

**Village Board  
Committee of the Whole  
Lemont Village Hall  
418 Main St., Lemont, IL 60439  
July 20, 2015 - 7:00 p.m.**

**I. Call to Order**

Mayor Reaves called the July 20, 2015 Committee of the Whole Meeting at 7:00 pm.

**II. Roll Call**

Present: Trustee Blatzer, Chialdikas, Miklos, Sniegowski, Stapleton, Virgilio, present. Also present, George Schafer, Charity Jones, Mark LaChappell, Marc Maton, Linda Molitor, and Chris Smith.

**III. Discussion Items**

**A. 508 Illinois Street Planned Unit Development**

Planning & Economic Development Director, Charity Jones, provided background information on the 508 Illinois Street preliminary PUD which is for one single-family detached home and one duplex on Porter Street, and one 3-flat residential building on Illinois with shared vehicle access for two of the buildings. Property history was also provided from 2006 forward.

The current applicant, Zen Dog Properties, LLC, initially presented their preliminary PUD to the Historic Preservation Commission (HPC) and to the Planning and Zoning (PZC) in May of 2015. This included two 3-story duplexes on Porter and one 3-flat on Illinois. The Historic Preservation Commission voted in favor of the application and issued a certificate of appropriateness with conditions on final building material approval. The PZC voted to continue the hearing in June to allow the applicant to address the items of concern raised from the May meeting (refer to agenda memo of COW 7-20-2015).

The revised preliminary PUD was presented to the HPC and to the PZC in June, for one single-family detached home and a 1-story duplex on Porter St., and one 3-flat on Illinois St. HPC gave approval of the same conditions, and the PZC. These proposed preliminary PUD was recommended for approval by staff with conditions. It was denied by a 3 to 3 vote from the Planning & Zoning Commission due to the lot coverage and/or units.

Discussion at the Committee of the Whole meeting took place regarding these items of concerns. Parking issues were discussed as well as the location of garbage bins. It was felt that the plan provides adequate off-street parking for the tenants with utilization of street parking if necessary. The garbage bins would be kept in areas no different than other residents; either inside the garage or outside in an appropriate location as to not be seen from the streets when not in use. Impervious area for the water was noted as something to look into to make certain there will be no water issues. Mrs. Jones said that all buildings do comply with impervious services. The Village Engineer approved the revised grading plan and Lemont Fire Protection District reviewed their items and have no issues with it.

A resident spoke of an empty lot on Illinois Street and if we could possibly look into a shared parking area with the people that own that. With truck traffic and snow removal issues, it would help take some of those concerns away.

The applicant, Pam Zukoski, spoke about living here in Lemont for 18 years, is an employee at the Lemont Public Library, and spoke of how she is passionate about Lemont, and the renovation of the home. She has a vision to beautify the Illinois Street area and hopes to spread this renovation desire to others to make this downtown area a gem.

The Village Board felt that the current PUD is a much better plan than what was approved in 2007, and instructed the applicant to work with Mrs. Jones on the outstanding issues. The preliminary PUD will be up for approval at a future Village Board Meeting.

**B. La Dolce Vita Variation**

Planning & Economic Development Director, Charity Jones, reviewed the variation request from La Dolce Vita who is requesting to allow greater than 80% coverage in the DD zoning district, to a 90% lot coverage. The Planning & Zoning Commission and staff have recommended the variation. The Board had no issues with the variation. The variation will be up for approval at a future Village Board Meeting.

**C. 15800 New Ave Rezoning**

Planning & Economic Development Director, Charity Jones, reviewed the applicants request for rezoning from a B-3, Arterial Commercial District to the DD Downtown District at 15800 New Ave. The applicant wants to convert the second floor to residential apartments. Planning & Zoning Commission and staff recommended approval. The Village Board had no issues with the request. The rezoning request will be up for approval at a future Village Board Meeting.

**D. Estates of Montefiori Preliminary Planned Unit Development**

Walter Rebenson spoke on behalf of the Ascend Real Estate Group, LLC for a proposed planned unit development, Estates of Montefiori. The development is slated for 52 townhomes and 32 single family homes and be rezoned to an R-4 and R-5. Mr. Rebenson presented the planned development to the Village Board. From the June 17, 2015 Public Hearing, the Planning and Zoning Commission vote 3-3, a failed motion, to recommend approval with 15 conditions listed (see agenda item attachments). The applicant submitted revised plans meeting all except 3 conditions.

The issues raised by the by PZC and the arborist were discussed at the COW meeting as well as staff recommendations. The board is in agreement of the concept of the proposed preliminary planned unit development. The applicants will continue to work with staff on the outstanding issues and a preliminary PUD will be up for approval at a future Village Board Meeting.

**E. First Quarter Budget Amendment**

Finance Director, Chris Smith, reviewed the proposed changes for the quarterly budget amendment. The budget amendment is based on listed contracts that were awarded by the Board in FY15. Four accounts were affected by the change. Approval will be at a future board meeting.

**IV. Unfinished Business**

**V. New Business**

**A. Downtown Parking** – Effective August 1 we will start enforcing parking in the downtown area. A letter will go out to business owners explaining they and their employees can obtain passes to park at designated parking areas in the downtown including the Lofts. Resident parking of the downtown is also an issue. Initially we are going to issue warning tickets to those parked over the allotted time indicated. This will also allow us to get an idea of how many residents are parking on the streets. Street parking is restricted every night from 3 a.m. – 6 a.m. for street sweeping, so if there is a way we can allow residence to park there during that time, we can address that.

**B. Hoppy Hour Law** – Passing of the law was done from Governor Rauner. The Village will review the new law for potential implementation and if any changes are needed relating to the Village. If not, no action is required.

**C. Vacation Buy-Out** – Employees that have 5-6 weeks of vacation could potential be offered a buy-out of vacation time for up to two weeks. This would help alleviate some of the staffing issues. They would have to identify if they want a buy-out at the beginning of the year. The details will still have to be discussed and staff will move forward with the Boards agreement.

**D. Waive Bids** – Water softener salt. It is being requested to waive a bid for the water softener salt and to use Compass and not bid, as pricing was looked into, but no others were found.

**E. Front-end Loader** - We have budgeted \$150,000 for a front-end loader; there is no state bid. Staff is looking into pricing from John Dear Construction. The board is requesting more information for the front-end loader.

**F. Rt. 83 & Main** - Discussion took place on the area around Meineke at 83 & Main Street.

**G. Lemont East** – Discussion took place on the Lemont East area along the water main addition.

**VI. Audience Participation**

**VII. Adjourn** – Meeting adjourned at 9:54 p.m.