

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, May 3, 2011 7:00 p.m.

#11-05-A

CALL TO ORDER

A regular meeting of the Village of New Lenox Plan Commission was called to order at 7:00 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, Gary Berner, Annette Boyd, and Tony Orsini.

The following were absent: None.

Also present was: Senior Planner Jeff Smith and Secretary Lorrie Sowko.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF APRIL 19, 2011

Chairman Muehlnickel entertained a motion to approve the minutes of the April 19, 2011, Plan Commission meeting. Commissioner Boyd made a motion, seconded by Commissioner Kuchler. Voice vote was taken. Commissioners Moss and Byerley abstained. Motion carried.

REQUEST FOR COUNTY SPECIAL USE FOR OUTDOOR STORAGE

206 Ford Drive

Douglas W. Schlak & Associates – Petitioner/Attorney

Attorney Doug Schlak explained that the petitioner is Superior Towing, and the Village of New Lenox Police Department uses their facility for a vehicle impound lot. The vehicles are usually stored no longer than 2 weeks, because they get reclaimed by the owner, are transported to a body shop for repair, or the adjusters deem them inoperable and they get hauled away for demolishing. The only vehicles that are stored for any length of time are the vehicles that will be used for the D.A.R.E. program and are awaiting title.

The office was remodeled under the name of the real estate partners as opposed to Superior Towing, and therefore, the County requires a Special Use for a towing service and also a variance for lot coverage.

Jeff Smith stated that Staff met with the applicant on May 2, 2011, and reviewed the recommended conditions. Staff has no objections to the County Special Use, subject to the four conditions in the Staff Report.

The property abuts land to the west that is currently zoned agricultural and is recommended for future residential development. The Village's Landscape Code requires an 8-foot solid wood or PVC fence. At such time as that property develops, Staff recommends that an 8-foot tall wood or PVC is installed on the west property line. The existing fence shall be maintained until such time a new fence is constructed.

Chairman Muehlnickel noted that he has no objection, provided the petitioner is willing to erect a new fence upon development of the property to the west.

Chairman Muehlnickel entertained a motion to recommend that the Village not object to the County Special Use request to legally establish the existing towing business and vehicle impound lot for outdoor vehicle storage located at 206 Ford Drive, subject to four items in Staff's Report. Commissioner Berner made a motion, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried unanimously.

REQUEST FOR COUNTY SPECIAL USE FOR CHILD DAYCARE FACILITY

211 West Illinois Highway

Douglas W. Schlak & Associates – Petitioner/Attorney

Karen and David Wheeler were present to request a Special Use request for a daycare facility.

Karen Wheeler mentioned that they have operated a home daycare facility for 22 years and are currently in the process of obtaining a license and permit.

Jeff Smith stated that Staff has no objection to the County Special Use request, subject to compliance with the four conditions in the Staff Report.

Chairman Muehlnickel added that the use must comply with the County Zoning Ordinance including a maximum of 12 children; all licenses are secured, and comply with County and New Lenox Building Department and Fire District Codes.

Commissioner Berner added that the home address should be clearly marked on the building.

David Wheeler explained that the entrance/exist is a horseshoe drive and the customers are notified that there is one-way in and one-way out, and they have all abided. There are only one or two customers using the drive at any given time.

There are no signs outside of the house.

Jeff Smith added that one of the Village's home occupation requirements, which are recommended for the subject use, is that a sign advertising the home occupation is not allowed on the subject property.

David Wheeler confirmed that the home address numbers are posted on the house and on the mailbox.

Chairman Muehlnickel entertained a motion to recommend not to object to the County Special Use request for a child daycare home located at 211 West Illinois Highway, subject to the four items in Staff's Report, previously mentioned. Motion was made by Commissioner Kuchler, seconded by Commissioner Boyd. Voice vote was taken. Motion carried unanimously.

REQUEST FOR COUNTY SPECIAL USE FOR OUTDOOR STORAGE

103 Ford Drive

Douglas W. Schlak & Associates – Petitioner/Attorney

Attorney Doug Schlak explained that this County Special Use request is for the Concrete Clinic, which is a family partnership business located at 103 Ford Drive. Concrete forms and equipment is stored outside. A variance is also being requested because there is excess stone in the parking area. The owner is removing some stone so that the property abides to the County regulations.

