

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 18, 2015 7:00 p.m.

#15-8-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 and Terry Schultz.

The following were absent: Kathy Hilton.

Also present were Senior Planner Jeff Smith and Senior Administrative Assistant Patricia Hansen.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF July 7, 2015

A motion was made by Commissioner Moss and seconded by Commissioner Schultz to approve the July 7, 2015 minutes as presented, with Commissioner Byerley abstaining. Voice vote was taken. Motion carried.

REQUEST FOR AMENDED REZONING TO C-3, C-1 AND R-2A
(Public Hearing)

Deer Point South

79.93-acre parcel located at the southwest corner of Laraway Road and Schoolhouse Road
James Kamp / H & K Partnership – Petitioner

Chairman Mark Muehlnickel explained the public hearing process to those in attendance. Those who wished to speak during the public hearings were sworn in by the recording clerk.

Mr. Muehlnickel asked if proof of notice was received by Staff, and Senior Planner Jeff Smith replied affirmatively.

Mr. Muehlnickel asked for a motion to open the public hearing at 7:04 p.m. A motion was made by Commissioner Berner and seconded by Ms. Byerley to open the public hearing. Voice vote was taken. Motion carried.

Bill Stefek of Tech 3 Consulting Group appeared before the Plan Commission on behalf of this request. He explained that this is request for an amended rezoning of a parcel that was previously zoned in the same zoning classifications, but the lines are now being proposed to be moved in order to accommodate a church. He said the R-2A parcel is proposed to consist of 65 lots; he advised that the office complex has been removed and replaced by a church. He noted that storm water detention and engineering for the site is close to what the original preliminary drawings had been.

Mr. Smith explained that the 80-acre tract at the southwest corner of Schoolhouse and Laraway Roads was annexed into the Village in 2005. Upon annexation, he said it was divided into three zoning districts with about 24 acres zoned C-3, 14 acres were zoned C-1 and the remaining approximate 42 acres were zoned R-2A with the intention of developing a future 69-lot single-family subdivision. Mr. Smith stated that a preliminary plat was submitted and approved in 2006 with the former plan extending High View Road east through the property connecting to Schoolhouse Road. He went on to say a few months ago, the Village was approached by Parkview Christian Church looking to build a new facility on approximately 9 acres. As the proposed church property overlaps three zoning districts, he said an amended rezoning is necessary. Mr. Smith said High View Road would no longer extend through the site, and there would be two large detention facilities along the western periphery of the property. He explained that there will be a future public hearing at the Village Board to amend the annexation agreement for Deer Point South, most likely in September. Mr. Smith said that any comments heard tonight will be forwarded to the Village Board. In terms of this request, he said based on the fact that the request meets the recommendation of the Comprehensive Plan, Staff recommends approval of the amended rezoning for Deer Point South subject to the applicant going before the Village Board to amend the annexation agreement for Deer Point South.

Mr. Muehlnickel asked if the lot sizes in the R-2A zoning district will remain the same. Mr. Smith said the average lot size is proposed to be minimally decreased, but will still remain over 13,000 square feet. He noted that the proposed density of 1.59 units per acre meets the Comprehensive Plan recommendation for similar-sized developments along Laraway Road; all lots meet the R-2A zoning requirements; a significant amount of open space is being provided with the ponds and park site as well as a berm to be built along Schoolhouse Road. Mr. Smith advised that Staff is also recommending a trail system, with a trail along Schoolhouse Road as well as a trail along Laraway Road. He said Staff is also recommending an interior trail that will extend to the pipeline easement connecting the future 3-acre park site at the southwest corner to the future church and to the detention area as well as to the future commercial area.

Mr. Muehlnickel asked for questions or comments from the public.

