

VILLAGE BOARD
Committee of the Whole Meeting
June 17, 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 6:33 p.m.

II. Roll Call

Present were Trustees, Kittridge, Maher, McClafferty and Stapleton. Also present were George Schafer, Jason Berry, Linda Molitor, Marc Maton and Ralph Pukula.

III. Discussion Items

A. 325 E. Logan Setback Variations Discussion

Community Development Director, Jason Berry, presented Michael R. Wilson's property which is requesting approval of a variation to the Lemont Unified Development Ordinance §17.07.010, to allow an encroachment into the minimum side yard setback in the R-4A Zoning District. The requested variation is to allow construction of a new detached residential home after the demolition of the existing structures on the subject property located at 325 E Logan Street. The minimum lot width in the R-4A district is 45 feet and the subject property is over the required minimum at 75 feet. The subject property also meets the standard for minimum lot area. The district is provided to give flexibility to smaller lot sizes and widths due to the history and age of the existing homes and lots, and to promote infill development. Since the applicant is tearing down the existing structures and creating a blank slate, the proposed home should meet the parameters of the already flexible zoning district. Staff believes the applicant should at least meet the stated 5-foot R-4A minimum as mentioned in the UDO when the 12% lot width is not applicable.

Another option to explore is vacating the (approximate) 8-foot alleyway adjacent to the western property line of the subject property and providing the applicant with the option to obtain this additional land. This would give the property owner the space to construct the home they desire without requiring variations to the UDO. If this were a viable option, the Village should require a [minimum] 8-foot easement in the same area of the existing alleyway if ever there were a need to access the Village owned property beyond, or if the surrounding property were to develop. Board agreed on later option and the staff will proceed accordingly.

B. River Street Subdivision Discussion

Community Development Director, Jason Berry, presented Leo Cattoni of Seaways, Inc., owner of the subject property, is seeking a subdivision and final plat for the property at 337-379 River Street. The purpose of the request is to create two separate lots in order to sell one of the properties. Staff is recommending approval with conditions. The subject property, located at 337-379 River Street in the D-D Downtown District and Historic District, is composed of five parcels with 6 PINS consisting of two office/warehouse buildings, outdoor storage, and parking. Illinois Marine Towing (IMT) occupies the building closest to the intersection of River Street and Stephen Street addressed 379 River Street. A portion of the IMT building encroaches into the River Street right-of-way. Seaways occupies the building to the west addressed 337 River Street. The applicant, Mr. Cattoni of Seaways, intends to consolidate the properties and divide them into 2 lots with the intentions to sell

the 379 River Street building and property. Board does not have any issue with this item and it will be added to future Board meeting.

C. Tollway Sound Wall Discussion

Village Administrator, George Schafer presented, the Village has been working with area legislators on assisting residents from Briarcliffe in achieving noise mitigation along the I-355 tollway near their subdivision. There is a long history of the residents' issues with the tollway and until recently, the tollway has not committed to providing noise/safety mitigation beyond what is existing. Most recently, in cooperation with Leader Durkin, Senator Curran and the residents, the Mayor and Mr. Schafer have received indication from the tollway officials that they are willing to finance a solution for noise mitigation, subject to adhering to their Traffic Noise Study and Abatement Policy.

As part of the evaluation process, the tollway has conducted several noise mitigation studies and analysis. Based on the analysis and adherence to tollway policies, the area at the north-east corner of subdivision most closely meets policies and is eligible for mitigation from the tollway.

Based on the policies that this potential project would fall within, the tollway has indicated that the agreement to get the project funded is that the tollway is only responsible for funding the wall (design & construction) and the Village or its assigned project beneficiary shall assume responsibility for ownership, maintenance, liability, etc. in relation to the wall. Last month, the Village received a draft intergovernmental agreement from the tollway which outlines these terms and others. If approved by the Board, funding for mitigation in an amount not to exceed \$409,080.00 for the design and construction of the wall would be granted. Under current policies, the Village or the homeowners would have to design, bid, oversee construction of the wall then receive reimbursement from the tollway. The above mentioned figure would not cover the installation of the wall.

The Briarcliffe Homeowners Association and the Board decided to meet tollway director and ask for installation cost coverage. The board did not agree on covering maintenance and liability of the wall.

D. Downtown Initiative Updates

Community Development Director, Jason Berry, presented a number of initiatives in historic Downtown. Staff and board discussed partners that have embarked over the past years, with many more to come. First item that was presented is Peterson's property on Canal Street, purchased by Marbella Holdings, LLC. The developers have launched a website at <https://marbellalhc.com/>. The board also discussed Main Street vacant parcels, TIF incentives on two TIF districts in Downtown Lemont: the Canal TIF and TOD TIF. Updates on MWRD, Cook County Grant, Lemont TOD Parking Utilization and Civic Space Study. As projects move through the Planning & Zoning Commission and the Village Board, our Community Development Manager, Mark Herman, created a "story map" to share the entire development process with the community.

Visit <https://www.lemont.il.us/Development-Projects> to learn more.

E. Property Maintenance Workshop Discussion

Village Administrator, George Schafer, presented Board and staff have discussed conducting several workshops over the coming months on initiatives and policy documents that may need to be tweaked as we move forward. For the June 17th COW focus attention on code enforcement, and property maintenance. Ensuring compliance with our property maintenance standards can be a key contributor of economic development for the Village. The Village is generally reactionary in its overall code enforcement, which means we respond to complaints from neighbors on potential violations of the building code, property maintenance code or municipal code. Due to staff constraints and lack of clarity on areas of most importance, proactive enforcement is primarily limited to illegal parkway signage, trucking/parking enforcement and working without a permit/contractor licenses. Administration has been moving staff duties around in order to work more collaboratively among department. We now believe we can take on some proactive enforcement in other areas of enforcement such as property maintenance, specifically in our key economic corridors.

Recently collected photos from board and staff on areas of property maintenance concern to lead discussion. Staff is looking for direction on initiatives related to these areas and potentially prioritization. As we plan our initiatives, we should be fair and act with compassion and understanding as we work with property owners in resolution to certain issue.

F. Website and Agenda Center Contract Discussion

Village Administrator, George Schafer, presented this item. The Village is desirous of further increasing its citizen engagement and continuing to find new ways to operate in a transparent manner. Over the last two years the Village has invested in online polling and financial dashboard systems, expanded its social media reach/communications, implemented a community and new business video series and implemented an online development tracker tool, among other related initiatives. The Village has also been on the forefront of good governance initiatives such as recording and streaming all its Village Board Meetings and has also made all items up for formal approval available to the public prior to board meetings. The Village will continue to look for new ways to interact with its residents and make transparency enhancements.

In order to continue to make these improvements, the Village will need to invest in the upgrade of its website and agenda management solutions. The Village has been with its current website vendor for nearly ten years and has experienced limitations in its ability to present desired information to the public. On the agenda management, the Village posts documents in document repositories on the current site which can make it difficult to access and search for specific items. Investing in new technology and systems will enhance the experience that residents and Village officials have in accessing our governing documents. Investing in this new technology will also contribute to the Village's staff efficiency goals and economic development efforts.

IV. Unfinished Business – None

V. New Business – None

VI. Audience Participation – None

VII. The Committee of the Whole Meeting adjourned at 10:06 p.m.