

VILLAGE BOARD
Committee of the Whole Meeting
September 16, 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 and Stapleton. Also present were George Schafer, Jason Berry, Chris Smith, Ralph Pukula.

III. Discussion Items

A. Gateway Signage Discussion

Public Works Director, Ralph Pukula acquired proposal from Parvin-Clauss Sign Company Inc. and they provided designs for gateway signs. The signs will be 100% customized and it will have Lemont logo on it. Mr. Pukula presented the board with a banner with dimension of the letters for the gateway sign. Board discussed on the design and location of the signs. They agreed on three primary gateway signage around the Village. The locations that were decided are, Lemont road, 127th by I-355 and Archer Ave by Target. Trustee Maher says that, this is not the best use of Village money. Mayor Egofske says, "People want to see money spend on something that is visible and tangible, these signs shows Lemont pride." All other trustees, except Trustee Maher agreed to the proposal for 3 signs.

B. Business District Improvement Grant Discussion

Community Development Director, Jason Berry, presented this summer the Village reestablished business improvement grants. Last awarded in 2014, the current round of grants was extended to any commercial property in Lemont, with \$20,000 budgeted in the general fund. The program was promoted online, and merchant and chamber events, and in the Village newsletter. Eligibility, a list of reimbursable costs, and grant evaluation criteria were published with the grant application and online at

<https://www.lemont.il.us/758/Business-District-Improvement-Grant>

Nine applications were received. Eight are for downtown properties. Five are in either the Canal or TOD TIF district, which may provide additional funding. Eligibility requirements included a \$2,000 minimum project, but there was no maximum to the amount requested. The total project costs of all the grants received is \$124,801.27. The median project cost is \$13,569.29. The amount requested exceeds the amount budgeted. However, this is the first time the program has been offered since 2014, and the first time it's ever been offered to businesses outside the TIF district.

50% funding for General Fund support totals \$30,268.35; 50% funding for TIF eligible projects totals \$32,132.29. These grants would leverage nearly \$125,000 in building improvements and accomplish a significant goal of the 2030 Comprehensive Plan. The board agreed to the proposal and it will be added to the future board meeting for approval.

C. Class 6B Incentive Request at 13511 Main Street 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 board does not have any issue with this parcel for a Cook County Class 6B special assessment. This item will be added to future board meeting for approval.

IV. Unfinished Business- None

V. New Business –

- A. Recreational Cannabis- Village is having a public meeting on recreational Marijuana on October 8th. The staff will be chipping in to do a memo on their expertise, Village Attorney Mike Stillman will be covering on the legal aspect of it, Chief will be covering the public safety aspects, Community Development Director Jason Berry would be covering the zoning concerns and Village Treasurer Chris Smith covering the financial side of it.
- B. Gaming Bill- Village Administrator, George Schafer stated that state legislator passed the gaming bill allowing a sixth machine. Our Attorney is recommending passing an ordinance allowing our gaming establishments to have sixth machine reflecting new state legislation. Businesses needs to come in and still apply for the sixth machine.

VI. Audience Participation – Lemont resident, Rick Lighthart mentioned he does not agree with a five story building being built in Peterson hardware property. He mentions it block will the view of the Village from the bridge. Mayor Egofske replied, that the developer have not presented any plan to the Board yet. Every development has to present it to the board and get approvals first before developing.

VII. The Committee of the Whole Meeting adjourned at 7:50 p.m.