

APPROVED

MINUTES OF THE SPECIAL MEETING OF THE NEW LENOX BOARD OF TRUSTEES

**New Lenox Village Hall,
One Veterans Parkway
Wednesday – July 8, 2015
SP#15-01**

CALL TO ORDER

The Special 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 Smith, Johnson, Bowden, Dye, Madsen, Butterfield 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 Administrator Kurt Carroll, Village Clerk Laura Ruhl, Finance Director Kim Auchstetter, Community Development Director/Assistant Administrator Robin Ellis, Public Works Director Brian Williams, Village Engineer Will Nash, Police Chief Bob Sterba, Building and Zoning Administrator Warren Rendleman and Attorney Chris Spesia

DISCUSSION OF LINCOLN STATION APARTMENTS

Mayor Baldermann started the meeting by saying this is a Special Meeting for the residents of New Lenox to hear the developers presentation and to ask questions about Lincoln Station Apartments. He thanked the residents who came to the meeting and explained the Village Board will not be taking a vote this evening. This item should come back to the Village Board for a vote on July 27, 2015.

Richard Gammonley, representative for Lincoln Station Apartments, thanked the residents and Village Board for holding this Special Meeting. He presented a PowerPoint presentation of the proposed development. Mr. Gammonley went over the history of the 16-acre site. He stated this site was previously approved for a multi-family project. He discussed the proposed Rt. 30 redevelopment that will create a new commercial corridor for this section of the community. Mr. Gammonley went on to discuss the projects that were previously completed by New Lenox Development, LLC.

David Kennedy, architect for this project, started out by saying this has been an on-going process and how they have been before the Plan Commission and Village Board. They

have made a lot of changes to this project. Mr. Kennedy went over the building structure saying there are four buildings that are approximately the same size and footprint with 78 apartments in each. The ground floors will have 45 enclosed parking spaces for residents. The other parking spaces are on the surface surrounding the buildings. He went on to discuss the clubhouse in the center of the site. This is a rental community with a lot of activities that can take place on the site, an outdoor pool, open space, small playground, walking paths that connect to the sidewalk on Route 30 for people to walk to shopping. Mr. Kennedy reported there will be two buildings on the west side separated by green space and driving lanes, and two buildings on the east side that are an "L" shaped configuration also relating to each other. Mr. Kennedy reported there are 312-units planned in the four buildings with a state of the art clubhouse which is about 3,000 square-feet. The units are 65%-70% one-bedroom with the remaining being two-bedroom units with 14-units on each floor. A lot of the single units are in the center of the building with the 2-bedroom units are on the ends. Every unit in the building has a balcony and on the top floor there will be larger terraces to give the building character and a little more setback. He went over the elevations. These buildings are a prairie style look with horizontal banding, different use of materials. Mr. Kennedy went over the design of the signage. The clubhouse is a single-story building with locker and changing rooms, fitness center, theater screening room, leasing office and a party room for residents and guests.