Christopher Dinolfo of 12808 High View Road said that overall, the plan looks great compared to the plan he saw a few years ago. He referenced Lots 103 and 87 asking if the ponds will be wet bottom or dry bottom ponds. Mr. Stefek replied that they will be wet bottom ponds. Mr. Dinolfo asked if the area between the detention ponds is a berm (to the west of lot 103). Mr. Stefek answered that it is a berm. Mr. Dinolfo asked if this will be done in phases. Mr. Stefek replied that if the church is successful, detention will be done in phases, and the church will build a portion of the southern detention pond. Mr. Dinolfo stated that massive flooding occurs in his subdivision, Grassy Knoll, from the 80-acre parcel. He asked if the church will simultaneously build the two ponds when the new church is built. Mr. Stefek said the northern portion of the southern pond will be built by the church. Mr. Dinolfo asked if there is a developer for the two commercial properties. Mr. Stefek replied that at this time, there is no developer. Mr. Dinolfo wanted to know what the price range will be for the single-family residential zoning. Mr. Muehlnickel answered that there is no developer for the single-family at this time. Mr. Dinolfo said it is a great plan, and he is glad to hear there will be wet bottom ponds.

Mr. Ron DeAdam of 1700 Illini Drive said he does not understand a C-1 zoning from an R-1 zoning, but read in The Patriot Newspaper that Trustee David Smith asked why the church is not zoned R-1 single-family zoning district with a Special Use for a church, as it would give the Village more leverage over the property if the church were to leave the location. Mr. DeAdam said he agrees with Mr. Smith's comments.

Mr. John Godfrey of Grassy Knoll Subdivision asked why the entire pond could not be built at one time.

Mr. Smith said this is more of an issue for the Special Use for the church, but added that the Engineering Staff will determine if all or just a portion of the pond would be required to be built. Mr. Smith advised that the central 14 acres was originally zoned C-1 for future office development. He said the C-1 district does allow a church as a special use. Mr. Smith noted that churches are also allowed in single-family R-1 or R-2 and R-2A as special uses as well. He said the second public hearing tonight will be for the Special Use request for the church, and that as part of a special use, the Village can require a number of development conditions.

Mr. Muehlnickel asked the client's engineer how only half a pond is built. Mr. Stefek said this was done in a subdivision in Frankfort, and that half of a wet pond was constructed and in use, and the second phase of the development came along a few years later. Mr. Stefek stated that the second half of the pond was eventually built with a berm between the two ponds. In the process, he said the berm was removed, and the two ponds became one. Mr. Stefek noted that if the entire pond is built, the property cannot be farmed.

Mr. DeAdam said he lives in the far southwest corner of Illini Drive, and that it is the low point of the lay of the land. He said all rainwater naturally drains down Illini Drive as well as from the crest of the open lot. Mr. DeAdam said the high point of the open lot is the proposed location of the detention pond. He explained that when a heavy rain occurs, a good-sized pond accumulates

in that far southwest corner, until it naturally seeps into the ground. He said he does not understand how the detention pond will help anyone in the new single-family homes or anyone living on Illini Drive.

Mr. Muehlnickel asked if the pond, as proposed, is only for the runoff that the church would create. Mr. Stefek replied affirmatively. Mr. Stefek said a majority of that site drains to High View Road, although he said a small portion may drain to Illini Drive. Mr. Muehlnickel noted that High View Road will remain stubbed, and Mr. Stefek agreed.

Mr. Berner confirmed with Mr. Stefek and Mr. Smith that the northern portion of the storm water detention pond, approximately 4 to 5 acres of the total 9.69-acre detention facility to be situated on the future Lot 67 in Deer Point South, would be constructed to accommodate the runoff from the church development. The balance of the pond would be built in conjunction with the future single-family development.

Mr. Godfrey asked if one lake is better than three lakes. Mr. Stefek said there will essentially be two detention areas. Mr. Godfrey asked why there is land between the two ponds; why not connect the two. Mr. Stefek said that grade-wise, it would not work.

Mr. Dinolfo explained that when there is a substantial rain, the runoff from the 80-acres literally funnels down High View Road, resulting in High View Road literally becoming a river. He asked if the proposed detention pond is capable of holding the runoff from the 80-acre parcel.

