

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, February 5, 2013 7:00 p.m.

#13-02-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 Rob Moss, John Kuchler, Gary Berner, Annette Boyd and Joan Byerley.

The following was 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 JANUARY 8, 2013

Chairman Muehlnickel entertained a motion to approve the minutes of the January 8, 2013, Plan Commission meeting. Commissioner Boyd made a motion, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried.

REQUEST FOR COUNTY SPECIAL USE FOR SPORTS/RECREATION FACILITY
22005 Howell Drive - Unit C
Maureen Egan – Attorney

Maureen Egan of CrossFit Invalesco was present to request a Country Special Use to allow a sports and recreation use located at 22005 Howell Drive, Unit C.

Maureen Egan stated that she is requesting a County Special Use permit in order to allow for the continued operation of the fitness facility. The County is requiring this permit.

Senior Planner Jeff Smith reported that Staff met with the applicants and went over Staff comments.

Staff has no objection to the County Special Use request, subject to the following four conditions:

1. Adequate parking is required for the fitness facility, as well as the other industrial tenants.

The County can restrict the maximum class size to enforce adequate parking. The applicant noted that there will be no more than 12 persons per class. However, the tenant space is large and can likely offer more persons per fitness class in the future.
2. The parking spaces along the front of the building are not striped. The only striped parking is along the north portion of the site. If additional parking is needed, Staff recommends that striped parking be added along the front of the building, which also includes providing for the required number of handicapped parking stalls.
3. The New Lenox Fire Protection District and the County Building Department previously inspected the tenant space. All Will County and New Lenox Fire District Codes must be met, which includes addressing the list of requirements and modifications previously provided to the petitioner.
4. Staff observed outside storage at the rear of the building and recommends that the materials be removed from the site or relocated to the inside of the applicable tenant space.

Commissioner Berner asked if this use would be permitted in the Village I-1 zoning district.

Jeff Smith responded that the Village I-1 District allows for similar uses such as gymnasiums and public recreation facilities as permitted uses, while the County I-1 District requires a County Special Use. In both cases, there must be adequate onsite parking provided for the recreational use.

There are 20 striped parking spaces along the north property line. Along the front of the building there is enough area to add approximately 10 to 13 striped parking spaces and needed handicapped spaces.

Chairman Muehlnickel entertained a motion to recommend that the Village not object to the County Special Use request for the existing fitness facility, CrossFit Invalesco, located within the industrial building at 22005 Howell Drive (Unit C), subject to the County's consideration of the following:

1. The property shall provide adequate off-street parking spaces for the subject fitness facility and all other uses within the industrial building to meet Will County Zoning Ordinance requirements, which may also entail the Will County Zoning Administrator limiting the maximum fitness class sizes and/or maximum fitness tenant occupancy.

2. The property owner or petitioner shall add striped parking spaces along the front of the building, as well as install the minimum number of handicapped parking spaces meeting Illinois Accessibility requirements.
3. The fitness facility shall comply with all Will County Building and New Lenox Fire Protection District requirements, which includes addressing the list of required repairs and alterations previously provided to the petitioner.
4. Existing non-screened outside storage at the rear of the building, currently consisting of wood crates and large truck tires, shall be removed from the site or relocated within the applicable tenant space.

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

OLD BUSINESS

None.

NEW BUSINESS

Jeff Smith informed that the next regular scheduled Plan Commission meeting is February 19, 2013, and will include a public hearing on a text amendment.

ADJOURNMENT

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

Lorrie M. Sowko – Secretary