

VILLAGE BOARD

Committee of the Whole Meeting Minutes

June 18, 2018 – 6:30 PM

Lemont Village Hall - 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, 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. Downtown TOD Update and Discussion

Staff shared a concept plan for the redevelopment of the Peterson's Hardware site. Stan Smagala was present for comments and questions. The proposed development consists of 2 building and 84 units. Covered parking would be provided on the ground floor and there would be additional surface parking. The developer would donate the buildings south of Canal for economic development purposes. Trustees emphasized the importance of a good architecture and high-quality materials.

B. UDO Amendment

Staff presented a proposed new zoning district, R-5A. The purpose of the district is to align Village code with current building trends, allowing for development with fewer variations. The new district would have 10,000 SF lots, 75 ft lot width, and 10 ft side yard setbacks. Detached single family and duplex homes would be permitted. The amendments would be further discussed at PZC in June with a potential public hearing in July.

C. I&M Canal Restoration Project Update and Discussion

The Village has engaged a consultant/engineer to help conceptually design improvements to the I&M Canal. The Village has investigated this project over the years and is now investigating a more natural option for the restoration. Before the Village spends significant dollars on designing a solution and permitting, the board needs to be supportive of the overall concept. The Board discussed many concerns over the aesthetics of a naturalized look for the I&M Canal and did not want to proceed at this time with the project. Staff will continue to look for grants and other means to clean up the canal and raise the water level. The new HCOR commission and the Village Board will be discussing options in the near future.

D. Potential New Revenues Discussion

Through the budget cycle and strategic planning it became evident that the Village is desirous of raising additional revenue streams for its general fund to maintain service levels and allocate appropriate resources to responsibly grow the town. The Board discussed options that would be geared towards revenue raising from non-residents as

opposed to local property taxes. The Village does not have a municipal sales tax like many other communities do. The Village would have to go to either referendum to raise the local municipal tax as a home rule referendum or a non-home rule 1% referendum. Due to other community challenges in which the Village could utilize home rule authority to address, the board asked to staff to present more material on a home rule referendum option at the next committee meeting.

E. Regional Boundaries and Proposed Development Projects

Mr. Schafer presented to the board a few development projects that have been proposed to staff over the last several weeks, ones in which involve coordination with our bordering municipalities. To the south there is a gas station development being proposed for the area across from Target-Kohls. As part of a boundary agreement stipulation the Village is required to share sales tax with Homer Glen for this development. The area does not have utilities currently and extending water to the site the developer is asking for Village support. Because the Village is desirous of opening up the corridor to further development, the Village Board was amenable to helping out with the financing of the extension assuming there is a return on investment. The project will be coming in front of Planning and Zoning in late summer. Also discussed was potential development west of Smith Road on 135th street, as property owners in the area are desirous of developing in Lemont and receiving Village utilities. The Village will be sitting down with Romeoville in the near future to discuss continuing boundary discussions for this area.

F. 5th Street Utilities Discussion

The owner and proposed developer of property on 5th street in in the process of subdividing property for development once again. This request will necessitate the discussion for water service on 5th street. The property owner was under the impression that the Village was going to finance the water service on 5th Street and that decision will impact his development plans. The Board is not amenable to paying for water extension, but would authorize a recapture for the property owner to recoup costs from connecting properties west of 5th Street. Village staff will be meeting with the other property owners on 5th street to discuss potential easements and plans for their development. The item will be back in front of the Village Board at a future committee meeting.

G. Quarryman Challenge Recap and Discussion

Mr. Schafer gave a brief update on the quarryman challenge, which had just took place on May 12th. Despite the weather issues, the race was a success once again and made a nominal profit. This year, the Park District took a greater role, which helped alleviate administrative work from the Village staff. There was a brief discussion on the roles for next year. The Park District would like to take a greater role in course management along with the administrative side of race while still engaging a race director to help with the race. The majority of the board was supportive of this request. Trustee Maher asked to see a cleaner breakdown of roles from all the parties to ensure the race moves forward smoothly. Staff will bring the discussion back at a future committee meeting.

- IV. **Unfinished Business – None**

- V. **New Business**
 - A. **Safety Artistic Holiday**
 - B. **Tollway Wall**
 - C. **Marketing / Events Update**
 - D. **ICSC Update**

- VI. **Audience Participation - None**

- VII. **Adjourned at 10:02 p.m.**