

Committee of the Whole
April 15, 2013
7:00 p.m.

A Meeting of the Village of Lemont Committee of the Whole was held on Monday April 15 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 and Cliff Miklos. Trustee Virgilio was absent. Trustee Blatzer arrived at 7:05 pm.

Also present were Village staff members Ben Wehmeier, James Brown, Ed Buettner, Mark LaChappell, George Schafer, Chief Kevin Shaughnessy, Ralph Pukula, and Village Attorney Jeffery Stein.

DISCUSSION ITEMS

Discussion of Intergovernmental Agreement with Lemont Park District Concerning SRTS Grant

Mr. Wehmeier gave a brief update on the intergovernmental agreement with the park district on a safe route to school grant received several years ago. The grant was originally for a bridge over 127th Street before Timberline was signalized. Since there is no longer a need for the bridge, the grant was able to be granted for access and drainage improvements at the site near the Park District building. The costs above the 400,000 grant amount will be responsibility of the Park District. The Village is the lead on the project because only the Village can receive the funding for the project. There were no major issues with the request, discussion closed on the matter.

Discussion of Annual Fee Ordinance & FY 13-14 Budget

Mr. Wehmeier gave a brief presentation on the annual fee ordinance and associated fiscal year budget. As part of the budget process, staff prepares the annual fee schedule. There aren't many changes to the fee schedule. The annual 3% cost of living increase to water rates was discussed. As part of a rate study in 2004, a recommendation of 3% annual increase was made. With no action, the increase would take effect once again automatically. The Mayor mentioned that he would like to see this increase stay in effect until the Village sees the extent of the Well #6 maintenance costs. The Board agreed to keep the increase in effect for the time being. Budget updates include the capital projects, Ridge Rd water main, Porter Alley water and sewer and the Division loop project. There was no further discussion on the topic.

Discussion of UDO Amendments Parking as Special Use in R Districts

Last month the COW reviewed a proposal to amend the UDO to allow parking in R zones as a special use. The proposal was prompted by a demolition of a house in the historic district. There were some concerns on parking being requested by anyone in residential districts. However, the process recommended by staff would still allow for a discretionary review of each proposal. In addition, it was pointed out that the detention and landscaping requirements would make it difficult for a residential property to request an additional parking lot in these areas. It was noted that this recommendation is for the special use to be authorized in the code. The applicant would still have to come in and apply for the special use before they are authorized for the parking lot. The item would be in front of the Village Board at a future Board Meeting.

Discussion of Title V Revisions

Mr. Wehmeier gave a brief update on the Title V updates to the municipal code regarding licensing. Staff prepared a listing of licensing the Village is authorized to implement in the code, with recommendations on which to keep and which to eliminate. Staff is looking for guidance on which provisions should be included in the amended code. The majority of items recommended by staff were concurred from the Village Board. Open items currently not in place include hotel licensing with the ability to regulate and tax. These revenues are required to be earmarked for marketing purposes. The Board supported putting this into the code. There was limited discussion on the topic. The formal approval would be in front of the Village Board at a future meeting.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Mayor Reaves brought up the deteriorating parking lots in various commercial areas in town. Currently the Village does not have a requirement in its code to seal coat or maintain these lots, like other communities do. He directed staff to bring this up to the Board for future discussion, as an incentive to get some of these commercial tenants to maintain their property. On a related note, Mayor Reaves stated that he would be contacting the owner of the gas station on State Street once again in regards to demolishing and maintaining their lot.

Mr. Pukula gave a brief update that the triangle project has officially started and the Walker McCarthy project will begin around May 15th.

AUDIENCE PARTICIPATION

No Audience Participation.

ADJOURNMENT

Mayor Reaves adjourned the meeting at 8:05 PM