

VILLAGE BOARD  
Committee of the Whole Meeting  
January 13, 2020  
Lemont Village Hall – Village Board Room  
418 Main St., Lemont, IL 60439

**I. Call to Order**

Mayor Egofske called the COW Meeting to order at 6:30 p.m.

**II. Roll Call**

Present were Trustees, Kittridge, Kwasneski, Maher, McClafferty, Sniegowski and Stapleton. Also present were George Schafer, Jason Berry, Mark Herman, Chris Smith, Marc Maton, Ralph Pukula and Village Attorney Mike Stillman.

**III. Discussion Items**

**A. Hamilton's/ 1297 McCarthy Mixed Use PUD Discussion**

Community Development Director, Jason Berry presented this item. JEP, Inc. represented by Patrick and Molly Roche, owners of the subject property and Hamilton's Pub in Lemont, is requesting a Preliminary Planned Unit Development (PUD) to construct a mixed-use building on the vacant B-3 zoned lot at the northwest corner of McCarthy Road and Walker Road. The first floor of the proposed two story mixed use building will consist of Hamilton's Pub in a 6,000 square-foot space, 2,000 square-foot slated for a coffee/café with a drive-through and 2,000 square-foot for office or retail space. The second floor is residential with 3 apartments ranging from 1-2 bedrooms and approximately 1,300 square-foot to 1,600 square-foot in size. Each residential unit will have a private outdoor terrace associated with its space. Residential uses are not typically allowed or requested in the B-3 zoning district and therefore is a request, along with other exceptions to the UDO, to be included in the PUD.

Neighbor discussed building should not be bigger-barriers are being taken away. Neighbors also mentioned bar closes at 3 am and café opens at 5 am. Headlights will be facing bedrooms to the north and noise is to the north by residents not facing McCarthy. Notes from PZC states a fence will be installed which will be open ended.

Neighbor to the north discussed the noise and headlights into her yard. Property values will go down. They would like a privacy fence and some type of screening.

Trustee Maher mentioned he would like a smaller building and hold off on drive-thru. Mark discussed the special use and discussion at the PZC. The concerns were noise, additional buffers, and no limits on drive-thru hours etc. Applicant discussed intent of the drive thru. They would be comfortable with a 10 pm drive thru limit. Mr. Mayor and Trustee Maher agrees the drive thru hours should be discussed. Board also agrees additional trees, foliage and fence needs to be surrounding the property. This item will be presented to board for approval in future meeting.

**B. Notting Hill 129<sup>th</sup> St. Discussion**

Community Development Manager, Mark Herman presented, the applicant and property owner, ET Mansell Construction (Edward T Mansell) represented by Peter Coules, is requesting a major modification to the approved Preliminary Planned Unit Development (PUD) for Notting Hill Townhome Subdivision located at 15411 W. 129th Street. The 45-unit townhome subdivision was approved as a preliminary PUD in 2007 and the PUD approval has been extended every year. The major change to the PUD includes additional exception requests, such as reduced side setbacks, reduced street pavement widths, and increased detention depths and slopes. The proposed PUD major change includes a reduction in total

units from 45 townhomes to 43 townhomes along with updated elevations. There is an additional street and sidewalk connection to St. Andrews Court to the north through the Stonehenge Condominium subdivision.

Other new requests within the approved Annexation Agreement and outside the scope of the UDO such as eliminating all improvements to 129th Street, including right-of-way acquisition, burying utility lines, and realigning 129th Street with the eastern portion of the street and property line. The proposed plat is very similar to the approved preliminary plan from 2007, but the reduction and shift in units, change in elevations, and additional UDO exception requests, require the proposal to go through the major change process. The board is in agreement with the proposed item. Staff will prepare ordinance for approval.

**C. Initial Budget Discussion- Year-to-date Financials and Forecasting Discussion**

Finance Director, Chris Smith presented, staff began the FY21 capital and budget process in November 2019. All capital requests were submitted to Finance in December 2019.

Currently, staff is reviewing all requests and forecasting revenues/expenditures based on various historical trends, developments, and new Illinois laws. Staff reviewed with the Board FY20 Year to Date Financials and various forecasting assumptions, year to date financials – general fund budget.

The board is in agreement with the proposed item. Staff will follow the timeline that was presented for budget process.

**D. Incentive Policy Discussion**

Community Development Director, Jason Berry presented, Lemont 2030 Comprehensive Plan state, the Chicago region competes with other regions in the country to attract businesses, residents, and visitors and Lemont competes with other communities for such resources.

Lemont recently completed a successful round of Business District Improvement Grants, the first grants to local businesses in 5 years, implementing the comp plan action item, establish a Community-Wide Façade and Site Improvement Program. A \$43,000 investment in the grant program leveraged \$125,000 in new commercial construction. With the successful implementation of this program, staff is ready take on the next implementation item, Create a Comprehensive Incentives Policy. With the increase in investment and growth in Downtown Lemont, coupled with the establishment of the TOD TIF in 2018, an incentives policy provides both encouragement and a roadmap for new development.

Staff evaluated 13 municipalities chosen for their recent prominence in attracting new business with the help of incentives as well as recommendations by colleagues in the economic development field.

**E. Strategic Plan Update Discussion**

Village Administrator, George Schafer presented, From August 2017 through April 2018, the Lemont Village Board and senior leadership team engaged in a strategic planning process. The process resulted in a strategic plan covering FY 2018-21. The plan consists of six strategic priorities – the issues of greatest importance to the Village over the three-year period. Associated with each priority is a set of desired outcomes, key outcome indicators, and performance targets, describing the expected results and how the results will be measured. The plan also includes strategic initiatives that will be undertaken to achieve the desired outcomes.

The Village has made great strides on the plan so far and will continue to build upon those successes in 2020 and 2021 as the plan concludes. As the plan wraps up, the discussion will be narrowed to a couple initiatives that will need to be undertaken for the remaining outcomes to be met. Areas that were up for discussion at the January Committee of the

Whole included ones related to annexation and/or boundary issues along with infrastructure and other projects related to the Heritage Quarry Recreational Area (HQRA) and The Forge at Lemont Quarries development.

- IV. Unfinished Business-** None
- V. New Business –** None
- VI. Audience Participation –** None
- VII.** The Committee of the Whole Meeting adjourned at 9:23 p.m.