

VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING

July 15, 2024 – 6:30 PM Village Hall

AGENDA

I. Call to Order

II. Roll Call

Trustees: Ronald Stapleton, Janelle Kittridge, Ken McClafferty, Dave Maher, Kevin Shaughnessy, Rick Sniegowski and Mayor Egofski present.

Staff: George Schafer, Darshana Prakash, Ralph Pukula, Jason Berry and Janet Schatz.

III. Discussion Items

III.A Crossing Guard Services Agreement

The Village currently employs three part-time crossing guards who collectively work approximately 520 hours annually. While they have been an asset to our community, the Village recommends outsourcing this function to Crossing Guard Services (CGS). Outsourcing the crossing guard positions can offer several benefits to the Village including: Outsourcing the crossing guard positions will offer the Village cost efficiency. Currently, the Village incurs an annual payroll cost of approximately \$8500.00 for three part-time crossing guards. However, this figure does not account for the additional expenses associated with recruitment, replacement, mandatory trainings, and equipment. On the other hand, the approximate cost of outsourcing the crossing guards to CGS is \$12,000, which covers all these expenses. This presents a clear advantage in terms of cost savings. Transitioning to outsourcing will not impact current employees as CSG will ensure that all current crossing guards in good standing are offered the same positions, provided they meet all necessary hiring requirements. Employees will immediately have access to CSG expertise and extensive training programs. CGS guarantees that these positions will always be filled, especially at times of unexpected absences. CGS can adjust staffing levels based on school schedules, traffic patterns, or any other needs. Another key benefit of outsourcing crossing guards is the liability management that comes with it. CGS carries their own insurance and assumes liability for any incidents that occur while their guards are on duty. This reduces the legal and financial risks for the Village. Outsourcing the crossing guard function will also provide the Village with administrative relief. By delegating responsibilities such as hiring, training, scheduling, and managing crossing guards to CGS, we can alleviate the administrative burden on staff.

Stacy Patrianakos stated there are three crossing guards in Lemont. This vendor will benefit the Village with training, hiring, equipment and scheduling. Wages will stay the same and they will acquire our current guards. Pay is minimum wage. George mentioned that it is in our budget. Mayor asked if there is any down side. We will pay vendor \$22.80 per guard which includes all services and liability. Board is ok with proposal.

III.B Village Hall remodel

Staff has been working with Tria Architects on a plan to remodel the first floor of Village Hall, replacing open areas with dedicated offices by reducing the amount of filing space (consistent with the Building Division's switch to online permits and plan review), adding an ADA compatible window for the Building Division, eliminating a conference room in favor of additional work stations, and some minor enhancements to the

Finance Clerk areas. The remodel will consolidate Community Development staff as well as create room that will allow the Finance Department to bring a staff member to Village Hall. In addition to design services, Tria was also requested to provide bidding phase services. Two bids were received on June 12, 2024. Tria has reviewed the qualifications of the low bid contractor and recommends awarding the contract to Krause Construction, Inc. for the amount of \$152,700.00. Krause is available to begin as soon as July 31, 2024. Work is to be substantially complete by October 31, 2024.

Jason said we are ready to begin construction July 31 and Krause had the lowest bid. Front line staff will move over to the old PD for 3 months during construction. When finished, communications department will move in. Mayor does not want the bid to increase and stay within this budget. The basic concept is to produce 3 or more offices on the east side of building. Jason will contact Ralph if there is any change orders on project.

