

**Village Board
Committee of the Whole Meeting
September 15, 2014 – 7:00 PM**

A meeting of the Village of Lemont Committee of the Whole was held on September 15, 2014 at the Village Hall at 418 Main Street, Lemont, IL.

- I. **Call to Order** - Mayor Reaves called the meeting to order at 7:00 p.m.

- II. **Roll Call** - Trustees Debby Blatzer, Paul Chialdikas, Cliff Miklos, Rick Sniegowski, Ron Stapleton. Trustee Jeanette Virgilio was absent. Also present, Martha Glas, Charity Jones, Mark LaChappell, Linda Molitor, Ralph Pukula, Kevin Shaughnessy, Chris Smith.

- III. **Discussion Items**
 - A. **901 Singer Avenue Variation**

A request of variation for a fence at 901 Singer Avenue was made by the property owner at the August 20 Planning & Zoning Commission meeting. The P&Z members had a 3-3 vote. The property owners have a 6' fence in the back of the yard and want to carry it through to the rest of the yard for privacy. The Village Board agreed in general that adding a 6' fence around the remaining yard which includes the corner of the alley, is not conducive to the site and is a safety issue. The property owners stated that they have the option to plant bushes along the property line. The Board was not in favor of having bushes planted which could grow wider and taller than a fence. The property owner said they were open to clipping the corner of the fence to an angle. The Board rejected the variation as proposed and instructed the owners to do a variation to the site plan with an angle cut from the post with the fence being 5' in height to be presented again to the P&Z Commission.

 - B. **St. Mary's Water Connection Request**

The Slovenian Catholic Mission headquartered in St. Mary's Franciscan Monastery has requested a connection to the Village's water system through Franciscan Village's water line. A similar arrangement exists with Mt. Assisi Academy that expires in November 2014, at which time another agreement will need to be agreed upon. There have been no issues with the current agreement and the Board had no issues with the connection with the Slovenian Catholic Mission and Franciscan Village.

IV. **Unfinished Business**

- A. Klebaca – Limestone subdivision – the subdivision was initially intended to be a 32 unit subdivision by the Steeples. The developer was asked to do an additional \$1000 tap on fee for improvements to well #6 as a result of this development. The Village asked that the water main line be upsized from an 8” to a 12” line to serve future growth. At a 2004 Village Board Meeting, Mr. Klebaca asked the Village to split the costs of this upsize. Although it was not reflected in the minutes, it has been determined now that the intent of the Village Board was to waive the additional \$1,000 fee for the last 20 units. Moving forward, we agree that the tap on would be what their regular tap on fee would be.
- B. Glens of Connemara – For the cleaning of the sewer, we are looking at getting the cost down. We will negotiate with the contractor which would cause us to waive the bid.
- C. Bella Strada – The plan was originally approved in 2012 and did not show the units facing the canal. Recently Castletown submitted building permit plans for the final building of the development, on the north west side facing the canal. The proposed building includes exterior steps on the north side of the building. The steps shown on the plans were open with a metal railing and a wood composite material. After discussion, the builder will give the steps a solid appearance with the same stone look and work with P&ED Director on the materials.
- D. Warner Ave. Phase I and II – There is an overrun on both projects and there will be a resolution at the next meeting. Phase I cost was due to looking for good pipe and had to extend to Roberta. Phase II was a sewer connection issue. We are still under budge on the project.
- E. Stephens Street Bridge - Public Works was informed that the contractor doing the bridge work will be starting on September 29 rather than the 22.
- F. Emerald Ash Trees – Homer Tree Service continues to cut the trees down in scheduled subdivisions. If a resident has a dead tree that is not an Emerald Ash Tree, they can report it to Public Works.
- G. Public Comment – The Village Attorney will draft rules for public comment.

V. **New Business**

- A. Liquor Control Review Board – The Liquor Control Review Board meet this evening with a request from a potential art studio to have a liquor license. Our attorney will draft an ordinance for a BYOB on the advice of the liquor board. There will be no BYOB for restaurants. This will only be for an art studio/gallery or beauty salon/spa with a \$250/year fee. Regarding Old Town and others that spoke at a previous board meeting, under advisement of the liquor board, we will obtain their liquor sales for last year and this year to determine a number of a possible reduced license fee which will have to be certified by their accountant.

Adjourned at 8:40 p.m.