

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 2, 2012 7:00 p.m.

#12-10-A ZBA

CALL TO ORDER

A regular meeting of the Village of New Lenox Zoning Board of Appeals was called to order at 7:05 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, Annette Boyd, Gary Berner, and Joan Byerley.

The following was absent: Commissioner Tony Orsini.

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 4, 2012

Chairman Muehlnickel entertained a motion to approve the minutes of the September 4, 2012, Zoning Board of Appeals meeting. Commissioner Berner made a motion, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried.

REQUEST FOR TEMPORARY USE

Lincolnway Christian Church

29.1-acre site located at 690 E. Illinois Highway

Craig Dombrowski - Petitioner

Commissioner Kuchler stepped down for this agenda item.

Craig Dombrowski, a representative of Lincolnway Christian Church, explained that the events at the church will be held from October 14, 2012, through October 24, 2012.

Two live-in trailers will be set up on the east side of the property. Organizers of the church special events will reside in the two trailers. These trailers will be delivered by pick-up trucks that will be parked within parking lot spaces. Temporary water hoses and electrical power will be provided to the trailers. No generators will be utilized.

Senior Planner Jeff Smith stated that this particular type of temporary use request is not specified in the Zoning Ordinance, but it can still be authorized by submitting the request to the Zoning Board of Appeals for a recommendation followed by ultimate Village Board approval.

Staff reviewed the request, and since there are no issues or concerns for the subject church property and adjacent land uses, Staff recommends approval of the temporary use for two live-in trailers to be located just east of the church, subject to the following six conditions noted in the Staff Report:

1. Two trailers will be allowed at this location from Friday, October 12, 2012, through Monday, October 22, 2012.
2. The petitioner must acquire the proper permits such as an electrical permit to provide temporary power to the two trailers.
3. Compliance with all requirements of the New Lenox Fire Protection District.
4. The two pick-up trucks used for transporting and parking the two trailers must be parked within designated parking stalls.
5. All church services during the designated 11-day period from Sunday October 14, 2012 until Wednesday, October 24, 2012 shall occur only within the church building.
6. Overflow parking needs during the period of special church teaching and worship services may be provided at the nearby Bentley Elementary School parking lot. A shuttle van will be available to transport parishioners between the school and church parking lots.

Commissioner Berner asked if the service(s) will be held at a certain time.

Craig Dombrowski responded that the services will be 9:30 a.m. through 11:30 a.m. and 6:30 p.m. through 9:30 p.m. on Sunday. All other services for the remaining days will be held from 6:30 p.m. through 9:30 p.m.

Commissioner Berner asked if there will be traffic control during the service times.

Craig Dombrowski informed that there have not been any traffic issues in the past and traffic control has not been necessary.

Commissioner Berner inquired about sanitary services for the two trailers.

Craig Dombrowski stated that persons residing in the two trailers will utilize existing restroom facilities within the church facility.

Chairman Muehlnickel entertained a motion to recommend approval of the temporary use request for Lincolnway Christian Church located at 690 East Lincoln Highway, subject to the six conditions in the Staff Report. Commissioner Berner made a motion, seconded by Commissioner Moss. Voice vote was taken. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Chairman Muehlnickel requested information regarding the Las Vegas Retail Convention held in May.

Jeff Smith explained that Community Development Director Robin Ellis and Economic Development Director Nancy Hoehn are attending the ICSC Convention on October 3rd and 4th, and may possibly give a report on the two conventions in the future.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:13 p.m. Motion was made by Commissioner Boyd, seconded by Commissioner Byerley. Voice vote was taken. Motion carried.

Lorrie M. Sowko – Secretary