Hearing the tornado siren, a motion was made by Commissioner Schultz and seconded by Commissioner Kuchler to pause the Plan Commission meeting at 7:35 p.m. in order to seek shelter. Voice vote was taken. Motion carried.

Mr. Muehlnickel asked for a motion to reconvene the Plan Commission meeting at 7:43 p.m. A motion was made by Commissioner Byerley and seconded by Commissioner Kuchler to reconvene the meeting. Voice vote was taken. Motion carried.

Mr. Dinolfo said he understands that the proposed detention pond will take care of the runoff from the church and the church parking lot. He asked what will happen with the remaining water on the site. Mr. Dinolfo said he knows that water on the Deer Point South property must be detained on the Deer Point South property. Mr. Muehlnickel agreed that the water has to be contained on the property, but noted that the only parcel that will be developed at this time is the church. Mr. Dinolfo said he has photos of what occurs when a large rain event occurs. He said he is not sure that a half-pond is enough. Mr. Muehlnickel asked if he wanted to submit the photos, and Mr. Dinolfo said he did not bring them to the meeting. Mr. Smith advised Mr. Dinolfo that he would have another opportunity to submit the pictures at the public hearing held by the Village Board.

Mr. Muehlnickel noted that Mr. Stefek was the original engineer on the project and asked him to comment on what can be done to help the homeowners affected by the runoff. Mr. Stefek replied that the problem can be improved, but not solved by constructing the half-pond. He explained that the runoff from the undeveloped property zoned single-family will be routed around the pond to the storm sewer on High View Road. Mr. Stefek said once the entire property is developed, the runoff problems will decrease dramatically.

Mr. Godfrey asked how many acres will be developed for the church. Mr. Stefek replied that the pond would be designed to contain the church property, and the adjacent roads to the church. Mr. Godfrey said that was not his question. He said he does not understand why the entire detention area would not be built when it appears that land will be disturbed during the construction of the second half. Mr. Stefek explained that if the entire pond was built, the material that comes out of the pond has to go somewhere. Mr. Godfrey said he does not see a problem with that scenario. Mr. Stefek noted that if the sub-grade was constructed in the single-family portion, the land could no longer be used for agricultural purposes. Mr. Muehlnickel advised that Staff reported that the Village's engineer may or may not allow for the construction of just a portion of the detention pond.

Mr. Dan Rademacher of 2218 Alta Vista Drive said he believes not extending High View Road is a complete mistake. He said as a result, all the traffic will enter and exit Schoolhouse Road, and all the water going through the drainage culverts to the pond will run through High View Road. Mr. Rademacher stated it would alleviate many of the flooding problems if High View Road was extended, and the culverts were put into place to drain the water. He said his theory is that if the church is built, the parking lot is all that needs to be drained into the ponds. Mr. Rademacher said his thought would be to create two ponds, one on Schoolhouse Road and one in the back of the property, when it comes time to develop the back of the property. He said he does not think it is a good idea to build part of the pond at one time, and finish later. Mr. Rademacher said that doing it the way he is proposing would be doing it the right way, one step at a time. He concluded by saying he does not think it is a bad plan, and he does not think it is a bad idea.

Mr. Keith Nawrocki of 2125 High View Road said he echoes many of Mr. Rademacher statements. He asked why the plan was drawn as it is. Mr. Patrick McCarty, architect for the project, answered that diagonally running through the property is a pipeline. He said they would prefer not to cross the pipeline, or at least to limit the crossings to the pipeline. Mr. McCarty said they have looked at six or seven different layouts for just the church layout, and tried to preserve the commercial to the north as well as the residential to the south. He said they tried to work with the natural topography of the land to drain the property to the ponds.

Mr. Muehlnickel asked for a motion to close the public hearing. A motion was made by Commissioner Schultz and seconded by Commissioner Kuchler to close the public hearing. Voice vote was taken. Motion carried.

