

VILLAGE BOARD
Committee of the Whole Meeting
February 11, 2019
Lemont Village Hall – Village Board Room
418 Main St., Lemont, IL 60439

I. Call to Order

Mayor Egofske called the COW Meeting to order at 7:48 p.m.

II. Roll Call

Present were Trustees, Blatzer, Kwasneski, Maher, McClafferty, Stapleton and Sniegowski. Also present were George Schafer, Linda Molitor, Jason Berry, Mark Herman and Darshana Prakash.

III. Discussion Items

A. Rolling Meadows 3A and 4 (Final Plat)

Community Development Manager, Mark Herman, stated John Jurinek of New Horizon Homes and owner of the subject property, has submitted applications for a Final Plat of Subdivision for both Phase 3A and Phase 4 of Rolling Meadows located at the southeast intersection of 127th Street and Rolling Meadows Drive. A final plat of subdivision for Phase 4 of Rolling Meadows that encompasses the 8.5-acre property that is zoned R-5, Single-Family Residential District. This property was rezoned from B-3, Arterial Commercial District to R-5, Single-Family Attached Residential in June 2018. The final plat proposes 16 duplex buildings. The Board had no issue with this item and it will be placed for voting in future board meeting.

B. UDO Amendments

Community Development Manager, Mark Herman, presented the Lemont 2030 Comprehensive Plan that encourages staff, the PZC and the Village Board to review and amend the Unified Development Ordinance (UDO) at least once a year time due to modernization. Modernization includes trends in land development, reducing and increasing regulation where appropriate in order to improve efficiency. Staff and the Board discussed regulation on fence, shed, detached garages, temporary construction, contractor and sales trailer, small wireless facility. There also have been text amendments on Historic Preservation District Public Notice Requirements, Beekeeping in Institutional District, Non-Residential Lighting Standards Proposal, and Screening Requirements for accessory structures in non-residential districts.

C. Fee Ordinance Discussion

Village Administrator, George Schafer, stated as staff is in the process of developing the Fiscal Year 2019-20 budget with guidance with a focus on core services while implementing initiatives of the recently approved strategic plan. The Village Board has discussed the capital projects and equipment at its January Committee of the Whole and departments have submitted their operational budgets to Administration for review. In reviewing the preliminary capital and operational submitted budgets, the Village will once again be short and thus new revenue streams will be necessary and/or capital projects will be severely limited. Once again this year, if the Village were to fund its capital equipment and project obligations, there is an estimated \$1 million-dollar hole in the budget. Over the last several months, the Board and staff have been discussing revenue raising options available to the

Village under its non-home rule authority. As staff prepares the full budget, which will be discussed at the Feb 25th Committee of the Whole Meeting, direction on new revenue streams is requested. The goal of any tax/fee increase would be to impact residents the least by focusing on user fees and taxes that are spread the burden to non-residents. As one option to fill the budget gap, the Village Board has authorized the question of a non-home rule sales tax of 1% to be devoted to infrastructure to appear on the April 2nd consolidated general election ballot. Staff will be preparing alternate budgets for discussion at the February 25th Committee of the Whole meeting showing the passage and failure of the referendum question. Public hearings on the budget will be held on March 11th and March 25th and the budget needs to be approved prior to May 1st when the fiscal year begins.

D. Non-home Rule Sales Tax Referendum Discussion

Village Administrator, George Schafer, stated at the November and December Committee of the Whole meetings, the Board discussed several options for raising revenue including a business development district tax, non-home rule places to eat tax, non-home rule sales tax (referendum required), increased vehicle sticker rates, increasing water bills, and other options. At its January 8th Village Board Meeting, the Village Board approved a Resolution authorizing a binding question of a non-home rule sales tax of 1% to appear on the April 2, 2019 Consolidated General Election ballot. If approved by a majority of Village voters, a 1% sales tax will be placed on the Village's portion of the sales tax imposed on most goods sold within the Village except for groceries and medical. Board and staff discussed March 7th Town hall Meeting items.

E. Heritage Corridor Business Alliance Old Police Station Lease Discussion

Village Administrator, George Schafer, stated opportunity to lease the old police facility and a general discussion on a minor renovation and configuration of the clerical area at Village Hall. Also, part of the discussion was updates on previous initiatives related to Village facilities. Consistent with the infrastructure maintenance section of the Village's strategic plan, over the last several months staff has been working on several related to its facilities: Metra Rehab, safety Village Utilization, filling of the vacant police station adjacent to Village Hall, reconfiguration and minor renovation of the clerical area at Village Hall to realize efficiency.

- IV. Unfinished Business – None**
- V. New Business – None**
- VI. Audience Participation – None**
- VII. Executive Session – None**
- VIII. The Committee of the Whole Meeting adjourned at 10:25p.m.**