

Committee of the Whole
June 16, 2014
7:00 p.m.

A Meeting of the Village of Lemont Committee of the Whole was held on Monday June 16, 2014 at Village Hall at 418 Main Street, Lemont, IL.

CALL TO ORDER

Mayor Brian Reaves called the meeting to order at 7:00 p.m. and acknowledged that the following were present:

Trustees Paul Chialdikas, Ron Stapleton, Rick Sniegowski, Cliff Miklos, Jeanette Virgilio and Debbie Blatzer. Trustee Virgilio left the meeting after approximately 45 minutes.

Also present were Village staff members George Schafer, Ralph Pukula, Charity Jones, Chris Smith.

DISCUSSION ITEMS

Proposal for Professional Engineering Services for Improvements to the I&M Canal

The Village Board allocated funding in the FY 15 Downtown TIF budget to improve the canal in the downtown. The goals of the project are to increase water in the downtown and provide an aeration method so the water is more attractive. As part of this process, staff has engaged an engineering firm specializing in this work, that will help with the permitting required, the construction documents and other preliminary engineering services. Staff has met multiple times with Christopher Burke Engineering regarding the project, and they have presented a proposal to provide the engineering services. The proposal is for an estimate of \$37,800. After discussion, the Board was in favor of moving forward with Christopher Burke but placing a not to exceed maximum on the project. If more permits are required or additional work that takes the costs above this amount, staff would have to bring the item back in front of the Board for additional authority. Trustee Virgilio also brought up that the Heritage Commission had ideas on how to assist with the project, the Board was receptive to incorporating those ideas into the process and have the engineer make a determination on them. A resolution for a not to exceed amount of \$37,800 will be in front of the Village Board at the next Village Board for consideration.

Quarry Area Maintenance Discussion

There was a general discussion on the status of the quarry area and the strategies. The Village Board has more funding in the past to the quarry area for this year. The funding was to take care of maintenance of the quarry area, additional property acquisition of the remaining privately held properties, and the construction of more amenities. The purpose of the discussion at the committee meeting was to discuss prioritization of these three aspects of the quarry area. One of the concerns this year is the basic condition of the quarry area because of the harsh winter. In the past, the Public Works Department has had the opportunity to cut/trim the quarry area. However, this year time has not allotted for staff to maintain the area. Consequently, staff was looking to investigate the costs for a contractor to provide the needed work.

At the time of the meeting, staff did not have the information needed for the full discussion. Consequently, it was determined that more information is needed regarding the costs of having a contractor complete the maintenance work before any final decision regarding further property acquisition is made or additional amenities are constructed. When staff has more information, it will be presented at a future committee meeting. Also discussed briefly was that the volunteers from the Heritage Commission has done work in the quarries in the past and would be willing to volunteer to do some of the work. The Board was receptive to this idea as long as they rent their own equipment and take the appropriate insurance out on it. Staff would be contacting IRMA and looking into ways to allow this while protecting the Village. All of the discussion points would be up for discussion once again at a future meeting.

Chicago Blaze Rugby Club PUD Discussion

The President and owner of the Chicago Blaze property are requesting a Final PUD for the redevelopment of the site which includes a new 4,738 sq ft clubhouse and associated parking. Staff and the PZC have recommended approval of the request with some conditions. The conditions include a landscaping strip be added to the existing gravel lot along the west property line to match what was done in front of the west parking lot along Smith Road. In addition a public sidewalk is extended along Smith Road to the north lot line. There was minor discussion on the project and the Board was receptive with the proposal. The item would be up for formal approval at a future Board Meeting.

Target/Kohl's PUD Amendment Discussion

The PUD for the Target/Kohl's development was approved in 1999 and the requested change to Kohl's façade requires an amendment to the existing PUD. The amendment was presented to the Planning and Zoning Commission and it was recommended unanimously. The representative has stated that Kohl's is changing the façade to about 200 stores nationwide. The Board was in favor of the change and the item would be up in front of VB at a future meeting.

