

# **APPROVED**

## **MINUTES OF THE REGULAR MEETING OF THE NEW LENOX BOARD OF TRUSTEES**

**New Lenox Village Hall,  
One Veterans Parkway  
Monday January 26, 2015  
#15-03**

### **CALL TO ORDER**

The Regular Meeting of the New Lenox Village Board of Trustees was called to order at 7:00 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 Butterfield, Smith, Johnson, Dye, Bowden, Madsen 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 the Village Administrator Kurt Carroll, Village Clerk Laura Ruhl, Finance Director Kim Auchstetter, Community Development Director/Assistant Administrator Robin Ellis, Public Works Director Brian Williams, Building and Zoning Administrator Warren Rendleman, Village Engineer Will Nash, Police Chief Bob Sterba and Attorney Chris Spesia

### **CONSENT AGENDA**

Motion to Approve 7 items on the CONSENT AGENDA #15-03 was made by Trustee Smith and seconded by Trustee Madsen.

- A - Ordinance #2470 Amending Chapter 18, Article V of the Municipal Code – Plumbing Code – Second Read
- B - Minutes of the Regular Meeting – January 12, 2015
- C - Annual Zoning Map Update
- D - Surety Reduction – Hibernia Estates Unit 4
- E - Surety Release – Lenny’s Food N Fuel
- F - Surety Reduction – Leigh Creek South
- G - Surety Reduction – Sanctuary Point

Upon roll call, the vote was:

**AYES:**                    7                    Trustees Butterfield, Smith, Bowden, Madsen, Dye  
Johnson and Mayor Baldermann

**ABSTAIN:**            0

**NAYS:**                0

**ABSENT:**            0

**The motion carried.**

**ORDER OF BUSINESS**

**Consideration of an Ordinance Approving Final P.U.D. Plat – ArciTerra Subdivision – 1<sup>st</sup> Read**

Ms. Ellis reported this is a re-subdivision of the property that is just east of the Jewel-Osco at Schoolhouse and Laraway Roads. When this was approved the site plan anticipated there being an expansion of the In-Line Retail Shops. Because of changes in ownership they are desiring to subdivide the lot and also the common building wall. Each lot would be just over 2.3-acres and based upon the square footage of the existing In-Line Retail and what was originally approved, the expansion would be about 16,000 square-feet. This will have to come before the Board for site plan approval when they submit building elevations. Ms. Ellis went on to say when Staff met with the engineer for the project we expressed some concerns about maintenance that exists in the shopping center. She said because there was a change in ownership there are some common areas and the main access drive that runs east/west that are in need of some attention. Staff asked them to look in to this issues before it's brought back to the Board for second read. The Plan Commission recommended approval and because this is a P.U.D. we are bring the ordinance to the Board for comments or questions.

Trustee Smith asked if language can be added regarding all the common drives being maintained at the same time.

Cole Helfrich of Craig R. Knoche and Associates, petitioner and engineer for the developer, said there is a reciprocal easement agreement in place for the shopping center. He said because this site has remained undeveloped and change ownership it has been difficult for Jewel to get anything done. ArciTerra is a large responsible business developer, shopping center owner and management company from Phoenix. They do not want a poor appearing shopping center. They have talked to Village Staff and are working on enforcing a reciprocal easement agreement and also amending it if necessary. Mr. Helfrich went on to discuss a water main that is not on their property and they don't know exactly where it is. This was discussed with engineering who said they won't be able to locate this water main until the weather breaks. He said they cannot grant an easement on land that is not theirs nor can they compel the adjacent owner to grant an easement. Mr. Helfrich said it is in their best interest to get this issued cleared up and with the addition of ArtiTerra things will get done.

No other comments or questions.

**Consideration of an Ordinance #2471 Authorizing Contract for the Purchase of Certain Real Estate and Assignment of the Contract for Property Located at 120 East Maple Street – 1<sup>st</sup> Read**

Mayor Baldermann reported that the Board has been committed to the redevelopment of the Route 30 area. This property is on the south side of Route 30 and is being assigned to Standard Bank and Trust, trust number #21744.

Motion to set aside the rules and waive second read was made by Trustee Bowden and seconded by Trustee Dye. Upon voice vote the motion carried.

Motion to adopt the ordinance was made by Trustee Johnson and seconded by Trustee Bowden.

Upon roll call, the vote was:

<b>AYES:</b>	<u>7</u>	Trustees Butterfield, Smith, Bowden, Madsen, Dye Johnson and Mayor Baldermann
<b>NAYS:</b>	<u>0</u>	
<b>ABSENT:</b>	<u>0</u>	

**The motion carried.**

**Consideration for Approval of a Proposal for Pre-design Services and Pre-engineering Services for Proposed Route 30 Train Station – Tria Architects & Burke Engineering**

Mayor Baldermann reported that the Board and Staff have had conversation about how New Lenox desperately is in need of a new Metra Train Station on Route 30. We have had initial conversations with Metra and are hoping to have some designs for the Board at the March Council of the Whole meeting from Tria Architects.

Trustee Bowden asked if we are looking to replace the footprint or to change the current train station.

Mr. Carroll stated that the plan would be to move the station further east so it would be closer to the parking and also will also move the trains out of the way of Cedar Road for traffic reasons. He noted that both Tria Architects and Burke Engineering have experience in working with Metra in both designing and engineering.

Trustee Bowden asked if we are going to figure out the location of where the station will go before going forward with the design.

Mr. Carroll stated that Tria Architects will come up with the elements and the look of the train station and Burke Engineering will investigate the feasibility and costs of constructing a new station and platforms.

