

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 15, 2013 7:00 p.m.

#13-10-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 Mark Muehlnickel led the Pledge of Allegiance.

ROLL CALL

Upon roll call, the following were present: Chairman Mark Muehlnickel, Commissioners Rob Moss, Annette Boyd, Joan Byerley, Terry Schultz, Gary Berner, and John Kuchler.

The following was absent: None.

Also present were: Director of Community Development Robin Ellis and Secretary Lorrie Sowko.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF OCTOBER 1, 2013

Chairman Muehlnickel entertained a motion to approve the minutes of the October 1, 2013, Plan Commission meeting. Commissioner Kuchler made a motion, seconded by Commissioner Schultz. Voice vote was taken. Commissioner Berner abstained. Motion carried.

REQUEST FOR SPECIAL USE FOR P.U.D. (Public Hearing)

Prairie Ridge Estates

80.48-acre parcel generally located along the east side of Gougar Road approximately three-quarters of a mile north of U.S. Route 6

Brian Wille/Prairie Ridge Development of New Lenox LLC

Chairman Muehlnickel entertained a motion to open the public hearing at 7:03 p.m. Commissioner Moss made a motion, seconded by Commissioner Berner. Voice vote was taken. Motion carried.

Brian Wille of Prairie Ridge Development of New Lenox LLC was available to request a Special Use for a P.U.D. for Prairie Ridge Estates.

Brian Wille explained that the building pads need to be altered to allow the width of the buildings to be 4 feet wider.

In the current R-1 District, the maximum buildable lot width is 60 feet and the special use would allow for a 64-foot width. The extra 4 feet will allow for 3-car garages and larger homes.

The current front yard setback is 35 feet and the petitioner is seeking a 30-foot front yard setback to allow for larger backyards.

Director of Community Development Robin Ellis stated that most of the public improvements for the subdivision are already installed, the roads are almost complete, and the utilities were extended to the site earlier this year, including the extension of water main. The subdivision is very close to being released for building permits.

Brian Wille is acquiring the lots from the previous developer and there was an issue with zoning. This subdivision is zoned R-1 and the majority of single-family residential subdivisions that were built over the last 15 years have been zoned R-2A.

The R-1 District requires a 35 front yard setback versus 30 feet in the R-2A District

The R-1 District requires 15-foot minimum side yard setbacks per side. The R-2A District allows a minimum of 10 feet per side with the sum of two sides equaling 25 feet, however the houses may be positioned.

The R-1 zoning for this property was granted many years ago by the Village Board based on the fact that they felt it was more appropriate for the periphery of the Village.

Regarding the setback requests, Staff has no objection to the reduction, which is intended to allow for construction of larger homes, three-car garages. If the three-car garage option is not chosen, the home would maintain the 15-foot side yard setbacks per side required by the R-1 District. Staff does not feel there are negative consequences to overlaying the P.U.D. for the R-2A setbacks over the subdivision.

Chairman Muehlnickel asked if this project will still be marketed as an alternative energy development.

Robin Ellis explained that the Village Board amended the Development Agreement a few months ago and removed that obligation. Since the original developer is not going to be constructing the homes, Mr. Wille felt that he needed to compete with a conventional product.

Commissioner Berner inquired about a construction schedule.

Robin Ellis replied that issues need to be finalized with the original developer, remaining public improvements will need to be installed, and a few punch list repairs completed before permit issuance.

There are a few lots that will not be eligible for a reduced front yard setback because of the required lot widths at the building setback line.

There were no members of the public present to speak on this issue.

Chairman Muehlnickel entertained a motion to close the public hearing at 7:09 p.m. Motion was made by Commissioner Berner and seconded by Commissioner Kuchler. Voice vote was taken. Motion carried.

Chairman Muehlnickel entertained a motion to recommend approval of the Special Use for a planned unit development for Prairie Ridge Estates, which would permit a minimum 30-foot front yard setback for all lots zoned R-1 Single-Family Residence District, with the exception of Lots 20, 44, and 51. Additionally, the P.U.D. would allow for a 10-foot side yard setback per side, with the sum total of both sides of not less than 25 feet, for all 132 single-family lots that are zoned R-1 Single-Family Residence District. Staff recommends that the ordinance granting a Special Use for a P.U.D. for Prairie Ridge Estates include a condition requiring the execution and recording of the Certificate of Correction, with a copy provided to the Village, prior to the issuance of any new building permits in Prairie Ridge Estates. Motion was made by Commissioner Kuchler, seconded by Commissioner Moss. Roll call vote was taken. Motion carried unanimously.

Chairman Muehlnickel entertained a motion to adopt the Findings of Fact. Commissioner Kuchler made a motion, seconded by Commissioner Boyd. Voice vote was taken. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Robin Ellis informed that there are no items scheduled for the next regular scheduled Plan Commission meeting of November 5, 2013, but there are a couple of projects that will be on the December 2013 agendas. Hickey Memorial Chapel is requesting a Final P.U.D. Plat and there is a proposal for a Preliminary P.U.D. Plat for a senior housing project that will require a public hearing.

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ADJOURNMENT

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

Lorrie M. Sowko – Secretary