

MINUTES OF A REGULAR MEETING OF THE
VILLAGE OF NEW LENOX PLAN COMMISSION

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, January 4, 2011 7:00 p.m.

#11-01-A

CALL TO ORDER

A regular meeting of the Village of New Lenox Plan Commission was called to order at 7:03 p.m. by Chairman Mark Muehlnickel, with a quorum present.

Chairman Mark Muehlnickel led the Pledge of Allegiance.

ROLL CALL

Upon roll call, the following were present: Chairman Mark Muehlnickel, Commissioners Joan Byerley, Rob Moss, John Kuchler, Annette Boyd and Tony Orsini.

The following was absent: Commissioner Gary Berner.

Also present were: Planning and Development Administrator Robin Ellis, Senior Planner Jeff Smith and Secretary Lorrie Sowko.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF DECEMBER 7, 2010

Chairman Muehlnickel entertained a motion to approve the minutes of the December 7, 2010, Plan Commission meeting. Commissioner Boyd made a motion, seconded by Commissioner Moss. Voice vote was taken. Commissioner Kuchler abstained. Motion carried.

Chairman Muehlnickel requested that speakers for the public hearings be sworn in. A public speaker raised his right hand and Secretary Lorrie Sowko proceeded to swear him in.

REQUEST FOR REZONING FROM R-2A TO R-2 (Public Hearing)

Cherry Hill South Subdivision

18.44-acre parcel located at 2796 through 2941 Joela Drive

Thomas Cachey – Petitioner

Chairman Muehlnickel entertained a motion to open the public hearing at 7:06 p.m. Commissioner Kuchler made a motion, seconded by Commissioner Boyd. Voice vote was taken. Motion carried.

Tom Cachey of T.J. Cachey Builders was present to request rezoning for Cherry Hill South Subdivision from R-2A to R-2.

Mr. Cachey explained that the 39-lot subdivision abuts I-80. The rezoning will not alter the lot sizes of this subdivision, but the square footage of the homes will be minimized and the side yard setbacks will decrease. The homes will still be built with first-floor brick and the quality of the homes will not be altered.

There are five homes constructed in the subdivision. The residents and lot owners of these lots have submitted written consent for the rezoning request.

Senior Planner Jeff Smith stated that in 2005, the final plat for Cherry Hill South was approved and permits were issued for 7 lots, and only a few of the homes were ranch units that exceeded the R-2A requirements.

The Comprehensive Plan recommends Low Density Residential use for the subject property, and a different single-family zoning designation would still be in conformance.

To the north of this subdivision is Cherry Hill Meadows subdivision, which was approved in the 1990's. This subdivision contains 118 lots that are zoned R-2 and have a minimum dwelling size of 1,300 square feet. The R-2 District currently requires a minimum dwelling size of 1,500 square feet for ranch homes and 1,800 square feet for other housing styles.

There are 18 of the 32 remaining lots that directly abut I-80 right-of-way, and are buffered in the rear yard by a 10-foot tall screen wall.

Staff recommends approval of the rezoning from R-2A to R-2 for the Cherry Hill South subdivision.

Commissioner Orsini requested confirmation of the 5 existing residential units.

Tom Cachey clarified that there is one spec home; one model, one unit that is being rented out, and four owner-occupied single family homes.

Commissioner Muehlnickel asked if the developer will utilize the same models of homes.

Tom Cachey confirmed that the quality and aesthetics of the homes will remain the same, and will still be incorporating first-floor brick. He anticipates that by minimizing the square footage of the homes, it will initiate a more-desirable cost marketing tool, but expects some buyers to expand the homes with additions and other amenities.

John Blair of 563 Shannon Court stated that he moved to New Lenox 9 years ago and prefers that the style and quality of the homes remain the same. If the two requests are abided by, Mr. Blair does not object to the rezoning.

Chairman Muehlnickel entertained a motion to close the public hearing at 7:16 p.m. Commissioner Orsini made a motion, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried.

Chairman Muehlnickel entertained a motion to approve the rezoning from R-2A to R-2 for the 18.4-acre Cherry Hill South Subdivision. Commissioner Orsini made a motion, seconded by Commissioner Boyd. Roll call vote was taken. Motion carried unanimously.

REQUEST FOR REZONING FROM R-2A TO R-2 (Public Hearing)

Sky Harbor

72.88-acre site generally located along the east side of Schoolhouse Road south of Laraway Road

Thomas Cachey – Petitioner

Chairman Muehlnickel entertained a motion to open the public hearing at 7:17 p.m. Commissioner Kuchler made a motion, seconded by Commissioner Boyd. Voice vote was taken. Motion carried.

