

**NOTES OF PUBLIC INFORMATIONAL MEETING
BUCHANAN ST., SANITORIUM RD., POLK ST. DESIGNS
SEPTEMBER 28, 2011 – 6:00 p.m.**

Present: Michael Vanden Berg, Village President
Bob Berken, Trustee
Tammy Frassetto, Trustee
Jim Hietpas, Trustee (6:08)
Dan Mahlik, Trustee
Bill Peerenboom, Trustee
Skip Smith, Trustee

Also: Chuck Kell, Village Administrator
Roy Van Gheem, Director of Public Works
Vicki Schneider, Village Clerk
Nick Vande Hey and Mike Simon, McMahan Associates, Inc.

President Vanden Berg called the informational meeting to order at 6:00 p.m.
Roy Van Gheem stated the meeting was to give a brief overview of the projects and he introduced the Design Engineers from McMahan.

Nick Vande Hey explained that the work being done to these streets relates to the 2013 Hwy. 96 reconstruction project and the intersecting side streets will be reconstructed in 2012. Mr. Vande Hey explained the storm water discharge areas and stated that the storm sewer pipe under Hwy. 96 is undersized and as part of the DOT project the pipe will be replaced with a larger pipe and because of that the storm sewers on Buchanan St. and Sanitorium Rd will be upsized and he also noted that the Polk Pond is being constructed. Aerials of these streets were displayed for review.

Mike Simon stated the main purpose of this meeting is to get agreement on the street widths. Mr. Simon reviewed the current conditions of Sanitorium Rd., which is considered a collector street, and the two options being looked at which are a 34 foot f-f concrete street on Sanitorium Rd., from Main St., to Lincoln Ave., with parking and sidewalk on both sides of the street. And the proposal for Sanitorium Ct., is to reduce the existing 32 foot f-f width to 24 foot f-f concrete street and make it a one way street and allow for parking on the west side of the street. This would reduce costs to the Village and property owners and with only four homes in the court there is a constant traffic pattern and there probably isn't a need to have two way traffic.

Mr. Simon reviewed the current conditions of Buchanan St. and the proposal for Buchanan St. from Main St., to Lincoln Ave., which is also a collector street, is to reduce the width from 32 foot f-f and to install a 30 foot f-f concrete street with parking on the east side only and sidewalk on both sides. Buchanan St., from Lincoln Ave. to the south (not a collector street) is proposed to be a 30 foot f-f concrete street with parking on the east side and sidewalk on both sides.

Mr. Simon reviewed the current conditions of Polk St. and the proposed design for a 26 foot f-f concrete street with a 12-foot moving land and two 7-foot queuing lanes with parking and sidewalk on both sides. Sidewalk is also planned for the new cul-de-sac.

Mr. Simon explained that during the construction the road will be closed but access will be maintained for property owners' driveways as long as possible but there will be times during paving that property owners will not have access to their driveways. Property owners were informed that they could discuss individual situations with the engineers after the meeting and the Village's assessment policy was briefly explained and a hearing will be held next year once the bids for the projects are awarded.

Mr. Vande Hey stated that as part of these projects there will be spot repairs to sanitary sewers, water mains, storm sewer laterals, and sidewalks and the entire water main on Sanitorium Rd. from Riverside Dr. to Main St. will be replaced so individual property owners will be contacted and worked with during the project for lateral replacements.

R. Van Gheem explained that if there is sidewalk replacement required due to hazards those will be replaced and assessed to the property owners and if property owners are not currently hooked up to storm sewer or their sanitary laterals are faulty, those hookups/replacements will be required. R. Van Gheem noted that if sidewalk is tore up because of the construction, those sidewalk replacements will not be assessed to property owners.

Pat Johnson, 614 Sanitorium Ct., questioned if they were talking about mini storm sewers and R. Van Gheem explained that the Village has moved away from the mini storm sewer piping because of limitations to those types of systems and they are going towards a storm sewer lateral. R. Van Gheem stated that they try to work with the property owner for placement of the storm sewer laterals.

Nola Feldkamp, 1800 Riverside Dr., stated she owns two lots on Sanitorium Rd., and this is cost prohibitive for her and she questioned how this project benefits her. R. Van Gheem explained the rating system for making decisions on street projects and he noted that infrastructure is what is making these roads rise to the top of the list. R. Van Gheem stated there are State Statutes on special assessments and benefits to property owners and he stated that the main goal is to assess everyone equally and the Village Board has a policy to assess on a flat rate based on street width and property zoning. Mr. Vande Hey explained the options to restore streets after utility work and the expected life of a concrete street. Ms. Feldkamp was also informed that there are options for repayment of special assessments and she may want to discuss those options with the Finance Department ahead of time. R. Van Gheem invited Ms. Feldkamp to stay after the meeting to discuss the benefit scenarios.

