

Committee of the Whole
April 16, 2012
7:00 p.m.

A Meeting of the Village of Lemont Committee of the Whole was held on Monday April 16, 2012 in the Board Room of the Village Hall at 418 Main Street in Lemont, Illinois.

CALL TO ORDER

Mayor Reaves called the meeting to order at 7:00 p.m. and acknowledged that the following were present:

Trustees Paul Chialdikas, Ron Stapleton and Cliff Miklos. Trustee Blatzer arrived at 7:02 and Trustee Virgilio arrived at 7:07 PM. Trustee Sniegowski was not present.

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

DISCUSSION ITEMS

Discussion of Electrical Aggregation

Mr. Wehmeier gave a brief presentation on the electrical aggregation process. The aggregation process allows for the Village to pool all of the residential and small commercial accounts to collectively bid and achieve better rates. To further increase this buying power, the Village is also working with the Will County Governmental League to pool the 17 communities' accounts as well. The Village is required to hold 2 public hearings and pass a governance plan and aggregation ordinance. The first hearing is being held in Woodridge and at Village Hall at time of this meeting. The second hearing would be in front of the Village Board at the April 23rd Village Board Meeting. As part of the process, Mr. Wehmeier went over the bidding process, the operation of the group, and other related information. The documents are also available on the Village website. The next milestone dates will be action on these items at the May 14th Village Board Meeting, an RFP process beginning in June and opt out notices to be sent out to residents in July. At this time, all residents will be opted into the program unless they specify otherwise. Trustee Blatzer asked about the number of firms that will bid, the answer is likely 6 firms that meet the criteria. Trustee Stapleton asked how many homes would be included as part of the Will County group and the answer is approximately 171,000. There are no downsides to the program, if the ComEd supplied rate becomes cheaper, the firm must match that rate and/or cancel contract. There was a question from the audience on consulting fees. Mayor Reaves stated that the amount the consultant could earn is capped and there are no other fees associated. The fees would be included with the overall rates. There was no other discussion on the topic. The items would be up for approval at the May 14th Village Board Meeting.

Discussion of Night Blue Clubs Special Use

Petitioners on behalf of the Night Blue Performing Arts Company have applied for a special use for an entertainment complex in the Jewel Plaza. Staff and the Planning and Zoning Commission recommended approval of the use. The petitioners stated that they were shooting for a June opening. The Board seemed in favor of the request; there was no further discussion on the topic. The item would be up for formal approval at a future Board Meeting.

Discussion of UDO Amendments

Mr. Brown gave a presentation on proposed amendments to the Unified Development Ordinance. Annually amendments are necessary to keep the document up to date. A public hearing was held in front of the Planning & Zoning Commission in which all amendments except 2 were recommended by the Board. There were a number of definition changes that were recommended; the Board had no issue with these changes. One of the recommendations not recommended by the P&Z Commission was the text amendment to change freight transportation terminal from a special use to a prohibited use in the M-2 District. The Mayor stated that he wants to be able to review all of the transportation related uses as they come in. Another change was the chapter on impact fees adding a provision for Fire Protection District fees. Currently the Village negotiates these fees but doesn't have any provision in the code. Another recommendation was the elimination and/or revision of the Village's current anti-monotony code. The current code is not effective and is rather subjective. After much discussion the Board agreed to simplify these provisions. Another discussion topic was architectural review standards for buildings. There were a few products that were listed as prohibited including some of the non-stone materials. These and other changes were recommended by the Planning & Zoning Commission. Other discussion topics included a recommendation from the Planning & Zoning Commission to require a tapering off of a driveway when leading to a three car garage. The Mayor stated that he would want current homes to be grandfathered in when the driveway needs to be redone. Another topic of concern was requests for a second detached garage on properties. The Mayor stated that this should be a variation so the Board can review each case. There were some other changes to the M-3 Zoning District regarding transportation uses recommended by the Board, but these items would have to be re-noticed and taken in front of the Planning & Zoning Commission since they were not part of the original hearing. Discussion was closed on the matter; the items would be in front of the Village Board at a future Board Meeting.

Discussion of Courtyards of Briarcliff – Final PUD

MI Homes of Chicago recently purchased approximately 4.8 acres of territory previously approved for the Courtyards of Briarcliff town home development. They are submitting the final plat for review and approval by the Village Board. The Village Board has seen most updates to the project and there should be nothing new or changed since the last time the Board reviewed the project. There were some minor shifting of footprints and other minor changes including enhanced landscaping, but nothing substantial. Both staff and the Planning & Zoning Commission recommend approval of the final plat of subdivision. There was limited discussion on the topic; the item would be in front of the Village Board at a future meeting.

