

**COMMITTEE OF THE WHOLE MEETING**  
**AUGUST 19, 2013**  
**6:30 P.M.**

A Meeting of the Village of Lemont Committee of the Whole was held on Monday, August 19, 2013 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 Paul Chialdikas, Cliff Miklos, Rick Sniegowski, Ron Stapleton and Jeanette Virgilio; present. Blatzer absent.

Also present were Village staff members George Schafer, Kevin Shaughnessy, Ralph Pukula, Mark La Chappell, Charity Jones, Chris Smith, Jim Cainkar and Village Attorney represented by Jeff Alperin.

- III. **UNFINISHED BUSINESS** – None.

IV. **DISCUSSION ITEMS**

Because Trustee Blatzer was not yet present, Mayor Reaves began the discussion items with agenda Item F, Glens of Connemara Completion.

**A. Glens of Connemara Completion**

Mayor Reaves gave a brief update on the road surface of the subdivision with the decision to be made on if the surface course should be installed at this time. Ralph Pukula showed a slide presentation of the road damage and chipping. His recommendation was to get the street paved now to avoid worse wear and more costly repairs later. The formal approval will be in front of the Village Board at a future meeting.

**B. 2013 Bridge Repairs**

George Schafer gave a brief update on the background of the bridge repair improvements as designated in the FY 14 Budget. The four bids that were received were well over the estimated cost with the low bid being over approximately \$219,000. A revised estimate was done removing recommended items from the scope of the work which brought the revised bid total to \$303,865. We would be required to negotiate with the lowest bidder if we decided to ask for a revised estimate. This discussion can't take place until it is discussed tonight on how to proceed. Discussion revolved around some of the items that needed to be done, but none are a constructional engineering emergency. There is no record of maintenance on these bridges since they were built. Monies spent on the bridges were for preventive maintenance. The recommendation was made to reject all bids and re-bid the work. A new bid cost estimate would be done with the original scope including only two bridges and also to include an option for all four bridges.

**C. St. Patrick Parking Lot Special Use for 217 Cass Street**

Charity Jones gave an update of the parking lot situation at St. Pat's which includes the demolition of an existing single-family home and garage. An update was also given of the items that were discussed at the Planning and Zoning Meeting including landscaping, traffic safety and improvements to the adjacent alley. It was determined that the traffic flow would be at the discretion of the Police Department. The traffic pattern had since been discussed and confirmed with the PD. For the landscaping requirements, being that it is located on a residential street, the interior landscaping island will be moved to the south end of the parking lot and 24" shrubs will be

planted around the perimeter of the parking lot. Further discussion took place at the COW regarding the responsible party for the ally improvements costs. The Village will be responsible for maintenance costs for the alley. There was no further discussion on the topic. The item would be up for approval at a future Village Board Meeting.

#### **D. Westway Coach School Bus Terminal**

Charity Jones gave an update of Westway Coach Inc., request for a special use for a school bus terminal and repair facility at 11295 Lemont Road including the discussions at the Planning and Zoning Meeting. The P&Z discussed the traffic and turn lanes. There is a noted correction on the COW Memorandum, page 4, Standards for Special Use, Item 1. It indicates the turning lane could accommodate 7.5 buses before impacting southbound traffic flow and should be 5 buses.

At the COW, discussion took place on the clearing of trees around the right of way on each side of the entrance. The Village will take a look at the area and communicate to Public Works. Westway will have a grass cutting company and will maintain the area. They will also be providing landscaping.

Discussion also took place regarding the safety of bikers and walkers in relation to the buses pulling in and out of the entrance. It was asked that Westway implement this in their safety training to the bus drivers that there are frequent bike riders and pedestrians on that road that they need to watch for. It was also suggested they put up a yield to pedestrians and bikers sign at their exit. Westway was in agreement.

The planned traffic pattern of the buses is to exit the entrance and turn right and when entering, they would be turning left into the facility. In other words, the buses would not be exiting the facility and making a left hand turn onto the bridge. The question was asked if, down the road, there were changes with the school contracts which are on the other side of the bridge, will the buses then turn left out of the entrance onto the bridge. Westway replied that they would still go right and turn around.

Discussion took place regarding, upon contract renewal, to look at including a limit for the number of buses allotted at the facility. Increase in their operation could impact traffic. Westway responded that with the hours of operation of the buses, they are not going in and out all day. It was suggested open communication exist with the Police Department on any problems that arise and to include verbiage that will allow the PD on the property to assess if needed. Westway will inform the PD of how many buses there are at all times and had no problem with allowing the PD on the property.

No more discussion took place. The item would be up for approval at a future Village Board Meeting.

(Trustee Blatzer present.)

#### **E. Birch Path Concept Plan Review**

The concept plan was brought to the COW meeting to determine if the proposal would be considered by the Village Board. There has been a revised plan increasing the lot widths on the south side of the property. The developer is seeking deviation from the normal requirements. The developer will provide landscaping. At this time, the arborist has not been heard back from as to whether the landscaping will act as a buffer for the road noise from I-355. The developer said in speaking with the Tollroad regarding their property, they verbally did not have a problem with the landscaping. The Board would like to see a letter of intent from the Tollroad.

The developer feels the concept would be a nice transition, including some ranch homes to attract empty nesters, and will benefit Mayfair. He noted it's a deviation, as the Mayfair homes will be

looking at these homes and not the tollway. In polling some Mayfair residents, they said they would rather look at the homes. The price range of the homes would be around \$300,000. It will not diminish the Mayfair subdivision, but rather may increase their value. The buyer would dictate the home type (ranch or two story). Discussion took place regarding the lot sizes with the uniqueness of this piece of land. If the Board considers, there would be a request for an architecture review. The Board consensus was to move forward with the concept and it proceeding to the Planning and Zoning Commission to work with the Village Planning and Economic Development Director.

#### **F. First Street Widening**

Village Engineer, Jim Cankar, gave a review of the project which includes the relocation of utility poles, widening of the road, and repaving. This will make the road two-ways all the way through. Letters will go to residents on First Street this week and they will be aware that Schultz and First Street will connect. No discussion took place. The item would be up for approval at a future Village Board Meeting.

#### **G. Canal Street Improvements – Lemont Street to Stephen Street**

A review was given on the repaving and brick replacement of Canal Street. The bricks are popping up and need to be replaced and the curbs will be redone to comply with ADA. No discussion took place. The item would be up for approval at a future Village Board Meeting.

#### **F. Illinois Street Improvements**

This improvement project with the proposed ADA routing plan must be approved by the Attorney General's Office. It is still unknown if the proposed routing plan will be approved by this office. It is not feasible at this time that we would be able to put the project out to bid before the TIF expires. An effort will be made to contact the Attorney General's Office.

### **V. NEW BUSINESS**

#### **A. Rt. 83 & Main Street**

With the construction of this intersection, Cook County is required to put a bike path through (slide shown). If we want them to go through, we have to pay 20% of the cost. This is an \$8MM project projected to begin next year. Discussion took place on the possibilities of where to further connect the path to bring in downtown.

#### **B. Building Maintenance**

Mayor Reaves noted that we have three relatively new buildings and equipment. The air conditioning unit at the PD is continually breaking down. He questioned what was being done at our facilities as far as maintenance with the new equipment. He instructed staff to have an individual to track our maintenance on building equipment including the parking garage, wells, Safety Village, Metra Station, etc.

#### **C. Commercial Garbage Bin / Residential Use**

A staff member was contacted by a resident on Main Street that asked if a commercial garbage bin in the area can be used by residents. The answer was no, that they cannot be used by residents.

Meeting adjourned at 9:31 PM.