

**COMMITTEE OF THE WHOLE MEETING  
OCTOBER 20, 2014  
VILLAGE HALL  
418 MAIN STREET, LEMONT IL 60439  
6:30 P.M.**

A Meeting of the Village of Lemont Committee of the Whole was held on Monday, October 20, 2014 in the Lemont Village Hall Board Room at 418 Main Street, Lemont, Illinois.

**I. CALL TO ORDER** – Mayor Reaves called the meeting to order at 6:30 p.m.

**II. ROLL CALL** – Trustees Debby Blatzer, Cliff Miklos, Rick Sniegowski, Ron Stapleton and Jeanette Virgilio were present. Paul Chialdikas absent. Paul Chialdikas arrived at 7:10 PM.

Also present were Village staff members George Schafer, Charity Jones, Mark LaChappell, Linda Molitor, Chris Smith. Kevin Shaughnessy arrived at 6:45 PM.

**III. DISCUSSION ITEMS**

**A. 901 Singer Ave. Variation**

The applicants previously proposed a fence variation to the Committee of the Whole at the September 15 meeting. The board and staff recommended the applicant angle the fence at a 45 degree angle on the corner of Norton and the alley and reduce the fence to 5' including the top rail. The applicant revised the plan with these changes. PZC reviewed the revised plans at the September 17 meeting and were in agreement. The Village Board had no issues with the revised plans and the variation will be up for approval at a future Village Board Meeting.

**B. Quarry Area Restoration Project**

Pete Colarelli from CITGO gave a presentation on the Lemont Quarry Area Restoration Project and the plans taking place at the kick-off on November 1, 2014 at the quarry. This first phase will include the identification and removal of invasive species. A registration process is in place for anyone to sign up and help with the project. Lemont High School is very involved in aiding in helping the groups on the kick-off day. In addition, Pete discussed the plans for the project to continue through each additional phase.

**C. Municipal Compliance Report, Actuary Report and Actuarial Funding Policy**

Ed Mansell, Police Pension Fund President presented the Municipal Compliance Report (see agenda memo). The Village is required to do its own actuarial report of the Police Pension Fund. The Pension Fund Board requested that the Village Board consider an approval for the 2014 tax levy of \$640,316, which is the same amount as last year.

**D. 2014 Property Tax Levy Estimates**

Finance Director, Chris Smith, reviewed the 2014 Property Tax Levy Estimates (see agenda memo). Although the Village is not obligated to hold a public hearing because the property tax levy increase is estimated to be less than 5%, for transparency purposes, a public hearing will be held at the November 24, 2014 Village Board Meeting. The tax levy ordinance will be adopted at the December 8, 2014 Village Board Meeting and will be filed thereafter.

**E. Procurement Card Usage Guide**

The procedure for the procurement card usage was presented by Finance Director Chris Smith.

**F. Open Meetings Act Rules of Order**

For compliance purposes with the Open Meetings Act, the Village Board may establish rules governing the meetings. The Board discussed the draft amendment of the public rules or orders. The Board discussed the addition of putting a time limit on the total amount of time allotted for public comment. It was decided, as is allowable, that there would be a total time allotment of 30

minutes for public comment.

(Recess at 7:30 PM – Convened at 8:14 PM)

#### **G. FY15 Budget Amendment**

Finance Director, Chris Smith, reviewed the FY15 Budget Amendment Expenditures with review of Revenues versus Expenditures (see agenda memo). Discussion took place about existing and upcoming projects and revenue tracking.

#### **H. Route 83 & Main Gateway Redevelopment Site – Consultant Selection**

Staff was directed to interview consultants for the redevelopment of the 83 & Main Gateway. Planning & Economic Development Director, Charity Jones, reviewed the scope of work from two potential consultants, SB Friedman Development Advisors and Gruen Gruen & Associates. It was noted that both firms are qualified to execute this work and have received positive references from current and past clients. Full proposals were submitted and attached to the agenda memo. Discussion took place of comparison of the two and what they will provide in the scope in the different levels available. Board directed staff to obtain further detail on cost areas. The approval of the selected consultant will be made at a future Village Board Meeting.

### **IV. UNFINISHED BUSINESS**

- A. Quarry area maintenance – Discussion took place on the quarry area property. Public Works is doing what they can for maintenance in the areas. May need to look into equipment purchase next year to keep up maintenance. Board would like a firmer cost amount on equipment. Heritage Committee will look into doing improvements in a determined area.

### **V. NEW BUSINESS**

- A. 914 & 916 State Street has a restricted conveyance. We are requiring that the properties be sold together, and can't be split as indicated in the current language. We can let the number of current units stay as is.
- B. Pollyanna Brewing wants to have food trucks in the public parking lot on weekends. Staff recommendation is to have it be limited to one day a week from 4:30 to 7:00. The Board had no issues with this allotment.
- C. A developer is looking to build four 3-story apartment buildings off Archer. Staff is seeking whether the Board is open to the idea for multi-family use for the property prior to developer proceeding with the site plan. Some Board members were open to apartments, some were not. Board preferred proposal would be townhomes.

### **VI. AUDIENCE PARTICIPATION – None**

### **VII. ADJOURNMENT**

The meeting was adjourned at 9:52 PM.