

VILLAGE BOARD  
Committee of the Whole Meeting  
August 19, 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, Kwasneski, Maher, McClafferty, Sniegowski and Stapleton. Also present were George Schafer, Jason Berry, Chris Smith, Marc Maton and Village Attorney Mike Stillman.

**III. Discussion Items**

**A. The Forge Rezoning Discussion**

Community Development Director, Jason Berry presented on behalf of Jeanette Virgilio from LTAP Acquisition, LLC, who is the owner of the subject properties and is seeking Rezoning to B-4 Commercial Recreation from B-3 Arterial Commercial District for the 'Main Street parcels' located at the northwest corner of Walker Road and Main Street. The purpose of the requested zoning entitlements is to address a condition in the Preliminary PUD Ordinance O-41-19 to obtain B-4 zoning entitlement with certain appropriate B-3 uses on the subject property.

The Board had no issue with this item. It will be added to future Board meeting for approval.

**B. Bond Issuance Options- Refinancing and W&S Debt Options Discussion**

Finance Director, Chris Smith introduced Bob Vail from Bernardi Securities, who presented options on refinancing the 2010A and 2012B Taxable Bonds to the Board. He presented Interest rates on General Obligation Bonds continue to be favorable. Over the past several years, the Village has taken advantage of the favorable rates by advanced refunding and/or calling bonds with a net present value savings. Due to the new tax laws, agencies cannot advance refund tax exempt obligation bonds. However, agencies can advance refund taxable and Build America Bonds. The Build America Bonds were issued in 2010 and provide an early subsidy to the agency. This subsidy has been reduced about \$10,000 or 10% since its inception. The Village of Lemont investment policy states that the "A net present value debt service savings of at least three percent or greater must be achieved." The board agreed to proceed with the proposed Bond and it will be added to next board meeting.

**C. Local Road Weight Limits and Truck Routes Discussion**

Lemont Police Chief, Mark Maton, presented a recommendation of reduction in the allowable transit weight of non-designated Village roadways from 10 tons to 7 tons. All village owned roadways would be established as non-designated roads and be marked as 7 ton roads. All state or county roads would be considered "designated." In moving to a 7-ton limit in residential areas, a large number of potentially overweight vehicles would need to be exempted. Exempted vehicles would include delivery vehicles, moving trucks, motor homes, landscaping vehicles, and construction vehicles. Violating vehicles would be subject to a charge of Disobeying a Traffic Control Device (similar to stop sign violation.) The board agrees local road weight limits on truck would be a strategy on truck reroutes and keeping the trucks away from parts of town. This item will be added to next board meeting for approval.

**D. Excessive Call Ordinance Discussion**

The Lemont Police Department has received numerous excessive calls for service from various establishments within the Village. Call responses taxes the service ability of shift officers and reduces the amount of time available for crime reduction patrol. The Police Department is recommending a fee schedule similar to False Alarm billing where business would be assessed a fee once the call response to the business exceeds a reasonable limit of call responses every quarter of year. Board is in consent this this item. This item will be added to future Board meeting for approval.

**E. Main Street Class 6B Incentive Request Discussion**

Community Development Director, Jason Berry, presented this item on behalf of Scott L. David, representing IMP LLC and Profit Logistic, Inc. is seeking Village support for a Cook County Class 6B special assessment. Both IMP and Profit Logistic are owned by Ile "Eli" Stojcevski. The 5.8-acre property at 13511 Main Street was purchased in September 2017 for \$1,300,000. The property is zoned M-3 Heavy Manufacturing District. Freight Transportation Terminal is a permitted use in this district.

A site development permit was issued by the Village in December 2018; a building permit was issued in February 2019 for a 13,000 SF building with 8,395 SF of office, and 5 bays for truck and trailer repair. The site has parking for 100 trailers. Construction has not begun, and there are no licenses or occupancies issued at 13511 Main Street.

Mr. David notes that Profit Logistics seeks to relocate to Lemont, bringing 25 FT employees, 45-50 daily trucking jobs, and 3-5 administrative jobs. Space will be available to lease, potentially bringing additional jobs.

The property is currently classed as 5-90 Commercial minor improvement. IMP paid \$32,190.53 in 2018 property taxes. It was previous classed as 1-90 Minor Improvement on Vacant Land and paid only \$6,385.23 in 2017. The site was last occupied by Arkema, a petrochemical manufacturing firm, and before that Cook Composites and Polymers. The property was divided in half for sale, with the east half of the Arkema site still on the market.

This Class 6B request is in anticipation of the Cook County Assessor's Office (CCAO) reassessment, based on a new assessment model put in place by Assessor Fritz Kaegi that is raising commercial and industrial valuations. The Mayor asked the staff to look if there is TIF available for that property. The board does not have any issue with this parcel for a Cook County Class 6B special assessment. This item will be further discussed with the staff before reaching a decision.

