

VILLAGE BOARD

Committee of the Whole Meeting Minutes

December 11, 2017 – 7:30 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 7:30 p.m.

II. Roll Call

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

III. Discussion Items

A. Kotlin LLC Annexation, Rezoning & Preliminary Plat

Village Staff presented the proposed Kotlin, LLC subdivision. The Planning and Zoning Commission (PZC) held a public hearing on November 15, 2017. The purpose of the two lot subdivision is to build two single family homes in the R-4 zoning district. The homes would not require any setback or bulk variations. Adjacent neighbors were concerned about existing parkway trees and potential disruption from the construction. PZC requested larger easements and eliminating sidewalk at end of hammerhead drive. Petitioner resubmitted site plan with notes that addressed every concern raised at public hearing. Petitioner's attorney and engineer addressed questions from Village Board.

B. Donegal Excavating PUD

Village Staff presented proposed Donegal development of 13011 Grant Road, highlighting the conditions that followed from the November 2017 Planning and Zoning Commission (PZC) public hearing and earlier Staff reports and PZC meetings. Trustee Maher asked about landscaping density, seeing 2 to 1 planting in available areas, such as those near the office. A question was raised about sound levels; the petitioner replied that the nearest residents were a half-mile from the site. A question was raised about the need for screening and proposed maintenance bond, a condition from the PZC. Staff responded that the screening was related to deviations sought for landscape screening. It was recommended that the building encroachments on the right of way be addressed within 30 days. It was noted by staff that the conditions related to materials used for the building would be addressed in the building permit. It was recommended that the proposed guard rail for Lot 6 be replaced with a concrete barrier. It was noted that the Police Department requested the signage at the railroad viaduct, and that Police and Fire would be provided with access to the controlled gates.

The issue of ownership of the various properties was addressed to the board as the project had come before the Planning & Zoning and Village Board in the past and halted

due to ownership issues. The petitioner provided the Village with an ALTA survey, recorded documents and contracts. According to the Village Attorney after thorough review, the majority of the properties have been closed and remaining are under lease with support from the owner for the Donegal proposal.

Mayor Egofske asked how many jobs would be created. Kevin Egan of Donegal replied there would be 20 jobs in year one, and over time adding 15 jobs annually up to 50 jobs total. Egofske asked about sales tax generation. Wille Brothers replied they could produce 50,000 yards of concrete, approximately \$62,000 in sales tax annually and another quarter for stone sales.

Trustee Sniegowski asked if there would be barge delivery of materials. Wille replied there would be.

Trustee Blatzer asked about traffic impacts. KLOA noted that trip generation reports accounted for barge deliveries. They described a “busy intersection” at an existing five leg intersection of IL-83, Archer, Grant and 107th. KLOA said the traffic signals operate on a split phase and left turn is only allowed on arrow. KLOA state that Donegal would only add 1% of traffic volume to existing traffic at peak hours of 7-9am and 4-6pm. The Level of Service would remain the same, rated “E.” The traffic had approximately 115 ft to queue exiting on Grant Road. The access drive to parking areas was 150 and 300 ft from the traffic light. Blatzer asked how traffic was divided. KLOA responded 55% would be headed north from Grant Road. Sniegowski asked if they had asked IDOT to review the signals. KLOA replied they have not. Blatzer asked about hours of operation. Egan replied the gate would be open from 5am to 8pm.

Blatzer asked about water service and dust suppression. Egan replied on that on Lots 2 and 3 they will have to dig wells and will bring in potable water elsewhere. Dust suppression would be required for crushing operations.

Simon Bradley of Donegal stated they were waiting on closing on Thompson property to complete final plat of subdivision. Sniegowski asked about the development schedule. Bradley replied that the office would be the first step, followed by the concrete crushing operations. Egofske asked for a complete schedule with all of the development stages. Sniegowski asked when they will be ready to sell concrete mix. Wille replied they would like to be ready by April 2018.

Blatzer asked about the possibility of replacing the screening on IL-83 with more on-site landscaping. Donegal replied they would be open to providing a cash escrow should the screening be needed, if not the funds could be utilized for a related project. Blatzer asked about the condition of Grant Road. It was suggested that the Village Engineer should review existing pavement conditions.

C. 16727 Pasture Drive Shed Variation

Village Staff asked to postpone the 16727 Pasture Drive shed variation to January in order to allow staff time to address concerns raised by the Planning and Zoning

Commission. Trustee Stapleton requested Building Department Staff be available to answer questions from Village Board.

IV. **Unfinished Business**

V. **New Business**

VI. **Audience Participation**

VII. **Adjourned at 9:55 p.m.**

DRAFT