Mr. Muehlnickel asked for a motion to recommend to the Village Board a motion recommending approval of the rezoning requests for the C-3 Zoning District, comprised of 29.95 acres, the C-1 Zoning District, comprised of 9.15 acres, and the R-2A Zoning District, comprised of 40.82 acres, subject to the successful negotiation of an amendment to the Annexation Agreement.

A motion was made by Commissioner Moss and seconded by Commissioner Kuchler to recommend to the Village Board approval of the rezoning requests for the C-3 Zoning District, comprised of 29.95 acres, the C-1 Zoning District, comprised of 9.15 acres, and the R-2A Zoning District, comprised of 40.82 acres, subject to the successful negotiation of an amendment to the Annexation Agreement.

Upon roll call, the vote was:

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

NAYS: - None.

Motion carried.

REQUEST FOR SPECIAL USE FOR A CHURCH

(Public Hearing)

Parkview Christian Church

9.1508-acre parcel located on west side of Schoolhouse Road, south of Laraway Road

Parkview Christian Church / Mark Michuda – Petitioner

Mr. Muehlnickel asked if proof of notice was received by Staff, and Mr. Smith replied affirmatively.

Mr. Muehlnickel asked for a motion to open the public hearing at 7:58 p.m. A motion was made by Commissioner Berner and seconded by Commissioner Moss to open the public hearing. Voice vote was taken. Motion carried.

Mr. Mark Michuda, board member of Parkview Community Church in Orland Park, appeared before the Plan Commission on behalf of this request. He introduced Wayne Krahn, Finance Director for Parkview Christian Church, and Patrick McCarty, Architect of 45 Degree North Architects. Mr. Michuda said they have looked at a number of sites for the expansion of their church, and one of the reasons New Lenox was appealing is because a number of people in this community are members of their congregation. He explained that this location seemed ideal in many respects, however they approached the Village early on about this site, and the Village has embraced their ideas and worked in collaboration with their team. He noted that when Patrick was alluding to different analyses done on this location, it took a lot of effort. In the end, Mr. Michuda stated that this location will serve this community, as Parkview Church will become

part of this community. Mr. Michuda continued by stating they want to capture some of the brand of architecture that is part of the main campus in Orland Park for the New Lenox site. He said it is not only for the brand of the look of the campus, but also in terms of what they offer in terms of the service, worship, and the type of things people expect when they walk through their doors.

Mr. McCarty advised that they have looked at a number of sites in this area, and felt strongly about this 80-acre parcel. He said they have been working with Mr. Stefek since March, trying to devise a portion of land that met three criteria: 1) what the property owners wanted, 2) what the church wanted, and 3) what the Village wanted. Mr. McCarty said they decided on the C-1 zoning because the church would be a Special Use in that C-1 District. He said they found that this site proved to be somewhat difficult because of the pipeline and the stipulations that go along with it. Mr. McCarty said they did not want the pipeline going through the middle of the parking lot, the middle of the church property, or in fact through the middle of any of the commercial. He said they left the best that could be left for the commercial to the north along with the residential to the south. Mr. McCarty said this C-1 zoning would be left as a buffer between the commercial and the future residential. With the placement of the building, he said they tried to come up with a flow through the site and around the building so there would not be a lot of cross-traffic and that is why the building has been placed a little further to the east than some of the earlier drawings depicted. Mr. McCarty explained that this would also give the church more of a presence on Schoolhouse Road. He explained that in the open areas around the buildings that are not fully developed will be plaza areas, gatherings for the congregation before and after church services. Mr. McCarty noted that building materials will be similar to those used in the Orland Park Church, pre-cast, with some wood support structures, and a small section of metal roof.