Jim Petrakos, Principal Architect for Tria Architects, said he will gather information and options for a new station to present to the Board.

Trustee Smith noted this is just a study to see if the possibility of a new train station is even feasible.

Mayor Baldermann stated that he has had some conversations with Metra and they are supportive. He said the Board has tried to find funding sources for this project, one is the redevelopment of Route 30 and Cedar Road that will service this area. The Board has collectively talked about taking the sales tax dollars for this redevelopment and committing them to the bonding for a train station. Mayor Baldermann went on to say he had a meeting with State Legislators and told them we would like some funding assistance for this project. We are diligently looking for alternative revenue sources, not just from the Village. He went on to say this proposal is just to figure out what the train station could look like and the parameters, then we would move forward with the funding.

Trustee Dye asked Mr. Petrakos what other train stations his company has worked on.

Mr. Petrakos answered that Tria had worked on the Tinley Park Oak Park Avenue Station.

Trustee Dye stated that Mayor Baldermann could possibly contact Mayors of other towns that have new train stations to see what sources of funding they used.

Motion to approve the proposal was made by Trustee Smith and seconded by Trustee Dye.

Upon roll call, the vote was:

<b>AYES:</b>	<u>7</u>	Trustees Butterfield, Smith, Bowden, Madsen, Dye Johnson and Mayor Baldermann
<b>NAYS:</b>	<u>0</u>	
<b>ABSENT:</b>	<u>0</u>	

**The motion carried.**

**Consideration of an Ordinance Amending Chapter 18, Article VII, Section 132 of the International Building Code – Asphalt Requirements -1<sup>st</sup> Read**

Mr. Rendleman stated this item as well as the next couple of items were discussed at the last Council of the Whole meeting. He went on to say this ordinance deals with asphalt driveways. The Village never really had spec or details for asphalt driveways so this ordinance addresses this with minimum standards.

Trustee Smith asked if there will be inspections for asphalt driveways.

Mr. Rendleman stated that Staff will probably do a sub-base inspection before the install of the asphalt so we can inspect the dimension of the asphalt. They will be required to have 2-inches compacted.

Trustee Smith asked if there is a way to help the resident if the contractor installs a faulty asphalt driveway.

Mr. Rendleman stated if it's substandard we will have more leverage.

There was a brief discussion regarding the implementing of inspections for asphalt driveways.

The Board agreed that asphalt driveways will have to be held to the standard similar to concrete.

**Consideration of an Ordinance Amending Chapter 18, Article, IV, Section 72 of the National Electric Code – GFI & AFCI Protection – 1<sup>st</sup> Read**

Mr. Rendleman reported the Village just adopted the 2011 NEC and noticed that one of the exceptions for ground faults, garages and basements was not included. This ordinance adds the language from the 2005 addition.

**Consideration of an Ordinance Amending Chapter 18, Article VII, Section 132 of the International Residential Code – Submittal Documents – 1<sup>st</sup> Read**

Mr. Rendleman reported this ordinance will require stamped plans for single-family homes. He added language to the residential code that all single-family homes will now require an architectural stamp. In addition, we will require a plat of survey with single-homes and miscellaneous projects.

**REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS**

**MAYOR**

Mayor Baldermann stated it's nice to see the redevelopment of Route 30 and Cedar Road. The Mayor will come back to the Board for approval of demolition and start moving forward on the construction of new business in that area.

Mayor Baldermann announced this is the fifth year for the property tax rebates. He thanked the Finance Department and all Staff that helps with the process. The Mayor stated that the Village is rebating approximately \$950,000 in rebates. The checks should be going out on March 9<sup>th</sup>.

**VILLAGE ATTORNEY**

No report.

**VILLAGE ADMINISTRATOR**

No report.

**PAYROLL & DISBURSEMENTS**

Trustee Butterfield made the motion to approve our bi-monthly disbursements in the amount of \$1,182,638.50. In addition to this disbursement, approval is needed for bi-weekly payroll in the amount of \$351,131.21 paid on January 23, 2015.

Motion was seconded by Trustee Madsen

Upon roll call, the vote was:

**AYES:**                    7                    Trustees Butterfield, Smith, Bowden, Madsen, Dye

Johnson and Mayor Baldermann

**NAYS:** 0

**ABSENT:** 0

The motion carried.

**QUESTIONS AND/OR COMMENTS FROM THE FLOOR**

Ed Salvas, 117 S. Anderson Drive, stated that across from his home was supposed to be a strip mall. He said the Village annexed around 90 feet of the street. He said the township re-blacktopped the subdivision except that portion of street that is owned by the Village.

Mr. Nash said he will address this road through the MFT.

**TRUSTEE COMMENTS**

**Trustee Smith**

Trustee Smith had no comments.

**Trustee Bowden**

Trustee Bowden had no comments.

**Trustee Dye**

Trustee Dye said she's glad to see the buildings will be demolished on Route 30 and Cedar Road.

**Trustee Butterfield**

Trustee Butterfield asked if Buffalo Wild Wing's would be opening soon.

Mr. Rendleman reported that Building Department is in the process of doing final inspections. He said they would like to get their Certificate of Occupancy this week and still have a couple weeks of cleaning and training. Probably mid-February.

**Trustee Madsen**

Trustee Madsen had no comments.

**Trustee Johnson**

Trustee Johnson had no comments.

**ADJOURNMENT**

Motion to adjourn the meeting made by Trustee Smith and seconded by Trustee Dye. Upon voice vote, the motion carried. The Regular Meeting of the Village of New Lenox Board of Trustees held on January 26, 2015 adjourned at 7:35pm.

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Laura Ruhl, Village Clerk