

VILLAGE BOARD

Committee of the Whole Meeting Minutes

August 21, 2017 – 7:00 PM

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

I. **Call to Order**

Mayor John Egofske called the COW Meeting to order at 7:00 p.m.

II. **Roll Call**

Present were Trustees, Kwasneski, Maher, McClafferty, Sniegowski and Stapleton. Blatzer absent. Also present were George Schafer, Jason Berry, Marc Maton, Linda Molitor, Chris Smith, Heather Valone and Village Attorney, Andrew Pain. (Trustee Blatzer arrived at 7:37 PM.)

III. **Discussion Items**

A. **Bond Presentation for Refunding General Obligations Bonds**

Finance Director, Chris Smith, gave an introduction to Robert Vail of Bernardi Securities, Inc. Bernardi provides an annual review of the rates of the bonds to the Village Board. Mr. Vail presented the overview of the Villages current bond status. The focus is on the five callable bonds that are Series 2007A, Series 2007 and Series 2008. There is a cost benefit to call all five bonds together. Staff is recommending that these five bonds be called/advanced refunded for an overall True Interest of 2.7% and a net profit value savings of approximately \$457,268. The item will be up for approval at a future Village Board Meeting.

B. **Hartz Homes Annexation, Rezoning and Preliminary PUD**

Contractor of the subject property is seeking annexation to the Village of Lemont, rezoning to R-4 single-family detached residential district and R-5 single family attached district and a preliminary PUD. (Site location, 14968 E. 127th St., 15012 E. 127th St., 13002 Archer Ave., and 13010 Archer Ave.) The contractor wishes to construct a subdivision of 22 single-family attached dwelling units and 22 single-family detached units. The P&Z Commission and staff recommend approval with 33 conditions. Ms. Valone summarized the compliance of and outstanding conditions. The contractor proposed to have 8 ft. side yard setbacks versus to 10 ft. Much discussion took place regarding this. Thomas McSharry of Hartz stated that they do not necessarily propose that every home will have an 8 ft. setback, but it is dependent on the need of the ranch homes. The consensus of the board was to have 10 ft. setbacks unless it is a 3 car ranch, then it could potentially be a 8 ft. setback, put limiting the number of 3 car ranches. Direction was given to the contractor to propose a new plan with lots identified, work the plan around the two paths to connect to lot 36, and staff will discuss the depth of the pond with Public Works.

C. 13389 McCarthy Rd. Disconnection

The property owner at 13389 McCarthy Rd. is seeking to de-annex from the Village of Lemont to allow for the development of one single-family home in Cook County under the County's development standards. The initial real estate listing listed the property as unincorporated Cook County. When the Petitioner applied for a building permit on 9/15/15, Cook County Building and Zoning Department advised the Petitioner that the property was located within the Village of Lemont. Due to the restrictions of the UDO and the Annexation Agreement, the applicant was informed that the barn he wishes to put on the property and the well and septic utilities would not be permitted. The Village Engineer indicates that the potential for development on the Village water utilities with septic in lieu of sanitary sewer connection could be possible. With the ability to develop the single family home on the property with Village water utilities and a septic field, the Board suggested that the owner request a variance for the barn.

D. FY 18 First Quarter Budget Amendment

A budget amendment is proposed for contracts that were still open when the Fiscal Year 2017 closed. The funds need to be appropriated in Fiscal Year 2018.

E. Strategic Goal Setting and Action Planning Process

Options for the Strategic Goal process were discussed at the June Committee of the Whole Meeting. Village Administrator, George Schafer, informed the board of the strategic planning process that will begin with staff on August 22. Staff will be compiling data/metrics of objectives and priorities, to then be presented to the board. The board will then go through the comprehensive strategic goal setting process. One outstanding item is the level of public input and the approach. It was determined that potentially public input could be obtained for the larger initiatives, with the approach begin determined at that time.

F. Lemont-Romeoville Boundary Agreement Map

The Village approved the boundary agreement in May, but Romeoville tabled the item. A material change of the boundary would need to be approved by the board, and therefore we would need to rescind the previously approved boundary agreement.

IV. Unfinished Business

V. New Business

- A. Discussion took place on inquires for new businesses, with nothing being concrete at this time.

VI. Audience Participation

VII. Adjourned at 10:33 p.m.