

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

III. Discussion Items

A. 83 and Main Bluestone Development Discussion

Community Development Director, Jason Berry presented, on October 25, 2019, the Village of Lemont published a Request for Proposals (RFP) in the Daily Southtown for the acquisition and development of approximately 16 acres of Village-owned property at the northwest corner of IL-83 and Main Street. Proposals were due November 15, 2019.

Bluestone Single Tenant Properties submitted the sole proposal.

The Bluestone proposal is anchored by a convenience store and fuel center plus a 14,960 SF retail outlot on Parcel B, a 8,400 SF on Parcel C (hard corner at 83 and Main), and an approximately 8 acre Parcel A to be used for light industrial, with the remainder for stormwater detention.

Bluestone has presented the Village with three contracts to purchase the following parcels:

- Contract A: \$625,000 for Parcel A containing approximately 9.1 acres (including approximately 1.85 acres of detention). The intended uses are industrial, distribution centers, and other comparable uses.
- Contract B: \$1,500,000 for Parcel B containing approximately 5.8 acres. The intended uses are a convenience store and fuel center (no overnight parking) and retail.
- Contract C: \$575,000 for Parcel C containing approximately 1.6 acres. The intended use is retail.

The total purchase price for the Village-owned property is \$2,700,000. Each contract contains a 180-day due diligence period, which can be extended an additional 180 days. Bluestone intends to purchase and develop the property. However, in the event they assign a parcel's contract to a third party for a net sale price greater than above, the Village and Bluestone would share the net profit. Legal descriptions and title commitments have been ordered.

Bluestone serves as the master developer for the site, currently working on the pre-development activities that were outlined in their agreement with the Village. An update was presented to the Committee of the Whole in October 2019. A due diligence summary from Bluestone is attached to this memo, with site plan, ALTA and topographical survey, and traffic study. Updated Phase I environmental site assessments (ESAs) and geotech reports have also been submitted; all appendices have been sent to the Village Engineer for review.

In November 2019 the Village approved a zoning map amendment to support the ideal future uses of the properties. Parcels fronting IL-83 were zoned B-3 Arterial Commercial. Parcels along Main Street to the west of the commercial parcels were zoned M-1 Light Manufacturing. The Village continues to work with Knight Engineering to address the jurisdictional transfer of Bell Road/Old Archer from the Illinois Department of

Transportation (IDOT) to the Village, as well as the IDOT appraisal and auction of excess right-of-way adjacent to Village property.

The final phase of the development agreement with Bluestone will include final engineering for IDOT, civil engineering for the Metropolitan Water Reclamation District, landscape plans, utility relocations, and preparation of agreements for the Village.

2018-21 Strategic Plan.

Finance Director, Chris Smith presented 2018-21 Strategic Plan. The sale and redevelopment of properties at 83 & Main are consistent with the Village's Economic Vitality and Financial Stability strategic priorities.

The EV priority addresses both retail and non-retail commercial sectors. Key outcome Indicators include EAV, retail sales tax growth, and number of new businesses. Our targets include a 5% annual retail sales tax growth and \$10M in commercial EAV growth.

The FS priority seeks to encourage a broad revenue base and stability in all government funds. Key outcome indicators include new revenue streams and internal loan repayments.

Our targets include increasing annual revenues from new sources by \$750K beginning in FY20 and to have loans to 83 & Main (Gateway TIF) 100% repaid by FY23.

Analysis completed by Finance Director Chris Smith is attached. Loans to the Gateway TIF total \$3,722,909. Based on anticipated revenue provided by Bluestone (and verified by economic development consultants Kane, McKenna and Associates), internal loans are projected to be repaid by FY26.

The board is in agreement with the proposed item. Staff will prepare ordinance for approval.

