

VILLAGE BOARD
Committee of the Whole Meeting

September 17, 2018 – 7:00 PM
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 7:00 p.m.

II. Roll Call

Present were Trustees, Blatzer, Kwasneski Maher, McClafferty, Stapleton and Sniegowski. Also present were George Schafer, Jason Berry, Mark Herman, Marc Maton, Linda Molitor, Ralph Pukula, and Village Attorney Andrew Paine

III. Discussion Items

A. Lemont Village Square (Aldi) PUD Amendment

Mark Herman, Community Development Manager, stated that Aldi grocery store would like to expand their store. In doing so, 12 parking spaces will be eliminated. The Planning and Zoning Commission voted in favor to approve the Amendment to the Aldi PUD at the August 15, 2018, public hearing. The expansion will allow for more retail and storage space for an updated product line. The expansion is expected to be completed by the second or third quarter of 2019. The board has no issue with the expansion project and it will be up for approval at a future board meeting.

B. Archer Avenue Gas Station Annexation, Rezoning and Special Use

Mark Herman, Community Development Manager, stated that a proposed gas station on Archer Avenue is requesting a rezoning from an R -1 to a B-3 Arterial Commercial District and a Special Use for a drive-through restaurant. The Planning and Zoning Commission meeting that took place on August 15 recommended approval with staff conditions. Trustee McClafferty asked if there would be diesel fuel available, and due to only having one entrance, the applicant is limited in turnaround space that is needed for the larger diesel trucks, therefore, they are not able to accommodate that at this time. George mentioned there is an access point on the west entrance that might give capacity for diesel in the future. The amendment will be up for approval at a future board meeting.

C. Walker Road Railroad Crossing ICC/CN Application Discussion

Due to the amount of traffic expected when entering the Lemont Trails Adventure Park at Walker Road, staff has been in contact with ICC and Canadian National for the need of a gate at this crossing. George Schafer, Village Administrator, stated their feedback is that we would have to close one crossing to add a crossing. Discussion took place on closure of the Holmes Street crossing. Lemont Forge representatives mentioned they are reviewing new plans with the full drawing and pricing for the overall project which includes the same activities. Depending on the cost, the project may need to be done in phases. Trustee Stapleton suggested to change the current sign from "No Right Turn" to no right turn for trucks onto Talcott Avenue coming out of the quarry. No closure of Holmes will be acted upon until guidance from the ICC and associated public hearings.

D. Discussion of Safety Village IGA and lease Assignment with the Lemont Park District

George Schafer, Village Administrator, stated that the consent to assignment of lease and associated IGA with the Lemont Park District will be on the agenda for the September 24th Village Board Meeting. The IGA will outline terms and conditions of the agreement between the Village and LPD on the utilization of Safety Village. The Park District will be responsible for all operational and administrative costs, and longer term capital improvements to the facility will be subject to a cost split between the two entities based on percentage utilization of the facility. Both entities will be providing general liability insurance but the Lemont Park District will cover additional insurance being required by MWRD through their insurance provider. This item will be up for resolution on the next board meeting.

E. 2nd Division Vehicle Routing-Village of Lemont

Chief Maton presented the Traffic Safety Committee's review of truck re-routing, which included moving truck routing on 127th, State Street and Main Street. Mayor Egofski suggested to restrict truck traffic on New Avenue, 135th Street and around downtown. Mayor Egofski suggested rerouting in phases. Phase 1, could move traffic to the west side of the town. Since there is no clear indication on how much truck traffic comes through Main Street, we would see the impact by implementing it in phases. The item will be up for future board meeting.

F. Fifth Street Utilities Discussion

George Schafer, Village Administrator, stated the owner and proposed developer of property on 5th street in in the process of subdividing property for development once again and will require a variation from the UDO to do so. 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, and the developer has recently stated he would finance the water main extension project if the Village could obtain easements for the property. In order to do so, the developer would need 3 units on the property to in order to justify paying for the utility extension. The plan will need to go back in front of Planning and Zoning in the near future. Trustee McClafferty was affirmative, Trustee Maher and Blatzer were against and Trustee Stapleton, Sniegowski and Kwasneski were undecided with the proposal. The item will go in front of the PZC in likely November.

IV. Unfinished Business

A. Tollway Sound Wall Update

Discussion of the sound wall along the Briarcliff subdivision was discussed. This included who would be responsible for maintenance of the wall and insurance. Further discussion needs to take place with the HOA.

B. Downtown TOD Update

Staff shared a concept plan for the redevelopment of the Peterson's Hardware site from a new developer interested in the site. The proposed development includes approximately 90 units. Covered parking would be provided on the ground floor for a portion of the project and there would be additional surface parking and access to the parking garage for the remainder. The developer would donate the buildings south of Canal for economic development purposes. Trustee Maher emphasized the importance of a quality residents over quantity.

C. 83 and Main Update

Staff brought up the village owned land at Route 83 and Main. The development proposal is on hold due to another piece of property adjacent to Village land being up for sale as well which could change the deal for the property. In addition, the billboard on the Village's site was discussed briefly. The Village acquired property at 12775 Main Street, known as the Meineke property which has a billboard on it. At the time of purchase, the lease with the billboard company on the property could not be legally terminated, and an addendum was made for a five-year lease. The lease with the billboard company, Clear Channel, expires in January of 2019. The Village was contacted by Clear Channel to begin negotiations on a new lease for the billboard. The billboard company will be coming for further discussion; no conclusions were made.

D. Lemon Tree

Lemon Tree provided with a design of proposed location of the machines inside the restaurant. The Board was asked for their opinion on allowing gaming machines for Lemon Tree. Trustee Stapleton was neutral, Blatzer and Maher opposed, Mayor John, Trustee McClafferty, Trustee Sniegowski and Trustee Kwasneski was in favor.

E. Concrete Silo

OZINGA proposed a concrete silo that would contain cement which was 130 feet tall. Feedback from the Board was that the size was much too large, and alternative storage sizes would need to be presented.

V. New Business

- VI. Audience Participation** – Jerry Johnson asked when 5th street will be going up for public hearing.
- VII. Executive Session** – None
- VIII.** The Committee of the Whole Meeting adjourned at 8:50p.m.