

Village Board
Committee of the Whole Meeting Minutes
June 20, 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, present. Trustee Virgilio, absent. Also present, George Schafer, Charity Jones, Marc Maton and Linda Molitor.

III. Discussion Items

A. FY17 Marketing Initiative

Planning and Economic Development Director Charity Jones presented the Integrated Marketing & Communications Plan by the Heritage Corridor Convention & Visitors Bureau. The Village completed our brand and visual identity projects and will begin promoting the brand through a marketing strategy. The Village has a current membership with the Heritage Corridor, and this affords us a cost savings and potential matching funds. Mrs. Jones reviewed the proposed marketing strategy. The item will be up for approval at a future board meeting.

B. IGA with IDOT Regarding Lemon Road and Illinois Street Improvements

Village Administrator, George Schafer, presented the recent improvements of Lemont Road from Bluff to Illinois Street from New Avenue to Main Street that we were recently made aware of. With this, the Village is responsible for the portion of the Lemont Road project between Illinois Street and Cass Street. We are also responsible for the portions of the Illinois Street project. We have secured funding from the SCM, as a portion of that is eligible for federal funds. After applying for 80% of the federal funds, the Village's portion is estimated at \$35,995. The Board had no issues with the item, and it will be up for approval at a future board meeting.

C. McCarthy Road Proposed Bicycle/Pedestrian Facilities

Staff is seeking direction for the McCarthy Road Proposed Bicycle/Pedestrian Facilities on the specific type of improvements desired from the board. Mrs. Jones presented options of three scenarios for a bike lane or separated bike path on McCarthy Road from Walker to Illinois Street. The different options were discussed as well as funding options. The opinion of the board was that the third option was the preferred scenario. The scope of this option is to provide a dedicated center turn lane for vehicles from Houston to Walker, add curb and gutter throughout corridor, and add a separated 10 ft. bidirectional multi-use path on the north of McCarthy Road from Holmes to Derby.

D. Gateway TIF Discussion

The Village is not receiving any increments from the 2009 Gateway Tax Increment Finance (TIF) District for the development of the northeastern gateway area. The general fund is absorbing the obligation of the Gateway TIF. Village Administrator, George Schafer, presented what modifications can be made, which included creating a new TIF from the land parcels that were identified as not producing increments.

Staff recommended that Village owned parcels and northern properties not producing increments be deleted from the Gateway TIF, which would be done through action via an ordinance at a future board meeting. If the property is deleted from the TIF, a new TIF could be established with the parcels that would be deleted. The board requested that a professional opinion from our Village Attorney, with concurrence from FB Freidman, be sought whether these properties will still qualify and be included in the new TIF and that removal of the properties from the existing TIF will not have an impact on their inclusion in the Village.

IV. New Business

- A. Fifth Street – Mr. Brennan inquired if he would be given approval to begin building on his property on Fifth Street. The Board intends to meet and discuss this issue with the residents. The Village needs to look at this as a whole, as the Village cannot finance the cost of bringing water to the area, and has not yet completed this part. All of the properties could receive Village water at a cost of 1.6 million. Moving forwards, as a timeline, the Village will need to determine what the desire is for the residents for water, and what the goal is for 5th Street. An onsite visit will be held on Wednesday, July 13, at 6:30 p.m.
- B. Logan Street Property – The builder for a parcel of property on Logan Street inquired about putting the access to the garage off Logan Street rather than via alley access, which is the current stipulation in the UDO. In the UDO if a property has alley access, they have to access the garage from the alley. Discussion took place on the requirement of the alley access. Previously, the PZ&C denied the applicants appeal because the alley would provide access to the garage. Maintenance of the alley would be a consideration, as this is a regular issue with snow and wear. The majority of the board felt that the UDO should be met for consistency and the access for the garage should be from the alley.
- C. Glens of Connemara – There are various issues with this subdivision that staff is looking into it.
- D. Various downtown buildings need to be looked at for proper building codes.
- E. The Village received a notice of appeal to the Village Board from the firm representing St. Patrick's and the title holder, the Catholic Bishop of Chicago, for the denial of their

Certificate of Economic Hardship from the Historic Preservation Commission's April 14 decision. Staff is looking for direction from the board if this items should be put on the July 11 Village Board Agenda. The board was in agreement with the July 11 date.

V. **Audience Participation - None**

VI. **Adjourned at 9:00 p.m.**