III.C Follow-up Discussion - FWL Truck & Trailer Center – Archer Ave Will County I-355 Development

An application was recently filed with the Will County Land Use Department by landowners of property just east of I-355 and north of Archer Ave in unincorporated Will County at 13764 S Archer Ave, with a request to rezone from A-1 Agricultural to C-4 Highway Commercial. The applicants are proposing to construct and operate a truck dealership, associated repair and maintenance facility, as well as a potential corporate office space for Four Way Logistics II, Inc. The request was scheduled to be first heard in front of the Will County Planning Commission on June 18th but was tabled until July. The Village received notice of the hearing with opportunity to comment due to the project being within its planning jurisdiction. Homer Glen and Lockport also were notified due to proximity and we have been in contact with them about the project and plans to offer comment/objection letters. Attached are letters offered by the Village and also a Resolution/letter offered by the City of Lockport. Homer Glen is still contemplating its position at this time. The topic came up briefly at the June 10th Village Board Meeting, then it was discussed at the June 17th Committee of the Whole Meeting and the developers subsequently met with the Village to discuss their proposal. As land owners, developers and county officials will be looking for more feedback in the coming weeks/months on this development and potentially others in the area, it may be beneficial to expand the discussion to look at land use map for these areas and others to start a discussion. This may be the last time the board can discuss at a workshop before a formal resolution can be presented to meet timeframes before county board to meet legal objection threshold, should the board deem necessary.

George Schafer wants to make sure the board is open to this Archer Ave. project. John said they mentioned 100K sales tax per year which is split with Homer Township. They would like to annex in to the Village. Right now we are at the mercy of the Will County board. We would want to approve a resolution with agreements with all parties to our standards. Nitchoff family sold property in this area, believed now to be a trucking company. Mayor mention it would be a good idea to talk to this owner. There will be no trucks parking here rather selling trucks. Trustee Maher would like a pre-annexation agreement and is concerned by the other neighbor's intent, especially if both parcels are/will be trucking companies. Also, we need this neighbor's cooperation to annex in this new trucking company. Jason Berry said the sales tax on what items needs to be understood. Trustee Sniewgoski would like to know what Lemont Truck and Repair is bringing in on sales taxes on truck parts. Trustee Kittridge asked if we can force annex which the village can not. We would like them to bring in the utilities and cover those expenses. Water utilities can be extended from Lemont. The only downside is a possibility of a future hotel equating more sales tax for Village. All agree. Trustee Sniegowski would like to look into the old Nitchoff property, future use and zoning. All board members are fine with development.

III.D Discussion of Case 2024-10 Gas N Wash Main Street Rezoning

Gas N Wash has applied for rezoning from M-1, Light Manufacturing District to B-3, Arterial Commercial District for the 7.19-acre parcel they own at 12935 Main Street adjacent to their fuel station development at the intersection of Route 83 & Main Street for the purpose of additional parking. The B-3 district allows for accessory parking for an established use, with the ability to include truck and large vehicle parking with a four-hour maximum time limit, while the M-1 district does not allow for truck parking without a building on the same zoning lot. Gas N Wash purchased the three lots from the Village of Lemont at the intersection of Route 83 & Main Street for their development, two of which were already zoned B-3. With the final parcel rezoned to B-3, this will extend the commercial corridor further west toward the Downtown. The redevelopment agreement between the Village and Gas N Wash was recently amended by the Village Board to show the accessory parking on the lot at 12935 Main Street also with the creation of a commercial lot in front of the new parking lot along Main Street.

Jason Berry said this is a re-development agreement to build a lot for trucks. This would be a B-3 if rezoned. Trustee Sniegowski is concerned with the four hour maximum parking with no monitoring. He would like to have no overnight truck parking with no idling with signage. Trustee Sniegowski said city of Chicago has no idling longer than ten minutes. All agreed two hour parking with employee parking identified elsewhere.

III.E Proposed Preliminary PUD at 46 Ed Bossert

Staff has begun reviewing a proposed PUD application for the property at 46 Ed Bossert Drive, better known as the Gorski building. The applicant has presented a redevelopment of the site as an entertainment and dining use in two phases; they have also expressed interest in a third phase to include residential development along the north bank of the I&M Canal, west of Ed Bossert Drive.