Kettering Subdivision Final PUD Approval Discussion

M/I Homes, as contract purchaser of the subject site, have applied for final PUD approval for the Kettering subdivision. The PZC reviewed the final PUD application on May 18, 2014 and recommended approval with conditions. The applicant made further revisions to the submission package based on the PZC's recommendations. Staff summarized the changes to the application package from the initial submittal to the one being reviewed by the Committee of the Whole and explained the additional revisions which staff was still seeking. The Committee discussed staff's recommendations and requested that the applicant include minimum 1st floor masonry on all elevations of 33% (25) of the large lots, excluding the lots accessed off Derby; at least 9 of the lots accessed off Derby were requested to have minimum 1st floor masonry on all elevations. The Committee did not request the applicant to provide any additional windows or trim details beyond what was already being provided in the submitted plans. Additionally, the Committee agreed to allow the applicant to have no limitation on the number of three car garages in the subdivision. The Committee agreed that homes with rear elevations facing 131st Street or Parker Road each needed at least one "enhancement" to break the plane of the rear elevations of these homes. The Committee agreed that homes on corner lots should have masonry on all elevations of the home; the masonry did not have to be an entire first floor, but could extend at least a 3' high masonry element when such an element was present on the front elevation of the home. However, the total number of corner lots (39) with masonry on all elevations could be reduced by 9 if the applicant put a minimum 3' high masonry wainscot on 9 lots identified during the meeting that have rear lot lines abutting homes along Red Drive.

Emerald Ash Borer Strategy and Tree Removal Quote Discussion

Staff has secured a very competitive quote of \$205.00 per ash tree from Homer Tree to include removal, haul off and grind down of the dead ash tree. This is a very good quote and staff has been unable to get a lower quote for this work. It will be a standing price for the work we need to get done this year, but will need to be approved by the Board at the next Village Board Meeting, since the total amount will exceed staff authority. The first section that will be tackled utilizing the budgeted funds will be McCarthy Point and the Glenys subdivisions. However, discussion turned to additional subdivisions to tackle this year as funds allowed. If the Village wanted to do more trees than this scope, it would need to amend the budget. There was discussion of possibly having Homer take down more trees initially and enter into an agreement for a longer term payback of the obligation. Staff would be investigating this possibility in the coming weeks. However, the first action would be to approve the agreement with Homer Tree at the next VB meeting. It was also confirmed that the strategy initially will be removal of trees only. Discussion on the planting of new replacement trees will come in the future.

2014 MFT Maintenance Program Supplemental Maintenance Resolution – Julia Street Resurfacing – McCarthy Road to Illinois Street

The Village has received an additional allocation of Motor Fuel Tax (MFT) dollars through the Governor's Jobs program to put towards a road project in town. It is staff's recommendation that Julia Street be resurfaced this summer with the additional funds; this includes resurface, detectable ADA warnings and striping. The Board concurred with the recommendation. Because this is adding an additional location to the current MFT program, a separate MFT resolution and bid is required. The items would be up for approval at the next VB meeting, and the project will be bid out shortly thereafter. The goal of the project is to get it completed before the High School year starts.

Extension of IGA with Will County Aggregation Group Discussion

The Will County Aggregation Group's engagement with First Energy Solutions expires in October and the aggregation group will be going out for bid in July for a new supplier. In order to engage with the aggregation group, the Board must pass a new IGA. Mayor Reaves gave a brief update on the price of power. Unfortunately, the cost per kwh will be well above our current rate due to ComEd's new rate and the bad winter. The item would be presented for a formal vote at the next VB Meeting.

Athen Knolls Pond Conversion and Bridge Repair Bid

Mr. Pukula gave a brief update on two of the remaining projects still to be approved by the Board. With regard to the bridge repair bid, bids for 2 of the bridges (Old Lemont and Stephen St) were received and were below the engineer's estimate. This project would be up for approval at the next VB meeting for a late summer start. With regard to the Athen Knolls bid, the bid came in once again well above the engineers estimate. It is staff's recommendation to once again reject bid and come up with a new strategy to complete the work. More information on the project would be coming up in the near future, but a rejection of the bids is warranted and will be presented at a future VB meeting.

Route 83 and Main Development Process Update

Staff gave a brief update to the Board on the development opportunities and process for the Route 83 and Main development area. As the Village has not acquired all the property it needs in the area and demolition is being coordinated, the next step in the process is to decide the strategy in which the Village will present the opportunity to the development community. Staff and the Board have been in contact with several agencies that provide a different level of services. The services include traditional brokers (several entities) in which the Village could hire, an outsourced solution to market the site and other sites in town (Retail Strategies), and a consultant arrangement (SB Friedman) in which the consultant would assist the Village throughout the process (analytics, RFP/RFQ preparation, evaluation). There are a few more meetings that are being setup among staff, and select Board members. At the next Committee meeting there will be another update.

AUDIENCE PARTICIPATION

No Audience Participation.

ADJOURNMENT

Mayor Reaves adjourned the meeting at 9:45 PM