Senior Planner Jeff Smith stated that in the C-1 District, a Special Use is required for a church in order to give the Village more control over the future development of the property, and gives the Village Board the authority to stipulate a number of conditions in order to ensure compatibility with existing, as well as future surrounding uses of the property. He said it is Staff's opinion that adding a 28,000 to 30,000 square foot church would be a valuable asset to New Lenox as well as surrounding communities. Mr. Smith said there are some "nuts and bolts" items that will need to be taken care of and gave an example of the parking lot aisles being wide enough to accommodate two lanes of traffic. He said these "nuts and bolts" items will be provided to the developer to ensure they meet Village Code. Mr. Smith explained that as mentioned previously, it will be necessary for the petitioner to go before the Village Board in order to amend the annexation agreement for Deer Point South. He said it will impact this property as the church is proposing some deviations to the Zoning Ordinance relating to building size, building height, and public improvements, and a tool to allow for those deviations is the amendment to the Annexation Agreement. When Sky Harbor Subdivision was built, he said the eastern portion of Schoolhouse Road, a minor arterial roadway, was improved. As part of the church development, he said it will be necessary to dedicate right-of-way to the Village to improve the western portion of Schoolhouse Road. Mr. Smith said that at this time, the applicant is proposing to improve the

western portion from Laraway Road south to White Tail Run. He said this will include the installation of a 10-foot wide trail as well as a left-turn lane at White Tail Run. Mr. Smith added that when the future residential developer comes in, the balance of Schoolhouse Road will have to be improved extending south to Illini Drive. He continued by stating another improvement that would have to be specified in the Annexation Agreement would be the improvement of White Tail Run which aligns with High View Road to the east. Mr. Smith said that according to the Concept Plat, they are proposing access off of that street, so they would have to build a portion of that street in front of their property as part of the church's initial development.

Mr. Smith continued by stating that the next condition states that the Village cannot proceed with any Site Plan for the church until the entire 9 acres is zoned to the C-1 zoning district. Although Staff has seen the Concept Plan; he said detailed site geometric plans, civil engineering plans, final landscape plans, signage plans, a fire truck turning study, and lighting photometric, all requirements of the Village, all must be submitted prior to a building permit being issued.

Mr. Smith explained that Condition #5 states they must submit detailed building elevation drawings, and they should be in substantial compliance with the design, height, materials, and color schemes depicted on the submitted plans as well as being in compliance with the Building Code.

Mr. Smith advised that Condition #6 involves compatibility in terms of landscaping. He said this property will be across the street from future single-family development, with parking stalls facing south towards future single-family lots. He said Staff is recommending that extensive berming be placed within the 30-foot buffer along the White Tail Run frontage as well with placing either a berm or fencing with landscaping within the 30-foot buffer area between the church and the single-family lot to the west.

Regarding Condition #7, Mr. Smith said that if the church is planning for trash enclosures, Staff is recommending that none of the trash enclosures should be located within the perimeter buffer along White Tail Run, as well as the buffer area near the future single-family lot to avoid issues of noise, odors, and other compatibility concerns.

Mr. Smith explained that Condition #8 involves site lighting and compatibility with the future adjacent single-family neighborhood, with the recommendation for light poles not exceeding 20 feet in height if proposed within the 30-foot buffer yard abutting White Tail Run, and the future Lot 58 in Deer Point South. He said if necessary, a lighting shut-off provision can be included in the ordinance granting the Special Use for any freestanding parking lot lights located in this specified buffer yard, as well as nearby lights in the south parking lot.

Mr. Smith advised that Condition #9 was extensively discussed during the first public hearing. He explained that all or a portion of the 9.69-acre storm water detention must be built, upfront with the initial church development, per the plans and specifications approved by the Village's Engineering Department.

Regarding Condition #10, according to Mr. Smith, states they must dedicate the necessary right-of-way for the improvement of Schoolhouse Road, along the western portion of the property from Laraway to White Tail Run for the church, and the balance will be constructed with the future development of the residential. He noted that with the improvement of Schoolhouse Road, the Village's Engineering and Public Works Departments are requiring a left-turn lane at the entry from Schoolhouse Road into White Tail Run.

Mr. Smith referenced Condition #11, stating that prior to issuance of a certificate of occupancy for the church; the segment of White Tail Run along the entire frontage of the church property shall be dedicated to the Village and improved to the Village's minor residential street standards. He explained that Staff wants to avoid church traffic using the single-family residential streets in order to access Schoolhouse Road. Mr. Smith noted there could be up to 380 parking spaces on the site, and the western curb cut may have to be eliminated off of White Tail Run into the site.

