

Minutes - Board of Town Trustees

STATE OF ILLINOIS, }
WILL County }
Town of New Lenox } ss. SPECIAL MEETING

THE BOARD OF TOWN TRUSTEES met at the office of the Township Highway Department at 12551 Harvey Drive, New Lenox, June 25, 2009.

PRESENT:	William McCollum	Supervisor
	Annette Boyd	Clerk
	Mike Hickey	Trustee
	Martin Boban	Trustee
	Barbara Kaupas	Trustee
	Larry Wennlund	Trustee

The following official business was transacted:

I. CALL TO ORDER

The New Lenox Town Board of Trustees Special Meeting was called to order on June 25, 2009, at 6:30 p.m. by Supervisor McCollum.

II. ROLL CALL

Also present:

Dennis McPartlin, Highway Commissioner

III. Master Land Use Plan

Trustee Wennlund requested that the minutes reflect that this special meeting was called in conformance with the 48 hour required notice being posted and given to various newspapers.

Mr. Jim Prybys, AIA, Stromsland & DeYoung, began the meeting with a discussion the various results from the Environmental study. As previously thought, only 1 of the 6 borings taken showed any level of contamination. The area is approximately 30' x 50', 10 feet deep, that is to be excavated, hauled away and disposed of. The estimated cost for the remediation is approximately \$56,000.00, of which approximately \$45,000.00 is remediation and the balance is the engineering. This figure would cover from permit acquisition to completion of remediation. Mr. Prybys noted that Seeco believes it has found most of the problems.

Highway Commissioner McPartlin noted that Seeco Engineering would be able to deal with any other issues or additional remediation that may arise during the excavation.

Mr. Prybys noted there is a cost per cubic yard for remediation should any further problems be revealed upon excavation.

Trustee Wennlund suggested the Township investigate whether any of this work would be eligible for LUST funds dealing with Underground Storage Tanks.

Mr. Prybys noted that soil boring would be performed for the planned parking lot also.

Highway Commissioner McPartlin inquired into the possibility of keeping the area contained as it is now, with blacktop. Trustee Wennlund noted that the proposed building could be moved in order not to disturb this area and keep it contained, as it is now.

Mr. Prybys reported that Reutiger and Tonelli believed there was very little excess room in the current detention pond and that by eliminating a row of parking in one proposed layout, and raising the berm on the other side of the pond, a considerable increase in detention could

be gained.

Trustee Hickey voiced safety concerns and Mr. Prybys advised there were several steps that could be taken to enhance the safety around the area, such as fences or concrete barriers.

Highway Commissioner McPartlin pointed out the value of the Road District building and suggested rather than demolish the Road District building which was worth approximately \$500,000.00, change the proposed location of the new Senior Building to preserve the concrete Road District building, and put this large facility to use. Highway Commissioner McPartlin pointed out this building has full footings, concrete floors and walls, and could be remodeled, then remove only the smaller agricultural pole sheds, and move the sewer line. He also suggested by moving the existing fence this would yield an additional 36 parking spaces that could be utilized right at this moment.

Trustee Hickey pointed out that this would leave the contaminated area contained. Trustee Wennlund concurred and added that this would immediately remedy the parking issue they have now.

Mr. Prybys advised that this would provide additional storage for Township vehicles and that the new proposal could utilize the gated entry for security.

Trustee Wennlund again noted that given the short term and long term goals, this would solve the short term parking problem.

Highway Commissioner McPartlin suggested putting up a security light for the additional parking.

Trustee Hickey noted this would be a 50% increase in the available parking. Trustee Hickey also inquired into the possibility of turning the 4 story building on one of the plans to a north south orientation.. Mr. Prybys pointed out the difficulty of having a solid western exposure on one side of the building impacting half the units in the building.

Trustee Wennlund inquired if the report was finished on the detention capacity and Mr. Prybys noted the report wasn't completed yet.

Trustee Wennlund inquired into whether the current Township building could accommodate a 2nd floor for expanded office space. Mr. Prybys reported that the Township building is a metal building and as such, would not accommodate a second floor. The cost to retrofit the current building would be prohibitive. Trustee Wennlund suggested given that limitation, the Township should investigate the possibility of expanding on the existing Township building on the south end.

Trustee Kaupas concurred that a large consideration is an increase in the parking availability and increased office space.

Trustee Hickey inquired into the set back. Mr. Prybys advised the property is zoned an R-1 and is subject to a 15 foot set back.

Trustee Hickey also suggested that the existing Road District building could be used as a Bus storage and the offices could actually accommodate the Paratransit division and this would yield additional office space in the current building.

Mr. Prybys advised this would be a worthwhile process to consider.

Trustee Wennlund suggested the Township focus on the immediate needs, which is increasing the parking and office space. Mr. Prybys advised the Township needs 135 parking stalls in order to maximize the use of the Community Room.

IV. American Legion Brick Pavers Program

The board discussed and concurred that the Township would like to support the brick paver program.

V. Marshall Cemetery

The Board reinforced the fact that they would like to see Trustee Hickey's plan move forward.

VI. Other Business

None.

VII. ADJOURNMENT

Motion by Trustee Wennlund, seconded by Trustee Kaupas, to adjourn the meeting at 8:04 p.m. No further discussion; all in favor; none opposed; motion carried.

Respectively submitted,

Annette Boyd
Township Clerk

APPROVED