

**Committee of the Whole**  
**December 17, 2012**  
7:30 p.m.

A Meeting of the Village of Lemont Committee of the Whole was held on Monday December 17, 2012 in the Lemont Police Department Training Room at 14600 127<sup>th</sup> St. in Lemont, Illinois.

**CALL TO ORDER**

Mayor Brian Reaves called the meeting to order at 7:30 p.m. after the regularly scheduled Village Board Meeting and acknowledged that the following were present:

Trustees Paul Chialdikas, Ron Stapleton, Rick Sniegowski, Debbie Blatzer, Jeanette Virgilio and Cliff Miklos.

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**

Rezoning of Property at SE corner of 131<sup>st</sup> and Parker Road (Paradise Park)

The rezoning of this property was discussed at the November Committee of the Whole. After word of the possible foreclosure of the property, the Village intended to hold a public hearing on the potential rezoning of the property. Subsequent the public hearing the developer contacted the Village requesting the Village cease its proceedings. It is the developer's intention to pursue developing the land as intended in the approved plans. Staff was giving an update since there was concern in prior meetings of the property going to another developer and having rights to build an undesirable development. At this time, staff feels there are enough protections in the annexation agreement and planned unit development where this would not occur, hence there will be no further action on rezoning at this time. The Board directed staff to give updates down the line as they become available.

UDO Amendments – Parking

The Planning and Zoning Commission recently discussed amendments to the DUO for overnight parking of semi trailers on commercial properties and the parking or storage of construction equipment and other similar vehicles on residential properties. For the truck parking, there have been concerns about semi trailers parking overnight in the parking lots of local shopping centers. The Board was in favor of adding language to the UDO to address this issue with any trucks over a typical pick-up truck, would not be allowing to park overnight in these facilities. The idea of this regulation is not to hurt businesses that might have trucks but rather to stop trucks from parking in front of businesses where it is not servicing. If the truck is unrelated to the use of the business it cannot reside on that property. The Board was in favor of adding this to the unified development ordinance. The other item of discussion was geared towards outdoor storage of business property in residential areas, to include commercial bobcats, loaders, etc.

Currently there is nothing in the code prohibiting this type of equipment from residential areas. The Board was in favor of adding this regulation to the code. Discussion closed.

### Eureka Street Parking

Mr. Pukula led a short discussion on a parking issue on Eureka. Staff received a complaint that parking on both sides of Eureka near State Street has caused an issue where cars cannot safely get through both sides of Eureka. The recommendation from staff was to post no parking on the north side of Eureka from State St to Singer Avenue. It was later decided that the no parking should be from State Street to the alley to see if this works to solve the problem. It was later discussed that there are numerous areas of town in which there is no parking posted in which there is no corresponding documentation in the Lemont Municipal Code. The public works department would be locating these areas and bringing the locations to the Board at future meetings for codification with the code. Discussion closed.

### Draft Five Year Capital Plan

The Village staff has been working over the course of the last few months to begin the process of the Capital budget. This will be the first formal capital budget and staff plans to incorporate into the annual budget. The emphasis of the five year plan is based on guidance from the Strategic Plan recently formulated. As part of the discussion the Board reviewed the street resurfacing plan, the road and water projects to be completed as well as the capital equipment. Capital equipment was discussed; the Village will formalize a plan to purchase equipment using vehicle sticker revenue every other year. For road projects, the triangle project was discussed and the Village's contribution in the next budget year. First Street was also discussed as funds from a recent settlement agreement would need to be used the upcoming fiscal year or would be lost. It was decided that the project would go forward with enhanced resurfacing and opening up of a one way route to Schultz Street. The major discussion point was the status of the Illinois Street reconstruction project. Staff had met with State and Federal agencies on potential required ADA improvements to better get an idea on cost for the project. Staff explained that the cost for the road reconstruction work is estimated to be around 1.25 million. The Village would receive close to 100% funding from the State via jurisdictional transfer and federal sources to complete the general reconstruction work. Extras for the project including urban landscaping, street lighting and utility work would be extra and could be paid for using funds from the expiring TIF District. There was much discussion on the topic. Citing potential cost overruns for the project, the Board decided that it would be best to not reconstruct Illinois and instead use remaining TIF dollars elsewhere in the TIF. If the Village decided not to reconstruct the road, it would be left to the state. Discussion closed on the topic.

### **UNFINISHED BUSINESS**

None.

### **NEW BUSINESS**

Mayor Reaves brought up the tragedy in Newtown, Connecticut and how the Village and schools in Lemont are preparing as a result of the tragedy. For the short term, Police would have a presence during morning and afternoon pickup and drop off. Going forward, staff is meeting with officials from the

School Districts to discuss options such as increased security cameras, panic alerts and other mechanisms to increase security. There would be more updates down the line as they become available.

### **AUDIENCE PARTICIPATION**

No Audience Participation

### **ADJOURNMENT**

Mayor Reaves adjourned the meeting at 9:45 PM