

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, April 19, 2011 7:00 p.m.

#11-04-B

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 Muehlnickel led the Pledge of Allegiance.

ROLL CALL

Upon roll call, the following were present: Chairman Mark Muehlnickel, Commissioners Gary Berner, John Kuchler, and Annette Boyd.

The following were absent: Commissioners Tony Orsini, Joan Byerley, and Rob Moss.

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

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF APRIL 5, 2011

Chairman Muehlnickel entertained a motion to approve the minutes of the April 5, 2011, Plan Commission meeting. Commissioner Kuchler made a motion, seconded by Commissioner Berner. Voice vote was taken. Commissioner Boyd abstained. Motion carried.

REQUEST FOR REZONING AND A SPECIAL USE FOR PRELIMINARY P.U.D. PLAT
SPRING CREEK COMMERCIAL CENTER
96.025-acre site generally located at the northwest corner of U.S. Route 6 and Silver Cross
Boulevard, extended
Jeff Middlebrook/Center Creek Development – Petitioner

Chairman Muehlnickel explained the rules and procedures for the public hearing. Chairman Muehlnickel then invited public speakers to be sworn in. The speakers stood, raised their right hands, and were sworn in by Secretary Lorrie Sowko.

Jeff Middlebrook of Center Creek Development was present to give details on the requested rezoning and Special Use for a Preliminary P.U.D. Plat for Spring Creek Commercial Center, to be located at the northwest corner of U.S. Route 6 and Silver Cross Boulevard.

The proposed mixed-use development is located at the northwest quadrant of Silver Cross Boulevard and U.S. Route 6, and consists of just less than 100 acres.

The project will be anchored by a factory outlet mall that will be 550,000 square feet. The total project will be constructed in three phases. The first phase will be approximately 225,000 square feet, with the remainder being Phases 2 and 3.

Access to the development will be provided by full and limited access curb cuts from both U.S. Route 6 and Silver Cross Boulevard.

The balance of the shopping center outlots along U.S. Route 6 will be quick service businesses such as fast food restaurants, banks, etc.

A financial institution is proposed for the east side of the development, and northwest of that location there are pads targeted for sit-down restaurants. The west side is reserved for two hotels; one being a select service hotel and the other being an extended stay hotel.

Currently, there are no restaurants within a 3-mile radius of the hospital, which generates the need for additional eating establishments.

The north portion of the site contains some wetlands and a review has been done by the Army Corps of Engineers, which previously issued a letter of no objection.

A senior living component will be located at the far northern portion of the site and will consist of 196 units.

A bridge is proposed to connect the commercial portion to the senior living development. This bridge will extend over the wetland area.

The mall drives will be designed in a “race track” pattern, which has been used for other outlet malls and has proved to be successful.

This outlet mall will have similar tenants as the outlet mall in Aurora, Illinois. Adams and Associates Architecture from Mooresville, North Carolina, were the architects for that mall and will be the same architects that will design this mall.

The proposed elevations will include a combination of masonry, EIFS, and other materials. The future mall tenants expect high level building/architecture quality.

The main access for the outlet mall will be signalized at Silver Cross Boulevard and U.S. Route 6. Another signalized full access from U.S. Route 6 will be located near the western portion of the site, while a right-in/right-out from U.S. Route 6 will be located near the central portion of the site. A traffic signal for the proposed western full access point will be installed during the second phase of development.

This development will contribute to the local sales tax for New Lenox.

Utilities will be extended along U.S. Route 6 to the subject site, which will also benefit other future developments in the area.

A bike path is proposed to be incorporated within the site and eventually connect to Forest Preserve property to the north.

Senior Planner Jeff Smith stated that the petitioner is requesting to rezone a portion of the property, approximately 84 acres, from AG and R-1 to C-7 Regional Shopping. The far northeast corner of this property, approximately 11 acres, is proposed for R-3 Multi-Family.