Discussion of Active Transportation Plan

The Mayor started off the discussion on the active transportation plan by stating that some of the other Mayors that have gone through the Active Transportation Plan process have been disappointed with the

process for a number of reasons. From initial review the Mayors feel that the costs that relate to a plan of this nature are unattainable and not feasible, especially as the Village's have needs to replace existing older infrastructure. The goal in the discussion is to see what the Village can accomplish with this type of plan without tying itself to these improvements or substantial costs in the future. With that introduction, Mrs. Jones went through the plan and solicited comments regarding some of the items. The purpose of the plan is to communicate the Village's goals to other agencies in terms of transportation projects. It is particularly useful when applying for grants. The Village received public input via a couple of public input sessions. The plan goes over intersection improvements, pedestrian improvements, bike improvements and transit improvements. It also looks at key destinations and corridors for these improvements. In addition to these sections there is a policy recommendations portion of the plan. These policies include implementation of the complete streets policies, a snow clearing ordinance, a bike plan parking ordinance. It was decided that the snow clearing ordinance recommendations would be taken out of the plan due to feasibility of its enforcement. The plan also makes recommendations for updates to the UDO. Some of these changes include reducing parking restrictions to encourage buildings being closer to the street. It was decided that this not be included as the UDO adequately addresses these issues. Other recommendations would be to increase pedestrian connectivity for new developments. It was also a recommendation to reduce lot sizes. This will likely not be included since the UDO and comp plan will likely adequately address these recommendations. Some other recommendations include a long-term ADA transition plan and a quiz being included with vehicle sticker permits. The quiz recommendation would be taken out per input from the Board. Another recommendation from the plan would be for an active transportation plan committee be put together to give input associated with the plan going forward. Their duties would be clearly defined. One concern from the Board would be if larger projects were being held up by a committee of this nature. The duties can be further defined at a future time to ensure this doesn't happen. Another concern would be staff time to work with a group like this, and one recommendation from the Board would be to have the Park District take on this endeavor. Mr. Brown closed by stating that there is citizen interest in this plan to enhance pedestrian safety and bike safety for the Village. In addition, one of Lemont's unique characteristics is its available recreation and a plan like this could enhance this. The plan does not require the Village to do anything, but only serves as a guide to consider for future projects. Trustee Blatzer reiterated that she doesn't want the Village's projects to be tied to this plan or have requirements the Village must follow because of the plan. She also stated that she doesn't want to be accused of not following the plan if the Village is unable to. Mayor Reaves stated that the plan could be used when updating the comprehensive plan. Trustee Virgilio reiterated that the plan allows for guidance in the future if funds were available to make improvements. There was some general discussion on bike lanes through Timberline and Covington Drive. It was debated whether or not there would be adequate right of way to do this without losing parking. Staff would be looking at this and presenting options to the Village Board at future meetings. The item would likely be up for approval at a future Board Meeting with the modifications indicated by the Board.

Discussion of FY 11-12 Final Budget Amendment

Mr. Wehmeier went through the final budget amendment to the FY 11-12 budget. Highlights include and update to state shared revenue as the village's income tax receipts are showing to be slightly higher than expected. License and permits are reduced to \$32k due to lower building permit activity. Fines increased by \$30k, charges for service reduced \$2500 and some other minor changes. Overall, revenue should be coming in at about 9.5 million. There were also some minor changes to expenditures including increase in fuel. Overall, total general fund expenditure is expected to be around \$8.556 million. Over 900k will be moved to fund balance from this year's budget. Other changes include the addition of the Village Hall renovation fund and some expenses relating to the renovation this fiscal year. Discussion closed.

UNFINISHED BUSINESS

Mayor Reaves had some questions for Code Enforcement regarding monitoring of certain distressed properties in town. Mr. LaChappell stated that he has received letters from the banks on these properties saying that the lawn would be cut bi-weekly. If this is not done, the Village will have the grass cut and charge back the bank. Staff would be looking at these properties more closely in the future for violations and other nuisance issues.

NEW BUSINESS

None.

AUDIENCE PARTICIPATION

No Audience Participation

ADJOURNMENT

Mayor Reaves adjourned the meeting at 9:30 PM