

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, May 6, 2014 7:00 p.m.

#14-05-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.

Chairman Muehlnickel led the assembly in the Pledge of Allegiance.

ROLL CALL

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

The following were absent: None.

Mr. Muehlnickel announced there was a quorum present for this meeting.

Also present were Senior Planner Jeff Smith, Planner Jennifer Neubauer and Secretary Pat Hansen.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF APRIL 15, 2014

A motion was made by Commissioner Boyd and seconded by Commissioner Kuchler to approve the April 15, 2014 minutes as presented. Voice vote was taken. Motion carried.

REQUEST FOR APPROVAL OF AMENDMENT TO SPECIAL USE FOR A FINAL P.U.D. PLAT

(Public Hearing)

Lot 1 of Cedar Crossings, Unit 1

Mark TeGrootenhuis/HSA Commercial Inc. - Petitioner

Chairman Muehlnickel asked if proper notice was given for this public hearing. Mr. Smith replied affirmatively. Mr. Muehlnickel asked for a motion to open the public hearing.

A motion was made by Commissioner Boyd and seconded by Commissioner Berner to open the public hearing. Voice vote was taken. Motion carried.

The public hearing was opened at 7:02 p.m.

Mr. Mark TeGrootenhuis of HSA Commercial Real Estate explained that they are planning the development of a two-story office building for Silver Cross Hospital at the north end of their property. He said they are requesting amendments to the current P.U.D. that would include the vacation of a 30-foot public utility easement and parking setback along the western portion of Lot 1, as well as the criteria for the monument sign as well as the criteria for building architecture. Mr. TeGrootenhuis said it is their intention to construct a building that is similar to the buildings on the Silver Cross Hospital campus.

Senior Planner Jeff Smith presented a slide show pointing out that Lot 1 was originally a part of the Cedar Crossings P.U.D. with a zoning classification of C-7, and was intended for a small retail use. He explained that the hospital purchased Lot 1, as well as Lot 2 to the south and a storm water outlot within Cedar Crossings Unit 1. The storm water outlot was later incorporated into the detention facilities required for the hospital campus. Mr. Smith explained that since Lot 1 was originally a portion of Cedar Crossings, the Village wanted a buffer between this site and future development to the west, so a 30 ft. parking setback was delineated on Lot 1. When Silver Cross purchased Lot 1, he said the property was rezoned from C-7 to the Village H (Hospital) zoning district in order that the site could be incorporated into the hospital campus. Mr. Smith stated that the Plat of Vacation proposes to eliminate the 30-foot parking setback as well as the public utility easement that is not needed, according to the Engineering Department.

Mr. Smith referred to the site plan for the two-story office building that is currently being reviewed by Village Staff. In order to meet the Village's parking requirements, the parking lot needed to extend further to the west. Mr. Smith said Staff recommends that the ordinance granting the amendment to the Special Use for a final P.U.D. plat for Lot 1 of Cedar Crossings Unit 1 require the Plat of Vacation, which formally eliminates the existing 30-foot public utility easement and parking setback line along the western portion of Lot 1, to be executed and recorded prior to the issuance of a building permit for the office building.

Mr. Smith advised that the smaller outlots in Cedar Crossings mandated a specific monument sign design, size, and height according to the Cedar Crossings ordinance. Since this property is now a part of the hospital campus, he said it makes sense to apply the Hospital District monument sign allowances. Mr. Smith said Staff recommends eliminating the Cedar Crossings monument sign requirement, and furthermore, allow Lot 1 to incorporate the hospital zoning district sign allowances.

Mr. Smith explained that the submitted building elevation plans depict an architectural pre-cast building that is compatible in design and color with the other buildings on the hospital campus. He said Staff recommends the elimination of the requirement that all buildings on Lot 1 be compatible with the commercial buildings that were originally approved within Cedar Crossings.

Mr. Smith concluded by stating it is Staff's opinion that this request meets the Findings of Fact and first recommends that the Plan Commission adopt the amended Findings of Fact that are listed in Staff's report. He said Staff also recommends approval of the amendment to the final P.U.D. plat for Lot 1 of Cedar Crossings Unit 1, subject to the three conditions noted in the Staff Report; to eliminate the 30 ft. parking setback; approving the Plat of Vacation with the condition that the Vacation Plat be executed and recorded with a copy provided to the Village prior to a building permit being issued; eliminate the Cedar Crossings monument sign requirement, allowing them to apply the hospital monument sign allowances; to allow the building to comply with the hospital campus in terms of architecture as it relates to materials, design and colors of the existing hospital and other buildings previously constructed in the Silver Cross Hospital campus.

At this time, Mr. Muehlnickel asked for questions or comments of Staff or the petitioner. Hearing none, Mr. Muehlnickel asked for a motion.

A motion was made by Mr. Moss and seconded by Mr. Schultz to recommend to the Village Board a recommendation to adopt the Findings of Fact for the amended final P.U.D. plat for Lot 1 of Cedar Crossings Unit 1. Voice vote was taken. Motion carried.

Mr. Muehlnickel asked for a motion to close the public hearing.

A motion was made by Commissioner Boyd and seconded by Mr. Kuchler to close the public hearing. Voice vote was taken. Motion carried.

The public hearing was closed at 7:07 p.m.

A motion was made by Commissioner Kuchler and seconded by Commissioner Boyd to recommend to the Village Board approval of the proposed amendments to the Special Use for a final P.U.D. Plat for Lot 1 of Cedar Crossings Unit 1, which will eliminate the following development conditions from Ordinance #1965:

1. 30-foot parking setback along the western periphery of Lot 1.
2. The outlot monument signage design, height (6 feet) and area (50 square feet per side, with 5 square feet at the top for the Cedar Crossings development name) requirements for Lot 1. The monument sign to be erected on Lot 1 shall comply with sign allowances specified by the underlying H (Hospital) District.
3. The requirement for a building on Lot 1 to be compatible in design, materials and colors with the approved building elevations for the shopping center and in-line retail shops in Cedar Crossings. The building elevations for Silver Cross Business Center shall be compatible to materials, design and colors of the existing hospital and other buildings previously constructed in the Silver Cross Hospital

campus.

Also, the Plan Commission recommended to the Village Board that the ordinance granting the amendment to the Special Use for a final P.U.D. plat for Lot 1 of Cedar Crossings Unit 1 require the Plat of Vacation, which formally eliminates the existing 30-foot public utility easement and parking setback line along the western portion of Lot 1, be executed and recorded prior to the issuance of a building permit for the office building.

Mr. Muehlnickel asked for a Roll Call vote:

AYES: - Commissioners Berner, Boyd, Kuchler, Byerley, Moss, Schultz,
Chairman Muehlnickel

NAYS: - None.

Motion carried.

Mr. Smith stated that this item will go to the Village Board for first read on May 12th.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Smith stated that the next Plan Commission meeting will be held on May 20, 2014.

ADJOURNMENT

Mr. Muehlnickel asked for a motion to adjourn the meeting at 7:10 p.m.

A motion was made by Commissioner Berner and seconded by Commissioner Boyd to adjourn. Voice vote was taken. Motion carried.

Patricia Hansen - Secretary