Jason stated Jerry Kulhanek bought this property and wants to make it The Club, a golf simulator with bar and food. We do have floor plans for Phase 1. Phase 2 will be adding a second floor with an elevator. Parking will be behind the building and currently would not meet our standards. Trustee Singleton said part of the building was built on public property.

Mr. Kulhanek would like to build on the reserve strip. Phase 3 he would build on Village property and extend his parking further west. Trustee Stapleton wants to know what land is he trading. Mayor Egofski said he is open to talk to him but is concerned with parking plans. Road along the canal is accessed by the railroad, village and IDOT. Mayor will sit down with him to get more information.

III.F Discussion of Case 2024-11 UDO Amendments

The proposed Unified Development Ordinance (UDO) modifications are brought forward to the Planning & Zoning Commission and Village Board following repetitive requests. The following proposed changes to the UDO are for discussion: 1. Extending the time allowed in between a public hearing and Village Board action from 90-days to 180-days. (Chapter 17.04.040) 2. Modifying the Accessory Structure section to clarify the regulations regarding pergolas, gazebos, cabanas, pavilions and other similar accessory structures. They currently have conflicting standards. Staff would like to make them consistent and have the same regulations. 3. Clarify if 'cacios' should be added to the UDO or regulated the same as dog runs. Dog runs are allowed in residential zoning districts in the side and rear yard only and at least 10-feet from all property lines. 4. Should accessory structures for a townhome, or attached residential home, be regulated differently than for detached residential homes. Many accessory structures cannot meet the setbacks (such as pergolas) required when located on a townhome lot. Many townhome lots abut open common space (owned by the HOA) which can give the

appearance of a much larger lot than owned by the property owner. Staff is bringing the request forward after several inquiries for accessory structures on townhome lots that cannot meet the setbacks. Should the common space be considered.

Jason stated cabanas, pergolas, gazebos and pavilions as all the same structures. Jason would like to have the PUD preliminary good for 180 days. Amendments will move forward. Trustee Maher would like if there is a demolition, you must grade it appropriately and seeded. Jason said they are subject to the property maintenance code and can be notified. The UDO amendments will move forward.

III.G Historical Society Referendum Options

It was brought up at a previous Village Board meeting to discuss at workshop options to support the Lemont Historical Society. One option was to present referendum options to the community in order to provide support to the organization and for historical preservation in general. The board would have to approve a question in order to certify a question for the November general election by the end of August. Questions for consideration can be binding or advisory.

Trustee Sniegowski noted that the stairs caved in at the society and Village did the repair. He would like to have a reserve for them. Jason said the steeple needs to be painted, the retaining wall needs repaired. Trustee Maher said we do offer grant money to them. Jason said most organizations just react to the problems. Mayor Egofski agrees there should be some infrastructure monies set aside. Maybe \$3K per year. Question is should the Village get involved with operations. Mayor Egofski would like them to put together a capitol plan and give us estimates. We would like to have a one year, five year and ten year plan. The board will support them and have funds available.

New business

Graceview apartments. George will have a meeting with the new management next week. Senator Curran has reached out to the Village and looking into the situation as well. Mike Stillman is checking HUD rules and formula's based on square footage.

There have been several meetings with Village engineers, Chief and staff regarding short term and long term railroad plans. CN and ICC is supporting the rail initiatives and George believes these changes will be next year. Long term plans will be installing quad gates. Amtrak is scheduled for a meeting at Village Hall in August. Phase I engineering near Turnabout is about 50 percent done.

Great Lakes quarry is under review for water quality. Fish died. NDR analyzed the fish and results indicated too much algae and a virus present in water. Northern pike and walleye are not multiplying as expected. Ceco road needs to be redone. Trustee Maher wants to know if we can use grants to improve the banks of the canals by K Steel. George requested Ralph to advise the board regarding maintenance. Trustee Sniegowski said the south wall is caving in, east of Marbella and would be nice to get that repaired near the pipes.

Meeting adjourned at 8:14 p.m.