Both of the rezoning requests substantially comply with the recommendations of the Comprehensive Plan, and therefore, Staff recommends approval of each rezoning request.

Staff previously met with the developer, project engineer and project architect to discuss a number of revisions to the plans, including suggestions to improve the outlet mall building elevations, such as types of materials and design features.

Plans for the multi-use trail and providing sidewalks throughout the development will need to be discussed and depicted on the next submittal.

Detailed signage plans have not yet been submitted, but the landscape plan depicts three types of signs. At this time, there may need to be some sign modifications, such as reducing the area and number of proposed panels for the highway-orientated sign.

A construction schedule and interior traffic study will also need to be submitted.

Overall, Staff is comfortable continuing to work with the developer to address previously provided comments for the overall development. Any Plan Commission comments will also need to be addressed.

Staff recommends that the Plan Commission adopt the Findings of Fact in the Staff Report and recommends approval for a Special Use for a Preliminary P.U.D. Plat, subject to preliminary engineering approval, preliminary landscape plan approval, and resolution of multiple comments stated in the Staff Report.

Joel Handorf of 17432 W. Manhattan Road in Elwood, Illinois, was present to comment on the proposed development. Mr. Handorf stated that his mother owns the property across the street and questioned the proposed U.S. Route 6 full access near the western portion of the site. He wanted to know the distance from this west access point to the western limits of the development.

Jeff Middlebrook responded that coordination with IDOT and property owners to the south is needed to determine exactly where a future public roadway extension from Springview Subdivision to U.S. Route 6 will be located. The public roadway extension to U.S. Route 6 will need to align with the proposed western full access for the subject commercial development.

Arlene Musial of 1391 W. Maple Road asked for the proposed start and finish of construction for the development.

Jeff Middlebrook claimed that the developer would like to begin to break ground in the fall of 2011 and subsequently complete earth work and possibly foundations. A construction schedule is required to be submitted to the Village. Construction of the mall may begin in April 2012 and some tenants may be able to move in the late summer or early fall of 2012. Construction of Phases 2 and 3 will depend on the leasing of future tenants.

Ms. Musial asked if the water that is routed to the site will be well water or city water.

Tim Hejny of C.M. Lavoie and Associates responded that the city water will be extended along U.S. Route 6, and there will be a stub water main at the west end of the property.

Mary Skerrett of 1401 Maple Road lives near U.S. Route 6, west of the project, and wanted to know if there were plans to incorporate any 24-hour restaurants.

Jeff Middlebrook commented that there are no plans for 24-hour restaurants. The developer will have to inquire with the proposed fast food restaurants to determine if there will be any requests for 24-hour operation, but currently, there are none proposed. There could potentially be a 24-hour coffee shop, but as of yet, there are no plans for one. Gas stations are not allowed in this development, and will not pose any issues.

Ms. Skerrett asked if U.S. Route 6 will be widened.

Jeff Middlebrook confirmed that U.S. Route 6 will be widened. The roadway improvements and curb cuts must adhere to IDOT requirements.

Commissioner Berner asked Mr. Middlebrook to define the construction of the three phases.

Jeff Middlebrook explained that the first phase of development will consist of 200,000 to 250,000 square feet. The second and third phases will be 125,000 square feet each.

Commissioner Berner wanted to know if the housing portion of the development could be constructed first.

Jeff Middlebrook responded that it is necessary for the mall to be developed first, which will help finance the remainder of the project.

Commissioner Berner asked if a grocery store is proposed to be located in the development and also wanted clarification on the access to the senior housing.

Jeff Middlebrook stated that there have not been any proposals for a grocery store, but a pharmacy may be in the plans since the development is near the hospital and a senior living facility.

Jeff Middlebrook referred to the PowerPoint presentation and showed three different routes of access to the senior living component.

There will be a recommendation from the developer to locate a food court on the west side of the project and to locate the majority of the parking to the west of the outlet mall.

