

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

**Held in the New Lenox Village Hall, 1 Veterans Parkway**

**Tuesday, June 21, 2011 7:00 p.m.**

**#11-06-B**

**CALL TO ORDER**

A regular meeting of the Village of New Lenox Plan Commission was called to order at 7:02 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 Rob Moss, John Kuchler, Gary Berner, Annette Boyd and Tony Orsini.

The following was absent: Commissioner Joan Byerley.

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

**REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF JUNE 7, 2011**

Chairman Muehlnickel entertained a motion to approve the minutes of the June 7, 2011, Plan Commission meeting. Commissioner Boyd made a motion, seconded by Commissioner Moss. Voice vote was taken. Motion carried.

**REQUEST FOR COUNTY SPECIAL USE FOR OUTSIDE STORAGE, CONTRACTOR'S YARD AND CARETAKER RESIDENCE**

**110 Ford Drive and 200 Ford Drive**

**Lloyd Bisping - Petitioner**

**Kenneth Carlson – Attorney**

Attorney Ken Carlson was present to represent Lloyd Bisping, who is the owner of two adjacent lots located at 110 Ford Drive and 200 Ford Drive. The lots are the third and fourth lots from the west, in Cedar Industrial Park, west of Cedar Road.

Bisping Construction has their contractor yard on the eastern lot, and also owns the lot to the west that contains another industrial use. The buildings were constructed under a County issued building permit, which included an excavating yard and storage. However, Will County is now claiming the property is in violation of the County Zoning Ordinance, and further is mandating a County Special Use permit for a contractor's yard.

Mr. Bisping's mother-in-law lives in the existing upstairs residence unit on Lot 6, which requires another County Special Use permit.

The County is requesting that the petitioner apply for a variance for lot coverage since gravel covers more than 50% of the lots. The petitioner has also put in another variance request to waive some screening requirements.

On the southern end of both lots, there is a detention pond as well as a tree line that is very dense in the winter. The request is to waive the fencing requirement between the two lots owned by Mr. Bisping, because it makes it safer for the trucks to back onto the westerly lot without using Ford Drive.

Senior Planner Jeff Smith stated that since the properties are located in an industrial district, the Village requires an 8-foot tall solid fence to screen the outside storage from adjacent uses and Ford Drive, as well as the property to the south that is recommended for future mixed use development. There is a fence along a portion of the east perimeter that was installed by the adjacent property, from a previous Special Use request that included slats be added as a condition. Staff is recommending that the fence (8-feet high) be extended along the east perimeter to screen any unscreened outside storage, as well as a new fence being installed along the southern portion of the outside storage area. An 8-foot tall gate will need to be erected at the entrance point to the outside storage area to provide screening from Ford Drive. Staff has no objection to eliminating the screening along the common property since this area is utilized by trucks for cross access.

Staff has no objections to the outside storage and the upper-story caretaker residence and Staff recommends that no objection be filed against the County Special Use requests, subject to the seven conditions in the Staff Report as follows:

1. A minimum 8-foot tall solid along the east perimeter outside storage areas not presently containing any perimeter fencing and along the south perimeter of the outside storage area.
2. To the best extent possible, the gravel surface area for the rear outside storage area shall be kept tidy and free of dust, trash and debris.
3. The County Special Use shall only permit the existing upper-story caretaker residence.
4. There shall be adequate striped, standard and handicapped parking spaces for the existing upper-story caretaker residence and the industrial use on the subject property.
5. No more than two unrelated persons shall reside in the upper-story residence.
6. The existing upper-story caretaker residence shall abide by all applicable New Lenox Fire Protection District requirements, including emergency access, fire wall separation, etc.
7. The existing upper-story caretaker residence shall comply with all applicable Will County Building Code requirements.

Commissioner Berner asked if there could be a recommendation for a fence requirement between the two properties, if one or both of the properties were sold in the future.

Jeff Smith informed that there could be a recommended condition that a fence be installed to divide the properties if one or both of the properties are sold, but only if outside storage is still present at 110 Ford Drive.

Kenneth Carlson suggested a condition that if the contractor's yard be ceased on Lot 6, then it will be fenced. This will still eliminate backing semi trucks onto Ford Drive.

