

VILLAGE BOARD
Committee of the Whole Meeting

November 26, 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 7:13 p.m.

II. Roll Call

Present were Trustees, Kwasneski Maher, McClafferty, Stapleton and Blatzer. Also present were George Schafer, Christina Smith, Jason Berry, Mark Herman, Marc Maton and Linda Molitor.

III. Discussion Items

A. Police pension compliance report and Levy Request

Finance Director, Chris Smith represented a successful 7.57% investment return for the current Fiscal Year 2018. In the equity market returns fluctuate short term; however, historically there have been positive long-term returns. The funding requirement for the 2018 tax levy is \$848,438. The increase in the pension levy requirement is mainly due to the low returns in previous years. Ed Mansell, President of the Police Pension Fund, requested a levy of \$873,000, which is \$24,562 greater than the requirement. Mayor John Egofske asked the Pension Board to give estimates of increase for next few years to consider for next year's budget. The board had no issue with the proposed item.

B. 313 E Logan Rezoning

Community Development Manager, Mark Herman, stated Brian Baetz of Morgan Homes LLC is the contract purchaser of the 0.14-acre vacant lot located at 313 E Logan Street and he is requesting rezoning to R-4 A Single-Family Preservation and Infill District from R-6 Multi-Family Residential District in order to construct a single-family home. A public hearing was held at the PZC on October and the board was in favor to the proposed item. Trustee Blatzer mentioned, majority of the houses there are single family and they look great. The board had no concern with this request.

C. 16135 New Ave, Unit 12 Special Use

Community Development Manager, Mark Herman, stated that the AVA Transportation Group, represented by Joseph Hill of Goldin, Hill & Associates, P.C., is requesting a special use to allow the operation of a freight transportation terminal in the M-1 Zoning District located in Unit 12 of 16135 New Avenue. They are leasing 4,200 square-foot of space in a 41,687 square-foot multi-tenant industrial building mostly used as office space with some storage unit and loading dock with occasional use of truck parking which fits the definition of freight transportation thereby require a special use. A public hearing was also held at the PZC on October Meeting and received a positive recommendation. Mayor Egofske was concerned with the increased truck traffic on New Avenue and possibly more trucks parked. Joseph Hill stated, there will be truck coming in two or three times a week. If the truck fleet number increases by this business Community Development Department

will determine if the special use shall be amended or if the change is minor to provide administrative approval. The Board had no issue with the proposed item and an ordinance will be at the next Village Board meeting.

D. 480 5th Street variations and 2 Lot Subdivision

Community Development Manager, Mark Herman, stated William Brennan, owner of the subject property located at 480 5th Street, is requesting approval of variations from the Lemont Unified Development Ordinance (UDO) for the purpose to allow a subdivision of an existing parcel into two (2) single-family lots. One of the variation that was requested is relief from connecting to Village water for both lots. An estimate cost of a water route on the 4th street which would cost \$90,000 to bring to McCarthy. Trustee Maher, suggested to have a strategic plan in place for village water easement for future development on total of 6 vacant lots. Mayor Egofski asked Brennan if he would be willing to pay 2/6 share of the \$90,000 and his tap on fee for access to village water which he agreed to. The Board decided to come into a discussion with Hoffman who owns lot in that street to come to an agreement by end of this year and reach an agreement.

E. State Street Water Tower Cell Tower Leases

In August and October 2018 staff discussed with the Village Board cell tower leases. The Board approved two lease extensions on the Houston Water Tower. The leases are for Sprint and T-Mobile who are talking of merging which could possibly end one of our leases. Finance Director, Chris Smith represented firm called Cell at Auction, that can seek a lease and auction the lease off for a lump sum payment would require a revenue sharing of 100% 6-month lease revenue. The lump sum could result in approximately \$400k. The Board is open to suggestion and gave positive response on entering into a contract with Cell at Auction as they provide the best revenue opportunities and the least cost sharing.

F. Clean Up Bond Discussion

Finance Director, Chris Smith represented under Title 15- Buildings and Construction code outlines many aspects of building permit procedures and fees. Under the Additional Requirements section of the code (15.00.070), the Village collects a clean-up bond, or escrow, of \$1,000 or \$500 (prior to 1997). The clean-up bond is only returned to the payee at time of final occupancy. There are 180 bonds from 1996-2013 totally \$172,000. Chris suggested to send letters out to the builders giving them 30 business days to collect the money or it will be send to the state. Mayor Egofski asked the administrative cost of checking the permit and audit cost of the procedure. This item will be discussed in future meetings.

G. Downtown TOD Update

Community Development Director, Jason Berry, shared a concept plan for the redevelopment of the Peterson's Hardware site from a new developer interested in the site. The proposed development option includes few projects of multi-family unit with covered parking and also a proposal from Cobblestone Hotels. The Board emphasized on possibilities of drawing more tourist with the Forge opening in few years. Village Administrator George suggested we can bring the developers in set up meetings and reach a direction possibly by January of next year.

H. Quarryman Challenge IGA with Park District Discussion

The Quarryman Challenge, a 10 mile and 5k race in downtown Lemont, has been an important event to the Village's economic development efforts for nearly a decade. The race has been very successful bringing thousands of visitors to the community annually and has created a nominal surplus to further invest in recreation for the community. Over the life of the event, the Village has primarily owned and administered the race with the utilization of the community volunteers and race directors. It has been recognized that the Village has limited resources to continue to administer this event and thus Village has partnered with the Lemont Park District over the last two years where LPD has overseen many of the administrative duties for the race. For the 2019, race and going forward, the Lemont Park District is confident it can absorb administrative tasks along with the course management, operations and marketing of the event. The Lemont Park District would continue to rely on the Village's public safety and public works personnel. Trustee Maher's concern is that the race is a source of economic development which brings in more people in town and we should not break the image. Trustee Kwasneski mentioned, the Village can give park district a chance to run the 2019 Quarryman Challenge. The rest of the Board agreed with Trustee Kwasneski as well.

I. Farmers Market Survey Results; 2019 Season Discussion

Through Polco, a Farmers Market survey was published for 2019 Farmers Market. The survey was taken by 149 participants and the results were discussed with the Board. Majority of the people voted for Saturday as the most convenient day for farmers market however all the farmers are booked for the weekend. Mayor Egofski mentioned, very selected residents go to farmers market. If we do not have farmers should we have a farmers market. It is a community service; goal is to bring people to downtown. Other than weekends the most favored day of the week for farmers market was Tuesday mornings. The Board discussed the location as well and the surveyors chose downtown Lemont specifically in Stephen & Talcott.

J. Revenue Options- Post Home Rule Referendum Discussion

With the utilization of home rule authority, no longer an option, the Village will once again be challenged to raise revenues needed to fund the capital and operating budget. Few of the options are, a tax of 1% can be imposed on food and beverages sold at restaurants and may be imposed by a non-home rule entity, an across of up to 1% sales can be placed on the Village's portion of the sales tax imposed on most goods sold within the Village except for groceries and medical, raise the annual vehicle sticker price, and raise the water bill. Mayor Egofski asked the Board, do we want to solely impact residents or non- residents that was the reason behind increased sales tax. Trustee Maher mentioned, we could go for 1% sales tax increase referendum and if it does not pass we have to move to increase water bills, vehicle sticker, real estate tax.

IV. Unfinished Business – None

V. New Business – None

VI. Audience Participation – Robert Gallagher complained about a ticket he received for his sticker on his antique license plate.

VII. Executive Session – None

VIII. The Committee of the Whole Meeting adjourned at 10:30p.m.