Commissioner Berner asked if the residents of the senior housing development will need to pass the outlet mall to get to their units.

Jeff Middlebrook confirmed that the route to the senior living units would indeed pass the outlet mall.

Commissioner Berner asked for details on the proposed bridge.

Chris Lavoie of C.M. Lavoie & Associates explained that it is anticipated that the bridge will be three lanes wide, have one crossing, a pedestrian walk, and be constructed utilizing a prefabricated design with steel or concrete. Staff will work with the developer on the aesthetics and construction of the bridge.

Commissioner Berner questioned the positioning of the outlots.

Chris Lavoie responded that the arrangement of the buildings will be revised after the internal traffic study has been completed.

Commissioner Berner wanted to know the distance of the setbacks proposed from U.S. Route 6.

Chris Lavoie informed that the minimum setbacks will be 30 feet from the proposed right-of-way to the future building.

Commissioner Berner commented that he feels this is a worthwhile development and the Village of New Lenox can use this type of project.

Commissioner Boyd asked for the name of the senior living component.

Chris Lavoie commented that the name of the component is not available at this time.

Chairman Muehlnickel asked if this outlet mall will be comparable in size to the Aurora outlet mall.

Chris Lavoie stated that this development will be 10% larger than the Aurora outlet mall.

Chairman Muehlnickel commented that he feels the architecture could be enhanced.

Chris Lavoie noted that they will work with Staff to review options to alter the elevations.

Chairman Muehlnickel entertained a motion to recommend approval of the rezoning to the C-7 District for 84.821 acres of the subject 96.025-acre property as well as the R-3 District for 11.204 acres of the subject 96.025-acre property. Commissioner Berner made a motion, seconded by Commissioner Kuchler. Roll call vote was taken. Motion carried unanimously.

Chairman Muehlnickel entertained a motion to adopt the Findings of Fact found on pages 25 through 27 of Staff's Report. Motion was made by Commissioner Boyd, seconded by Commissioner Kuchler. Roll call vote was taken. Motion carried unanimously.

Chairman Muehlnickel entertained a motion to recommend approval of the Special Use for a preliminary P.U.D. plat for Spring Creek Commercial Center, subject to preliminary engineering approval, preliminary landscape approval and resolution of the issues and conditions noted in the Staff Report. Motion was made by Commissioner Boyd, seconded by Commissioner Kuchler. Roll call vote was taken. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Planning and Development Administrator Robin Ellis announced that the next meeting will be May 3, 2011, and will include four county cases and a final plat for a commercial development.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:50 p.m. Motion was made by Commissioner Berner, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried.

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, April 19, 2011 7:00 p.m.

#11-04-B ZBA

CALL TO ORDER

A regular meeting of the Village of New Lenox Zoning Board of Appeals was called to order at 7:51 p.m. by Chairman Mark Muehlnickel, with a quorum present.

ROLL CALL

Upon roll call, the following were present: Chairman Mark Muehlnickel, Commissioners Gary Berner, John Kuchler, and Annette Boyd.

The following were absent: Commissioners Tony Orsini, Joan Byerley, and Rob Moss.

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

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR ZONING BOARD OF APPEALS MEETING OF APRIL 5, 2011

Chairman Muehlnickel entertained a motion to approve the minutes of the April 5, 2011, Zoning Board of Appeals meeting. Commissioner Kuchler made a motion, seconded by Commissioner Berner. Voice vote was taken. Commissioner Boyd abstained. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

Chairman Muehlnickel asked if attendance to both sessions of the upcoming Plan Commissioner training sessions were required, or if only the April 30th session can be attended. There are three commissioners interested in that particular session.

Planning and Development Administrator Robin Ellis responded that she will research the request.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:53 p.m. Motion was made by Commissioner Boyd, seconded by Commissioner Berner. Voice vote was taken. Motion carried.

Lorrie M. Sowko – Secretary