

## VILLAGE BOARD

### Committee of the Whole Meeting Minutes

March 19, 2018 – 7:00 PM

Lemont Village Hall - 418 Main St. - Lemont, IL 60439

#### I. Call to Order

Mayor Egofski called the COW Meeting to order at 7:00 p.m.

#### II. Roll Call

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

#### III. Discussion Items

##### A. Beechen and Dill Development

Village Staff presented the history of the proposed site development. In 2008, it was annexed into the Village and zoned R-5 for 96 units senior assisted living. In 2016, rezoned to R-4 for detached single family with 27 units. The Comprehensive Plan designates the area as a Conventional Neighborhood. Some single family attached homes and multi-family homes incorporated throughout the district. Density of 2 to 4 units per acre. Most open space will be private yards.

Willow Pointe is proposed 21 duplex homes, 42 units, on an infill corner at 131<sup>st</sup> and Parker Road. Ranch style units with average size of 1900-2200 SF. Density is 3.5 DU/acre. Since the PZC hearing, Beechen & Dill updated the elevations to provide options and improved the rear. The landscape plan was updated with buffer easement and open space amenities. Parking was added to the island. There is a dedicated snow storage area and a formal traffic study was completed by DEI.

Following the presentation from Vince Rosanova on behalf of Beechen & Dill, Village Board asked questions. Trustee Stapleton asked about HOA covenants if they would be like Woodglen. Rosanova responded HOA covenants would limit rear structures.

Mayor Egofski asked about landscaping. There is a landscape plan that includes trees and shrubs.

Trustee Kwasneski asked about side yards, house to back lot line. Rosanova responded that they have eliminated the window wells from side yards with utilities.

Stapleton asked about the wider side yards for homes that have utilities between them. Scott Schreiner responded that the storm sewer is at an elevation above the footing. They will be at a shallow depth. Schreiner noted most sewer repair is now lining.

Trustee Maher asked about the lots in which utilities run under and the effect. Rosanova responded Lots 2 and 3 and Lots 41 and 42. Staff asked about minimal width of 20 feet building to building. Rosanova affirmed. These locations will not have window wells.

Trustee Blatzer asked about how the water flows on the property. Rosanova responded the property accepts water from three offsite areas. Storm sewer will be designed for 100 yr flow. Native planting will help detention.

There will be no problem with snow removal for Public Works. Snow storage at guest parking area. HOA fee will be \$300/month.

Blatzer asked about parking and street width. Rosanova responded parking will be on street plus 2 in garage and 2 in driveway. The UDO permits 30' ROW from back of curb to back of curb. There will be hydrants every 300'. Discussion regarding limiting parking to one side of street.

Rosanova described the landscaping on Lots 22 and 23. Native plants improve water quality and provide best management practices. The grasscrete is for emergency access. Mayor stated purpose of open space was for kids and parks. Blatzer noted aesthetics, water and visitors, stating proposed open space is not usable.

Maher asked about snow removal in cul-de-sac and auto turns. Staff added concerns about need for one sided parking.

Maher asked about impact fees. Rosanova responded they will pay full fees.

David Mullin, Township resident, stated this is not the norm of our neighborhood. Should be R-3. Changed to R-5 with Paradise Park. Township residents fought. Was against approval of 27 homes, single family but denser, houses too close. Asked board to not consider Kettering density. Township residents fought Kettering. Wants open space, room for fire department trucks, and larger setbacks. Against multi-family residential, fails on density. Asked to remove 4 buildings, an \$8M loss. Buildings are near property lines.

1 acre lots nearby – doesn't like the density

Kevin O'Connor, Township resident, wants rural setting. Planting doesn't have a berm. Out of sync with setting, concerned about light from development and traffic on Parker.

George Vranas, Township resident, stated proposal was denied unanimously at PZC. Stated it has no support. Changes were superficial, rear yard and setbacks not addressed. Plan doesn't fit the character. Doesn't believe the census, Lemont is not an old community, it is young.

James Vincy, Kettering Estates resident, neighbors concerned there is no true open space. Closest is Kettering park. Also thinks that it is overcrowded. Asked if there age restriction would be required.

Brian Crowder, Township resident, asked for preservation of property, 131<sup>st</sup> Street has large homes on .5 and 1 acre lots. Rural setting. PZC minutes from 2016 stated location most marketable for single family. Recommended R-4 zoning. North, South, and East of site are large single-family residences. 2030 plan lot sizes. Senior market used as an excuse, will only benefit developer. Will damage property values.

Jeanette Debarus, Township resident, showed map of Township developments. Easements need to be dedicated, takes away land. 40,000 SF and 20,000 SF lots are nearby. She fought Kettering for 20 years, they took out old oaks. New development will change way of life. Need a traffic light Parker or expects increase in accidents. – showed a very large map she has been keeping for 20 years showing density in the area

Christine, Township resident, stated her agreement and support with other Township residents. This is not a dry area, land is very wet.