Tom Cachey of T.J. Cachey Builders was present to request rezoning for Sky Harbor single-family subdivision from R-2A to R-2.

Mr. Cachey notified the Commission and audience that the Sky Harbor subdivision is vacant, with no homes being constructed at present.

If there was an option to re-plat the subdivision, Mr. Cachey would prefer to reduce the lots to the minimum R-2 zoning requirements in order to add more lots. But, since this would not be cost-effective for Unit 1, the option is not being entertained.

Mr. Cachey added that by rezoning this subdivision to the R-2 District, the homes will be more comparable in today's market with smaller homes and entry-level products.

The option to upgrade these homes can be entertained by adding a fourth bedroom, sunroom, 3-car garage, etc.

Jeff Smith commented that the first phase of Sky Harbor consists of 70 lots that have been platted, with the second phase having 75 lots. There is currently one townhome building to the north, but it is not occupied.

To the south and east of the subdivision is unincorporated Agricultural zoning, and any future development is targeted for residential housing, with R-2 zoning being utilized.

Leigh Creek South is situated northeast of Sky Harbor and has recently been zoned to the R-2 District.

The nearby future Bristol Meadows Subdivision located along the north side of Laraway Road, west of Schoolhouse Road, has requested R-2 zoning for the 30-acre single family portion of the proposed development.

Staff recommends approval of the request for rezoning from R-2A to the R-2 District, for the Sky Harbor single-family subdivision.

Commissioner Muehlnickel asked if the developer can request a density change for the second phase.

Planning and Development Administrator Robin Ellis noted that there is an approved Concept Plat and Annexation Agreement in place that would have to be amended, and it may be difficult for the Village Board to approve any alterations to the existing agreements.

Chairman Muehlnickel entertained a motion to close the public hearing at 7:23 p.m. Commissioner Boyd made a motion, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried.

Chairman Muehlnickel entertained a motion to recommend approval of the rezoning from R-2A to R-2 for the 72.88-acre site comprising Sky Harbor Unit 1 at 44.32 acres and future phase(s) such as Phase 2, consisting of 28.56 acres, of the single-family portion of the Sky Harbor subdivision. Commissioner Boyd made a motion, seconded by Commissioner Kuchler. Roll call vote was taken. Motion carried unanimously.

ANNUAL ZONING MAP UPDATE

Robin Ellis stated that the Zoning Map has been updated with zonings and annexations from 2010. A one-lot subdivision was approved in Calistoga Unit 2 for a final P.U.D. plat.

The Plan Commission must make a recommendation to the Village Board, to adopt the Annual Zoning Map Update.

Chairman Muehlnickel entertained a motion to recommend the adoption of the Annual Zoning Map Update. Commissioner Boyd made a motion, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Robin Ellis announced that the next regular scheduled Plan Commission meeting will be January 18, 2011, and will include a request from Culver's Restaurant for a Special Use for a patio.

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Culver's will also request a variance and a shared parking special location plan to be reviewed by the Zoning Board of Appeals.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:25 p.m. Motion was made by Commissioner Orsini, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried unanimously.

Lorrie Sowko - Secretary

MINUTES OF A REGULAR MEETING OF THE
VILLAGE OF NEW LENOX ZONING BOARD OF APPEALS

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, January 4, 2011 7:00 p.m.

#11-01-A ZBA

CALL TO ORDER

A regular meeting of the Village of New Lenox Zoning Board of Appeals was called to order at 7:26 p.m., by Chairman Mark Muehlnickel, with a quorum present.

ROLL CALL

Upon roll call, the following were present: Chairman Mark Muehlnickel, Commissioners Joan Byerley, Rob Moss, John Kuchler, Annette Boyd and Tony Orsini.

The following was absent: Commissioner Gary Berner.

Also present were: Planning and Development Administrator Robin Ellis, Senior Planner Jeff Smith and Secretary Lorrie Sowko.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR ZONING BOARD OF APPEALS MEETING OF DECEMBER 7, 2010

Chairman Muehlnickel entertained a motion to approve the minutes of the December 7, 2010, Zoning Board of Appeals meeting. Commissioner Boyd made a motion, seconded by Commissioner Moss. Voice vote was taken. Commissioner Kuchler abstained. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

Chairman Muehlnickel announced that Commissioner Berner will be absent until some time in March.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:27 p.m. Motion was made by Commissioner Boyd, seconded by Commissioner Orsini. Voice vote was taken. Motion carried.

Lorrie M. Sowko – Secretary