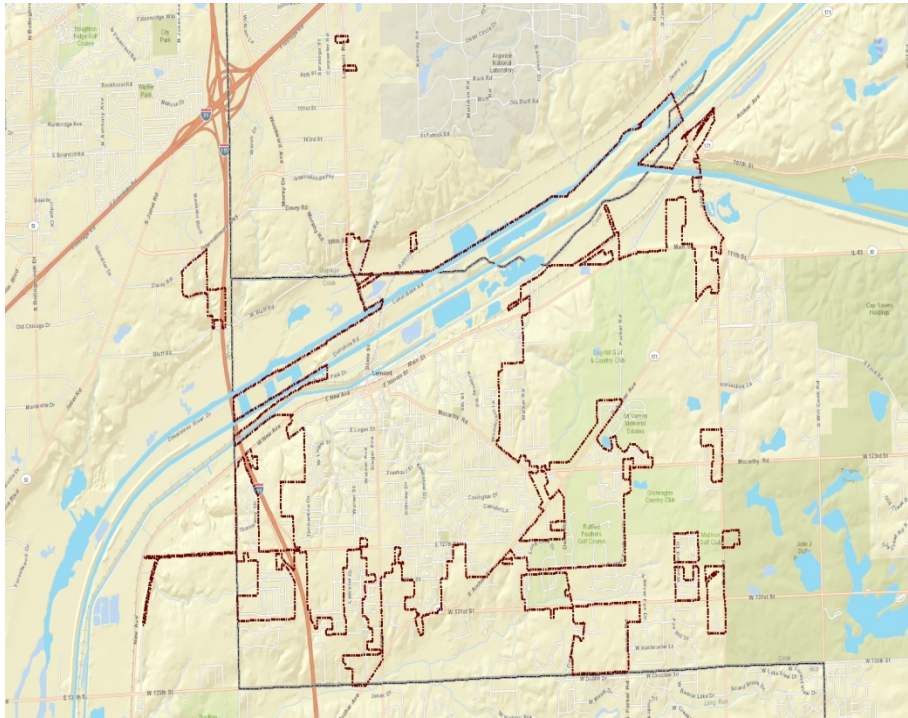


Description: To remove street flooding and re-route existing storm sewers from (south) Keepataw dr. north to Crestview dr.

FY2016: \$90,000

Fund: MFT Fund and Road Improvement

Project: MFT Resurfacing Program



Description: Purpose: Resurfacing streets (23000 SY) on an annual basis to promote roadway safety./

FY16 Scope: Julia St, Grant St, Holmes St, Fremont St, Porter St, Brown Dr, S Main Alley, pavement marking,

FY17-FY20- Funding will be split between MFT and Road Improvement Fund

FY16	FY17	FY18	FY19	FY20
\$445,000	\$710,000	\$710,000	\$710,000	\$710,000

Fund: Downtown TIF Funding

Project: I & M Canal Improvements



Description: The Village has completed engineering and received all required permits to dredge the I&M Canal from the Stephen Street bridge to the Ed Bossert Bridge. Estimated costs for the project are \$1,000,000. Staff has had preliminary meetings with an engineering firm to provide alternate options for cleanup of the canal.

Note: Project was budgeted in FY15; however, due to permitting and planning the project has been reprogrammed.

FY2016: \$345,000

Fund: Roadway Improvement Fund and Grant

Project: I&M Canal & Centennial Cal-Sag Trail



Description: Lemont has long recognized its need to connect downtown to regional trails in order to provide an amenity to residents and encourage economic development in downtown. The proposed link to the Centennial Trail has been mentioned in numerous plans, including the 2002 Comprehensive plan, the 2008 ED & Downtown Improvement Work Program and the 2012 Lemont Active Transportation Plan.

The construction of a 10 feet wide bicycle lane on Main St., from Illinois St to IL Rte 83, or from Boyer Rd at the I&M Canal Path to IL Rte 83. The project is schedule to be funded 80% from SCM (STU Federal Funds).

FY16	FY17	FY18	FY19	FY20
\$145,000	\$80,000	\$80,000	\$1,360,000	\$480,000

Fund: Road Improvement

Project: McCarthy Road Bike Paths: Illinois St to Walker Rd



Description: Provide safe accommodations for bicyclists. / Scope: The construction of bicycle lanes or a bicycle path on McCarthy Road, from Illinois St to Walker Rd.

The project is schedule to be funded 80% from SCM (STU Federal Funds).

FY16	FY17	FY18	FY19	FY20
\$145,000	\$120,000	\$850,000	\$300,000	-

Fund: Road Improvement

Project: ComEd Right-of-Way Community Bike Trail: Derby Rd to Bell Rd



Description: Purpose: Provide safe off-road pedestrians and bicycle accommodations. / Scope: The construction of a 10 feet wide bicycle trail on the ComEd Right-of-Way, from Derby Rd to Bell Rd.

