

APPROVED

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

**New Lenox Village Hall,
One Veterans Parkway
Monday, January 19, 2015**

#15-02

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, Johnson, Smith, Butterfield, Madsen, Dye and Mayor Baldermann

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, Village Engineer Will Nash, Finance Director Kim Auchstetter, Building and Zoning Administrator Warren Rendleman, Director of Public Works Brian Williams and Chief of Police Bob Sterba.

DISCUSSION ITEMS

DISCUSSION OF LINCOLN STATION APARTMENTS

Mayor Baldermann reported that he spoken to the potential developer of these apartments who has decided to put this project on hold indefinitely.

DISCUSSION OF REQUIREMENTS FOR BUILDING PERMITS – PLAT OF SURVEY, ARCHITECTURAL SEAL AND SOIL REPORTS

Mr. Rendleman reported currently our codes do not require architectural stamped plans for single-family homes. He said some homeowners and builders trying to draw their own plans which can be challenging when you do a review on a plan from someone who's not qualified to draw plans. The goal would be to have an architect who's a designer of

record and is their expertise which will actually smooth the process along. Mr. Rendleman stated he has surveyed neighboring towns with almost all of our neighboring towns require architectural stamped plans for single-family homes.

Mr. Carroll noted that Staff will work with the residents or the builders but this will expedite what they bring in. We will have a quicker turn around if these requirements are met and do a better job of customer service.

Trustee Smith asked if this will be required on new construction and reconstruction.

Mr. Rendleman stated on new construction unless it's a second floor addition where there is a level scrutiny on the lower level to make sure that everything is sufficient.

The Board concurred with the architectural stamped plans requirement.

Mr. Rendleman stated most homeowners have a copy of their plat of survey but there are some cases where the homeowner wants to build a shed, fence or deck and will submit a hand drawn site plan which doesn't show any easements, existing buildings or utilities. He said they would like to see more detail upfront so that Staff can work with the homeowner or the resident at the front window and get some of the smaller projects in and out without having to wait five to seven days for the review and permit. If someone doesn't have their survey the Staff will have to do a longer review and try to come up with details to help the resident. Mr. Rendleman noted that even if the survey is 20-years old nothing has really changed.

Ms. Ellis added starting with the last five years as new construction permits are being closed out Staff is scanning them into the LAMA software system so if a resident cannot find their plat of survey we will have it for them.

Mr. Rendleman reported on the last item being the soils report. He said currently we do not require a soils report for an individual single family residence. The Engineering Department receives soil reports for subdivisions but the actual footprint area of the homes are not addressed. During inspections, we have encountered areas of unstable soil and have required a soils engineer to verify the structural integrity of the soil. As a precautionary measure, we have discussed requiring a soils report with borings at the actual footprint of the building. This report would be submitted with the permit application and would identify any subject soil conditions. We have also contacted several testing companies for cost estimates and the base fee for this type of work ranges between \$200 and \$350.

Trustee Smith stated he agrees with soil reports and said there are differences in the ways that soil reports are taken so the Village should set up certain criteria.

Mr. Rendleman said Staff will set up parameters.

Mayor Baldermann asked Mr. Rendleman to bring the amendment back to the Board with the parameters.

DISCUSSION OF STANDARDS FOR ASPHALT DRIVEWAYS

Mr. Rendleman stated about 20 years ago when the Village came up with the requirements for concrete driveways it was a very detailed spec but they never came up with a detail or spec for asphalt driveways. He stated that Staff surveyed the surrounding towns and found that most of the towns do not have an asphalt specifications. The towns that did have specs they require 6inches of stone base compacted with at 2inch of asphalt material on top. He said if the Board is inclined this will be the minimum requirements for asphalt.

Trustee Smith inquired about inspections. He discussed this difference between the inspections for concrete not being the same for asphalt.

Mayor Baldermann and the Board briefly discussed the problems with asphalt driveways.

Trustee Smith stated if the Village is going to pass an ordinance that is going to improve quality there has to be an inspection.

Mr. Rendleman stated there will be an inspection just like concrete driveways, sidewalks and aprons. He said Staff will inspect the stone and measure at the curb, sidewalk and garage. They will be required to have 2inches exposed.

Trustee Bowden asked if this will be for new driveways and replacements.

Mr. Rendleman stated yes, this will be for both.

