

Village Board
Committee of the Whole Meeting Minutes
May 9, 2016 – 7:00 p.m.
Lemont Village Hall - 418 Main St., Lemont, IL 60439

I. Call to Order

Mayor 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, George Schafer, Mark LaChappell, Marc Maton, Linda Molitor and Chris Smith.

III. Discussion Items

A. Fox Meadows Preliminary PUD and Rezoning

Planner Heather Valone updated the board on the PUD for Fox Meadows and information from the Planning and Zoning Public Hearing that was held on March 16. The PUD is for a 28 single-family home subdivision. The P&Z recommended approval based on conditions. The applicant submitted revised plans with 19 of the 23 PZC conditions being met. Staff's recommendation is to approve the proposed PUD with the stipulations noted throughout the staff memo, but after outstanding questions and issues are addressed. Items of discussion at the COW included:

1. Elimination of lot 11 and redistribute accordingly - The Board was in agreement to eliminate lot number 11 and redistribute accordingly to allow for more front yardage on the other lots. The question was asked by the applicant if the Army Core determines that the wet land area is able to be decreased, and it is possible that Lot #11 can remain, can it be put back in the plan. The Board said they are open to it, and it would have to be presented and discussed. In addition, the Board suggested that the applicant obtain the layout of the fire hydrants to see where they will be placed and how that will affect the lot layout.
2. Revise plans to implement the cross walk across Parker Rd. for access to the park site planned in Kettering - The Board questioned if there is a blind spot on Parker Road and 131 with the concerns of the crosswalk. The Board was in agreement that a crosswalk be put on Parker Road for access to the park site planned for Kettering.
3. Revise the existing tree survey and landscape plan as noted by the Village Arborist – the Board is in agreement.

4. Submit a tree preservation plan as noted by the Village Arborist – the Board is in agreement.
5. Complete the USACE permit process for wetland #1 prior to submittal for Final PUD – The Board is in agreement.
6. Reroute the location of the sanitary sewer from lots 2-21 and 24-25 through the Parker Rd. right-of-way per the comments from the Village Engineer – The Board is in agreement.
7. Address any other remaining outstanding items as noted by the Village Arborist and Engineer – the Board is in agreement that these outstanding items need to be addressed prior to final PUD.

In addition to the outstanding issues, the applicant requested that the number of side load garage requirements be reduced to six. P&Z's recommendation was to require a minimum of seven side load garages. After discussion, the Board made recommendation to allow the requirement of six homes with side load garages instead of seven and that the other garage requirements be dictated by market.

Discussion took place regarding the facing of the sides and back of the homes when a unit included masonry on at least 40% of the front elevation. The board felt that the existing requirements that are in place would remain for the homes and the side and back masonry would extend from grade to the bottom of the first floor window sills on the sides and back of the homes. In addition, a minimum of 30% of the homes will have masonry extending from grade to the top of the first story on all elevations. If the home contains full brick on the front of the home, then it should contain 40% brick on the sides and back of the homes.

B. UDO Amendments

Village Planner, Heather Valone, presented he proposed amendments to the UDO to address the provisions related to outdoor drinking and dining, fences, accessory use and yard obstructions for gazebos, accessory structure/buildings in R-4 District, and the definitions for subdivision and lot consolidation.

C. Money Manager Fee

Finance Director, Chris Smith, discussed the avenues for Village investments. Currently the Village uses the Illinois Funds and Illinois Metropolitan Investment Fund investment. Staff recommended that the Village go out for an RFP for a fixed income money manager, and in the meantime, follow the state status and look at investment policy and see where we are at. The Village Board had no issues with staff moving forward with this.

IV. New Business

- A. SCM and Will County had their lobby days in Springfield, and one of the items was that LDGF was still on the table.
- B. Heritage Fest – Heritage Fest and the Keepataw Days Parade will be held on the same day this year. The Heritage Fest letters for sponsorship have already gone out. The Mayor was contacted with concerns from the Keepataw Days Parade committee regarding the requests for donations for Heritage Fest and the parade. Although they on the same day, they both are being run separately, so there is a duplication of request for donations. Suggestions were made and will be passed onto the parade committee.
- C. ICSC – Staff is putting together the RFQ for the site and scheduling the meetings. Initially, a residential area was not in it, and we are getting an estimate to include it. Meineke will be cleaned up. IDOT – Archer right of way property acquisition. Previously we were told we could have it, and asked to have it put in writing.
- D. Pollyanna Brewing – Requested having private security at their events. The Board was not in agreement with this, and will require that our PD is used. Staff asked if a reduction would be considered in the hourly cost. The Board was not going to change the rate for this event, as you cannot do it for one and not the other.
- E. IDOT will be resurfacing from Bluff Rd south to Illinois through the intersection. That square is in our intersection. Staff will have them include that square and get clarification.

V. Audience Participation

Jerry asked if anything was going to be done with the steps at St. Pats. Staff said that IDOT is proposing to make Illinois St. ADA compliant.

VI. Adjourned at 9:18 p.m.