B. Notting Hill Subdivision PUD Amendment Discussion

Community Development Manager, Mark Herman presented, the applicant and property owner, ET Mansell Construction (Edward T Mansell) represented by Peter Coules, is requesting a major modification to the approved Preliminary Planned Unit Development (PUD) for Notting Hill Townhome Subdivision located at 15411 W. 129th Street. The 45-unit townhome subdivision was approved as a preliminary PUD in 2007 and the PUD approval has been extended every year since by the Village Board. The current extension expires on February 11, 2020. The major change to the PUD includes additional exception requests, such as reduced side setbacks, reduced street pavement widths, and increased detention depths and slopes. The proposed PUD major change includes a reduction in total units from 45 townhomes to 43 townhomes along with updated elevations. The new plan also includes providing an additional street and sidewalk connection to St. Andrews Court to the north through the Stonehenge Condominium subdivision.

The major modification to the approved Preliminary PUD for Notting Hill will allow for a stalled approved townhome subdivision within the Village of Lemont to be constructed. It will further connect the dedicated roadways and sidewalks creating a more cohesive pathway network throughout the Village. It is more in line with the Lemont 2030 Comprehensive Plan than not, especially in terms of density and connectivity. The modified elevations are an updated and modern change likely to be more preferred in comparison to the approvals from 2007.

While the proposal requires more departures from the UDO standards, they are exceptions that have been typical in attached residential development recently approved by the Village. The roadway width reduction appears appropriate as it allows for a seamless transition into the adjacent Ashbury Woods subdivision, as long as the sidewalk can logically connect. Although it is not ideal to leave 129th Street unimproved and unaligned, it has been a complex issue over time and the adjacent residents do not appear to want this area improved. The additional connection through the adjacent Stonehenge and St. Andrews Court will provide an additional entrance and exit to the proposed subdivision. As discussed in the public hearing and with the plan commission, figuring out a way to provide funds for the future should be discussed in reference to the absence of improvements to 129th Street.

Staff does not find a significant difference in the previous plan versus the new proposal and therefore is recommending approval of Case 06-26 A Major Modification to the Preliminary PUD and Plat for Notting Hill with the following conditions:

- Configure the sidewalk and right-of-way for 128th Street to align where it meets Ashbury Woods to the east.
- Install a sidewalk along the north side of 129th Street continuing west from Ashbury Woods or provide an escrow for a future sidewalk.
- Address all comments from staff and consultants.
- Explore a Letter of Credit or escrow for 129th Street improvements (omitting sidewalk as already addressed) if to ever improve in the future.
- If feasible, 129th Street and Notting Hill Drive should connect. If this is not resolved in the near future, plans should allow for an alternative (hammerhead or cul-de-sac) that allows for future connection when possible.

The board is in agreement with the proposed item. Staff will prepare ordinance for approval.

C. J Ave New Avenue Development- Annexation, Rezoning, Special Uses Discussion

Community Development Manager, Mark Herman presented, Dariusz Wator and John Avelar of J-Ave Development, owner of the subject property, is seeking annexation, rezoning to M-1 and special uses for outdoor storage and container storage yard at 16430 W. New Avenue to operate a trucking/hauling office with truck storage and maintenance. The scope of the proposed project is to construct a 9,000 square-foot truck maintenance garage that will include offices for employees and provide truck maintenance for the owner's trucks only. The proposed plan shows parking for up to 28 semi-tractor trailers and 12 dump trucks, and the existing single-family home on site will be remodeled to be used as offices. The access aisles will all be paved and curb and gutter will surround the parking areas. The existing home and proposed maintenance garage will connect to Village utilities. The board is in agreement with the proposed item. Staff will prepare ordinance for approval.

D. Comprehensive Incentive Policy Discussion

Community Development Director, Jason Berry presented, Lemont 2030 Comprehensive Plan state, the Chicago region competes with other regions in the country to attract businesses, residents, and visitors, Lemont competes with other communities for such resources. Just like the region, Lemont is impacted by state and county tax policies. Lemont struggles to compete with nearby communities for commercial and industrial development due to its disadvantageous property tax situation. Property taxes for commercial and industrial properties are considerably higher in Cook County than in nearby Will or DuPage counties. To enhance our competitive advantage, the comp plan calls on the Village to "create both a physical and a policy environment that supports economic growth." This policy environment includes zoning and building regulations, Village procedures, as well as policies regarding incentives and other non-physical considerations that are important to businesses seeking to open or expand in Lemont.

