

VILLAGE BOARD
Committee of the Whole Meeting Minutes
November 21, 2016 – 6:30 PM
Lemont Village Hall - 418 Main St. - Lemont, IL 60439

I. **Call to Order**

Mayor Brian Reaves called the COW Meeting to Order at 6:30 p.m.

II. **Roll Call**

Present were Trustees, Blatzer, Chialdikas, Miklos, Stapleton and Virgilio. Sniegowski absent. Also present, George Schafer, Mark LaChappell, Linda Molitor, Ralph Pukula, Jeff Stein and Heather Valone.

III. **Discussion Items**

A. **Rolling Meadows Berm Concept Plan**

The developers of Rolling Meadows Subdivision are proposing that the requirements of the berm along the rear lots be removed from the current annexation agreement and the transition yard requirements per the UDO be placed solely on the commercially zoned property to be constructed at the time the commercial property develops. The Village Board is in agreement that they not eliminate the berm, but instead shift it entirely to the commercially zoned property and be constructed at the time of development.

B. **Money Manager RFP**

There were some follow up items from the October 17 COW Meeting regarding some additional costs from Bernardi on their RFP. There is a \$12 per ticket fee that Bernardi is quoting as a pass through cost associated with the purchase of bonds. They agree to cap this amount of tickets to 85. Staff recommendation is to go with Bernardi. The item will be up for approval at a future Village Board Meeting.

C. **MWRDGC Infiltration / Inflow Control Program**

MWRD adopted a new infiltration/inflow control program in 2014 to reduce the excess water entering the separate sanitary sewer system from satellite communities that is being treated. To meet these requirements, the Village needs the help in developing a plan of investigation to address high risk sewers. Staff is seeking professional services with Crawford, Murphy, Tilly, Inc. to prepare the 2015 annual report for MDRDGC including any work necessary to complete. The item will be up for approval at a future Village Board Meeting.

D. **645 4th St. Variations and Resubdivision**

Background information was provided by Village Planner, Heather Valone, on the lot being discussed along with the variations from the UDO. The UDO requires that the applicant demonstrate consistency with all three of the variation standards contained within §17.04.150.D. The Planning & Zoning Commission previously recommended denial of the request and staff recommends approval with conditions. These conditions are that the interior side setbacks are increased to 10 ft. (from 8.5 ft.) and the homes are constructed with masonry on all first floor elevations.

Mr. Cullen, the contract purchaser of the property, spoke about the current home and how he came about proposing what he wants to do with the two lots in comparison with the existing lots on both sides. Mr. Cullen showed examples of before and after pictures of homes he has done and examples of others similar in size and exterior that he could put on these lots. These would be

custom homes.

Mr. Dennis Schubert spoke and distributed papers on the lot sizes of other homes in the neighborhood. He pointed out that all of the lots were built with 10 ft. setbacks on both sides. Mr. Schubert feels that what is built there should have the 10 ft. side setbacks.

The Village Board had various opinions about the proposed variation. There was an understanding of the desire to build a more functional home, and uncertainty of eliminating a few more feet to build a better product on the lots.

Mr. Schubert spoke again and stated that he did not want to see anything on these lots that would set a precedence for others to follow.

Mr. Cullen said that you need to look at these on an individual bases.

Mr. Victor Fischer said he would like to see a minimum of 70 ft. lots.

Mayor Reaves recommended that, since not all Trustees are in agreement and others are undecided, that the item be placed on the December 12 Village Board Meeting agenda, as proposed, which gives the undecided Trustees more time to think about their decision. He said that these types of issues are not going away and we have a lot of homes that are run down. If there are issues on these lots, as here where something has to come down, and we have an opportunity where someone wants to improve it, it needs to be considered.

E. Local Government Travel Expense Control Act

This Act requires local government to regulate travel, lodging and meal expenses as relates to Village business. The Village Board is required to adopt these regulations with certain provisions. Any expenses exceeding the maximum allowable expenses must be approved by a roll call vote at a Village Board meeting. Staff recommendation is that we include language that an employee be reimbursed up to a determined amount, without having to keep coming back to the board for approval. Corporate authority has to be approved for every amount. Statue requires a written policy be made, and this will be up for approval at a future Village Board Meeting. The Board agreed that the written policy should cover all elected officials and officials of appointed boards and commissions. The personnel manual covers all staff. The new policy codifies the Village's existing practice. Village travel expenses for elected officials and staff are currently, and will continue to be, included with our agenda packets for each Village Board meeting.

F. Heritage Fest and Other Village Special Events

Village Administrator, George Schafer, reviewed some of the event changes that will be made for 2017.

Farmers Market – will be transferred to the Lemont Chamber of Commerce. They will move it to the Township Center on Alba on Tuesdays from 4-7p.m. Donna Pecina, the previous coordinator, is an advisor to the Chamber. We will work with the Chamber during the first year of this transition.

Quarryman Challenge – Staff met with the Park District, Dave Fako and Dan Ganzor. This will be a transition year and we will have involvement from Dave and Dan. They will provide a checklist on the duties that need to be completed for race preparation and execution. The Village and Park District will be included in the preparation work this year. The date will be on May 13, 2017.

Kopz N Kids – will be paired down and will work more with the Park District to bring it back to what it was intended to be with learning of police work and police presence.

- G. Heritage Fest – The date of holding Heritage Fest was discussed. The Keepataw Parade will be held in 2017, and the committee intends to keep it on the Saturday of Labor Day weekend. The LHSEF wants to keep their Food for Thought on the weekend prior to LHS Homecoming. The Village Board felt that holding the fest after the parade worked out well, and was well attended. We will therefore hold Heritage Fest on the Saturday of Labor Day weekend after the parade.

IV. Unfinished Business

V. New Business

- A. Safe Passage Opiate Addiction Program - Police Chief Maton and three other area Police Chiefs have been looking into starting to pilot program on Safe Passage in our area. This program initially began in Dixon, Illinois and other counties have adopted it. This program is aimed at getting people suffering from addiction the help they need. Most addicts can't get into a treatment facility. It looks beyond what we can do for people that need more help with getting addicts into facilities. The board felt it is a great program to begin.
- B. Outdoor Dining – The last date per ordinance for outdoor dining at businesses is October 31. Due to the milder November weather, the request to extend it to November 30 was made. The board is in agreement with moving forward with the extended month and the item will be up for approval at a future Village Board Meeting.
- C. Canal area path and Holmes Street Corridor – Mr. Schafer updated the board that the path extension from Bella Strada to KA Steel Road has been installed, the remainder of the path connecting Pollyanna will be compacted and improved in the coming weeks. Also discussed was improvements to the Holmes Street corridor. The developers are responsible for pavement and landscaping on Holmes but the Village may have to have the utilities in the area lowered to make the grade work. If there is a need for the lowering of the utilities, a contract will be presented to the Board at a future meeting to authorize the work.
- D. RTA Lawsuit – The Village was part of a 2011 lawsuit filed by the RTA, Cook County and other municipalities against the City of Kankakee and the Village of Channahon. RTA asked us to sign off and the claims would be divided upon settlement based upon what we lost; the Village would receive a small portion of the lost sales tax revenue.
- E. Village staff visited Pulte constructed homes for examples of what could be built in a potential Lemont development.

VI. Audience Participation

VIII. Adjourn at 9:08 p.m.