

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

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

#11-10-A

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 Joan Byerley, Rob Moss, John Kuchler, Gary Berner, Annette Boyd and Tony Orsini.

The following were absent: None.

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

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF SEPTEMBER 20, 2011

Chairman Muehlnickel entertained a motion to approve the minutes of the September 20, 2011, Plan Commission meeting. Commissioner Moss made a motion, seconded by Commissioner Orsini. Voice vote was taken. Commissioners Kuchler and Byerley abstained. Motion carried.

REQUEST FOR COUNTY REZONING AND PRELIMINARY SUBDIVISION PLAT
HICKORY CREEK MANOR SUBDIVISION
977 and 979 Vine Street
Robert M. Hahn/RMH Capital, Inc. - Petitioner

Robert Hahn of RMH Capital, was present to request a County Rezoning and Preliminary Subdivision Plat for Hickory Creek Manor Subdivision, located at 977 and 979 Vine Street. Mr. Hahn represents Craig Marchbank, the owner of the subject property.

Mr. Marchbank is requesting to rezone an 8.365-acre parcel located west of Vine Street and just across Hickory Creek, north of the VFW facility, in New Lenox. The property is currently zoned R-1 in the County and the petitioner is requesting County R-2 zoning. This will allow for a subdivision of 3 lots.

Senior Planner Jeff Smith stated that Staff has no objection to the County rezoning to the R-2 District since it does comply with the Estate Residential Land Use recommendation in the Comprehensive Plan.

Staff has no objection to the 3-lot subdivision, subject to the four conditions outlined in the Staff Report, which was shared with the applicant on Monday, October 3, 2011, at a Sketch Plan Meeting.

Jeff Smith noted that a water main is located to the south of the property, while sanitary sewer service is not near this property. A lift station would be required to service this property. As such, the petitioner proceeded with the County for the proposed 3-lot subdivision that will be serviced by well and septic systems.

Commissioner Berner commented that he did not feel that the parcel is wide enough to accommodate three driveways (accesses).

Jeff Smith explained that the reason for requesting R-2 zoning is due to the lot frontage. Two of the lots will be 150 feet wide. The R-1 Zoning District requires lots to be 165 feet wide. The lots comply with the minimum lot width (150 feet) and lot area (1 acre) requirements of the R-2 District.

The County Building Department will assure that the minimum dwelling size requirements for the future single-family residences are met. For newer subdivisions, Jeff Smith noted that the minimum dwelling size for the Village R-2 District is 2,000 square feet for a 2-story or split-level home, and 1,800 square feet for a ranch.

Chairman Muehlnickel entertained a motion to recommend that a legal objection not be filed relative to the rezoning request to the County R-2 Single Family Residence District for the subject 8.365-acre property located at property located at 977 and 979 Vine Street. Motion was made by Commissioner Kuchler, seconded by Commissioner Boyd. Voice vote was taken. Motion carried unanimously.

Chairman Muehlnickel entertained a motion that the Village not object to the County preliminary plat to be known as Hickory Creek Manor, subject to the four items noted in Staff's Report:

1. Compliance with the applicable County Zoning and Subdivision regulations.
2. Adherence to New Lenox Township requirements, if any, for improvements to Vine Street.
3. County consideration of a prohibition against the cutting and removal of existing trees and vegetation in the designated floodplain easement area.

4. County consideration of a requirement for the developer to submit a future tree survey and establish subsequent tree preservation guidelines for existing mature trees in good condition that are located on the buildable lot areas to contain future single-family residences.

Commissioner Boyd made a motion, seconded by Commissioner Berner. Voice vote was taken. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Jeff Smith announced that there will be a regular Plan Commission meeting on October 18, 2011, and a County Special Use is scheduled for that agenda.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:13 p.m. Motion was made by Commissioner Boyd, seconded by Commissioner Orsini. 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, October 4, 2011 7:00 p.m.

#11-10-A ZBA

CALL TO ORDER

A regular meeting of the Village of New Lenox Zoning Board of Appeals was called to order at 7:14 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 were: Senior Planner Jeff Smith and Secretary Lorrie Sowko.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR ZONING BOARD OF APPEALS MEETING OF SEPTEMBER 20, 2011

Chairman Muehlnickel entertained a motion to approve the minutes of the September 20, 2011, Zoning Board of Appeals meeting. Commissioner Boyd made a motion, seconded by Commissioner Berner. Voice vote was taken. Commissioners Kuchler and Byerley abstained. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:15 p.m. Motion was made by Commissioner Moss, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried.