

APPROVED

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

**New Lenox Village Hall,
One Veterans Parkway
Monday August 10, 2015
#15-20**

CALL TO ORDER

The Regular Meeting of the New Lenox Village Board of Trustees was called to order at 7:02 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 Johnson, Bowden, Madsen, Butterfield and Mayor Baldermann

Absent: Trustee Smith

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, Village Engineer Will Nash, Police Chief Bob Sterba, Building and Zoning Administrator Warren Rendleman and Attorney Chris Spesia

CONSENT AGENDA

Motion to Approve 4 items on the CONSENT AGENDA #15-20 was made by Trustee Johnson and seconded by Trustee Bowden.

- A - Minutes of the Regular Meeting – July 13, 2015
- B - Proclamation – Chef's Appreciation Week
- C - Ordinance #2510 Rezoning Property – Lot 80 Fieldstone Unit 1 – 2nd Read
- D - Resolution #15-25 Celebrating the 25th Anniversary of the Passage of the Americans with Disability Act

Upon roll call, the vote was:

AYES: 5 Trustees Butterfield, Madsen, Johnson,
Bowden and Mayor Baldermann

ABSTAIN: 0

NAYS: 0

ABSENT: 1 Trustee Smith

The motion carried.

ORDER OF BUSINESS

Consideration for Approval of an Ordinance # 2511 Authorizing Development Agreement – Lincoln Station Apartments – 2nd Read

Ms. Ellis reported the representatives for Lincoln Station Apartments have come back to the Board with a revised plan reducing the number of units from 312 to 208. The two buildings on the western portion of the site have been reduced to in height from 6-stories to 5-stories and the building in the northeast corner remaining at 6-stories. The second building in the back has been replaced with a 9,500 - 10,000 square foot potential commercial use based on the parking that would be provided in conjunction with that. This plan does anticipate about a half-acre land donation to the Village adjacent to the existing detention pond for Metra. Although the numbers have been reduced, the mix of units would be 50/50 split between one and two bedroom units. The way that the site is parked they have just under 2.2 parking spaces per unit with land banked parking adjacent to the two buildings in the front that would provide another 49-spaces which would bring them up to 2.4 spaces per unit. Peak times for the residents would probably be off peak times for the Metra Lot, so if there were a need for additional parking they could park in the Metra Lot on nights and weekends. Ms. Ellis noted that she had highlighted the conditions of the ordinance in the Board packets. She asked for comments or questions.

Mr. Gammonley stated he heard the comments and concerns of the Board and the residents and made the changes. He went over the number of units and changes to the parking.

Mayor Baldermann stated the phasing remains the same with the first two buildings and the clubhouse being built at the same time, the clubhouse being built first.

Mr. Gammonley stated this is correct. He reiterated they will not be seeking H.U.D. financing and there will not be a request for low income housing. They are not seeking any other financing other than traditional financing through a commercial lender.

Mayor Baldermann asked what will happen to the commercial piece if it doesn't succeed.

Mr. Gammonley said he had conversation with local brokers who believe there is a need or desire for this proposed commercial. He said this could possibly be a two-story building with professional on top and something to service the residents like possible a dry cleaners or daycare on the main level. Maybe a possibility of a drive-through Starbucks. If the off chance this space is not viable it becomes more green space.

Mayor Baldermann said it's understood that there's no room for additional residential growth. The 208-units is it. If the commercial piece is not successful there is not an opportunity to add additional residential.

Mr. Gammonley nodded his head yes, in agreement.

Trustee Bowden stated the parking seems to be adequate for what we are looking at but as the Metra parking lot grows in demand how will they keep them from parking at this development.

Ms. Ellis stated through signage and their management company the developer is confident this would not be a problem.

Mr. Gammonley stated the signs will be posted in the most conspicuous places and the management company will police this.

Trustee Bowden commented that she appreciated the number of units going down substantially and the parking resolved. She said density was a big issue and she would like to see ownership someday.

Mayor Baldermann asked for comments from the floor.

Lori Lindberg asked with this many residents where the kids will play.

Ms. Ellis pointed out on the site plan there is some open space around the clubhouse and a walking trail that goes around the entire development. They do have a spot indicated on the site plan for a playground if there are children.

Ms. Lindberg asked how much area is the office building going to take as far as land? She stated she has a concern about the infrastructure and the traffic.

Ms. Ellis stated that she had the traffic study that had been previously submitted and the traffic light at Prairie Road did not exist at that time. She stated the widening of Rt. 30 helps.

Ms. Lindberg discussed traffic congestion.

Trustee Bowden stated there has been major improvements to help with the traffic congestion. There will always be congestion with the trains and the commuter lot. Trustee Bowden stated she doesn't think this development will make much impact in an area that is already impacted by the growth of the community.

Ms. Lindberg said she thinks this development would be great on Laraway and Cedar Roads.

Trustee Bowden stated that she had asked the younger people in this community if they had a choice to live on the south side of town near the Metra Lot or the north side of town near that Metra Lot, they preferred the north side.

Mayor Baldermann stated we are always trying to stay ahead of the development as far as the roads. There are 43-44 square miles that will ultimately be developed and a population that will increase there will be a lot of traffic.

Trustee Bowden stated the Board has a handle on the amount of units at that location without it being a problem. She said Ms. Lindberg has the best interest of New Lenox with her efforts.

Ms. Lindberg stated she thinks this project will be a problem in the community.

