

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, Blatzer and Stapleton. Sniegowski absent. Also present were George Schafer, Jason Berry, Marc Maton, Linda Molitor, Chris Smith, Ralph Pukula, and Village Attorney, Andrew Paine.

III. **Discussion Items**

A. **Discussion of 13389 McCarthy Road 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 petitioner was originally unaware of the property being incorporated with the Village and when 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. There is a problem with obtaining Village sewer at the site, but the Village Engineer has indicated 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 move forward for entitlements with the Village of Lemont.

B. **Discussion of 127th Street and Rolling Meadows Drive Rezoning Request**

Pat and John Jurinek, owners of an 8-acre parcel located at 127th Street and Rolling Meadows Drive made a presentation to the Village Board to gauge interest in rezoning of the property from B-3 commercial to R-4 PUD. Typically, the request would not be heard until a full review from staff and the Planning and Zoning Commission but the Board has made an exception to give the developer initial feedback on the request. Should the developer desire to move forward with the request, a full application would be required. Most of the conversation involved the Board's desire to retain commercial in this corridor but that there may not be a market for commercial in this location. There were several residents in attendance that were in support of residential zoning on the property. The direction given to the developer was split, and that a full submittal

will be required to move the project forward.

C. Discussion of Raffles and Charitable Gaming Regulation

A recent issue involving a raffle in another Illinois municipality has raised questions regarding the Village's regulation of raffles. The Village does not regulate raffles currently, but raffles in town may technically be illegal if we continue the lack of regulation. The board discussed a potential licensing program and is in support of starting one in the new year with basic regulations. The Board would also like to see one license per agency so that multiple raffles by the same agency do not have to be permitted. Staff will present an ordinance amending its Title V before the end of the year.

IV. Unfinished Business

V. New Business

- A. Discussion took place on a new policy to allow developers to utilize the Village's tax-exempt status for improvements that would eventually be turned over to the Village. Many communities allow for this practice. The Board was receptive to this policy change given the developers sign a hold harmless agreement.
- B. Discussion took place regarding a Village owned water and sewer recapture fee that is being charged to the Equestrian Meadows Subdivision. There has been a request to delay the payment of the fee until occupancy. The Board was receptive to the request if all other fees were paid at time of building permit.
- C. Staff updated the board that the bowling alley has sold and that the new owner was investigating the renovation of the building for a restaurant/bowling/pool table venue.

VI. Audience Participation

VII. Adjourned at 9:45 p.m.