Mr. Gammonley went over the amenities for the units saying each unit will have 9-foot ceilings, granite counter tops, stainless steel appliances and hardwood. The site will have an outdoor pool and clubhouse, a jogging path connecting to Rt. 30 and the entire site. The clubhouse will have a coffee station, full time concierge, leasing agents, movie theater and screening room, locker rooms, bathrooms and changing rooms, party and media room and a deck off the rear adjacent to the pool. This project is a condominium project with the only difference being the form of ownership. In addition there will be bocce ball, horse shoes and volley ball. Mr. Gammonley went over the rental prices of the units. He stated a year ago rents were pegged at about \$1.72 a foot. At that time it was requested by the Village to retain a market consultant for a market study. The study was done and the units came in at \$1.75 a foot which equates to an average of \$1,600 a month, some units higher and some lower. We recently had spoken to the consultant again and were informed that the rate had increased by \$.10 a foot which now makes the average rent \$1,700 a month. Mr. Gammonley discussed the financial impact over a ten year period saying School District 122 will receive \$4.3 million dollars in tax revenue, High School District 210 will receive \$2.26 million, Community College District 525 will receive \$324,000, Village of New Lenox \$377,000 and the New Lenox Park District will receive \$333,000 from this project. Mr. Gammonley went over the traffic study and traffic impact. They hired a firm to conduct the traffic study and it was discovered that in the morning there would be about a 6.5% traffic increase and in the afternoon there would be about a 5.3% traffic increase. They believe in synopsis that this is an excellent complimentary use because the traffic patterns are opposite from the Metra Lot peak direction. He said the overall intersection of service remains at a level of service "B" during both peak hours with the built out development and 5% growth. Mr. Gammonley stated without the project this intersection was a "B" and with the project it stays the same. He said one of the earlier comments that were made was, what are some of the effects be of the buildings in terms of sightlines. Mr. Gammonley went over the elevations of the buildings and went over site line studies. He noted they did acquire the Statuary property and it is being planned for a commercial center of about 9,000-13,000 square feet which will fit in nicely with the Route 30 Corridor Plan. Mr. Gammonley

addressed the Board saying they chose New Lenox for this development because of its positive growth. He said there's been a change in lifestyle over the last several years and there's a new breed of individual who doesn't necessarily want to buy a condominium or can afford one. He stated there is a demand for this type of project. The market study was performed as required and they came up with a price which exceeded our price by about \$.03 a foot. They also verified demand, we had anticipated conservatively that from the start of the project to the finish it would take about 36-months to lease the project out, the report came in at 28-months. It exceeded our expectations in terms of demand for this type of product. He said there is no other choice like this in New Lenox. Mr. Gammonley went on to discuss the type of people who might possibly live in this development. He said from the approximate 2,000 units they have developed about 70%-75% come from the community with direct ties; children of the town's residents, parents and grandparents, empty nesters, young professionals who can take the train (these people typically have no children or have infants or toddlers who won't make impact on the schools). He went on to say in the 2,000 units they developed they did a study called the Naperville Study where they came up with 7 kids in grade schools range and 12 high school age students. Mr. Gammonley continued naming types of people who may live in this development like doctors and nurses from the nearby hospitals. These are the demographics that are going to make up 70%-75% of the people who are looking for this type of lifestyle and living. He said there are numerous projects going up in affluent communities because of the demand for this type of lifestyle. They have a list of 70-80 people with inquiries of when will this project will be done. This project will be a success because it's a reflection of the success of New Lenox. As long as New Lenox's growth continues this project will be successful and continue to grow with it. They have chosen to invest \$60 million dollars in this project. We believe this parcel is the right parcel for this project, he believes there is no other parcel for this project that is more suited than this piece. Based upon being bordered on both sides by the railroad, golf course, retail and the proximity to the train station. There is not a better piece of property that's more suited and complimentary to the commercial and re-development of Rt. 30 corridor. Once again, this site was previously designated multi-family. In the Village's Comprehensive Plan it talks about this site being a Transit Oriented Development. This site was originally designed for luxury condominium project which is just a different form of ownership. This is set up as a campus style living with a lot of amenities and a lot of options and places for tenants to go to within the project itself. Mr. Gammonley said he wanted to put any rumors to rest and say this is not a Section 8 project, this is a high-end luxury project that which will improve New Lenox.

Mayor Baldermann thanked Mr. Gammonley and the other representatives of this development for their presentation. He thanked the residents who signed up to speak.

Trustee Dye stated the Board had previously expressed concerns regarding the maintenance of the buildings once New Lenox Development Company, LLC is finished with the project. She said given your experience with the other 2,000 units they had built, what type of safeguards have been put in place to make sure the buildings are maintained.

Mr. Gammonley answered that the number one safeguard is to hire the right management company and to make sure they enforce all the rules and regulations so everyone has an enjoyable experience living in these developments.

Resident comments and questions –

William Walter, 1022 Grandview Drive, asked what the square foot of the apartments is.

Mr. Gammonley, the average is about 849 square feet.

