

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, June 16, 2015 7:00 p.m.

#15-6-B

CALL TO ORDER

A regular meeting of the Village of New Lenox Plan Commission was called to order at 7:00 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 Gary Berner, Rob Moss, Joan Byerley, John Kuchler, Terry Schultz and Kathy Hilton.

The following were absent: None.

Also present were Senior Planner Jeff Smith and Community Development Director Robin Ellis.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF JUNE 2, 2015

A motion was made by Commissioner Byerley and seconded by Commissioner Moss to approve the June 2, 2015 minutes as presented, with Commissioners Kuchler and Hilton abstaining. Voice vote was taken. Motion carried.

REQUEST FOR APPROVAL OF A FINAL P.U.D. PLAT

Bristol Park Phase 3

10.172-acre property located south of Laraway Road and approximately one-quarter mile west of Spencer Road

DRH / Cambridge Homes, Inc.

Keith Blais – Petitioner

Keith Blais, Land Development Manager of DRH / Cambridge Homes, Inc. was present to request approval of the Phase 3 plat, which consists of 30 lots. He said everything is in substantial conformance with the preliminary plat. Mr. Blais said they received Engineering comments, Planning comments, and landscaping comments, and they are currently working through those and do not see any major issues they are unable to address.

Senior Planner Jeff Smith said that as stated, the final plat for Phase 3 substantially conforms to the approved preliminary plat. He explained that Lots 82 and 83 are unique because they are each over 20,000 square feet and located along a street curve. In order to have 80 feet of lot width at the front yard setback for these lots, he said an increased front yard setback of 37 feet is depicted on the final P.U.D. plat. Mr. Smith pointed out that the Subdivision Code requires 100 feet of frontage at the front yard building setback line for all lots containing an area of more than 20,000 square feet but less than 30,000 square feet. Staff believes this is excessive and therefore, Staff is recommending approval of a Subdivision Code waiver for Lots 82 and 83.

Mr. Smith noted that along the southern point of Rownham Street as well as Bristol Park Drive, there are no adjacent lots. He said the Subdivision Code normally requires the installation of parkway trees and sidewalks along those portions of the new public streets. According to Mr. Smith, Public Works, as well as Planning, are recommending a Subdivision Code waiver to defer the installation of the sidewalk and parkway trees until the next phase is approved.

Mr. Smith concluded by stating Staff recommends approval of the final P.U.D., plat for Bristol Park Unit 3 subject to the approval of final engineering, landscaping, and Staff comments.

Mr. Berner asked how the build-out is going for the first two units. Mr. Blais answered that 50% of the units are sold for Unit 2, and 60% of the units are sold for Unit 3. He advised that Bristol Park Subdivision is comprised of a total of four units.

A motion was made by Mr. Berner and seconded by Mr. Kuchler to recommend to the Village Board final P.U.D. plat approval for Bristol Park Phase 3 subject to final engineering approval and final landscape plan approval as well as approval of a Subdivision Code waiver for Lot 82 and Lot 83 to reduce the minimum frontage at the front yard building setback line for these two larger lots from 100 feet to 80 feet, as well as a waiver deferring the installation of sidewalks and parkway trees along specific portions of Rownham Hill Road and Bristol Park Road until such time as the abutting lots are platted in a future phase of Bristol Park. Voice vote was taken. Motion carried.

Mr. Smith advised that this request will go before the Village Board on July 13th for review of a first read ordinance.

REQUEST FOR APPROVAL OF A FINAL P.U.D. PLAT
Heather Glen Phase 4
20.14-acre property located along the north side of Laraway Road, east of Schoolhouse Road
DRH / Cambridge Homes, Inc.
Keith Blais – Petitioner

Mr. Blais of DRH / Cambridge Homes explained that Heather Glen Phase 4 consists of 55 lots, and is the final phase of the single-family residential development. He said they are currently

addressing Staff's comments. Mr. Blais stated the final P.U.D. plat is in substantial conformance with the preliminary P.U.D. plat.

Mr. Smith explained that as stated, this final phase is in substantial conformance with the approved preliminary P.U.D. plat. He said the two lots highlighted in yellow, Lots 160 and 161, per the Subdivision Code, are required to have 90 feet of frontage at the 30-foot front yard setback. Mr. Smith stated that these lots that are located along a street curve may fall a few feet short of having a minimum of 90 feet of width at the 30-foot front yard building setback. He advised that as both of these lots would still far exceed the Subdivision Code requirement for a minimum of 54 feet of frontage at the street right-of-way line, Staff has no objection to a Subdivision Code waiver being granted by the Village Board for Lots 160 and 161 having slightly less than 90 feet of frontage at the 30-foot front yard building setback line.

Mr. Smith concluded by stating Staff recommends approval of the final P.U.D. plat subject to final engineering and final landscape plan approval as well as resolution of other Staff comments.

Mr. Muehlnickel asked if a construction schedule is also required for Heather Glen Phase 4, and Mr. Smith replied affirmatively, adding that it will be attached to the ordinance approving the P.U.D.

Mr. Muehlnickel asked how this project is doing, and Mr. Blais replied that it is doing well and that it is probably ahead of schedule.

Mr. Berner asked Mr. Blais how many models are offered, and he replied that there are four. Mr. Berner said that when driving in the area, the houses all look the same. Mr. Blais explained that multiple elevations of each model are offered.

Mr. Muehlnickel asked Mr. Smith to briefly explain the anti-monotony policy. Mr. Smith and Ms. Ellis said there are seven items that are looked at, and they include roof lines, placement of garages, the number of garage stalls, windows, etc.

Mr. Muehlnickel asked for a motion.

A motion was made by Commissioner Kuchler and seconded by Commissioner Moss to recommend to the Village Board approval of a final P.U.D. plat for Heather Glen Phase 4 subject to final engineering approval, final landscape plan approval, and the submittal of a construction schedule as well as approval of a Subdivision Code waiver for a reduced lot width at the 30-foot front yard building setback line for Lots 160 and 161. Voice vote was taken. Motion carried.

Mr. Smith advised that this request will go before the Village Board on July 13, 2015 for first read ordinance review.

OLD BUSINESS

Mr. Muehlnickel asked for an update on the proposed apartments being referred to as Lincoln Station. Ms. Ellis explained that the developer has come back, and Village Staff met with him about two weeks ago. She said there will be a special Village Board town hall-type meeting on July 8th, and at that time, the developer can make a pitch to the Village Board as well as the residents. Mr. Muehlnickel asked if the Plan Commission should also be at that meeting, and Ms. Ellis replied that the Plan Commission can come, but pointed out that the Plan Commission has already provided the Village Board with a recommendation.

NEW BUSINESS

Mr. Smith welcomed Kathy Hilton to the Plan Commission. He noted that Jenni Neubauer gave birth to her son, and that everyone is doing well.

Mr. Smith advised that the next Plan Commission meeting will be held on July 7th, and there is a public hearing scheduled for that meeting.

ADJOURNMENT

There being no further business to come before the Plan Commission at this time, a motion was made by Commissioner Byerley and seconded by Commissioner Kuchler to adjourn.

Motion carried.

The meeting was adjourned at 7:15 p.m.

Patricia Hansen
Senior Administrative Secretary

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