

APPROVED

COUNCIL OF THE WHOLE MEETING **NEW LENOX BOARD OF TRUSTEES**

**New Lenox Village Hall,
One Veterans Parkway
Monday, August 18, 2014**

#14-21

CALL TO ORDER

The Council of the Whole Meeting of the New Lenox Village Board of Trustees was called to order at 7:03 p.m. by Mayor Baldermann in the Council Chambers of the New Lenox Village Hall.

ROLL CALL

Upon Roll Call by the Clerk, the following members of the corporate authorities answered "Here" or "Present":

Trustees Bowden, Madsen, Dye, Tuminello, Smith, Butterfield and Mayor Baldermann

The following were absent:

None

QUORUM

There being a sufficient number of members of the corporate authorities in attendance to constitute a quorum, the meeting was declared in order.

OTHER OFFICIALS IN ATTENDANCE

Also in attendance were Village Administrator Kurt Carroll, Village Clerk Laura Ruhl, Community Development Director/Assistant Administrator Robin Ellis, Economic Development Director Nancy Hoehn, Village Engineer Will Nash, Finance Director Kim Auchstetter, Building and Zoning Administrator Warren Rendleman, Chief of Police Bob Sterba, and Village Attorney Chris Spesia.

DISCUSSION ITEMS

Discussion of Commons Master Plan

Ms. Ellis reported on the 2014 New Lenox Commons Master Plan. She stated that in March the Village's consultant was before the Board with an overview of plan as it stood at that time. Ms. Ellis passed out a booklet that the consultants prepared. She and the Village Board went over the components and the phasing of the proposed plan. Ms. Ellis

reported the booklet breaks down the plan in to nine different elements. Some of the elements have to be done sequentially and some of them will happen depending on the market demands. Ms. Ellis stated that phase-1 is the proposed pond, the boardwalk and the extension of the ring road to Nelson Road. This is something the Village would be responsible for or possibly partner up with the Park District on developing the open space land to create the destination to generate activity.

Trustee Smith discussed using the proposed pond for all of the Commons detention and possibly getting rid of the current pond and turning that land into a Southside Ravinia. He discussed the current success of the concert series.

Trustee Bowden said if this happens the Board and Staff will have to come up with a new parking plan. She discussed the current parking situation during the concerts.

The Board discussed a proposed design and location for additional parking or a parking garage.

Mayor Baldermann and the Board discussed future concerts.

Ms. Ellis reported that phase-2 would be the development of a restaurant and retail area along Nelson Road. She stated another component to this is to try and open up the view of a corridor from Route 30. There is the ability to take down a part of the FIM building.

Mr. Carroll said that Staff had been in contact with a representative of Jewel, who owns the FIM building, who commented that he liked the Villages ideas and thinks it's a realistic plan.

Trustee Smith asked if the Village could buy the whole FIM building.

Mr. Carroll stated he would like to see if the market place will do the work for us.

The Board discussed possibly purchasing this property and other properties in New Lenox for future investments.

Ms. Ellis went on to discuss the building of the promenade and the access to Route 30. The more long term view would be the redevelopment of the FIM center and other buildings along Route 30 to create a more traditional downtown feeling as you enter the Commons. The next phase is to develop some outlots in the parking lot of Jewel on Nelson Road and extending Independence Road to the AMC Movie Theater. We can negotiate for the right-of-way from DeGroate to under the ComEd facility. The next phase is more long-term, it is the development of the parcel across from Jewel as well as the lot next to Tom Kelly's and the re-development of DeGroate. She went on to discuss the parcels along Old Plank Trail. She said there have been discussions with the consultant about what the best use of these parcels are. These parcels could go commercial, residential or office depending on what the market is. The next phase looks at the redevelopment of the Ace Hardware Center and the final phase is implementing some of the street scape improvements. Ms. Ellis concluded that we will continue to pursue grant funding to help implement some of these improvements so they may be done out of sequence. She said Staff is looking for Board comments and will bring this

back to for formal adoption which will require a public hearing with the Plan Commission.

The Board and Staff discussed possible outlots in the Jewel parking lot.

Ms. Ellis explained this Master Plan will be formally adopted as a component to our Comprehensive Plan which adds a level of authority to it when we are negotiating with developers.

Discussion of VFW Stream Bank Restoration

Mr. Nash reported there is an area adjacent to the VFW along Hickory Creek where there is severe stream bank erosion. He said the VFW has reached out to Hickory Creek Watershed Group to work on a grant for this project. He said the price tag is around \$90,000 where the grant would fund 60% of that amount in cash. He went on to say the Municipality and the owner of the VFW would come up with the rest of the money either in kind labor and/or donations of materials. They are asking the Village for a letter of commitment to them saying we will commit \$10,000 of the initial outfall of this project to get things moving forward on this project. He said the Village would be reimbursed \$6,000 from the grant. He said this project would be submitted in 2015 for grant funding with possible construction in the later part of 2015 or early 2016.

Mr. Carroll noted this is one of the worst spots in town for erosion.

Trustee Smith asked Mr. Nash if they will be using loose rocks or Gabions.

Mr. Nash stated he didn't know the answer for sure. He said they have talked about using loose rock on the bottom and then a stabilize bank with types of native plantings. He said they really haven't gotten that far. They are only at the submitting of the grant funding stage.

Discussion of Credit Card Policy

Ms. Auchstetter reported that the in the Board packet is a draft Credit Card Policy. She explained the Village has one general credit card we are looking to expand this to a few more positions. Ms. Auchstetter explained with current technology there are a lot of operational activities that require purchasing or registering for events on-line and we are finding is the one credit card is being used by multiple departments. The draft policy provides for the Mayor and Board to determine which employees/positions should be issued a corporate credit card. Based on our review of the Village's purchase activity, Staff gave recommendations as to who will receive one.

Mr. Carroll added this will give us more control over the credit cards. He said the goal is to do the business we need to do but yet still give the Board the control. There will be set limits on each card.

Trustee Bowden stated she is in support of this policy as long as there is control and the approval process of the purchases.

Trustee Tuminello expressed his concern about having the credit card number of the Authorization Form.

Ms. Auchstetter said she will take that line off the form.

Trustee Dye asked if the Code of Ethics in Chapter 2 is too vague.

Mr. Carroll indicated that all employees are answerable to the Village Board and it appears to be adequate.

Discussion of Video Gaming in Truck Stop

Mayor Baldermann reported that Lenny's Food N Fuel is working towards becoming a Truck Stop and is asking the Village Board to amend the current ordinance to allow video gaming in Truck Stops. Mayor Baldermann stated as of now, there are no businesses in New Lenox that qualify to be a Truck Stop. He said he doesn't object to this amendment but wanted to bring this to the Board for discussion.

The Board and Staff discussed the requirements that have to be met in order for a business to become a truck stop. Which at this time none of the existing gas stations meet.

- They have to have 3-acres
- There have to be separate diesel islands
- There is a 10,000 gallons of diesel fuel per month requirement
- They have to have parking spaces for commercial motor vehicles

ADJOURNMENT

Motion to Adjourn the Meeting made by Trustee Smith and seconded by Trustee Dye. Upon voice vote, the motion carried. The Council of the Whole Meeting of the Village of New Lenox Board of Trustees held on August 18, 2014 was adjourned at 8:08 p.m.

Laura Ruhl, Village Clerk