

**Committee of the Whole**  
**October 17, 2011**  
7:00 p.m.

A Meeting of the Village of Lemont Committee of the Whole was held on Monday October 17, 2011 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, Rick Sniegowski, Cliff Miklos and Jeanette Virgilio. Trustee Debbie Blatzer was absent.

Also present were Village staff members Ben Wehmeier, James, Brown, Ed Buettner, Dan Tully, George Schafer, Ralph Pukula, Chief Kevin Shaughnessy and Village Attorneys Dan Blondin and Jeffery Stein.

**DISCUSSION ITEMS**

Discussion of Glen Oaks Subdivision, Annexation Agreement

Jim Brown led the discussion on the latest changes to the Glen Oaks development proposal and requests from the developer. Staff will be meeting with the developer again on proposed changes requested from the Village, and staff wanted to obtain additional feedback from the Board. After negotiation and making engineering work, it looks like the unit count will be around 240. The developer was requesting the entitlement of 250 homes stay in the proposal; even though it is highly unlikely 250 could be built. After much discussion, the general consensus that additional language be added to ensure 250 doesn't become an entitlement where deviations from landscaping and engineering would be required to ensure this amount. The full agreement and plans will be available for the public to view. The item is expected to be voted upon formally at a future meeting. Discussion closed.

Discussion of Courtyard of Briarcliff, Discussion of Amending 15.06.020(28) of the Lemont Municipal Code

Mr. Wehmeier led a discussion on a code related issue with Briarcliff townhomes. The Board and staff received a memo from the developer regarding the building code as it relates to masonry walls being required between units in townhomes. This requirement for town homes falls under the International Building Code. Staff will be meeting with the Fire Protection District to discuss in more detail, but staff wanted input from the Board. An idea that was floated that would be pursued by staff would be to offer options for safety that would include a masonry wall, or a sprinkler system. The general consensus was that this would be discussed further with the Fire District. This item would be up for formal approval after these discussions take place. Discussion closed.

### Discussion of Proposed UDO Amendments

Jim Brown led a discussion on UDO amendments already voted upon and passed by the Planning and Zoning Commission. These are minor and related to lot coverage issues, outdoor cafes and dining, and sign materials, among other minor amendments. Additional changes to outdoor dining would be addressed in the municipal code and through the liquor licensing process, per recommendation by the Village Attorney. The items would be up for approval at a future meeting. Discussion closed.

### Discussion of Variation of Subdivision Side yards – Castletown

Jim Brown led the discussion on lot issues in Krystina Crossing subdivision that were brought up by the builder that acquired the property. Staff needed feedback from the Board on whether these would be acceptable. The Board did not have a major issue with the requests, only to ensure the development is consistent with the upscale nature of the original approval. The items would be going the process. Discussion closed.

### Discussion of Plat of Consolidation Request – Smith Farm.

Jim Brown led the discussion on a request in Smith Farms to consolidate two lots. The Board did not have any issue with the request. Discussion closed

### Discussion of Windsor Court Project

The developer of the Windsor Court project wanted to see if there was any interest in changing the annexation agreement to allow for a different type of development. The proposal would be for a senior housing development up front and apartments in the rear. There was some concern over more senior housing in Lemont. The general consensus was that the Board would consider a portion of senior housing but would prefer town homes. There will be future discussion on the topic at later dates.

### Discussion of Illinois Street – Jurisdictional Transfer

Mr. Wehmeier led the discussion on the initial planning that is being done to reconstruct Illinois Street. Staff has sent in a request to IDOT to obtain additional funding for taking over jurisdiction of Illinois Street, and is awaiting the response. There was some concern over taking over the road because of its condition. The State does not do anything with the road currently, and it is a gateway to the community that is starting to fail in places. More discussions will be necessary after an updated figure is given for the road. The initial figure of \$138,000 was much too low for the amount of work that needs to be done on the road. Discussion closed.

### Discussion of Debt/Financing Project Options

Mr. Wehmeier led a discussion on various projects that still need to be completed, and an opportune time to complete these projects coming up. The Village Hall renovation is recommended by staff to move forward at this time due to the deferred maintenance issues that are starting to occur. The Village still

owes a substantial amount of money to the toll way for its interchange as part of an intergovernmental agreement a few years back. In addition, the Village has been presented the opportunity to acquire parcels for redevelopment at 83 and Main for a bargain price. After discussion, the general consensus was that it was time to move forward with these projects. More discussion would be coming at later dates. Discussion closed.

#### Discussion of Strategic Planning Outline

Staff has solicited quotes for a full strategic plan process for the Village. It has been about 6 years since the last one, and this one would take the process a step further and provide business action points following the goal setting stage of the process. As the Village wants to get more professional with its operations, performance measurement focus, and budgeting process, strategic planning will become more important. The general consensus from the Board was to go ahead with the contract. Staff would be obtaining more quotes from other firms to ensure the Village is getting the best price. Discussion closed.

#### Discussion of Second Draft for Purchasing Policy and Purchasing Card Policy

The Village has continued to update and review financial policies of the Village. Two of the first policies reviewed were the purchasing policy and purchase card policy. Staff has updated these policies based on feedback received. The policies would go into effect January 1<sup>st</sup> after training for staff. Since the policies were already reviewed by the Board, there was minimal discussion on the topic. The items would be up for formal approval at a future Board Meeting. Discussion closed.

#### **UNFINISHED BUSINESS**

The Mayor gave general updates on the state of Illinois finance crisis. There are more rumblings that a portion of the local government distributive fund could be back on the table for cuts. The State is still substantially in the red even after an income tax increase.

The Village audit came out, there were a number of points, and majority tied to the software issues. Staff will be issuing an RFP shortly on the new system.

#### **NEW BUSINESS**

None.

#### **AUDIENCE PARTICIPATION**

No Audience Participation

#### **ADJOURNMENT**

Mayor Reaves adjourned the meeting at 9:30 PM