Mr. Walter, what about the security of the people.

Mr. Gammonley, each building will have an entry system so that a tenant or visitor will have to either be buzzed in with a code or you will have to be buzzed in by one of the residents. Each tenant will have a faub for the clubhouse.

Mr. Walter, have you had the opportunity to smell the odor in town on a Saturday or Sunday before you invest \$60 million dollars. Has this been taken into consideration?

Mr. Gammonley, I would be lying if I said yes. We have spent many, many days on the site, walking and trudging through picking up golf balls and have not smelled anything.

Mr. Walter, is this building a stick built unit.

Mr. Gammonley, this building will comply with all building codes. It will be a masonry and concrete structure, it is not stick built.

Mr. Walter, is the building sprinkled.

Mr. Gammonley, it will have a sprinkling system according to code.

Mr. Walter, parking is enclosed in some cases. Is there extra parking for people to come and visit tenants.

Mr. Gammonley, yes, we have parking for the residents and for visitors as well as we are land-banking two sites to see what the parking demand is. If the demand exceeds what we have projected we will have the ability to add spaces.

Mr. Walter asked Mr. Nash if there is enough water and sewer capacity in that area.

Mr. Nash stated yes, we do have the capacity at the plants as well as water.

Mr. Walter, the developer will invest \$60 million dollars in the Village of New Lenox and these will all be rentals, not condominiums?

Mr. Gammonley, yes, but we are designing this project so that at some point, and some day when the need changes, and the lifestyles change it's as simple as getting a legal description and changing the form of ownership to condominiums.

Mr. Walter, what about fire protection for a six story building.

Mr. Gammonley, we've met with the Fire Department and have done preliminary studies. They studied the ladder heights and ladder reaches and these buildings has met their preliminary requirements.

Marsha Nelson, 14221 Us Hwy 6, questions were answered.

Mike Carduff, 1045 Lake, questions answered.

Lori Lindberg, 205 W. Maple, has concerns about the infrastructure because of how tight the downtown area is. There are problems with the trains, even if we move the Metra station we still have that issue. This is a grave concern because it's almost to the point where people can't turn into or out of our businesses. I understand the part where people want to commute and hopefully they would use the trains. Three hundred units being built will not only have single occupancy, sometimes there are three people living in a one-bedroom apartment. A lot of times there are two drivers in a one-bedroom apartment. Ms. Lindberg expressed her concerns with the sewer and water capacity and said the odor is really a problem. We also have flooding issues that come from Prairie Road and Cooper Street. This is a bottle neck and the water needs to be taken to Hickory Creek. There are problems with run-off all the way from Laraway Road. If you look at the EPA floodplain maps from the 1960's-1980's you will see how wide these have become and they are all funneling down to this area. Every development that has gone on never did the proper job of doing their retention. The Francis House and Triple R Daycare has a huge retention pond for a 2-acre parcel, and there's tons of greenspace to absorb the water but I'm not seeing that at this development where there is already an issue. I really care about revitalizing the downtown area but if we make so much traffic that we can't encourage people to come because they don't want to deal with this. There was a comment made that there is not another site that this project can go is not true. Hazel Francis donated a lot of land to Silver Cross Hospital on the NE corner of Cedar and Laraway Road where there are two railroads that cross. These are beautiful buildings which would show up beautifully at that location, and the people are right near a Metra Station. There's not a lot of congestion there and people have other ways to get there and this area will eventually have more shopping and facilities. In the current location we are trying to put a size 10 foot in a size 8 shoe. If we didn't have Walmart, which already brings a lot traffic, it might be a situation. Bottom line it's a nice project in the wrong location.

Sue Wolfe, 114 Oak Drive, I was wondering how many parking places are allowed for each unit.

Mr. Kennedy, 1.66 spaces per unit, and if the land bank parking is all installed it increases to two per unit.

Sue Wolfe, has owned an apartment building in downtown Mokena and know the traffic that is generated. For the most part even the one-bedroom apartments had at least two cars, sometimes even more.

