

## VILLAGE BOARD

### Committee of the Whole Meeting Minutes

March 20, 2017 – 7:00 PM

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

#### I. **Call to Order**

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

#### II. **Roll Call**

Present were Trustees, Blatzer, Chialdikas, Miklos, Stapleton, Sniegowski and Virgilio. Also present were George Schafer, Mark LaChappell, Marc Maton, Linda Molitor, Jeff Stein, Heather Valone and Jim Cainkar.

##### 1. **Discussion Item**

###### **16-10 Vistancia Annexation, Rezoning, and Preliminary PUD**

It was determined to hold the discussion portion of the meeting before the Public Hearing so that the audience might have some of their comments/questions addressed.

Village Planner, Heather Valone, presented the past information on the application of the Vistancia Annexation Agreement. Previous review and concerns and conditions of the Planning & Zoning Commission were also presented. It was clarified that the C-1 plan is what is being discussed and presented and is what is based on tonight's Public Hearing.

The applicant presented how their plan relates to the Village's 2030 Comprehensive Plan. They believe they are contributing to the vision in economic prosperity, natural resources and recreation and broadening the housing. Vistancia described itself as a contemporary neighborhood with a conservation overlay. Vistancia reviewed how they contribute to the ability to achieve the goals of the Lemont Strategic Plan of 2012, including an increase in population and an increase in local sales tax. They forecast revenue from economic growth will grow by 5%.

Further information was provided on the Key Lot Program which provides a mix of masonry. All homes have some brick or stone on front elevations. Many homes have brick or stone on side and rear elevations. Stonework is a thin set stone approximately 2" thick. There is also a high number of look-out and walk-out lots in the plan. Key lots (designated with a small "f") include the upgraded features in the plans. Every effort is being made to maintain the trees in the back of the lots. Colors will be worked on with staff with a variation of color (samples presented) with modern colors being used. Monotony code restrictions were worked out and was briefly explained in terms of no house adjacent to each other will be the same color or elevation.

In reference to the duplexes, since they are aimed at empty nesters there will not be a great effect on the school system. History deems that is correct in the attraction of empty nesters to the duplexes. There are three different elevations for the duplexes. The sides could be the same; hopes are there is a 50/50 mix. The intent is not to make them look similar. They recently received approval in Naperville for these, and have them in New England.

The proposal is to put in a new roadway with Alba Street coming into the community and connecting at Timberline. Overall, it will meet requirements of the Village for streets.

Bruce Michael of Intrepid Investment Partners stated that these were left over properties from when the tollway came through and one of the largest pieces of land. He reviewed the terrain, topography and configurations of the property which created a lot of challenges. Adjacent neighbors were contacted during the process and said how they would work with them. From this, they came up with several items. A density plan transition was developed from the existing neighborhood. Plan 'C-1' with 273 units is the current plan. There are two Phases of the plan. The park will be built with consideration with the Park District. Additional land will be provided to the open space Township land. Some will be a ravine kept in their natural state; this was discussions with Lemont Township. Of the 7.7 acres, 5.5 is usable. The Township can extend the woodland trails on this property. Natural features of the property are intended to be maintained.

Connections of the bike path was discussed. Bike riders are not mandated to use the bike path/lanes. Continuing the bike path on the bridge and through the subdivision would be presented in the final engineering plans. Alba Street through the development to Vistancia Dr. will be transitioned to 36 ft. wide. Regarding the park, the hammerhead is not being recommended, and they are incorporating the cul-de-sac as recommended by the Fire Department. Cul-de-sac's also need to meet the Fire Department criteria as far as width.

Discussion took place regarding the detention basins and how the water is going to be conveyed. The topography is three different drainage districts. Everything else comes down in the northern direction through a pipe system which will be throughout the development. The south end, easterly portion of the development has adequate fall to allow it to follow to the north. There is a collection system in the back yards. There are retaining walls throughout the development. Some retaining walls, as in the northern bluff common areas, will be part of the HOA, others are on private lots. Some retaining on the south side will have some stepping of the retaining walls. They are anticipating with landscaping that there will be heavy landscaping along the top of the retaining wall as a buffer and will possibly include a fence there as well.

The Park District did not have any concerns with the proposed park property. They do have concerns with being included in the planning and picking out the play pieces. Mayor Reaves stated that the developer will include the Park District on the park plans.

Village Board Members expressed concerns on the remaining conditions. Conditions that the applicant has already complied with were stated. In regards to open items with reference to eliminating or reconfiguring of lots, the developer stated that they want the opportunity to reconfigure the lots first, not to eliminate them all. The developer stated that without the final engineering, it is hard to reconfigure at this point, and they can build that in the annexation agreement. The board was in agreement that to express in the annexation agreement that these lots are going to be eliminated or reconfigured, with the understanding that there will not be a loss of any square footage. The remaining items of conditions will be worked out with staff.

### III. **Public Hearing – Vistancia Annexation Agreement**

Motion made by Sniegowski, seconded by Miklos to open said Public Hearing.