The project is schedule to be funded 80% from SCM (STU Federal Funds).

FY16	FY17	FY18	FY19	FY20
\$145,000	\$120,000	\$890,000	\$360,000	-

Fund: Road Improvement

Project: Sidewalk Repair



Description: The sidewalk replacement/repair program runs in the spring and fall. This program repairs/replaces sidewalk in various locations which are prioritized by the Village's inspection reports.

FY16	FY17	FY18	FY19	FY20
\$25,000	\$25,000	\$25,000	\$25,000	\$25,000

Fund: General Fund

Project: Removal of infested and dead trees - EAB



Description: EAB has infested many of the trees in the area. This project is a 5 year project to remove the infested trees. EAB program is to remove infested and dead trees the next step is to replace the ash trees. The 5 year plan is \$100,000 per year for tree removal and \$50,000 for replanting until FY18. FY18-FY20 \$150,000 for replanting.



FY16	FY17	FY18	FY19	FY20
\$150,000	\$150,000	\$150,000	\$150,000	\$150,000

Fund: General Fund

Project: New Wayfinding Signs-Downtown



Description: Design and install new wayfinding signage.

FY2016: \$30,000

Fund: General Fund

Project: School Sidewalk Network



Description: The 2012 Lemont Active Transportation Plan recommends completing and repairing the Village's sidewalk network throughout the community. Completing / repairing the entire network within 5 years is not feasible. Schools, and particularly a .5 mile radius around schools, are identified as a priority area for sidewalk installation/repair in the plan.

The Village will seek Safe Route to School funding future years.

FY16	FY17	FY18	FY19	FY20
\$25,000	\$25,000	\$25,000	\$200,000	\$370,000

Fund: General Fund

Project: Bike Route Signs



Description: The 2012 Lemont Active Transportation Plan recommended a network of bike routes throughout the community. Bike routes are recommended routes for cyclists to use when dedicated bike facilities are not available. Such routes provide reminders to bikes and drivers to share the road, and provide way finding to key destinations. A plan of proposed signs and their appropriate locations would be needed and a consultant would be hired to complete that task. The sign production and installation could be done in-house.

FY16	FY17	FY18	FY19	FY20
\$10,000	\$5,000	-	-	-

Fund: Water/Sewer/Stormwater

Project: Castle Bowl Drainage Channel Repairs- North of Logan Street



Description: Repair to sides and bottom of existing stone drainage channel, north of Logan Street to the Castle Bowl.

FY2017: \$23,000

Fund: Water/Sewer Fund and Road Improvement

Project: Annual CDBG Program



Description: Replacement of Water Mains and replacement of sidewalks, curbs, and driveways in CDBG Block Group 3 (near Downtown) The replacements will be of deteriorated sidewalks and provide ADA detectable warning ramps.

Water Funds and Road Improvement Funds will be used for matching \$25,000 and Engineering \$30,000.

FY16	FY17	FY18	FY19	FY20
-	\$230,000	\$230,000	\$230,000	\$230,000

Fund: Water/Sewer

Project: Illinois Street and Pruyne Street Water Main Replacement



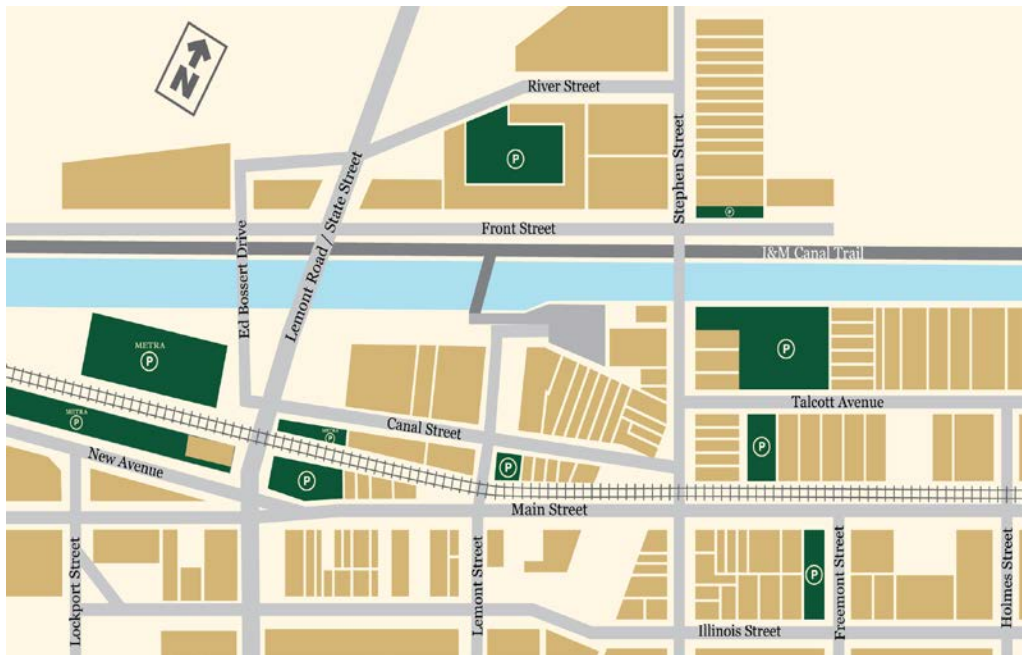
Description: Replacement of water mains on the following streets: Illinois Street Grant to Julia : Pruyne Street Loop Porter Street to Main Street