Laura Murphy, 702 Pintail, is there a restriction on the number of people occupying any particular unit in the building?

Mr. Gammonley, one-bedroom apartments are restricted to two adults and two children and two-bedroom are restricted to two adults and three children.

Ms. Murphy, what if your rentals don't go as anticipate, how quickly can the rental amounts be dropped?

Mr. Gammonley, we are not anticipating this, we made our decision based upon what we believe the market will support. The market study that has exceeded what we will support with an absorption that is almost one-time quicker than what we thought. So again, this is not something that we expect to happen.

Debra Price, 330 Roberts, agreed with the points that have so far been made. Many of successes the developers are talking about have been with condominiums and townhomes as they have said. Rental units are a completely different thing, we are already one of the lowest occupied ration towns in our area. This would drive us even lower. There is a lot of data that shows there is a direct correlation between the owner occupancy ratio of a town and the standardized test scores of the schools. The lower the owner occupancy rate the lower the test scores. I spent the last couple of days looking at data from the Census Bureau and the Illinois State School Website. Ms. Price just wanted to express her concerns.

Mayor Baldermann stated that during the developer's presentation he talked about your other projects and townhomes more than apartments. Of the projects discussed that are condos, what is the most recent project they built that were condos as opposed to rentals.

Mr. Gammonley, to answer the question of the difference between condo and apartments, there really isn't a difference in terms of marketing these projects

Mayor Baldermann stated that he thinks it's a hard sell to convince people that if you own something you don't take a little more pride in it then if you were renting something. You have more vested in it whether it's your 20% or whatever it is. Not to say that people that rent apartments don't care about their property.

Mr. Gammonley said there's not a difference in the marketing of an apartment and a condominium. All you're doing is simply aiming your marketing at a buyer or you're aiming your market at an apartment renter.

Mayor Baldermann said another question which was asked was how long you will wait to drop the rental rates in order to fill the buildings. You can't necessarily trust the market study.

Mr. Gammonley said obviously you can't trust the market study but based upon the other communities that are doing these projects and what the rates are, there's a certain level it won't go below. They might say it's not absorbing as fast as you want so we might do a one month free incentive and drive up your absorption that way.

Tim Rossborough, 753 Stacey, is the building brick and block?

Mr. Gammonley, the building is brick and stone with some accents of stucco.

Tim Rossborough, what is the structural part of the building, block, precast or wood?

Mr. Kennedy stated the structure has not been designed yet but in order to meet the Type 2 construction it is either going to be a steel frame or they potentially could be plank, but

once again, it hasn't been decided yet. The exterior wall can also be metal stud with masonry veneer which also meets the Type 2 construction.

Tim Rossborough, I am a brick layer by trade and also represent Union workers in the area. When a building is built like this you should go with a 100 year old building. This building will be in this town for 100 years or so just like the schools that are brick and block construction. There's no maintenance. If you go with metal stud and veneers you are looking at problems in 20 to 25 years. Do have funding for the whole project?

Mr. Gammonley answered our funding is contingent on final entitlement through the Village.

Tim Rossborough, are you going to start one building and try to rent that out or are you going to build all four buildings going up at one time?

Mr. Gammonley stated the project is being built in two phases, phase 1 will consist of buildings 3 & 4 and the clubhouse, which will go up immediately. Once those buildings are completed they will proceed with phase 2 which is buildings 1 & 2.

Tim Rossborough, what kind of partition walls are in this project?

Mr. Kennedy answered the unit separations will be by code, drywall and metal studs.

Tim Rossborough, we have a rise of people who own guns. These are small units with bedrooms back to back. If you shoot a gun through double drywall walls it will go right through. Whoever is sleeping on the other side of the wall has serious problems. This should be taken into consideration. Is the planking Flexicore or is it wood.

Mr. Kennedy, we haven't decided yet, it will either be Flexicore or steel which would be composite steel decking.