Chairman Muehlnickel entertained a motion to recommend that the Village not object to the County Special Use request to legally establish the existing contractor yard and outdoor storage utilized by the industrial business (Bisping Construction and Sanitary Service), or the existing upper-story caretaker residence located at 110 Ford Drive, subject to the County's consideration of the seven items mentioned in Staff's Report, in addition to Item #8, that screening be required if Lot 6 and/or Lot 7 are sold and outside storage requires screening.

Kenneth Carlson added that the Special Use also applies to Lot 7. It is for two contractor yards with Special Uses, even though the one is not being used as a contractor yard.

Commissioner Kuchler made a motion, seconded by Commissioner Moss. Voice vote was taken. Motion carried unanimously.

Chairman Muehlnickel entertained a motion for Lot 7, with the same motion for Lot 6, and the same eight conditions will apply. Commissioner Kuchler made a motion, seconded by Commissioner Berner. Voice vote was taken. Motion carried unanimously.

**REQUEST FOR COUNTY SPECIAL USE FOR AN AUTO BODY SHOP**  
**14460 EDISON DRIVE**  
**William Boyle – Petitioner**

William Boyle was present to request a Special Use for a tenant leasing a unit located on 14460 Edison Drive. The tenant operates an auto accessories installation business, as opposed to an auto body shop. This business entails replacement of auto carpet, windshields, plastic bumpers, scratch and minor dent repairs, etc., parts and does not include auto collision/body repair. The lease specifically states that no inoperable and/or unlicensed vehicles are allowed on the property and most of the work on vehicles is done on auto dealer vehicles.

The materials used in this operation are water-based which allows for an EPA exemption.

Jeff Smith added that all work is performed inside the building. Vehicles will not be parked outside.

Staff has no objections to the County Special Use, subject to the four conditions in the Staff Report:

1. Verify with the County that there is adequate parking as well as other uses on the property.
2. To the best extent possible, the gravel surface parking lot shall be kept tidy and free of dust, trash and debris.
3. Foundation landscaping, including water tolerant species if necessary, shall be installed along the east side of the building.
4. Derelict vehicles shall not be stored on the premises for long periods of time awaiting repair and/or pick-up.

Chairman Muehlnickel entertained a motion to recommend that the Village not file an objection against the County Special Use request for the proposed automobile repair shop (J & K Body Shop Alternative) for property located 14460 Edison Drive, Unit E, subject to the County's consideration of the four conditions recommended in the Staff Report. Commissioner Boyd made a motion, seconded by Commissioner Orsini. Voice vote was taken. Motion carried unanimously.

### **OLD BUSINESS**

Jeff Smith announced that the Special Use granting an outside patio for Gatto's Restaurant was approved by the Village Board. The granted time schedule is to be open until 10:00 p.m. Sunday through Thursday and 11:00 p.m. for Friday and Saturday. The caveat is that through the liquor license for the outside patio, the hours can be restricted if there are problems with the outdoor patio in the future.

A maximum of 6 tables and 24 chairs will be the allotment for the patio, which will be surrounded by a minimum 4-foot tall fence.

### **NEW BUSINESS**

Jeff Smith informed that the next regular scheduled Plan Commission meeting is July 5, 2011, but there are no items yet scheduled for this agenda.

Commissioner Berner expressed that he would like to meet the new Village Administrator, Kurt Carroll.

Mark Muehlnickel requested an update from Economic Development Director Randall Lowman, regarding how the Village of New Lenox was perceived at the retail convention in Las Vegas.

### **ADJOURNMENT**

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

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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, June 21, 2011 7:00 p.m.**

**#11-06-B 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 Rob Moss, John Kuchler, Gary Berner, Annette Boyd, and Tony Orsini.

The following was absent: Commissioner Joan Byerley.

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

**REQUEST FOR APPROVAL OF MINUTES OF A REGULAR ZONING BOARD OF APPEALS MEETING OF JUNE 7, 2011**

Chairman Muehlnickel entertained a motion to approve the minutes of the June 7, 2011, Zoning Board of Appeals meeting. Commissioner Kuchler made a motion, seconded by Commissioner Boyd. Voice vote was taken. Motion carried.

**OLD BUSINESS**

None.

**NEW BUSINESS**

None.

**ADJOURNMENT**

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

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Lorrie M. Sowko – Secretary