

**Committee of the Whole Meeting**  
**November 17, 2014**  
**Village Hall - 418 Main St., Lemont, IL 60439**

A meeting of the Village of Lemont Committee of the Whole was held on Monday, November 17, 2014, at 7:00 p.m. in Lemont Village Board Room at 418 Main Street, Lemont, Illinois.

**1. Call to Order**

Mayor Reaves called the COW Meeting to order at 7:00 p.m.

**2. Roll Call**

Present were Trustees, Blatzer, Chialdikas, Miklos, Sniegowski, Stapleton and Virgilio. Also present were staff, Village Administrator George Schafer, Martha Glas, Charity Jones, Mark LaChappell, Ralph Pukula, Eileen Donahue and Linda Molitor.

**3. Discussion Items**

**A. 16714 Pasture Drive Variation**

The applicant request is for a 6" reduction in the eastern side yard setback. The applicant is currently constructing a home at the address. An error in the field occurred that resulted in the home encroaching 6" into the eastern side yard setback. The Village Board had no issue with this variation request. The item will be up for approval at a future Village Board Meeting.

**B. Birch Path Final PUD/Plat**

Village Planner, Martha Glas, reviewed the outstanding items of the final plat for review (see agenda packet item). Currently, there are three lots allowed for three car garages. The developer would like the ability to have more lots with three car garages if a purchaser requests it. The Board is in agreement to allow a total of six homes on lots to have three car garages. The developer said another issue is regarding the models designed for a side load garage, but if a purchaser wants a front load garage instead, can they be allowed to do a front load instead. The Village Board is in agreement to limit the number of homes with front load garages to six. The applicant also asked for clarification for the shutters and if they need to also be in the back of the homes. The Board is requiring the developer to put shutters on the back windows as well. The Board would like to accept the PUD as presented with the mentioned conditions. If a variance is desired for a minor change, the applicant can then request a variance which can be approved by the Planning and Zoning Chair, the Mayor and Village Administrator. The PUD will be up for approval at a future Village Board Meeting.

**C. Lemont 2030 Comprehensive Plan**

Village Planning & ED Director, Charity Jones, went through the graphic elements that needed to be finalized prior to adoption (see agenda packet item). Discussion took place regarding the wording on page 16 of the NR&R section, Explore Partnership Opportunities. If there is another public entity that can better operator a recreation area that has the means, training and knowledge to do so, then that can be considered

for a partnership. The Village Board would still give direction. Ms. Jones will work the language clarification.

In the Mobility section, it was recommended that consideration be given for the maintenance of the roadways prior to establishing the requirements of the roadways. In the Community Character section, it was recommended that considerations be made for the replacement requirements and location of dead trees on commercial properties in reference to the visibility of the signage. Staff can address as these issues as they occur.

Also discussed was adding a provision to the plan for larger treks of land that may change use and a method for which this would be handled. Staff will attempt to insert language regarding this concern.

The Comp Plan will be up for approval at a future Village Board Meeting.

**D. Hazard Mitigation Plan Update**

The update of the Mitigation Plan was presented by Commander Smith and Tom Ballard. The plan is required to receive Federal funding. The HMP is designed to support the County's emergency preparedness measures improving response and recovery throughout the County. Further information can be found at [www.cookcountyhomelandsecurity.org/hazard-mitigation-plan](http://www.cookcountyhomelandsecurity.org/hazard-mitigation-plan). Our plan is due September of 2015.

**E. All Hazards Emergency Operation Plan Update**

The updated EMO plan was presented by Commander Smith and Tom Ballard. Last plan was updated in 2009. Personnel changes are reflected in the new plan. The EOP will be approved at a future Village Board Meeting.

**F. Amendment to Municipal Code – Certificate of Occupancy and Garbage Collection**

Code changes were reviewed (see agenda packet item). The recommendation is to change the Certificate of Occupancy to eliminate the bond amounts for the square footage and simplify the required amount to be a minimum of \$5,000 or 100% of the contract price for outstanding work, whichever is greater. This is intended to cover the Village in the event of harsh temperatures prohibiting contractors from finishing landscaping and concrete work until weather allows.

The second recommendation is language regarding the regulation of when garbage containers may be placed or removed, as there currently is no requirement for the time to remove containers. The recommended amendment is to allow containers to be placed no more than 24 hours prior to collection and containers must be removed no more than 24 hours after collection. The items will be up for approval at a future Village Board Meeting.

**4. Unfinished Business**

- A. 501c3-** Discussion took place as to the implementation of a 501c3 for the Mayor's Drive for Charity and possibly the Art & Culture Commission. Staff will need to determine cost vs benefit.
  
- B.** Various staff updates were given.

Meeting adjourned at 8:57 pm.