Tim Rossborough, the buildings are beautiful and hope you will look at the local labor force in town to do the construction of these projects. The local economy has been down so if you are going to bring a project like this to New Lenox there's a lot of people that would like these jobs.

Mr. Gammonley stated that most of the sub-contractors that have been used since the start are from the south and southwest and we use Illinois Brick as their supplier.

Larry Richards, 21 Warren, is subsidizing possible down the road?

Mr. Gammonley said this is not a subsidized housing project. It has never been applied for and it will never be applied for a subsidized housing project.

Marie Swanson, 708 S. Cooper, questions have been answered.

Don Swibes, 224 Roberts, questions have been answered.

Carrie Grafrath, 741 Longlane, I live in an apartment building like this in New York and love it. I love New Lenox. There are a few thing that should be different like the airspace

and parking. It is a wonderful location and amenities. One of the reasons they picked their apartment in New York is because of its location being next to the train. They do not have a car in New York or need one because they take the train everywhere. There are young families in her building. Her daughter's friends do not live in New Lenox because they cannot afford a home and the upkeep of the home, so this kind of apartment structure is what they would like. They are college educated with good jobs and looking for a place with these amenities. We desperately need this type of development in New Lenox.

Gilbert Contreras, 9 Warren, there's too many one-bedroom apartments. He would like to see one of the buildings designated for senior citizens then he would move in. Mr. Contreras questioned the smell of the WWTP.

Mr. Williams stated there has been an odor coming from the WWTP for several years. We have taken operational changes and improved the odor units at the plant and going forward and looking at more commercial units to handle an increased capacity.

Mayor Baldermann stated years ago in an effort to try and be frugal our Staff created their own equipment to try and deal with the WWTP. We have budgeted for and are buying commercial grade equipment which we should have in a community of our size that will handle this issue. Regardless of whether this development is approved or not the odor situation has gotten better but will get much better with the commercial grade equipment.

Gilbert Contreras, I have seen some of you projects and they are nice but would like to see more 2-bedroom apartments.

Mayor Baldermann noted that the Board was looking for more one-bedroom apartments. If this development is supposed to be geared towards young people looking to take the train downtown or empty nesters or seniors, a one-bedroom apartment should be sufficient. Mayor Baldermann came from a community that had a lot multi-family housing where there might be people that live there with four kids to get into the schools and take advantage of the system. That's why the Board thought 65-70% one-bedroom really keeps the focus on commuters and empty nesters. This is not something that come from the developer but from the Board.

Trustee Bowden added this request was also because of the parking and the traffic.

Erin Langlois, 200 W. Maple – left the meeting.

Dion Calandriello, 725 Peregrine, thanked the developer for coming to the meeting and explaining everything. He echoed the sentiments of the Mayor and some of the other residents regarding apartment vs condos. He echoed the sentiments of the building materials that were presented. As a person who commutes downtown the main emphasis is the congestion of that area and the intersection of Rt. 30 and Cedar Road. He wanted to go on record saying adding the 300-units in this area will make this impossible to get through. This is my main concern.

Mayor Baldermann stated that before he was Mayor the widening of Cedar Road caused a major stir for the people who lived there. There were yellow ribbons on the trees. We were able to add a third lane which really helped the traffic problems and helped the

residents get in and out of their driveways. We do believe building a new train station and moving it to the east will help with some of the traffic. We are doing what we can but acknowledge that it's tough.

Nancy Story, 719 Amber, I echo all of the concerns regarding the congestion and the quality of the construction. She commented that New York is very different than New Lenox. You do need a car when you live in New Lenox. She knows a lot of young people and they don't want to live in New Lenox. Her daughter lives in a complex very similar to this and it's very nice but New Lenox is not that certain kind of community. She expressed concerns about the wildlife. Also I'm concerned that the developer says there won't be subsidized housing but what happens when they don't own it anymore. Also, will the developer be able to get the amount of rent they are asking for. It's a high rent which is good to attract yuppies but yuppies don't want to live here.

