

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 18, 2011 7:00 p.m.

#11-10-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 Joan Byerley, Rob Moss, John Kuchler, and Gary Berner.

The following were absent: Commissioners Tony Orsini and Annette Boyd.

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

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF OCTOBER 4, 2011

Chairman Muehlnickel entertained a motion to approve the minutes of the October 4, 2011, Plan Commission meeting. Commissioner Berner made a motion, seconded by Commissioner Moss. Voice vote was taken. Motion carried.

REQUEST FOR COUNTY SPECIAL USE

1010 – 1022 South Cedar Road

O'Donnell Construction – Property Owner

Douglas W. Schlak – Attorney

Attorney Douglas Schlak was present to represent the property owner of 1010 through 1022 South Cedar Road, who is requesting a County Special Use for the property.

This request is to bring the property into compliance with Will County zoning requirements. The property is zoned I-1 in the County, which does not allow the current automobile dealership located near Cedar Road, and the granting of a Special Use is not allowed for this type of use.

Attorney Richard Kavanagh is petitioning the Will County Board to get permission from the County Board to file for a Special Use for the existing automobile dealership. If the Will County Board allows the filing for a Special Use, the petitioner for this property will file with the Village to request a Special Use for the existing automobile dealership.

The petitioner is also requesting a variance for lot coverage from the County, because they have too much stone in the parking area. The County variance request is from 50% lot coverage (the maximum allowed) to 90% lot coverage.

When investigating the existing automobile dealership, County officials notified the property owner that the existing automobile repair shop, which is located in the central portion of the property, required a County Special Use permit.

Senior Planner Jeff Smith stated that Staff has no objection to the existing auto body repair shop, subject to the three conditions in Staff's Report:

1. Provide adequate area on the existing gravel surface parking lot to accommodate the minimum number of required off-street parking spaces for the existing automobile repair shop and all other existing buildings/businesses 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. Derelict vehicles shall not be stored on the premises for long periods of time awaiting repair and/or pick-up.

Chairman Muehlnickel questioned storage of derelict vehicles.

Attorney Schlak informed that there is no request for outside storage. All vehicles on the premises are required to be operable with current license plates and registration.

Commissioner Berner wanted information on the stone coverage of the existing parking areas.

Attorney Schlak reiterated that the County allows for 50% of stone coverage in the lot and the existing lot has much more coverage than what is allowed. The variance requested is for 90% coverage.

Commissioner Berner asked if the Village receives the end results of County cases that are reviewed by the Village.

Attorney Schlak explained the County Board hearing procedures.

Jeff Smith noted that the Village has shared GIS with the County and receives mapping updates, which includes County Special Use approvals, but does not believe the Village receives information on the County variances that are granted.

Chairman Muehlnickel entertained a motion to recommend that the Village not object to the County Special Use request for the existing automobile repair shop (E & J Auto at 1018 South Cedar Road) for property located at 1010-1022 South Cedar Road, subject to the County's consideration of Staff's recommended conditions:

1. Verification that there is adequate area on the existing gravel surface parking lot to accommodate the minimum number of required off-street parking spaces for the existing automobile repair shop located at 1018 South Cedar Road and all other existing buildings and businesses on the subject property.
2. To the best extent possible, the gravel surface parking lot shall be kept tidy and free of dust, trash and debris.
3. Derelict vehicles shall not be stored on the premises for long periods of time awaiting repair and/or pick-up.

Commissioner Kuchler made a motion, seconded by Commissioner Moss. 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 November 15, 2011, and will include an annexation, rezoning and Special Use requests for Morningstar Mission and also an annexation and Special Use request for an existing group care home for Trinity Services.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:15 p.m. Motion was made by Commissioner Byerley, seconded by Commissioner Berner. 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 18, 2011 7:00 p.m.

#11-10-B ZBA

CALL TO ORDER

A regular meeting of the Village of New Lenox Zoning Board of Appeals was called to order at 7:16 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, and Gary Berner.

The following were absent: Commissioners Tony Orsini and Annette Boyd.

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 OCTOBER 4, 2011

Chairman Muehlnickel entertained a motion to approve the minutes of the October 4, 2011, Zoning Board of Appeals meeting. Commissioner Kuchler made a motion, seconded by Commissioner Berner. Voice vote was taken. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:17 p.m. Motion was made by Commissioner Moss, seconded by Commissioner Byerley. Voice vote was taken. Motion carried.