Bruce Hartjes, Village Limits, commented on the businesses that are on the corner of Main St. and Sanitorium Rd. being hit twice with assessments and R. Van Gheem stated that he understands the concerns of those businesses that will face assessments from these projects and he suggested that they talk with the Finance Dept. to discuss options for payment of the assessments.

Joe Uitenbroek, 611 Sanitorium Rd., asked about the size of pipes under the street and questioned why there is a need for a larger pipe. Mr. Vande Hey explained that the situation of the pipes on Sanitorium Rd. and explained that the storm sewer pipe on Hwy. 96 is undersized and that takes capacity away from the Village pipes. R. Van Gheem stated that the pipe sizes on Sanitorium Rd. are not adequate for the capacity needed. Mr. Uitenbroek stated he felt that there was plenty of diameter for the capacity and the road is in perfect condition and a trench could be dug to handle the storm water. R. Van Gheem stated they will take that comment into consideration.

Chuck Pingel, 206 Buchanan St., asked about the construction schedule and Mr. Vande Hey responded that the estimated timeframe is that the utility construction would begin in May 2012 and after the utilities are completed the concrete street would be constructed with the expectation that the project would be completed by Oct/Nov with the exception of Polk St., as the utility work with the pond is being done this year and the concrete would go in next year.

Skin Hartjes, Village Limits, questioned if he would be getting curb, gutter, and terrace and will he be able to keep his driveway. R. Van Gheem stated the driveway access will have to be changed and they will look at splitting it up so he can have multiple driveways and Mr. Hartjes was asked to discuss this with staff after the meeting.

Marge Van Asten, 1320 Garfield Ave, questioned if they will have access to their road from Buchanan St. and noted that the nursing home was on this road and R. Van Gheem responded that the road will have to be kept partially open at all times.

Pat Johnson, 614 Sanitorium Ct., commented that he spoke with his neighbors and they would like to see the 32 foot wide road retained as people park on both sides of the road and with the curve they are already restricted as to the area they can park and they would like to see it retained as a two lane road. Staff stated the property owners on the court should contact the Public Works Department to discuss their concerns.

Brandy Fleming, 325 S. Buchanan St., questioned the plan for sidewalk replacement and it was explained that if sidewalk is tore up for construction purposes the property owners will not be assessed and if the sidewalk is not disturbed for construction but is considered a hazard then it will be replaced and assessed to the property owner. Ms. Fleming stated that for safety reasons she supports parking on only one side of the street and she asked if a stop light could be placed on Buchanan and Main St. R. Van Gheem stated a traffic study was done for that purpose and the DOT determined a traffic signal was not warranted at this time. Staff also stated that there will be other improvements made to that intersection as part of the Main St. project and there will be an informational meeting held in the future for the Main St. project.

Michael Stouffer, 714 Bluff Ave., questioned the assessment split of 35/35/30 and staff explained that split was used to come up with the flat rate for concrete street assessments and the flat rate applies but if the project comes in lower than the flat rate, the rate would be adjusted.

Mr. Stouffer also asked about the roads having bike lanes in the future and staff responded that these roads are not in the existing bike plan.

Trustee Hietpas was excused from the meeting at this time. (6:50 p.m.)

Harry Van Lith, 1737 Lyle St., questioned if the construction could be done between the concrete curbing so the curbing doesn't have to be replaced and if the road could be redone in blacktop and R. Van Gheem responded that no, probably not as the curbing does need to be replaced.

Pat Johnson, 614 Sanitorium Ct., commented that he would like to see something done at the intersection of Main St and Sanitorium Rd for truck traffic entering the Piggly Wiggly and staff responded that is being considered and reviewed with design templates for truck turning radiuses but the needs of the other businesses also needs to be considered.

Vince Lamers, 1020 Bluff Ave., commented on the safety concerns with riding bikes on Buchanan St. R. Van Gheem stated that it is being planned as a shared use road. Mr. Lamers asked if a white line would be added for bicycle safety. R. Van Gheem stated that could be looked at but it would be an issue of eliminating parking or widening the road and acquiring right of way and narrowing terraces and removing trees. Mr. Lamers stated they need a bike safe lane on this street.

David Martin, 511 Buchanan St., questioned lateral installations and staff stated they will not know his specific situation until they get the laterals televised and property owners will be receiving information on televising their laterals. Mr. Martin was also informed that if sidewalk is taken out for the project he would not be assessed for the sidewalk.

Tom Flick, Park, Recreation, Forestry Director, stated that terrace trees on the east side of Buchanan St. will be removed because of issues with the power lines and the narrow terraces and the trees will not be replanted unless there is room for smaller ornamental trees.

R. Van Gheem thanked the residents for attending the meeting and stated if there were additional questions the residents could contact the Public Works Department and the Engineers stated they will be available after this meeting to discuss specific issues with the property owners.

The informational meeting ended at 7:06 p.m. at which time Board members relocated to the Village Board Room and called the Village Board Committee of the Whole meeting to order.

Respectfully submitted:

By: _____
Vicki Schneider, Village Clerk