

**COMMITTEE OF THE WHOLE MEETING
DECEMBER 16, 2013**

A Meeting of the Village of Lemont Committee of the Whole was held on Monday, December 16, 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 7:00 p.m.

II. ROLL CALL – Trustees Paul Chialdikas, Cliff Miklos, Rick Sniegowski, Ron Stapleton and Jeanette Virgilio were present. Trustee Blatzer, absent (arrived at 7:07 p.m.)

Also present were Village staff members George Schafer, Eileen Donahue, Martha Glas, Charity Jones, Mark LaChappell, Linda Molitor, Kevin Shaughnessy and Chris Smith.

III. UNFINISHED BUSINESS – None.

IV. DISCUSSION ITEMS

A. Klappa Drive Variations

Martha Glas presented the background information regarding the lot at 12833 Klappa Drive. The owners are seeking a variation to accommodate a built in swimming pool. Due to the atypical lot shape, the curvature of the lot creates a side yard in what would typically be the back yard. The request includes a variation for the fence to be located in a portion of the corner side yard and to allow lot coverage to exceed 36% in the rear yard. The Village Board will allow the variance as recommended by approval of staff and PZC.

B. 604-606 State Street Rezoning from R4A to B1

Martha Glas presented background information. The applicant was granted special use in 2004 for operating a mortgage broker / professional use of the commercial building as a “unique use” in and R-4 district. The special use has expired and is no longer being offered by the Village. Therefore, the owner has requested rezoning. The PZC has recommended approval.

Discussion took place amongst the board to accomplish giving correct zoning for use of the building. The owner has a potential business renter for commercial zoning use. The key factor is there is a home attached.

Residents spoke about the dissatisfaction of having a HVAC at the location and are concerned that the property can be rezoned as a B-1. If it becomes a B-1, the concern is that it can be teared down and something else can be built there. They are also concerned with parking and the use of the property, alley traffic, and business vehicles parking overnight. They would like to see regulations with this property. A comment was made about the terrible condition of the alley which is sunken down and cars bottom out. Mayor Reaves said we can look at taking care of the alley problem.

Charity Jones said that with the proposed B-1, they will be limited to having three vehicles parked there. Trustee Stapleton asked if they would be grandfathered in, and Charity Jones replied, no, that it should follow this proposal. Mrs. Jones noted that staff recommended rezoning for a couple of reasons. The Village granted approval in 2004 and when this happened with other properties, they were left as a B-1. They felt it was consistent with the others.

After further resident comments and board discussion, it was determined that it would be discussed with legal to have a PUD with stipulations on the use of this property and accommodate the residents’ concerns addressing the future use of the property.

C. Birch Path PUD and Annexation and Rezoning

The developer of Birch Path previously requested a preliminary PUD plan for approval, and discussions with PZC and COW were previously held. A PZC Public Hearing was held on 11/20/13 in which 5 residents spoke. The Planning & Zoning Commission added supplemental conditions to the plan, but did not recommend approval. The conditions are listed on the agenda item page 4. The developer has implemented some of these conditions with the intent to resolve the others.

It was asked what the residents of Mayfair Estates concerns were. Martha Glas noted the concerns were noise, landscape screening, and lowering property value. Trustee Blatzer asked if there were plans to have any recreation in Lot C. It was noted by the developer that there is no recreation area and the intent is to give the out lots to those residents.

Discussion took place on the concerns and outstanding items in which the PUD will not be approved until these are addressed to the satisfaction of the Village Board.

D. Petition for Disconnection – 15300 129th St.

Annexation of the above mentioned property was not recorded, although the ordinance was approved. Since then, then applicant did not complete the final steps and no longer wants to do the annexation. The Village Board had no issues with the request and no discussion took place.

E. 508 Illinois St. Conversion

The applicant is seeking a conversion of 508 Illinois Street from a single family dwelling to a multi-family dwelling. The current amendments to the code address new townhomes and condos, not the current request of a single home to a multifamily dwelling. Being that the home was gutted, staff feels there should be a fire wall. The minimum square footage was not an issue. After discussion the board agreed to revert to the original code language for two family dwelling requiring only an approved 1-hour fire separation (drywall) and not the townhome requirements of a concrete/masonry separation. Staff was given direction amend the code to accommodate this type of conversion.

F. Brand Strategy

The new Brand Strategy will be presented at a future COW meeting. The Village will have a distinctive branding of what makes us unique and special. It takes the theme of the entire community and ties it together.

G. Cell at Auction Cellular Lease Monetization Options

The Village received annual water and sewer revenue from three carriers for use of the Village's water tower facilities. Cell at Auction is offering a lump sum value in exchange for the leases. Though this is common, Cell at Auction does a live auction and will allow us to set a minimum bid. Staff is requesting direction from the Board. The Board requested examples of where the company has completed a similar deal with other municipalities in the area. If there is more interest, the company could present at a future COW meeting.

H. Village Board Salary and Compensation

The Village Board is currently paid on a quarterly basis. This requires the manual issuance of checks. In keeping in line with the current payroll system, staff recommends issuance of checks be changed to bi-weekly to be consistent with our regular payroll period. In addition, staff would like to require a form be completed for elected officials who choose to forego their compensation. The Village Board is in agreement.

Meeting adjourned at 8:30 PM.