

VILLAGE BOARD  
Committee of the Whole Meeting  
May 20, 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 6:30 p.m.

**II. Roll Call**

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

**III. Discussion Items**

**A. 1106 McCarthy Road Detached Garage Variation Discussion**

Community Development Manager, Mark Herman, presented 1106 McCarthy Road detached garage variation. John Conry, owner of the subject property at 1106 McCarthy Road, is requesting approval of a variation to the Lemont Unified Development Ordinance §17.06.030 E. to allow a detached garage with a height in excess of 15 feet, and to §17.06.030 H. to allow more than 36 percent rear lot coverage within the required rear setback. The requested variations will allow for the construction of a detached garage in the R-4 District on the subject property where a new home is currently under construction. PZC voted in favor and staff is recommending for approval as well. The Board had no issue with this item. This item will be added to the next Board meeting for approval.

**B. Timber Run Rezoning, Preliminary PUD and Plat Discussion**

Community Development Director, Jason Berry, presented Timber Run development project proposed by Taylor Morrison of Illinois, Inc. Taylor Morrison to address two major issues discussed at the Committee of the Whole meeting held on April 15, 2019.

**Timberline Drive traffic and safety**

Greentech Engineering prepared a new sight distance study for the Village's evaluation. The Village engaged KLOA to review as professional traffic operations engineers (PTOE). While traffic projections may not warrant stop sign control, Village staff felt this would enhance safety at the proposed intersection and provide quality of life benefits, such as increased pedestrian connectivity. The attached KLOA memo includes a proposed striping and signage exhibit. The proposed four-way stop intersection would include additional striping, raised reflective markers, sidewalk extensions, crosswalks, and signage.

**Architectural Standards**

Following discussion regarding the architectural standards, we've asked Taylor Morrison to present to the Trustees their plans for the proposed Timber Run subdivision. In advance of this presentation, Taylor Morrison provided the attached comparison between the Villages' Architectural Standards for Residences and their proposal. New architectural standards were introduced with the passage of the R-5A district: Two-Family/Duplex Design Variety in Residential Construction. These standards were meant to ensure that the Village "anti-monotony" standards applied to duplex homes, which are permitted in the R-5A District.

Timberline place resident, Alan Brown asked, where the fence would be placed for the new place. Taylor Morrison replied it will be in the new home property line. Mr. Brown also asked, how and when the traffic study done. Jason Berry replied, KLOA did the study and everyone recognize that this road needs a stop sign to control the traffic. He also added the brick adds to the aesthetic to the village.

Another Timberline place resident, Ken Bylsma asked about a drain-sewerage easement by lot 29 through 32. This resident's property is sloping west to east and hence his yard is always damp. He is requesting, if the drainage can be placed in a way that stops water flow in his existing property. Mayor Egofske asked if we can have the engineers to look at the source of water on this resident's property.

Township resident Jeanette Debarus, asked how much impermeable surfaces this new proposed development will have. She asked how much room in between each houses, staff answered it will be 55% free space in each lot. She also verified if the 8 foot retention pond will be fenced. The staff verified it will be fenced.

This item will be added to the future board meeting, in the meantime if Board member has concerns, staff will be addressing them.

#### **C. The Forge Lemont Quarries Rezoning Preliminary PUD for Phase II and Final PUD for Phase 1 Discussion**

Community Development Manager, Mark Herman, presented Lemont Quarries rezoning, preliminary PUD for Phase II and final PUD for Phase I. LTAP Acquisition, LLC, represented by Jeanette Virgilio, is the owner and lessee of the subject properties and is seeking Rezoning to B-4 Commercial Recreation and B-3 Arterial Commercial District from R-1 Single-Family Detached Residential District and R-5, Single-Family Attached Residential District, a Final PUD for Phase I of the Forge and Preliminary PUD for Phase II of The Forge Lemont Quarries ("The Forge"). The purpose of the requested zoning entitlements is to allow the construction of an outdoor active adventure park occupying approximately 167 total acres in Phase I and Phase II. The rezoning will impact 40.5 acres of joint LTAP, Village of Lemont and Lemont Township land. Staff is recommending approval with conditions. Since the public hearing for the rezoning and PUDs at the Planning & Zoning Commission (PZC) meeting on May 1, 2019 and to be discussed in further in this memo, the applicants have filed a petition to be heard at the June 5, 2019 PZC meeting to discuss removing the B-3 designation request along Main Street and to instead request a B-4 zoning designation in this location with four additional B-3 uses (specifically a hotel, restaurant, indoor recreation, and office/administration).

This item requires further discussion before the board reaches a decision. The board agreed to have a special COW meeting discussing this item on June 3, 2019.

**IV. Unfinished Business – None**

**V. New Business – None**

**VI. Audience Participation – None**

**VII. The Committee of the Whole Meeting adjourned at 9:45 p.m.**