

Village Board
Committee of the Whole

Lemont Village Hall

418 Main Street

May 18, 2015

7:00 PM

- I. **Call to Order** – the Committee of the Whole Meeting was called to order by Pro-Tem Debby Blatzer at 7:04 PM.

- II. **Roll Call** – Trustee Blatzer, Chialdikas, Miklos, Sniegowski, Stapleton, present. Mayor Reaves and Trustee Virgilio, absent. Also present, George Schafer, Charity Jones, Mark LaChappell, Marc Maton, Linda Molitor, Ralph Pukula and Chris Smith.

Mayor Reaves arrived at 7:08 PM.

III. **Discussion Items**

A. **FY15 Budget Amendment**

Chris Smith, Finance Director, reviewed the proposed budget amendment for the final FY2014-2015 Operating and Capital Improvement Budget. Revenue changes include increase in fines, video gaming, insurance reimbursements, debt service, permit revenue and state shared revenue. The General Fund expenditures changes include maintenance on buildings, information technology charges, attorney legal counsel and permit/inspection. The Village advanced refunded and called two General Obligations bonds in the fall of 2014. It was determined that the issuances of these bonds needed to be recorded in revenue and expenditure of the debt service fund. Other amendments are expenditures relating to contracts and pension distributions to retirees.

The Finance Director will be going to utilize the New World forms on financial management to provide information/reports to the Board.

B. **Seven Oaks Townhomes**

The applicant previously met with the Technical Review Committee in August of 2014 and the Planning & Zoning Commission in March of 2015. A Public Hearing for the project was held at the Planning and Zoning Commission Meeting on April 15, 2015. The applicant presented the plans to the Board. The proposed development is for a 26 unit townhomes located at 14280 McCarthy Rd. The 2030 Comprehensive Plan map does designate this area as a multi-family midrise land use.

Minor landscaping issues still need to be worked out and they intent to put a pond around the wetlands for water flow. The intent is to have a Homeowners Association to maintain the landscaping.

Regarding the style of the townhomes, it was asked, that, rather than having it straight along the back elevation, have it include some bump outs or gables. The applicant will

work with the Planning & Economic Development Director on what can be done.

A resident, Rick Seskauskas, lives across from the road from the back of the subdivision area said that he has safety concerns with the drop being so close to his property line. The applicant explained what was proposed to be done. Since the final engineering has not yet been done, it will be looked into if they can potentially push the pond back or address the homeowners concerns; it will also depend on what MWRD will approve.

A Township resident expressed concerns about the water flow to the storm sewer to the residents' properties behind the development. It was stated that we cannot increase the flow of water to adjacent properties; we have to decrease it and have to maintain the natural flow. The subdivision will help with any water issues on those properties.

C. Route 83 & Main Development and SB Friedman Analysis

Community and Economic Development Director, Charity Jones, received the preliminary market analysis from SB Friedman and talked about the next steps. A variety of uses were looked at for the Village owned property at Rt. 83 & Main Street. Based on site size and market dynamics, analysis focuses on convenience, neighborhood, or community scale shopping centers with a listed retail gap analysis of a 7-minute drive of the industry group. The estimated supportable square footage was shown. It was recommended we focus on a neighborhood Center 30,000 to 100,000 sf and Convenience Center, 20,000 sf. They looked at full service 34,000 sf, and limited service eating restaurants at 21,000 sf. Recommended emphasis on limited-service eating. They looked at movie theaters, and based on their analysis, we could only support two screens. An upscale bowling alley or similar would be more likely. Office supply space was knocked out early. Professional/medical Class B office space, primarily retail format 10,000 to 30,000 sf. Hotel, not potential for a high demand. Residential – “garden apartments” 200+ units, plus amenities, approx 14 acres of land, 4-5 stories or potentially townhomes.

Next step is a preliminary site capacity – grocery anchored retail entertainment small scale retail. A financial analysis will take about 4-6 weeks. RFQ with potential development and marketing of site will take about 4 weeks. Discussion of site expansion, other potential uses, timing issues – IDOT work and ROW vacation.

There is interest of a HVAC business that would like to buy 7 acres of property there which would include 120 office staff and approximately a 30,000 sf structure. It was asked if the Board is willing to potentially sell that portion of property for industrial use. The use of the east area would remain retail. The Board would like Mrs. Jones to move forward with obtaining further information on this potential industrial development, as it has the potential to bring jobs to the area.

D. Intergovernmental Meeting Update

Briefly mentioned updates the Intergovernmental bodies gave at the April 14 meeting.

IV. Unfinished Business – None

V. New Business

- A.** Code Enforcement Items – Specific code violations and issues in the Village have been identified and items will be addressed this year.
- B.** Car Show – Will begin on June 17. The Chamber is entertaining ideas of inclusion of the downtown businesses and restaurants to accommodate patrons during the car show.
- C.** Downtown Marketing – The PD and P&ED are looking into enforcing the 2-hour parking limit in the downtown area. Most are business workers parking in these parking spaces. An alternative for workers to park in the Loft garage is being looked into.
- D.** Keepataw Day Parade – A group of residence have formed a committee to organize the Keepataw Day Parade this year on Sunday, Sept. 6.
- E.** Hindu Temple – June 12 event is estimated to have approximately 5,000-7,000 people attend. They will be parking in the industrial lots and be bused there.

VI. The meeting was adjourned at 9:25 p.m.