

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, November 16, 2010 7:00 p.m.

#10-11-B

CALL TO ORDER

A regular meeting of the Village of New Lenox Plan Commission was called to order at 7:01 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 Joan Byerley, Gary Berner, Tony Orsini, John Kuchler, Annette Boyd and Rob Moss.

The following was absent: None.

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

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF OCTOBER 5, 2010

Chairman Muehlnickel entertained a motion to approve the minutes of the October 5, 2010, Plan Commission meeting. Commissioner Boyd made a motion, seconded by Commissioner Moss. Voice vote was taken. Commissioner Byerley abstained. Motion carried.

REQUEST FOR ANNEXATION AND REZONING FROM R-1 TO R-2, R-4 AND C-2 (Public Hearing)

Bristol Meadows

99.87-acre parcel located on the north side of Laraway Road, approximately 660 feet west of Schoolhouse Road

Mark Kaup/MJR Construction LLC – Petitioner

Andrew Dystrup – Attorney

Chairman Muehlnickel announced that there was no proof of neighborhood notification and the public hearing will be held on December 7, 2010.

OLD BUSINESS

None.

NEW BUSINESS

Planning and Development Administrator Robin Ellis announced that there will be a housing workshop with the Plan Commission, Zoning Board of Appeals, and the Village Board, which is tentatively scheduled for December 4, 2010. The time and the location are yet to be determined. A market analyst will be the speaker at the meeting, and Robin will notify the Commissioners with further details.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:03 p.m. Motion was made by Commissioner Kuchler, seconded by Commissioner Boyd. Voice vote was taken. Motion carried.

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, November 16, 2010 7:00 p.m.

#10-11-B ZBA

CALL TO ORDER

A regular meeting of the Village of New Lenox Zoning Board of Appeals was called to order at 7:04 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, Gary Berner, Tony Orsini, John Kuchler, Annette Boyd and Rob Moss.

The following was absent: None.

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

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR ZONING BOARD OF APPEALS MEETING OF OCTOBER 5, 2010

Chairman Muehlnickel entertained a motion to approve the minutes of the October 5, 2010, Zoning Board of Appeals meeting. Commissioner Berner made a motion, seconded by Commissioner Kuchler. Voice vote was taken. Commissioner Byerley abstained. Motion carried.

REQUEST FOR TEMPORARY USE FOR REAL ESTATE SUBDIVISION

ADVERTISING SIGN

Nelson Ridge Subdivision

Northwest corner of Nelson Road and Brooke Lane

John Devitt/Devitt Construction - Petitioner

Senior Planner Jeff Smith explained that there are 14 lots still available in the Nelson Ridge subdivision. With the slow housing market, the petitioner is asking for a 5-year extension for the real estate subdivision advertising sign. The current sign is in good physical condition, and approval of the request would allow for an extension of 5 years, or when a permit is issued for the last lot; whichever comes first.

Staff recommends approval of the requested extension.

Commissioner Berner asked if the size of the current sign is at the maximum allowable size. The sign is 8 feet tall by 8 feet wide (64 square feet).

Jeff Smith informed that the maximum allowable size for this type of sign is 100 square feet.

Commissioner Berner wanted to know if reducing the allowable size has been considered, since the signs are now permitted for a longer period of time.

Planning and Development Administrator Robin Ellis stated that there has been no discussion regarding reduction of the allowable size, which has been the allowable size for the last 12 years and possibly before that. Allowing the longer timeframe is to give the developer adequate time to market the development. Reducing the size of the signs would be contrary to that goal.

Chairman Muehlnickel entertained a motion to recommend approval of the request for the temporary use for the Nelson Ridge real estate subdivision sign, until the earlier to occur of the issuance of a building permit for the last lot of the subdivision or 5 years from the date the temporary use is granted by the Village Board. Motion was made by Commissioner Kuchler, seconded by Commissioner Moss. Voice vote was taken. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Senior Planner Jeff Smith announced the birth of his daughter, Evelyn Ann.

Chairman Muehlnickel informed that there was a recent article in the Wall Street Journal pertaining to mobile businesses, and referred to motor-driven businesses that can park at facilities to do business. He referred to New Lenox as being ahead of the curve because of the previous approval by the Village for these types of businesses.

A co-worker of Chairman Muehlnickel saw this type of business in downtown Chicago and believes it was a bakery.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:09 p.m. Motion was made by Commissioner Moss, seconded by Commissioner Orsini. Voice vote was taken. Motion carried.