

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, August 5, 2014 7:00 p.m.

#14-08-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, Annette Boyd, John Kuchler, and Terry Schultz.

The following were absent: Commissioner Gary Berner.

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 JUNE 17, 2014

A motion was made by Commissioner Boyd and seconded by Commissioner Moss to approve the June 17, 2014 minutes as presented, with Commissioner Boyd abstaining. Voice vote was taken. Motion carried.

REQUEST FOR FINAL PLAT APPROVAL
Hibernia Estates Unit 5
Hartz Construction Company - Doug Blocker, Petitioner

Mr. Blocker stated he is seeking final plat approval for Hibernia Estates Unit 5, a 17-lot subdivision located south of Eagle Circle, east of the park site. He said it is zoned R-2A and meets all of the requirements of this zoning district.

Chairman Muehlnickel asked for Staff's comments.

Planner Jenni Neubauer explained that this 6.11-acre parcel is located south and east of Hibernia Estates Units 1, 2, 3, and 4, and consists of 17 lots. She explained that although the density of 2.78 units per acre for Unit 5 does not comply with the Low Density Residential (2 units per acre base density) recommendation of the Village's current Comprehensive Plan, it does meet the previous 1997 Comprehensive Plan's Community Residential (2.0 to 3.2 units per acre) land use recommendation that was in effect when the original petition was submitted. Ms. Neubauer advised that the density of the overall subdivision will have a density of 2.35 units per acre.

Ms. Neubauer stated that all of the proposed lots in Unit 5 comply with the R-2A district lot area requirements. She said Staff does note that Lots 22 through 25 may require a slight increase in the front yard building setback due to the cul-de-sac location in the bulb area. Ms. Neubauer continued by stating there are six lots that are more than 15,000 square feet, but less than 20,000 square feet in area. For these lots, she said the Subdivision Code requires the minimum lot width to be 90 feet wide when measured at the front building yard setback line. Ms. Neubauer said it is Staff's opinion that increasing the front yard building setback could limit the buildable area for future home and accessory structures and create hardships for these lots. She said it could also negatively impact the streetscape appearance of the subdivision. Therefore, Ms. Neubauer said Staff recommends approval of a subdivision waiver for Lots 17 through 20, 22, and 23.

Additionally, per the Subdivision Code, she said cul-de-sacs should not exceed 500 feet in length for subdivisions with lots less than 15,000 square feet in area. Ms. Neubauer explained that Somerset Court is about 560 feet long, when measured from the center of the circle. She pointed out that Somerset Court would conform to the minor residential street standards, and there will also be a 4 foot wide sidewalk along both sides of the new public street. Ms. Neubauer said Staff recommends approval of a Subdivision Code waiver for a slightly longer street length terminating with the cul-de-sac. Per the Subdivision Code, she advised that cul-de-sac lots are required to have at least one parkway tree per lot, and the current landscape plan shows at least one parkway tree on all of the cul-de-sac lots with the exception of Lot 22. Ms. Neubauer said it is Staff's recommendation that by shifting the proposed parkway tree on Lot 23 closer to the driveway, while still maintaining the required 10 ft. separation, would result in a parkway tree being added to Lot 22. She said the two trees would be about 25 feet apart. Ms. Neubauer explained that Staff prefers that each lot within a cul-de-sac have a parkway tree, and therefore recommends approval of a Subdivision Code waiver allowing for two parkway trees to be closer than the required 30 feet. Regarding open space, she stated it will be provided by three outlots, which were part of Unit 2, and were previously deeded over to the New Lenox Park District.

Ms. Neubauer stated that Staff recommends approval of the final plat for Hibernia Estates Phase 5, subject to final engineering and final landscape plan approval as well as the resolution of Staff's comments. Additionally, Staff recommends approval of the following Subdivision Code waivers: Lots 17 through 20, 22, and 23 shall be permitted to have a reduced minimum lot frontage from 90 feet to 80 feet, when measured at the 30 ft. front yard building setback line;

Ms. Neubauer stated that the cul-de-sac length for Somerset Court shall be permitted to be 560 feet long, which exceeds the 500-foot maximum length specified by the Subdivision Code; to allow for the parkway trees on Lots 22 and 23 to be approximately 25 feet apart rather than the minimum of 30 feet.

Mr. Muehlnickel asked for questions or comments from the Plan Commission. Hearing none, Mr. Muehlnickel asked for a motion.

A motion was made by Commissioner Kuchler and seconded by Commissioner Boyd to recommend to the Village Board final plat approval for Hibernia Estates Unit 5 subject to final engineering approval, final landscape plan approval, and the resolution of Staff's comments as noted in Staff's report as well as a well as recommendation of the following waivers: Lots 17 through 20, 22, and 23 shall be permitted to have a reduced frontage from 90 feet to 80 feet, when measured at the 30 ft. front yard building setback line; the cul-de-sac length for Somerset Court shall be permitted to be 560 feet long, which exceeds the 500-foot maximum length specified by the Subdivision Code; to allow for the parkway trees on Lots 22 and 23 to be approximately 25 feet apart rather than the minimum of 30 feet.

Voice vote was taken. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Smith advised that a public hearing will be held at the August 19th Zoning Board of Appeals meeting. He said the variances pertain to a proposed Buffalo Wild Wings in Nelson Plaza.

ADJOURNMENT

Mr. Muehlnickel asked for a motion to adjourn the meeting at 7:08 p.m.

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