Jeff Smith stated that there is an existing chain link fence, and Staff is recommending that slats are added to the fence along with additional landscaping in the available green space near Ford Drive. Subject to those two conditions, Staff has no objection to the County Special Use.

Chairman Muehlnickel entertained a motion recommending that the Village not object to the County Special Use request to legally establish the existing contractor yard and outdoor storage utilized by the concrete business, Concrete Clinic, located at 103 Ford Drive, subject to County's consideration of the two recommendations in Staff's Report that included adding fence slats and landscaping. Motion was made by Commissioner Orsini, seconded by Commissioner Moss. Voice vote was taken. Motion carried unanimously.

REQUEST FOR COUNTY SPECIAL USE FOR CARETAKER RESIDENCE

210 Edison Drive

Loren Kessel - Petitioner/Property Owner

Julie Kessel was present to request a County Special Use for a caretaker residence at 210 Edison Drive.

Jeff Smith stated that Staff and the petitioners reviewed the conditions of the Special Use in the Staff Report, at the Sketch Plan Committee on May 2, 2011, and Staff has no objection, subject to the five recommended conditions.

Commissioner Berner requested that all Fire District Codes be met.

Julie Kessel commented that the Fire District had made inspections on this residence.

Chairman Muehlnickel entertained a motion recommending that the Village not file an objection against the County Special Use request for the existing 800-square foot caretaker residence above Unit C, located at 210 Edison Drive within the County Sky Corporation Industrial Park, subject to the County's consideration of the five conditions recommended in the Staff Report. Commissioner Kuchler made a motion, seconded by Commissioner Boyd. Voice vote was taken. Motion carried unanimously.

REQUEST FOR FINAL PLAT

New Lenox Town Center – Second Re-Subdivision

7.289-acre property, Lot 3 of the New Lenox Town Center, located north of U.S. Route 30, directly north of the commercial outlots and west of Wal-Mart

John K. McVickers/McVickers New Lenox LLC - Petitioner

John McVickers of McVickers New Lenox LLC was present to request a Final Plat for New Lenox Town Center, Lot 3. This lot will be divided into 2 lots.

Jeff Smith explained that a detailed site plan for a Goodwill store was recently submitted, which would be situated on the western portion of the subject property. In order to create a separate lot for Goodwill, this re-subdivision would create 2 commercial lots.

Staff recommends approval, subject to final engineering approval and resolution of the building setback issue.

When it was originally platted, the subject lot included the C-7 District requirement for a minimum 50-foot building setback line. However, there was a subsequent amendment to the final P.U.D. plat that allowed for specific reduced setbacks on the subject property. The Village is seeking legal counsel input to find out if the reduced setbacks must be depicted on the plat or if wording can be added on the plat, noting the reduced setbacks.

At this time, the setbacks are noted on the plat at 50 feet. The amended P.U.D. ordinance allowed a 10-foot setback to the west property line abutting Lot 4 and a 37-foot setback to the north property line.

Chairman Muehlnickel entertained a motion recommending approval of the final subdivision plat for New Lenox Town Center Second Re-Subdivision, subject to final engineering approval and resolution of the building setback line issue noted in the Staff Report. Commissioner Kuchler made a motion, seconded by Commissioner Byerley. Voice vote was taken. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Jeff Smith announced that the next regular scheduled Plan Commission meeting will be May 17, 2011, and will include another County request on Ford Drive. The ZBA agenda may include a shared parking plan.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:16 p.m. Motion was made by Commissioner Kuchler, seconded by Commissioner Boyd. Voice vote was taken. Motion carried unanimously.

Lorrie M. 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, May 3, 2011 7:00 p.m.

#11-05-A ZBA

CALL TO ORDER

A regular meeting of the Village of New Lenox Zoning Board of Appeals was called to order at 7:17 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, Gary Berner, Annette Boyd, and Tony Orsini.

The following were absent: None.

Also present was: Senior Planner Jeff Smith and Secretary Lorrie Sowko.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR ZONING BOARD OF APPEALS MEETING OF APRIL 19, 2011

Chairman Muehlnickel entertained a motion to approve the minutes of the April 19, 2011, Zoning Board of Appeals meeting. Commissioner Berner made a motion, seconded by Commissioner Boyd. Voice vote was taken. Commissioners Moss and Byerley abstained. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:18 p.m. Motion was made by Commissioner Byerley, seconded by Commissioner Moss. Voice vote was taken. Motion carried.