

VILLAGE BOARD
Committee of the Whole Meeting
April 15, 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 7:05 p.m.

II. Roll Call

Present were Trustees, Blatzer, Maher, McClafferty, Sniegowski and Stapleton. Also present were George Schafer, Jason Berry, Mark Herman, Marc Maton, Ralph Pukula, Christina Smith and Darshana Prakash.

III. Discussion Items

A. 503 Singer Ave Variation Discussion

Community Development Manager, Mark Herman, presented 503 Singer Ave variation. Mr. Hennebry, owner of the property is proposing a full restoration of the interior and exterior of the existing home with a significant rear addition, porch addition and detached garage to access the rear alleyway. The front porch addition and the home restoration has historical significance to the applicant as the home has been in the Hennebry family for years with accounts of the porch existing in this manner in the past. The proposal meets all of the other required lot and dimensional standards of the R-4A zoning district besides the front yard setback. The proposed addition will bring the home from 1,736 square feet to 2,830 square feet. Both PZC and HPC had positive recommendation for this variation. Mayor Egofske mentioned, he appreciates and supports any type of renovation and up keeping of municipality, especially, the Historic District. The Board has no issue and this item will be added to next board meeting for approval.

B. Timber Run Development Discussion

Community Development Director, Jason Berry, presented Timber Run development project proposed by Taylor Morrison of Illinois, Inc. Taylor Morrison is the contract purchaser of the subject property addressed 100 W. New Avenue and 40 Timberline Drive and is seeking rezoning to R-5A from R-4, a Preliminary PUD, Plat and removal of the Annexation Agreement for 102.53 acres located North of 127th Street and east of I-355 (O-29-17), replaced with a Developer's Agreement between the Village and Taylor Morrison, currently in negotiations. The purpose of the requested entitlements is to allow the construction of a 42 detached single-family home and 52-unit duplex community. Staff is recommending approval with conditions.

The subject property was annexed into the Village of Lemont on April 10, 2017 for the Vistancia Subdivision, which was zoned a combination of R-4 Detached Single-Family and R-5 Attached Single-Family. The Vistancia project encompassed approximately 102 acres with a mix of detached and attached single-family totaling 270 dwelling units divided into 2 phases. Although the Vistancia subdivision was annexed and entitled, construction never began and the final approvals were given to the former developer.

The current purchaser of the properties, Taylor Morrison, is proposing to develop the 69.18-acre eastern portion of the Vistancia Subdivision in a similar street and lot design. They are donating the western 28-acre parcel (out lot 104) to the Village of Lemont for open space or to allow the Village more oversight with its future development potential. There are no current plans for this 28 acres of open space, but Taylor Morrison at the request of the Village has provided an out lot that could be used as an access way to the site in the future.

The Timber Run subdivision is proposed to consist of 94 dwelling units comprised of 42 detached single-family homes and 52 duplex homes (26 buildings) on a total of 68 lots. The overall density with the 28-acre Out lot 104 is 1.4 units per acre, but without outlet 104 the overall density is 2.3 units per acre. The eastern portion of the proposed Timber Run subdivision that abuts existing homes are designated detached single-family two-story homes ranging in square-footage between 2,400 sf to 3,400 sf along Woodwind Drive. The duplex homes are located along Timber Run Drive in the western portion of the proposed subdivision and will accommodate ranch and ranch with loft style homes ranging in size between 1,600 sf and 2,400 sf. Both the detached and attached homes will be designed to meet the Village's residential design standards, including the newly adopted duplex standards. There is an appropriate amount of open space and a neighborhood park in the center of the community that will be constructed by the developer with the approval, cooperation and agreement of the Lemont Park District (LPD) so as it's to be dedicated to the LPD after completion and final acceptance.

Lemont resident Dawn Witbrod, lives in Briarcliff voiced her concern regarding one access point to the subdivision of this proposed development. She also mentioned the need of providing sidewalks for children walking to school and increasing number of duplexes in the town. Scott Barenbrugge, from Taylor Morrison responded there is a proposed pedestrian paved path attached to township, that path could be used for emergency vehicle if needed. Trustee McClafferty verified with the developer, there are sidewalks going south of the subdivision towards the school but no sidewalk on the north towards New Ave. Barenbrugge also mentioned the demand of duplexes, is growing as it offers free maintenance and it is convenient for baby boomers who are downsizing and millennials who are buying their first home.

Timberline drive resident Michael Gudgel mentioned the intersection between Timberline drive and Evergreen drive is very dangerous as cars coming downhill and now with the proposed development an entrance will be added to that intersection. Police Chief Maton, recommended a 3 way stop sign on that intersection and board agreed to the recommendation.

