

VILLAGE BOARD
Committee of the Whole Meeting

October 15, 2018
Lemont Village Hall – Village Board Room
418 Main St., Lemont, IL 60439

I. Call to Order

Mayor Egofske called the COW Meeting, which followed Town Hall Meeting, to order at 8:00 p.m.

II. Roll Call

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

III. Discussion Items

A. Presentation of the 2017-2018 Comprehensive Annual Final Report

The Village received its Comprehensive Annual Financial Report for the fiscal year ending April 30, 2018. Mike Malatt, partner for the Village's auditor with Baker Tilly, was at the meeting to give a brief presentation of the audit. The process is a team effort between auditors and staff. This year, as in the past, there are not any negative management comments. The Village is financially stable with adding funds to fund balance. The General Fund balance is at 32%, which is within the target of 30%. Staff implemented the new GASB75, which is a post-employment benefit plan reporting. This added a post-employment benefit liability of approximately \$1 million. The Police Pension fund added over \$1 million in investment income. The fund is 70% funded. This is excellent for Lemont. The Treasurer's report outlining salaries and vendor payments will be posted online and it will be posted in newspaper October 16th.

B. 2018 Tax Levy Discussion

Finance Director, Chris Smith, discussed the factors and recommendation of the estimated amount for the 2018 tax levy. The tax levy estimate for 2018 is \$3.5 million based on the Consumer Price Index of 2.1% and an Equalized Assessed Valuation of \$11 million. A public hearing will be held on November 26th and approval of the item will be at the December 10th Village Board Meeting.

C. 508 6th Street Variations

Community Development Director, Jason Berry, stated that the property owner at 508 6th Street is a lot that is part of the Mierzwa a subdivision, and was divided into two. The property owner is requesting three variations in order to construct a detached single-family home. A public hearing was held at the September 19, 2018 Planning and Zoning Committee meeting was voted in favor of the variations and staff finds the variation requests consistent with the UDO. One of the variation requests is for relief from connecting to the Village water. To do so would be nearly an impossible loop connection. Existing residents have no intention to hook up to the Village water. The variation needs to get approval from Cook County. The board has no issue with this item.

D. 16622 W 127th Street Rezoning and Preliminary Plat

Community Development Director Jason Berry stated that the property owner is requesting rezoning to a R-4 Single-Family Detached Residential District from a B-3 Arterial Commercial District. The 1.99- acre site is proposed to be subdivided into two buildable residential lot that will meet the UDO Lot and dimensional standard in R-4. The subject property currently has a residential home with double driveway accessed off 127th street. This access will eventually be closed and both the lots will be accessed off of Rolling Meadows Drive. The rezoning and subdivision will require 50 feet of property to be deeded to Cook County for right-of-way along 127th Street with the resulting parcels proposed as 0.8 acres and 0.9 acres. Trustee Blatzer stated that she would like to see the road striped so parking lane would be delineated from the driving lane. Staff will look into accommodating the request. It was also asked if screening was needed on the property, and Mr. Berry responded that the property owner intends to keep as many trees as possible. The Board had no additional issues with the request.

E. Lemont Road / Al Malley Disconnection

Al Malley, property owner of 9805 and 9515 Lemont Road, is seeking disconnection (de-annexation) from the Village of Lemont. The property had been annexed into the Village in 1990, prior to the 2005 boundary agreement the Village entered into with the Village of Woodridge. In this agreement, the subject property was identified as a Disconnection Property. Disconnection Properties are properties that were incorporated into the Village of Lemont, but on the other side of the boundary. The potential disconnection of this property was discussed at the February 12, 2018, Committee of the Whole meeting. Discussion occurred about the impact the disconnection could have on other properties that are annexed in Lemont in that area. The Village Attorney confirmed that the disconnection of the subject property would not impact other properties. The board has no issue with the proposed item.

F. Lemont Mulch, LLC Special Use (ACBL property)

Lemont Mulch LLC is requesting a special use to allow material stockpiling of hardwood bark mulch in the Canal Overlay District along the I&M Canal located at 16500 Des Plaines River Road. They are subleasing 4.6 acres from ACBL on a piece of land between Barge Slip 3 and Barge Slip 4. Lemont Mulch is proposing to unload hardwood mulch off of shipping barges to be stored in piles approximately 20-25' tall; while the B-4 Zoning District allows buildings up to 35' in height. Their typical season is March through July and they will have one full-time employee always at the site working from a small 8'x20' trailer on the subject property. They will work with wholesale companies only with semi-dump trucks visiting the site to transfer the mulch. They expect approximately 10 trucks a day during the busy season as their business gets up and going, with the hopes to expand to 20 trucks a day once the business is more established. This will require a special use permit.

G. 16430 New Avenue Pre-Annexation

John Avelar of J. Ave Development, property owner 16430 New Avenue, is seeking a pre-annexation agreement with the Village of Lemont. The subject property is currently improved with a single-family residence structure that is being utilized by J. Ave as an office. J. Ave is in the process of working with Cook County for County Special Use approval for the parking of trucks and trailers on the site. The applicant expects approval of the request in the coming weeks. The applicant wishes to connect to the Village utility. Typically, the Village requires properties to annex in order to connect to Village utilities. The subject property is not contiguous with the Village boundaries so it cannot be annexed at this time. A pre-annexation agreement would allow for the connection to Village utilities and that the property owner agrees to annex into the Village at the time the property does become contiguous. Upon formal annexation the applicant would need to

seek the necessary rezoning and/or Special Use Approval.

IV. Unfinished Business

A. Marble Landing

This item was last discussed July COW, will it be requiring subdivision or \$187,000 to recapture, 21 years once completed. First 10 years' simple interest, proposed capture area primary flood point, flood plain or flood zone. Waiting on an answer from MWRD. MWRD objects sewerage to that location.

V. New Business

VI. Audience Participation – None

VII. Executive Session – None

VIII. The Committee of the Whole Meeting adjourned at 8:51p.m.