Mr. Gammonley stated in terms of the construction we are going to be building these buildings in compliance with the New Lenox Building Code. The construction is going to be per-code. As far as who wants to live in New Lenox, your children might not want to live here but your neighbors might. There is a desire by young professionals and to be in this community and far as the marketing study in terms of what's been projected, we have done our own research and we have a market study that echoes what we did. We feel comfortable enough to invest \$60 million in this project.

Nancy Story, the developer says this project will generate revenue, where will the revenue come from.

Mr. Gammonley stated the taxes on the property once it's fully developed.

Nancy Story, whos going to pay the taxes.

Mr. Gammonley stated the project itself.

Nancy Story, what kind of tax break will the developer get.

Mayor Baldermann said there is not tax break of any kind from the Village.

Mr. Gammonley said we are not seeking any tax break nor have we been offered any.

Nancy Story, since all the retail has come to New Lenox not only have we had theft but we have armed robberies and violent crimes.

Mayor Baldermann expressed concerns about the comment Ms. Story made. The three armed robberies were committed by long time New Lenox residents that lived here long before the commercial development came. Anytime you build a store you are going to have retail theft. The more people who move to a town and the more amenities you have its invariable that there will be some crime.

Nancy Story, what will the impact be on the schools. Will there be overcrowding?

Mayor Baldermann noted the developer went over the statistics of the 2000 units they have there are 19 total students in the schools.

Mr. Gammonley said there will be restrictions, but this is something that can be looked at. He added this project will be contributing close to \$10 million dollars over 10 years.

John Story, 719 Amber, if this development is passed by the Board how long before construction starts.

Mr. Gammonley stated realistically to start next spring and finished in 3-3½ years.

Judy Gorman, 1711 Pine Grove Lane, questions were answered

Nick Schmidt, 880 Belot, who is going to own this complex.

Mr. Gammonley reported the ownership of the complex will be retained by the New Lenox Development, LLC who will retain a manager or someone internal to manage staff. We will be hiring the staff.

Nick Schmidt, I don't see for this area getting \$1,700 for a small apartment going between two railroad tracks. I think you will have a hard time filling this development. Mr. Schmidt is concerned that if the apartment buildings are not full the developer will lower the rents to fill them by subsidizing. As a Mayor and Chief of Police you want to control crime as best as you can and bringing in subsidized housing is not the best way to do this. I understand this is not the plan, as of now, but anything can change down the road.

Bob Kosche, 881 Belot, questions were answered.

Kevin Schoenhofen, 779 Lexington, will there be in-unit laundry.

Mr. Gammonley said each unit will have in-unit laundry.

Kevin Schoenhofen, I'm in the construction business and hope your company decides to go with Union labor.

Mr. Gammonley noted we have always used Union labor. We are not or will never be subsidized housing. We are not approved for it nor are we asking for it. There is a process that goes with subsidized housing, you can't just stop in the middle of a project and turn into subsidized housing.

Kim Tepper, 2452 Cattleman Drive, questions were answered.

Kim Sterne, 771 Lambeth Ln., left the meeting.

Robert Buonadonna, 791 Wildwood, discussed the issue of crime saying he was on a grand jury for 90-days and heard thousands of cases and a very small fraction were from New Lenox. Where ever you have retail there will be retail theft. I think you are short on the parking and that this might be an issue. He asked if they will put all of their infrastructure in place so when the other two building are built there won't be a mud ball in the field.

Mr. Gammonley stated that is correct, the infrastructure will go in first for the entire project. The 2,000 units that were part of the Naperville Study found that 1.56 was the ratio for parking. Assuming that every single person in the building will have two cars per unit which is what we have provided.

Robert Buonadonna, how are we separating the Metra parking lot from this project?

Mr. Kennedy reported there is a direct access between the two lots that is required by New Lenox because of safety. We are also going to have signage and management that will make sure the residents have adequate parking.

Trustee Dye asked in the presentation they said on the weekends that the overflow would be in the Metra Lot which is not as full at that time.