Trustee Johnson stated she understands her concerns but doesn't see this development impacting the traffic during the day. The daytime traffic will be there regardless.

Ms. Lindberg stated she has nothing against apartments but is against the infrastructure issues and the location. Other than that the buildings are lovely and everything else about it is fine.

Mayor Baldermann stated this development is within our Comprehensive Plan. At 312-units it was too much but at 208-units it fits in.

Bill Walter asked the cost of the development was \$60,000,000 and what is it now?

Mr. Gammonley said about \$43,000,000.

Meg Zier, Prairie Road, expressed her concerns with the traffic and the impact on Cedar Rd.

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

Upon roll call, the vote was:

AYES:	<u>5</u>	Trustees Butterfield, Madsen, Johnson Bowden and Mayor Baldermann
NAYS:	<u>0</u>	
ABSENT:	<u>1</u>	Trustee Smith

The motion carried.

Consideration for Approval of an Ordinance #2512 Granting Special Use for Preliminary P.U.D. Plat – Lincoln Station Apartments – 2nd Read

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

Upon roll call, the vote was:

AYES:	<u>5</u>	Trustees Butterfield, Madsen Johnson, Bowden and Mayor Baldermann
NAYS:	<u>0</u>	
ABSENT:	<u>1</u>	Trustee Smith

The motion carried.

REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS

MAYOR

Mayor Baldermann reported on the upcoming re-dedication of our Veterans Memorial which will take place Saturday, August 22nd at 11:00am. We encourage all of the members of the community and all Veterans to attend. He thanked Brian Williams, Trustee Butterfield and the committee members from the VFW and the American Legion. Following the ceremony there will be light refreshments served in the Village Hall.

Mayor Baldermann commented on the decision that was made on Lincoln Station Apartments. He stated being a Board member is not an easy job. We do what we think is best for the community. We have an extremely successful community and are envied by many others which is due in large part by the decisions made by the members of the Board. We appreciate the work that Staff does to make these things happen. We have to make tough choices which have been overwhelmingly positive. The Board members live and pay taxes, drive and kids go to school in New Lenox. We make decisions on what we think is best for the community. The Board does a lot of homework looking into these matters and when we saw there was too much density we told the developer to go back to the drawing board. In our opinion they brought in a great project that will add to this community.

Trustee Bowden said we have been getting good feedback and we listen to both sides.

Mayor Baldermann commented on the upcoming decision by the Lincoln Way 210 School Board. They will have to close one of the schools and certainly as Mayor of New Lenox we would like to see LW West and LW Central remain open. However, we pay taxes to the entire District 210 and whatever is the best business decision, regardless of what school it is, we will support that Board. They have seven good Board members that have a real tough vote ahead of them. It's been very disheartening to see the personal attaches that people have made on others. The District 210 Board members live in the district as well and they are effected by what happens. I appreciate their efforts and respect the difficult decision they have ahead of them.

Mayor Baldermann reported on the upcoming County in the Commons Concert. Tickets are still available at the Village Hall and on www.ticketfly.com.

VILLAGE ATTORNEY

No report.

VILLAGE ADMINISTRATOR

Mr. Carroll stated the Board has done a lot for our Strategic Plan. The new Metra Station is not only for the commuters but this will help the issues at Rt. 30 and Cedar Rd. The movement of the station will not only benefit the intersection but the whole area.

PAYROLL & DISBURSEMENTS

Trustee Butterfield made the motion to approve our bi-monthly disbursements in the amount of \$1,096,697.01. In addition to these disbursements, approval is needed for a

biweekly payroll in the amount of \$391,399.13 and a quarterly payroll in the amount of \$5,861.67 paid on August 7, 2015.

Motion was seconded by Trustee Madsen

Upon roll call, the vote was:

AYES:	<u>5</u>	Trustees Butterfield, Madsen Johnson, Bowden and Mayor Baldermann
NAYS:	<u>0</u>	
ABSENT:	<u>1</u>	Trustee Smith

The motion carried.

QUESTIONS AND/OR COMMENTS FROM THE FLOOR

Lori Lindberg, on behalf of the New Lenox Historical Society, inquired about the columns on Haven Avenue on the former Warren farm. She would like to see them preserved.

Mayor Baldermann stated the owner of the land said that he would dedicate the columns to the Village. We would like to somehow showcase them as you enter into the Commons.

Lori Lindberg asked what will happen to the existing railroad station.

Mayor Baldermann stated aside from putting the new station in a better location we are limited to what we can do to fix the station because of its status. Therefore it's going to remain in that location. We are not sure if it will become a museum but we know that station is not going anywhere.

Lori Lindberg said if the existing train station is landmarked than it is eligible for some grants and donations.

TRUSTEE COMMENTS

Trustee Johnson

Trustee Johnson had no comments.

Trustee Madsen

Trustee Madsen had no comments.

Trustee Butterfield

Trustee Butterfield echoed Mayor Baldermann regarding the LW School District 210 decision.

Trustee Bowden

Trustee Bowden thanked Mr. Nash for his efforts to contact residents who are impacted by the road construction. Please continue to do well.

Trustee Smith

Absent

ADJOURNMENT

Motion to adjourn the meeting made by Trustee Bowden and seconded by Trustee Butterfield. Upon voice vote, the motion carried. The Regular Meeting of the Village of New Lenox Board of Trustees held on August 10, 2015 adjourned at 7:46pm.

Laura Ruhl, Village Clerk