

## VILLAGE BOARD

### Committee of the Whole Meeting Minutes March 12, 2018 – 8:28 PM – Followed the Village Board Meeting Lemont Village Hall - 418 Main St. - Lemont, IL 60439

#### I. **Call to Order**

Mayor Egofske called the COW Meeting to order at 8:28 p.m.

#### II. **Roll Call**

Present were Trustees, Blatzer, Kwasneski, Maher, McClafferty and Sniegowski. Trustee Stapleton absent. Also present were George Schafer, Jason Berry, Ted Friedley, Marc Maton, Linda Molitor, Ralph Pukula and Chris Smith.

#### III. **Discussion Items**

##### A. **12630 Archer Ave. Rezoning**

Mark Carlson, owner of the property at 12630 Archer Ave in Castlewood, wishes to rezone the property from a B-1, Office/Retail Transitional District, to an R-4, Single-Family Detached Residential District, to build a home on the property. The PZC approved the rezoning unanimously. The Board had no issues with the rezoning and the item will be up for approval at an upcoming Village Board Meeting.

##### B. **Strategic Plan Update**

The Strategic Plan updates were submitted and reviewed by staff. Some additional changes were made to some of the items and made some changes to some of the items. Village Administrator, George Schafer, reviewed some of the suggested changes made by staff, and asked that the Board review the items for any issues or concerns, and send him any comments. Trustee Blatzer wished to change the word “prosperous,” in the mission statement. Under Values, Continuous Improvement, Trustee Blatzer wants the first line changed to remove reference to “freedom.”

The updates to the Strategic Priority items were reviewed.

Under Community Development, desired outcomes, Trustee Maher asked if there could be an additional annual special use business license fee for the parking of a truck based on the type of truck. Village Attorney, Andrew Paine, will look into if that would be allowed. Business License can it be or per stall. In addition, if you have a gaming license, can you charge more? We also don't want to drive businesses out of town.

The question arose about the aquifer level of Lemont versus Joliet. Joliet's wells are said to be drying up by 2030, and they are looking at different options. Ralph stated that our water is in a healthier aquifer than Joliet because we are at a healthier portion of the aquifer. The water report will be out next week and that can be looked at.

Community Image discussion was discussed. We need to get Channel 6 staffed and we are trying to reach out to the colleges for interest and to help with social media videos.

Economic Development – we will tighten up the targets.

Operational Effectiveness – we are looking for other areas to leverage out to others.

Commissions need to be reviewed. Can they be combined with other organizations that are similar?

It was pointed out that there are a lot of strategic initiatives and if there are too many and is it too ambitious, which could cause a delay? These will be put into our system and possibly tie FTE's to them.

If you have questions, please let George know.

### **C. Proposed Fiscal Year 2019 Annual Operating Budget**

Finance Director, Chris Smith, stated that the first part of the March 12, 2018, Village Board Meeting was the Public Hearing. She quickly went over the budget approach and the items that affect the outcome of the budget.

Our major revenue resources are declining and cuts need to be made in order to balance the budget for this coming fiscal year. This is due to a combination of items including a reduction in retail sales tax, income tax reduction and a reduction of the per capita distribution of income tax to municipalities reduced by 10% for one year. Staff is projecting this reduction will continue. Along with the rising pension and health care costs, these are the reasons why we have the need to cut to reduce the \$1.1 M dollar gap. We have to be careful and consideration of residential areas.

The school study was not inclusive of all vacant land said Maher. We are maintaining our expenditures. Chris reviewed the options to cover this gap. This could include onetime reductions of capital, reduction in force and effects to the road improvement program with reduction in road programs and road conditions. It was asked if BDD tax can be used for residential, roads, salt, resurface in that area. Chris will check. We could look into places to eat tax. Next step is meeting on March 19, and a public hearing on March 26 and adoption of the budget on April 9 or April 23. Mr. Schafer said if there is anything else that is not in the budget, to contact Chris.

Options for 83 & Main were discussed with the Forge coming in and what could potentially go there. The potential to lease the property could also be a possibility.

Updates on other property areas were discussed including State Street & 127th, the old Wendy's and Chipain's.

**IV. Unfinished Business – None.**

**V. New Business**

- A.** Mr. Schafer said there is a Transit-Oriented Development meeting with the TIF consultant tomorrow. There is a letter of intent for Peterson’s Hardware property, with 90 units with parking on the first floor. The issue is, the developer is looking to do a technique with offsite construction and inspection and our zoning code does not allow it. Our building code does but not our zoning code. It is less cost in doing it this way. The quality of the building would be good quality. The outside gets treated like any other. We could inspect it offsite. Trustee Maher asked if there is a unit built around here, and he would be interested in knowing from something that has been up for two or three years, how they are. Staff and board members will go down to the factory and see how they are built. We are able to sell our property on the canal, and this unit could be placed on the canal side, and the south side of Petersons would have another use option.
- B.** Logan Street – property owner wanted to buy Village property behind their home and is coming in for a yard variation. They wanted to purchase the Village property to do an addition to their home. The Village is not selling the property. Community Development will meet with them on some variations that would be required.
- C.** Discussion will need to take place on First and Fourth Streets. Mayor Egofske asked that a counter be put on First Street where the gate was and note the time of day. People are claiming that people are using First Street like a throughfare.

**VI. Audience Participation - None**

**VII. Executive Session - None**

**VIII. Adjourned at 10:36 p.m.**