

VILLAGE BOARD

Committee of the Whole Meeting Minutes

November 13, 2017 – 8:05 PM

(Followed Village Board Meeting)

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

I. Call to Order

Mayor John Egofske called the COW Meeting to order at 8:05 p.m.

II. Roll Call

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

III. Discussion Items

A. 1250 W. 132nd Ct. Annexation and Rezoning Discussion

The property owners at the above address are seeking annexation to the Village and rezoning to an R-4 single-family detached residential district to construct a single family residence. The property owners want to connect to the Village's existing sewer system. After staff and board discussed various options, it was determined that the best option would be to let the property owners hook up to the existing sewer and that an annexation agreement would be prepared. The property owner would need to be in agreement that if adjoining properties were to annex and connection was needed to hook up to this sewer system, the applicant property owners would not object to the extended utilities. There are no other issues with this property other than the sewer and water.

B. Economic Development Initiatives Discussion

1. Downtown Redevelopment

Petersons Hardware has a potential purchaser for a housing project. The Village engaged a marketing study for their proposed use. The results of the study will be presented at a future Committee of the Whole Meeting.

2. I&M Canal

The last effort we made was to the Army Corp of Engineers who would not permit the previously submitted dam project. The Village would like to consult a different engineer to address the situation. Staff is working with engineering companies on a proposal to provide services. Grant options will be looked into.

3. Route 83 and Main Village Owned Site

The Village previously worked with a developer/broker for oversight services. This developer was looking for a significant retainer to continue to provide services. The Village is currently evaluating working with a different development partner. Staff has also been active in researching potential usage for the property and has

received preliminary interest from a boutique hotel company. A hotel study will need to be done to uphold a hotel coming in at this location. The potential new broker would work on commission.

4. Website Enhancement / Social Media Enhancements

An extension of our current website will be added as an Economic Development site. This will contain different title selections in the global navigation and bottom feature bar navigation. We will combine our current economic development content, incorporate the old I Live Lemont website, and add new content. We are also making minimal layout changes to the main website and secondary pages to simplify usability and enhance transparency.

Social Media content will continue with the Heritage Corridor Convention Bureau as part of our marketing campaign.

5. Small Business Retention/Recruitment Services Partnership

Staff is proposing the need of new resources to be more proactive in working with new businesses, potential businesses and existing businesses. Staff is recommending a pilot partnership with the Lemont Chamber of Commerce to provide small business coordination services. It includes retention services to existing businesses and recruitment services of small businesses. The role will take over the process of Business Licenses alleviating this process from the Marketing Coordinator to reallocate this time to other activities related to marketing and economic development. The board agreed to move forward with the pilot partnership.

IV. Unfinished Business

V. New Business

- A.** Donegal – The next step is in the Donegal Construction rezoning and special use request is a presentation in front of the Village Board at a Committee of the Whole. Staff is requiring that Donegal purchase the land in question and/or secure property via lease before the Committee of the Whole will hear the case. Staff is also requiring that the property be cleaned up close to the standards set forward in its current zoning, M3, before the case will be heard.

- B.** Vistancia – Staff has been in contact with the developer of the Vistancia development. The closing of the properties in question has not occurred as of yet and the developer has been communicating to the Village on that progress. They have also communicated to the Village that Pulte has backed out of the contract and a new builder will be taking over, still to be officially named.

VI. Audience Participation

VII. Adjourned at 10:42 p.m.