To replace 220 LF on Illinois Street on 550 LF on Pruyne Street of 4 inch and 6 inch of leaking water mains and improve fire protection, in anticipation of the Illinois Street Roadway Rehabilitation Project.

FY2017- \$300,000

Fund: Road Improvement

Project: Stephen Street Resurfacing – Illinois to River Street
Stephen Street Brick Paver Replacement – Illinois St. to River St.



Description: This project includes the resurfacing, curb and paver repair on Stephen Street.

FY2017: \$385,000 (Resurfacing)

FY2017: \$475,000 (Replacement)

Fund: Water/Sewer/Stormwater

Project: Stephen Street Water Main Replacement – North of River Street – Phase 2



Description: To Improve Fire Protection and provide water service to Tri-Central Site./Scope: The replacement of 350 feet of water main on Stephen St, north of the MWRDGC Plant entrance.

FY2017: \$148,000

Fund: Road Improvement

Project: IL Route 83 and Main Street Pathways by IDOT



Description: Purpose: Provide safe off street passage for pedestrians and cyclists.

Construction, by IDOT, of multi use bike paths at the intersection of IL Rte 83 and Main Street.

FY2017: \$90,352

Fund: Gateway TIF and General Fund

Project: Gateway Signs



Description: Seven new signs at key entrances to the Village, including a directional sign outside the main Village boundary at Lemont National Bank on Lemont Road. To beautify entrances to the Village, provide way finding to key destinations, and replace deteriorating existing signs.

FY16	FY17	FY18	FY19	FY20
-	\$100,000	\$100,000	\$100,000	\$100,000

Fund: Canal TIF

Project: I&M Canal - South Side Landscaping



Description: Complete the canal landscaping designed by Teska in 2009 by installing new stairs and landscaping on south side of I&M Canal. North side was installed in 2011.

FY17- \$428,500

Fund: Canal TIF

Project: I & M Canal Wall Restoration



Description: Repair I&M Canal walls to maintain wall integrity.

Repair/replace the south wall of the I&M Canal, west of Stephen Street.

FY2017: \$345,000

Fund: General Fund

Project: Downtown Gateway



Description: The intersection of Illinois & State Street is a key gateway into Lemont, and particularly downtown Lemont. The 2012 Lemont Active Transportation Plan recommends creating a gateway at this important intersection and many other plans, including the 2002 Comprehensive Plan, recognized the importance of this gateway into our community. By beautifying this intersection, we further improve this gateway and link it more directly to downtown. This link, coupled with our way finding signage, will help to encourage traffic to come into downtown, rather than passing it by. The gateway improvements will also incorporate an area to promote community events through signage, therefore eliminating the need to put such signs on the side of the Lemont Road Bridge.

FY2017- \$100,000

Fund: Road Improvement

Project: Bridge Repairs



Description: Maintain bridge infrastructure in proper condition. Provide repairs to bridges on Derby Rd (N of 131st St) and at Ed Bossert Dr (over I&M Canal).

Potential Canal TIF funding for the Ed Bossert Drive Bridge if increment is available.



FY2017: \$255,000

Fund: Canal TIF

Project: Stephen Street Overlook



Description: Extending Streetscape improvements to north end of Stephen Street and creating an overlook at the intersection with the Sanitary & Ship Canal.

FY2018: \$490,500

Fund: General Fund

Project: Quarry Expenditures

Description: The Quarry Expenditures are three different projects that staff would like guidance on.



Quarry Open Space Acquisition- There is a draft master plan for the Quarry Recreational Area that includes all the property in the Quarry Area. In FY15 the Village acquired the last 6.18 acres. The acquisition of this piece would provide the Village with ability to implement its master plan. The Village is obligated to pay \$13,770 per year for the property.

HQRA Natural Resource Inventory & Management Plan- To identify and estimate costs for farther enhancements to the HQRA to develop it as an attraction for eco-tourism and nature enthusiasts, as well as generally beautifying the area for all visitors. CITGO is currently partnering with the Village regarding this project.



Miscellaneous Improvements in the Quarry- The Village Board made the commitment to fund \$39,000 per year to the Quarry area. The acquisition is \$13,770 therefore the balance of \$25,230 will be designated for improvements.



FY16	FY17	FY18	FY19	FY20
\$39,000	\$39,000	\$39,000	\$39,000	\$39,000