Jason Sanderson, Lemont Township Trustee, stated too dense and is not in support. Asked about hardship and following UDO. There is no financial gain to Village and developer presented a sales pitch.

Sean, Kettering Estates resident, noted rear elevations are improved. Questioned traffic study showing traffic impact less than prior proposal. Rosanova confirmed that peak impact for AM and PM will generate less traffic.

Debarus asked where water will go and stated property will flood. Schreiner stated water will discharge to 2 culvers and then to ditch on south side of 131<sup>st</sup> St, flowing west. Proposed development will accept water from offsite neighbors. Proposed development will be lower elevation than neighbors.

John Gramus, Township resident, moved from Oak Lawn for more space, development is not harmonious, needs big back yards. Speaks on behalf of the youth.

Rosanova stated the proposed density is in the Village's comprehensive plan. Conventional Neighborhood states duplex appropriate for corner sites. County's plan doesn't require 1 ac lots. Duplex will have lesser impact on schools, parks, traffic and utilities. Will have higher sales price. Rear yard setbacks are 30'. Will have higher tax bill. Property is underperforming, off the tax rolls, proposed development puts site into the highest and best use.

Mullin stated it is the wrong development.

## **B. Operating Budget and Fee Ordinance**

Finance Director, Chris Smith, discussed the items that were cut from the budget in order to have it balanced. As stated at the March 12, 2018 Committee of the Whole the general fund was \$1.1 million in the hole. In order to close the gap all capital needed to be cut from the budget, the road program was reduced, and other various items were cut. The General fund balance will remain at the targeted 30% of expenditures less transfers and capital.

During the presentation charts were shown that illustrated the reduction of the 3 top revenues and the escalating pension costs. All other expenditures showed nominal to negative increases over the last four years. Health care costs are projected to decline with the new pool the Village has joined. Each General Fund department director highlighted major budgeted expenditures.

Fund balances for project funds continue to struggle with lower revenues and increase in street resurfacing expenditures. In the Road Improvement fund the street resurfacing project was cut by \$500k.

The next step in the budget process is adoption of the budget ordinance, fee ordinance, and pay plan on April 9, 2018.

Staff made several changes to the fee ordinance. All business licenses application fees were increased from \$50 to \$100. Trustee Maher had asked if we could tier license fees. Staff will analyze this concept later in the fiscal year. The Sewer rates are being increased effective October 1, 2018 from \$25 bimonthly to \$30. Additionally the cost of temporary water.

**C. Position Ordinance and Pay Plan**

Staff is recommending non union increases up to 3% with the one change of including a 1% cost of living increase effective May 1st with an additional 0-2% merit on anniversary.

**D. Chamber Contract Services**

Mr. Schafer discussed the contract with the Lemont Area Chamber of Commerce for certain economic development services. The service agreement for the pilot program with the chamber include business and special event licensing coordination, business retention and support activities, and small business recruitment services. The original agreement was an administrative agreement and the discussion was geared towards the longer term contract to be approved by the board. After some discussion, it was decided to continue the pilot for another 6 months with monthly logs of activity so that the board can better evaluate the need and levels of services required with the Chamber. Due to cuts in the overall budget and the needed evaluation of amount of hours needed for the service, it was decided to reduce the monthly fee to \$2500 per month for the next 6-month period. Towards the end of the next 6-month period, the item will be presented to the board for options for a formal contract with the Chamber.

**E. Engineering Agreement Discussion for I&M Canal Restoration**

Mr. Schafer presented an engineer services contract with Living Waters Consultants for various services regarding the I&M Canal restoration project. Staff has been working with an ecological engineer to design a more natural approach to the canal project, one in which has a better chance of success in getting permits from the Army Corp of Engineers. A couple board members expressed concern of how the restoration project will look. As such, staff and the Mayor will be taking a field trip to see a sample site and will report back with pictures to show the board at a future COW meeting.

**F. Wintrust Line of Credit**

Finance Director, Chris Smith discussed the option of having a quick line of credit of \$2million for economic development. If needed this would be temporary until the Village could bond for the expenditures. In order to have this line, Wintrust would like

to have a business relationship with the Village. An account of \$1m would be setup.

**G. Water Tower Options**

Director Pukula lead a discussion on 5 different locations for an additional water storage tower to meet the Village's current and future needs. Also discussion of the health of the aquifer took place. More discussion will take place in the near future.

IV. **Unfinished Business – None**

V. **New Business - None**

VI. **Audience Participation - None**

VII. **Executive Session - None**

VIII. **Adjourned at**