Mr. Kennedy stated that's certainly possible and there are parts of the Metra Lot that are not utilized.

Mr. Gammonley said this was discussed as an option. We have over what the national average in terms of parking. We have land-banked the additional spaces so we have safety precautions in place in the event that we over achieve.

Trustee Dye asked the statistics are Plan A and the Metra Lot is Plan B?

Mr. Gammonley stated the statistics are Plan A, the land bank parking is Plan B and the Metra Lot would be Plan C.

Trustee Bowden asked what the trigger point for parking would be.

Mr. Gammonley stated the residents will complain if they can't find parking and then they won't want to lease from us.

Trustee Smith asked what does the rent cover for each unit.

Mr. Gammonley stated the rent covers water, rent. The tenant will be responsible for their gas and electric bills.

Colleen Bean, 762 Pintail Drive, how many of your projects that were discussed are apartment buildings.

Mr. Gammonley said about 50% of all the projects are apartment buildings.

Colleen Bean is concerned about the parking. Statistics show 1.56 parking spots per apartment, which would be 468 cars. Between 7-8am you expect 115 cars to be coming in and out of the complex, that's only 25% of the cars that are in the complex. What are the other 75% doing? It doesn't seem realistic.

Mayor Baldermann asked Mr. Gammonley if they are assuming the other vehicles will be empty nesters or train commuters.

Mr. Gammonley stated the professional traffic study was done and one of the changes is that the commuters are not always 9am-5pm. There are a lot of people that have different hours they work. This changes some of the counts.

Colleen Bean, this area is very congested and one solution would be to have one less building. Did anyone from the Village ask Orland Park what their successes or failures are with their apartment building?

Mayor Baldermann stated we have absolutely had conversation with Orland Park. There are differences of course, we are not fans of the one giant building with 300-units. Whether this gets approved or not a major improvement is this is a campus style complex.

Mr. Gammonley stated that the apartment buildings in Orland Park are at 97% occupied with a waiting list. The rents in Orland Park are about \$200 a month over what these rents would be.

Meg Zeier, 115 S. Prairie, I don't think this project can work here. There's not enough green space, where will all the water go. She is also concerned with the traffic. What happened in 2007 when the other development was supposed to be constructed?

Trustee Smith stated the bank crisis.

Meg Zeier, more people her age are looking for ranch townhomes than buildings with all these units in one building and where you will spend \$20,000 a year in rent. This project will not work here.

Mr. Gammonley stated there is actually more green space with equivalent FAR.

Sue Smith, 701 E. Bentley, questions were answered.

Pat Matyasec, 808 Joliet Highway, asked if there will be double drywall between each unit.

Mr. Gammonley stated the construction methodology has not been worked out but in terms of the actual construction of the units we fully intend to comply with New Lenox Village Code. There are various different ways to construct but the key is to make sure the sound doesn't transfer and you don't hear your neighbors. He went over the system.

Water Chase Resident, how they will prevent Metra riders from parking in the apartment parking lot.

Mr. Gammonley stated the management company will police this and there will be signs up.

Water Chase Resident, how will the residents of the buildings making a left hand will turn on to Prairie Road.

Mr. Kennedy stated the cars will have to yield to traffic coming out.

Trustee Smith thanked the residents for coming to the meeting and being involved.

Mayor Baldermann thanked the residents for being a part of the meeting. He stated the seven Village Board members live in New Lenox and want what's best for the community.

Trustee Dye stated at a previous meeting the developer said they would try and talk to IDOT about extending the left turn arrow coming out of the parking lot so more traffic could get through on Prairie and Rt. 30.

Mr. Gammonley said it was discussed.

Mayor Baldermann stated the Board will look to take action on this project July 27, 2015.

ADJOURNMENT

Motion to adjourn the meeting made by Trustee Smith and seconded by Trustee Dye. Upon voice vote, the motion carried. The Special Meeting of the Village of New Lenox Board of Trustees held on July 8, 2015 adjourned at 9:04pm.

Laura Ruhl, Village Clerk