**F. Downtown Zoning District Update Discussion**

Community Development Director, Jason Berry mentioned that, Lemont's Downtown District (DD) zoning district was created in 2005 and significantly amended in 2008. It stretches along Main St. from Illinois to New Ave, and includes portions of Illinois, Stephen St, Lemont St, State St, Lockport St, Talcott Ave, and all of Canal St, Ed Bossert Dr, Front St, and River Rd. The DD regulations are found in Chapter 17.09 of the Unified Development Ordinance (UDO). The full chapter can be reviewed at this link –

[https://library.municode.com/il/lemont/codes/code\\_of\\_ordinances?nodeId=TIT17UNDEOR\\_ARTIIIZOZOR\\_CH17.09DODI](https://library.municode.com/il/lemont/codes/code_of_ordinances?nodeId=TIT17UNDEOR_ARTIIIZOZOR_CH17.09DODI)

Type II reviews – of which staff can find no record of in the 11 years since the UDO's adoption – have the unusual requirement for a public hearing at the Village Board that follows the Village's Planned Unit Development (PUD) code. Section 17.09.060.D states: "the Village Board application shall be reviewed in accordance with the provisions of Chapter 17.08 [Planned Unit Developments] of this ordinance, with the exception that the Village Board shall conduct the public hearing instead of the Planning and Zoning Commission." This suggests that the PZC does not hear Type II reviews for permitted uses.

The PUD Approval Process begins at Section 17.08.050 of the UDO. This section can be reviewed at this link –

[https://library.municode.com/il/lemon/codes/code\\_of\\_ordinances?nodeId=TIT17UNDEOR\\_ARTIIIZOZOOR\\_CH17.08PLUNDE\\_17.08.050PUAPPR](https://library.municode.com/il/lemon/codes/code_of_ordinances?nodeId=TIT17UNDEOR_ARTIIIZOZOOR_CH17.08PLUNDE_17.08.050PUAPPR)

Clarity is sought by staff, as the PZC is generally responsible for the public hearing on special uses. Section 17.04.140.B on Special Uses. Public Hearing states, "The Planning and Zoning Commission shall conduct a public hearing on all special use applications except as otherwise noted in this ordinance." Using the PUD process for Type II approvals *may* be that exception, as PUDs are also a special use. There may also be some danger in holding a public hearing for a permitted use. The board had no issue with the proposed item.

#### **G. Bridge Engineering Proposal Discussion**

Community Development Director, Jason Berry presented this item to the Board. TERRA Engineering has submitted a proposal to the Village of Lemont to provide civil engineering associated with the design and preparation of a Phase I Project Development Report for the Stephen Street Bicycle and Pedestrian Trail Bridge. The Village worked with TERRA – at no charge to the Village– on two unsuccessful grant applications, first for the Illinois Transportation Enhancement Program (ITEP) in 2017 and again for Invest in Cook in 2019. Feedback shared from these applications suggested that the project remained too conceptual for funding. By completing Phase I the Village will have a strong application for future grants. The cost for Phase I engineering is \$223,233.30.

The scope of service includes a 1200 ft. extension of off-street trail, a bridge over the Sanitary and Ship Canal, a trailhead parking lot on the north side of the S&S Canal, and a canoe/kayak launch on the Des Plaines River.

TERRA has engaged John Ronin Architects to provide architectural design services. They will prepare three concepts for the bridge and circulation buildings – the elevator towers on either side of the canal necessary to get the bridge clearance required by the Army Corps of Engineers. This is an opportunity for the Village to work with a prestigious, international firm and ensure that the Stephen Street Bridge is an architecturally distinctive destination. Ronin provided the design for The Forge's Phase II buildings.

#### **H. Unified Development Ordinance (UDO) Text Amendment Discussion**

Community Development Director, Jason Berry presented Unified Development Ordinance (UDO) Text Amendment to the board. The UDO is currently confusing regarding child care facilities or day care centers or day care homes. There appears to have been some text cut off of an amendment in the past and the use table does not read clearly regarding child care facilities also. Staff is proposing to break child care facilities into two different definitions of "day care home" and "day care center". After researching other municipalities' code and Illinois State Statutes, the following proposed changes appear to be the most straightforward and common amongst communities. Staff has confirmed with the Village Attorney that the child care definition change is acceptable. Lastly, a definition for 'driveway' is proposed as it is not currently defined in the UDO. The board was in consent with the proposed item.

#### **I. Strategic Plan Implementation Update Discussion**

Village Administrator, George Schafer stated, from August 2017 through April 2018, the Lemont Village Board and senior leadership team engaged in a strategic planning process. The process resulted in strategic plan covering FY 2018-2021. The plan consists of six strategic priorities- the issues of greatest importance to the Village over the three-year period. Associated with each priority is a set of desired outcomes, key outcome indicators, and performance targets, describing expected results and how the results will be measured. The plan also includes strategic initiatives that will be undertaken to achieve the desired outcomes. Periodic status updates to the plan with the Village Board helps align staff and board with priorities previously agreed upon. The last update took place in conjunction with the budget process at the February Committee of the Whole. For this update, the public dashboard will be discussed along with other tracking mechanisms that are in place for projects/initiatives that have come up that are outside the plan.

**IV. Unfinished Business**

**V. New Business –**

- A. Short Street Vacation
- B. Vehicle Sticker Update
- C. Will County Triangle Financing Options
- D. Update on Commissions
- E. Hotel/Motel and Gasoline Taxes

**VI. Audience Participation – None**

**VII.** The Committee of the Whole Meeting adjourned at 9:56 p.m.