#### 1. Steven Rosendahl – 104 Doolin Street

Thanked the Planning Commission and the Board. Believe they should be commended for the work they have done. Stated the complexity of the engineering is off the charts compared to other developments that they have had. They want to have another look at the engineering before an agreement is made on anything. The Township Board is behind it that they have their own engineer look at the plans. In the agreement, there is consideration for the Township to receive impact fees, and because this will impact their ability to maintain it, that is another request that the Township has. Mr. Rosendahl stated he appreciates all the time that everyone put into this, including his friends and neighbors.

#### 2. Noel Cornwell – 102 Timberline Dr. - Stated that the natural habitat is gone already, and she is in agreement with Mr. Rosendahl that an engineer should look at the site. She has concerns over the cost, safety and upkeep of the retaining walls.

Mayor Reaves stated that the developer is paying for the walls, and that was a different property that cut trees down. As far as the comments for another engineer review, our Village Engineer reviews the property, MWRD reviews the property, on top of the engineers when they come in.

#### 3. Alan Brown – 5 Timberline Dr. – Heard there was a traffic study done in July or August when the school was not in process. Regarding the retention walls, when you go down the hill to New Avenue in the winter, with the steep curve and retaining wall, what is the visibility; are they going to be able to see? Will there be a three-way stop sign put there? He is concerned about the lot sizes and is glad to hear that they were increased.

Ms. Valone said there was a traffic study updated in January during a school day and the applicant's projections were actually higher than what they actually counted.

Ms. Valone said as far as visibility, a site line analysis was done which met both requirements north and south.

Mayor Reaves stated that regarding stop signs – a determination can be made if and when that becomes an issue.

4. Phil Brezinski – 6 Timberline Place - His main concern is electrical power and asked where the power from for the new subdivision is coming from and if there will be a bigger circuit. He stated that along Timberline subdivision is a ComEd easement and asked how are the new homes going to fit into that.

The developer stated that they will be submitting plans to ComEd to make sure there is enough power. There is an existing power line and will be working with them to put it underground or bring on to the new property. Mayor Reaves stated that the Village can work with ComEd to underground it and transform it. The Village Administrator will review the annual report of outages and talk to our ComEd contact.

5. Resident – Asked if we have done a study whether our homes will go up down or stay neutral.

Mayor Reaves said that is something we cannot do a study on. Lemont has seen nothing but increases in home values. These models are being built throughout the United States and will increase property values for the Village of Lemont. The school districts are what drives us. Lemont High School recently announced that their SAT scores are the highest ever this past year; it's the community as a whole that adds value to the property.

Resident – Asked what is the average proposed sale price of the homes.

The Developer responded that wherever they have gone in after the real estate crash, they have had a positive impact. For the base pricing, they all have full basements, the duplexes start in low \$300,000 with options that go to the high \$300,000. Others start at high \$300,000 and into \$400,000 in the Summit, and then up to high \$400,000's in Ridgeline.

Resident – Has concerns backing out of his driveway; no matter how many cars come up and down, if a stop light or something can be put there so we're not sitting there for a while waiting to pull out of the driveway.

Mayor Reaves said that the Police Department will do traffic counts and speed counts and work with the neighborhoods to make sure traffic is being monitored.

6. Corey Arco – 16 Evergreen Place – Regarding the road going behind the houses on the northeast part, wondering if the lot can be regraded and get the road away from the back of their yard. Commented that regarding the R4 code, 12,500 ft. minimum lot size, in the Summit and Ridgeline, combine those and less than 25% of the homes are going to be that lot size. Consider the quality of the lot in addition to the quality of the home – quality, not quantity. He asked if the Comp Plan is based on total acres or what you can actually build on.

Ms. Valone commented that the comp plan takes into consideration the proposed density. The applicant could have gone with an even higher density. Trends of home buying now are to buy smaller lots.

7. Joe – Logan Street – Said he respectively disagree and what Lemont is all about and unique is what makes Lemont. Lemont has a steady growth and not allowing cookie cutter growth in. While Pulte builds a lot of homes, if we look at comments made about the builder, there are negative ones.

8. Eric Schmidt – 47 Timberline Dr. - Asked where we are with the Palos annexation issue? He said the Mayor mentioned education, and if the schools are not good, people are not going to move here. If we don't know what is going on with Palos, we need to consider what comes in. Schools have gone on record that they did have issues if Palos were to come in.
9. It was asked if on the bridge, that the stone could possibly be limestone.

With no additional comments, motion was made by Sniegowski, seconded by Stapleton to close said Public Hearing at 9:36 p.m.

Mayor Reaves made additional comments – As relayed in the 2017 State of the Village Address, in 2009, we had 16,000 people and now have 16,788. Our schools are holding their own, and the head count for this development of 1000 is not all kids. The State of Illinois is the concern; the school districts will feel most of the impact if there is a property tax freeze. For every dollar you pay on property tax, the Village gets 7%. We need residential growth in our town. This is a plan that the developer has worked with us on. There is nothing else around that is not challenging any more. We appreciate everyone's comments and they are being taken seriously.

We will hope to have information back from the petitioner before our April 10 meeting where it will be up for approval; this is assuming the changes are made by then. There will be a response to each condition on the staff report. After that there is months of steps that go on.

The impact fee amounts and how they will be divided up for the Township and the Park District will be determined.

- IV. Adjourned at 9:48 p.m.