

## Minutes - Board of Town Trustees

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

THE BOARD OF TOWN TRUSTEES met at the office of the Town Clerk at 1100 South Cedar Road on August 8, 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 August 8, 2009, at 6:00 p.m. by Supervisor McCollum.

II. ROLL CALL

Also present:

Highway Commissioner McPartlin

III. Master Land Use Plan

Supervisor McCollum requested that the record reflect that the meeting was called in conformance with the 48 hour required notice being posted and given to various newspapers.

Recapping was Mr. Jim Prybys, AIA, Stromsland & DeYoung, that layout J was suggested as the best layout for parking.

Trustee Wennlund noted that existing space available in the existing highway building would be perfect to utilize. He suggested that the Township investigate remodeling that building, and the associated costs for converting the existing Highway Building. The Township should even investigate the possibility of converting the entire building into a 2 story building. Trustee Wennlund noted the space available would not only accommodate the Assessor's office, but also the Food Pantry as well as the medical supplies.

Supervisor McCollum reported that there hadn't been any discussions with the Assessor's office as of yet, however, as the Assessor's office continues to grow, the need for space becomes more critical.

Trustee Kaupas noted separating the Assessor's office from the main Township's office would relieve some pressure for the Township office staff.

Trustee Wennlund noted that it is unclear if another Senior Housing Building would be financially viable at this time. Trustee Wennlund also noted the Township is in a position at this time to use an additional building for minimal costs to the Township.

Trustee Hickey questioned on whether the existing Highway Department building could be utilized for both a garage and additional office facilities, negating the need to build an additional garage facility later.

Mr. Prybys informed the board the estimated costs would \$175.00 – \$200.00 per square foot to build an addition to a building.

Trustee Boban expressed the opinion that expanding south on the current Township building would leave a larger contiguous parking area.

Trustee Hickey questioned if the Paratransit department could be on the upper floor of the building and the Assessor on the ground floor, for public admittance.

Trustee Boban noted that the Highway Department building was built for trucks, and the current Township building is a steel building, and questioned whether it would be cheaper to add on to the current Township building.

Trustee Hickey reminded the board that building codes have changed since the Township building was built and that it would probably be preferable to expand on the west side of the building.

Mr. Prybys reported that Ruettiger, Tonelli & Associates had performed a study and found the detention pond, as it stands, was not designed for this expansion, and would need to be altered. Mr. Prybys also reported that the detention pond, and factors such as returning green space could be handled within a PUD with the village. Mr. Prybys also noted that raising the berm was one possibility to gain capacity in the current detention pond.

Trustee Wennlund noted that for current facilities, the existing parking is suitable.

Mr. Prybys informed the board that in looking at the parking availability, the object was to have green space around the parking areas.

Trustee Hickey pointed out if the Township utilizes the existing Highway Building rather than expand the current Township building, how does the Township pay for it. And does the Township need another office building.

Trustee Wennlund pointed out the Township would have more green area if the Township didn't have another office building.

Trustee Boban suggested prior to moving forward on an additional Senior Housing building, that the Township "qualify" the list of applicants on the waiting list as many that were on the original list were unprepared or no longer interested when the Township contacted them.

Mr. Prybys suggested that the board speak to the other offices such as the Assessor's office to assess the future space allocation requirements to determine an expansion track for the Township.

Highway Commissioner McPartlin reported the existing Highway building was an 8,000 square foot building that could accommodate 7 trucks with 7 plows. The mezzanine is 101 feet by 80 feet.

Trustee Wennlund suggested that the board investigate the more immediate space needs in order to best weigh the options available to the Township and schedule a future meeting at that time.

Highway Commissioner McPartlin noted that the costs for the additional parking would be approximately \$3,000.00 in asphalt and striping, and he would gate across the "B Plow" storage area he had. He also pointed out the Township needs to leave a space in the new parking area for plowed snow.

#### IV. ADJOURNMENT

Motion by Trustee Wennlund, seconded by Trustee Kaupas, to adjourn the meeting at 7:45 p.m. No further discussion; all in favor; none opposed; motion carried.

Respectively submitted,

Annette Boyd  
Township Clerk