

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 19, 2012 7:00 p.m.

#12-06-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 Vice-Chairman Gary Berner, with a quorum present.

Vice-Chairman Berner led the Pledge of Allegiance.

ROLL CALL

Upon roll call, the following were present: Vice-Chairman Gary Berner, Commissioners Rob Moss, John Kuchler, Joan Byerley, Tony Orsini, and Annette Boyd.

The following was absent: Chairman Mark Muehlnickel.

Also present were: Director of Community Development Robin Ellis, Senior Planner Jeff Smith and Secretary Lorrie Sowko.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF JUNE 5, 2012

Vice-Chairman Berner entertained a motion to approve the minutes of the June 5, 2012, Plan Commission meeting. Commissioner Byerley made a motion, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried.

REQUEST FOR AMENDMENT TO SPECIAL USE FOR FINAL P.U.D. PLAT (Public Hearing)

Briarwood Office Condos

7.344-acre property located on the north side of Route 30, between Spencer Road and Anderson Road

Tim Hejny/C.M. Lavoie & Associates – Petitioner

Vice-Chairman Berner explained the rules for the upcoming public hearings. Vice-Chairman Berner then invited public speakers for the public hearings to be sworn in. The speakers stood, raised their right hands, and were sworn in by Secretary Lorrie Sowko.

Tim Hejny of C.M. Lavoie & Associates was present on behalf of The Perry Group. Minor changes have been made from the previous plan, including a slightly larger building along Route 30 and some landscaping changes. Sanitary sewer and water currently exist on the site.

The developer plans to sell a portion of land to the adjoining Trinity Autism Center to provide for additional parking and green space.

Vice-Chairman Berner entertained a motion to open the public hearing at 7:04 p.m. Commissioner Kuchler made a motion seconded by Commissioner Orsini. Voice vote was taken. Motion carried.

Senior Planner Jeff Smith began the Staff Report.

The detention was installed in the central portion as well as in the back of the property, and water and sewer have been installed as well.

There has been no development on the property since 2008. The previous plans included a 7,700 square foot retail building located on the front of the property and four different sized office buildings in the rear.

The developer submitted an amended P.U.D. plat depicting a 13,000 square foot retail building on the southern portion. The Trinity site and this site will be connected by the parking lots and the rear portion has slightly decreased in size. There is currently no development proposed for the rear portion and a future amendment to the P.U.D. will be required for the northern area.

The site plan depicts that the parking lots will be connected which will meet the requirements of the P.U.D. by being unified and in the best interest of the public.

Recently, the Trinity site received a variance to eliminate the perimeter landscaping along the north property line. This variance creates connection to the Briarwood site creating additional parking.

The elevations proposed conform to the requirements. The major difference is that the building will now have a flat roof versus a peaked roof, as previously proposed. It does complement the adjacent Trinity building.

Staff has no objections to the deviations and to the parking lots being connected which will give the parking spaces a zero setback.

Lot 2 increased in size and the interior landscaped parkway buffer along Route 30 decreased in size.

Staff is recommending that cross access is incorporated on the east and west sides of the overall property. There will also need to be a cross access easement between the Trinity and Briarwood sites.

Overall, the plan meets the P.U.D. requirements. Staff recommends that the Plan Commission adopt the Findings of Fact in the Staff Report and also recommend approval for the amendments to the Special Use for the Final P.U.D. Plat for Briarwood Office Condos, subject to engineering approval, landscape approval, and the comments in the Staff Report.

Vice-Chairman Berner inquired about the front landscaping width being reduced to 7.5 feet, which may be problematic when trying to install the required landscaping.

Tim Hejny responded that the developer will work with Staff to accommodate as much landscaping as possible.

Jeff Smith commented that the current plan had the same amount of landscaping as originally proposed which will not fit in the reduced buffer yard. Staff will work with the petitioner on this issue.

There were no public speakers from the audience for the public hearing.

Vice-Chairman Berner entertained a motion to close the public hearing at 7:10 p.m. Commissioner Kuchler made a motion, seconded by Commissioner Boyd. Voice vote was taken. Motion carried.

Vice-Chairman Berner asked when the landscaping will be installed on the north perimeter.

Tim Hejny responded that there are two detention ponds to the north and these ponds will be landscaped but the date is unknown at this time.

Jeff Smith informed that the storm water landscaping must be installed up front, as well as the perimeter landscaping on Lot 3. The balance of the landscaping for the interior will be installed after the development of Lot 3.

Vice-Chairman Berner asked if a market study will be done to justify the demand for office use in this building.

Joe Perry, who is the developer, is seeking a single-use retail tenant for Lot 2, but at this time, there is no tenant for the rear parcel in the foreseeable future.

Vice-Chairman Berner entertained a motion to adopt the amended Findings of Fact for the proposed amendments to the final P.U.D. plat for Briarwood Office Condos. Commissioner Orsini made a motion, seconded by Commissioner Kuchler. Roll call vote was taken. Motion carried unanimously.

Vice-Chairman Berner entertained a motion to recommend approval of the amendments to the Special Use for a Final P.U.D. Plat for Briarwood Office Condos, subject to final engineering and landscape plan approval, and resolution of the other issues noted above in the Staff Report. Commissioner Kuchler made a motion, seconded by Commissioner Boyd. Roll call vote was taken. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Robin Ellis announced that there are no agenda items for the July 3, 2012, meeting and therefore, it will be cancelled.

ADJOURNMENT

Vice-Chairman Berner entertained a motion to adjourn the meeting at 7:15 p.m. Motion was made by Commissioner Boyd, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried unanimously.

Lorrie M. Sowko – Secretary