Trustee Smith asked if the Staff finds out that a resident does not meet the requirements.

Mr. Rendleman stated that it's not the intention to do more than one inspection but if there are any questions or issues Staff can do re-inspections. He went on to say if the homeowner doesn't pass the inspection they will have abide by the code and do whatever it takes to pass.

The Village Board had a brief discussion regarding issues with asphalt driveways.

The Board concurred with the amendments.

DISCUSSION OF ELECTRICAL CODE AMENDMENTS

Mr. Rendleman reported that in the fall of 2014 the Village adopted the new International Building Codes including the 2011 National Electric Code. The electric code that was in effect prior to that was the 2005 edition of the National Electric Code. The 2005 National Electric Code had requirements for locations that were to be gfi protected. As you may be aware, a gfi is a safety device that disconnects power to the receptacle when a ground fault is detected. They are required in single family homes at locations that are typically considered wet locations and subject to ground faults. Two of the areas where they are required by code are in the garage and basement. This section requires all garage and basement receptacles to be gfi protected; however, the 2005 National Electric Code contained an exception for receptacles that were not readily accessible and receptacles dedicated for an appliance. This exception allowed standard receptacles to be installed in the garage and basement for items such as a refrigerator, freezer, sump pump and ejector pumps. The issue with installing gfi receptacles for these locations is that the

gfi's can be extremely sensitive to moisture and can trip leaving the appliance or sump pump without power. In researching the 2011 National Electric Code, the exception was removed and was not caught prior to adoption. Staff has discussed this code section and feels that the exception should be reinstated.

The Board concurred with the amendments.

Mr. Rendleman reported the other issued with the 2011 National Electric Code is that arc fault protection is required for all living areas in the house including hallways and foyers. When we met with the builders in December to discuss the code changes they indicated that homeowners were having issues with the hallway circuits tripping when they plugged their vacuum cleaners into that outlet. Typically the hallway circuit is only used for the vacuum and has no other loads on it; however, due to the sensitivity of the arc fault circuit, it will trip with the vacuum motor. Staff has discussed this issue and feels that it makes sense to remove hallways and foyers from the arc fault requirement.

The Board concurred with the amendments.

DISCUSSION OF STAND PIPE PAINTING

Mr. Williams said included in the Public Works Capital Improvement Plan is the rehab and painting of the Joliet Highway standpipe. He said the specifications are currently the paint scheme is a white take with the words "New Lenox" in black lettering. He asked for the Boards input.

Trustee Bowden asked if the words "The Village of New Lenox" be added.

The Board discussed the fees for the wording.

Trustee Madsen asked Mr. Williams if he knew what the cost would be to add "Home of Proud Americans" to the standpipe.

Mr. Williams said around \$3,500 - \$4,500 to add the wording.

The Board decided on "The Village of New Lenox" in green lettering.

Trustee Bowden noted the current letters are Forest Green.

COMMENTS OR QUESTIONS FROM THE FLOOR

Bill Walter, 1022 Grandview Drive, asked if the Village has any interest in the park property behind the new Police Station, a possible trade with the New Lenox Community Park District, (NLCPD).

Mayor Baldermann said there has been discussion.

Mr. Walter asked if the Village is working on the lease arrangement with the NLCPD for the Public Works building on Country Creek Drive.

Mr. Carroll reported the Village has an agreement with the NLCPD.

Mr. Walter asked if the Village can fix the doors to the Board Room. He said they do not close.

Mr. Williams explained the problem is the weight of the doors pulls them inward.

Mr. Walter asked if there is a demolition date for the old House of Hughes building.

Mayor Baldermann said the demolition will be soon.

Mr. Walter asked if the Village would be getting an Olive Garden Restaurant.

Mayor Baldermann said that we are always out trying to get businesses to come to New Lenox.

Mr. Walter asked if the Village is allowing new construction homes put in asphalt driveways.

Mayor Baldermann stated the ordinance was amended to say that driveways have to be all concrete or all asphalt.

ADJOURNMENT

Motion to Adjourn the Meeting made by Trustee Smith and seconded by Trustee Bowden. Upon voice vote, the motion carried. The Council of the Whole Meeting of the Village of New Lenox Board of Trustees held on January 19, 2015 was adjourned at 7:43 p.m.

Laura Ruhl, Village Clerk