Another resident of Timberline drive, Erick Schmidt, is concerned with traffic control on Timberline drive with the new subdivision being built. The resident has questions regarding the proposed home value. He also mentioned a DNR study that mentions endangered species, long eared bat in that lot. He also recommended an entrance to be moved a few lot to the north avoiding the curve. Barenbrugge, from Taylor Morrison responded the traffic study that has been presented shows 65 to 69 percent reduction of traffic. The duplexes generates less vehicles than single family homes. The wall at the entrance does not obstruct the traffic as it starts with 0 feet at the entrance and goes higher up to 8 feet going into the property. The house value is projected through the current market price value for newly constructed homes. The developers can have the contractors come in and find if any trees in the property is habitat for the long eared bat. Dan LeClair from GreenTech Engineering mentioned there are multiple study done for the entrance at the site distance and vision analysis and an entrance on further north will have a steeper fall of 60 feet in shorter distance which will be more hazardous than the proposed entrance with 10 feet slope.

Jeanette Debarus, Township resident, mentioned with the utilities being put underground there will not be any tree left. She also mentioned a potential petroleum pipe line going around the area. Dan LeClair from GreenTech Engineering showed a map of the petroleum pipe line and it goes offsite, it is not in the proposed site. Barenbrugge, from Taylor Morrison responded there will be new replacement landscaping with parkway trees, lot foundation planting, and buffer with the east side neighbors. Developers are not promising within the grading line of 30 acre there will be tree preserved. The trees outside the grading will be preserved by HOA.

Lemont resident, Maria Murphy, had questions regarding safety fences, retaining wall and overall safety concern of the proposed development. Trustee Sniegowski replied, any wall over 4 feet will be fenced. The retaining wall will be on the new homeowners' property. Trustee Maher mentioned, this is proposed PUD is preliminary and on the final PUD all the detail that the resident is asking for will be included for the resident. Trustee Stapleton added, duplexes usually do not allow pool, shed, fence and etc.

Trustee Stapleton asked about topography slopes for walkout basements on Timberline drive. Barenbrugge responded, topography slopes from southeast to northwest, on east sides of the road the grades are dropping away from the existing easements; therefore there will be no walkout basements along that strip.

This item requires further discussion before the board reaches a decision. The board agreed to have a special COW meeting discussing this item on May 6, 2019. In that meeting, Taylor Morrison will be presenting the side rear elevation using the new material, LP smart-siding material used 360 review model for the board to see as well as to answer any question board and residents will have.

C. Professional Banking Services Discussion

Finance Director, Chris Smith, presented Village issued Request for Proposal (RFP) for Banking Services. The RFP was posted on the Village's website and six Banks were sent the proposal via email. The objectives of the proposal were to engage in a five year contract because the existing contract will expire on May 1, 2019 and to ensure that the Village is receiving the highest quality banking services at a competitive price. In addition to the banking services, staff was also looking for a financial partner to meet all the Village's future needs. MB Financial, First Midwest, and Wintrust were interviewed by staff as well as the Mayor in January 2019. All three banks offered a structure with an Earned Income Credit on a \$2 million balance that would offset all costs except for credit card fees. All costs were competitive. In addition to the proposal First Midwest offered interest on the full balance of \$2 million plus offset all costs except for credit card fees. This proposal would amount to an additional \$30,000 to \$40,000 per year. Staff recommended the Village stay with First Midwest and the board has no issue with this proposal. A renewal of agreement will be presented to the board for approval on next board meeting.

D. Cook County Health Department Inspection Fee Refund Discussion

Community Development Manager, Mark Herman, presented businesses that in engage in the sale of food or beverage are required to have two annual health inspections; which are currently to be performed by the Cook County Health Department (CCHD). The Village collects fees for these inspections prior to the inspection, as part of the annual business license renewal. The amount collected is \$280.00 (or \$140.00 for each inspection). It has come to our attention that due to staffing issue some of the annual health inspections were

not performed by the CCHD. Since the inspections were not performed staff is seeking to refund the businesses that paid for the inspection that did not receive any inspections. Most of the businesses did not receive any inspection, although a few did have one inspection of the two required inspections. There are 83 businesses that would require the inspections. The total amount to be refunded is \$21,280.00. The board asked the staff to look for a different vendor to do these inspections because the businesses needs to have the health inspection. Community Development Director, Jason Berry, mentioned they will have someone contracted to conduct these inspections. Board had no issue with refunding back the money to the businesses hence, this item will be added to the next board meeting.

- IV. **Unfinished Business** – Peterson hardware is closing a contract later this month with Rob Abbanante. There will be mixed use of the property, commercial and residential with covered parking.
- V. **New Business** – A special event request have been submitted to the village staff by St. Cyril church for a 4 day fundraising carnival in August, 2019.
- VI. **Audience Participation** – None
- VII. The Committee of the Whole Meeting adjourned at 10:20 p.m.