Lemont recently completed a successful round of Business District Improvement Grants, the first grants to local businesses in 5 years, implementing the comp plan action item, establish a Community-Wide Façade and Site Improvement Program. A \$43,000 investment in the grant program leveraged \$125,000 in new commercial construction. With the successful implementation of this program, staff is ready take on the next implementation item, Create a Comprehensive Incentives Policy. With the increase in investment and growth in Downtown Lemont, coupled with the establishment of the TOD TIF in 2018, an incentives policy provides both encouragement and a roadmap for new development.

E. I & M TIF District Establishment Process Discussion

Community Development Director, Jason Berry presented, downtown Lemont has seen significant growth in the past two years and appears poised for more. 2018 the Village created the TOD TIF to support Transit-Oriented Development – mixed-use development that benefits from proximity to transit, such as the Metra station – and commercial activity in Downtown Lemont. Elected Officials and staff have long planned for enhancing the I&M Canal, the historic central feature of Downtown Lemont. Portions of the I&M in downtown are in the Canal TIF, along with adjacent properties. Those parcels east of Stephen Street are not in any TIF. In order to comprehensively address the development and infrastructure needs of Downtown Lemont a new I&M TIF is proposed.

The existing Canal TIF has suffered from declining EAV and most of its funds are pledged to repaying the bond used to build the public parking garage on River Street. As stated in the Developer Discussion Panel (2015), convened with RTA and ULI, “by creating a new TIF district the Village can explore bond opportunities and other incentives to attract development with a new 23-year TIF district.” The proposed I&M TIF can support Village initiatives found in the Capital Improvement Plan (CIP) and Comprehensive Plan linked to the Canal and trails while enhancing opportunities for underperforming properties.

In November the Village engaged Kane, McKenna and Associates to evaluate the eligibility of the proposed TIF district. To move forward with the I&M TIF, they provided a summary of key meetings. The board is in agreement with the proposed item. Staff will prepare ordinance for approval.

F. Update on IDOT Projects and Partnership Efforts Discussion

Village Administrator, George Schafer presented, several routes owned and maintained by the Illinois Department of Transportation (IDOT) run through and around the Village, including New Ave, Illinois Street, Main Street, State Street (127th to Archer) and Archer Ave. Partnerships and coordination efforts are essential to ensure the routes are being maintained and repair/modification projects stay on track. Village officials have recently met with IDOT staff to discuss the various projects that relate to the Village. Attached to this memo is a summary grid that was presented to IDOT officials in this coordination effort. Staff will give an update on where the projects are in the process and discuss next steps with coordination efforts.

In addition, the Village recently issued a request of IDOT to evaluate several routes through town and Village recommended improvements. The Village’s letter in addition to IDOT’s response letter has been included with this memo for discussion. Also relevant with the response are improvements to McCarthy Road that have been requested in order to make the 4th Street potential connection more palatable. IDOT has denied most of the requests for these improvements, but we can discuss next steps with the 4th Street initiative as well. The board is in agreement with the proposed item. Staff will prepare ordinance for approval.

IV. Unfinished Business- None

V. New Business –

- A. Code Enforcement/ Property Maintenance Update
- B. Vehicle Sticker Enforcement

VI. Audience Participation –

Nick Rhode, Lemont resident thanked the Board for taking the decision of opting out for allowing recreation cannabis establishment in Lemont.

Rick Ligthart, Lemont resident commended the Board on the project on 83 and main.

John Djrosh, Lemont resident asked what the standpoint of the Board on marijuana. Mayor Egofske replied there will a meeting scheduled for December 19 where the Board will opt out.

Karen Marazano, Lemont resident asked if Bluestone will continue their development on 83 and Main even if a pot shop does not happen. The developer replied the pot shop was never part of the original plan and they will continue with the project.

An unincorporated Lemont resident asked if we can enforce zoning in unincorporated areas, Village attorney replied we cannot, it is up to the county.

Shirley from downtown Lemont asked if there will be any subsidized housing available in the apartments that are being built, Mayor Egofske replied there would not be any subsidize housing.

Terry Lemming, Lemont resident mentioned he is very pleased with Boards decision of not connecting police pension question with recreational cannabis for primary voting in March.

VII. The Committee of the Whole Meeting adjourned at 9:23 p.m.