Mr. Smith addressed Condition #12, saying he has already commented about one point of access; he said another major point of access when the commercial develops will be a private road connecting Laraway Road to Schoolhouse Road, and it will be built with the commercial and include a connection to the north parking lot. He said that in the interim, they are proposing a temporary access off of Schoolhouse Road to the northern parking lot. Mr. Smith said Staff has no initial objection to that temporary access point, but Staff is recommending through the Special Use that this temporary access be eliminated once the private roadway is built in the commercial area, or when the driveway curb cut from Schoolhouse Road is installed in the commercial portion of Sky Harbor that would align with the private roadway in the C-3 District area of Deer Point South, whichever occurs first.

Mr. Smith advised that Condition #13 states that on-street parking for the church shall not be permitted along White Tail Run, or any other future residential street in Deer Point South. He explained that there will be more than enough parking onsite.

Mr. Smith referenced Condition #14, stating that at this time, they are proposing that the easternmost driveway curb cut into the church site from White Tail Run shall be designated and posted for entry-only traffic. Mr. Smith said that additionally, the proposed westernmost driveway curb cut from the church site to White Tail Run shall be designated and posted for left-turn exit-only from the church parking lot. If the Plan Commission concurs with Staff's concerns about the western curb cut, the Concept Plan would have to be amended to eliminate it.

Mr. Smith concluded by stating that overall, subject to adhering to these proposed conditions, making the necessary revisions, and going through the amendment to the Annexation Agreement process with the Village Board, Staff feels this would be an appropriate use and does recommend the approval of the Special Use for Parkview Christian Church subject to the 14 conditions included in the Staff Report.

Mr. Schultz stated that the traffic generated by Parkview Church on Wolf Road in Mokena was so horrendous that a traffic signal was necessary. He asked if there are any plans for a traffic signal at Schoolhouse Road. Mr. Smith answered that there are no plans for a traffic signal, although the Village Board could require that a traffic study be submitted. Prior to the signal in Mokena, Mr. Schultz said that vehicles on Wolf Road would literally be backed up over I-80. He asked what will happen to the projected 300 cars pulling onto Schoolhouse Road, when Schoolhouse Road is basically only one lane in each direction.

Mr. Dan Rademacher of 2218 Alta Vista said the plan is a mess, noting that building just a portion of the pond would not work. He said he understands there are flooding issues, but if Sky View Drive was constructed, it would alleviate half of the flooding issues for that cornfield if two separate ponds were built. Mr. Smith interjected that a number of residents from Grassy Knoll that he recently spoke to over the phone were very happy to see High View Drive not being extended. Mr. Rademacher said the plan that was established twenty years ago indicated that High View Road would go through.

Mr. Rademacher asked if property that is zoned C-3 property is more expensive than C-1 zoned property. He said he would prefer that the church be accessed from Laraway Road. Mr. Rademacher said the layout of the plan is great for the church, but the building height is too high. He said they should build the church on C-3 property or find another location. Mr. Rademacher reiterated that he disagrees with the plan to construct half of the pond, and he also disagrees with High View Road not being extended.

Mr. Schultz said he foresees a traffic nightmare in that drivers will find shortcuts through the subdivision in order to avoid all of the backed-up traffic on Schoolhouse Road.

Mr. Phil Campbell of 2365 Alta Vista said his last house was across the street from a church and a school. He said the developer promised that Phase 2 of the Sky Harbor Subdivision would eventually be developed. He said that either a police officer directing traffic at that exit or the installation of a traffic signal will be necessary; taking into account the number of people that will attend either of the two Sunday services at the church. Mr. Campbell said he is not opposed to the church, but that the Village has to encompass the traffic pattern and how it will inconvenience the people who are already here in the Village. He said the comments that have been made about a road that has not been authorized and has not been built yet that can somehow handle the excess traffic driving back and forth in front of existing homes on a Sunday is a bit short-sighted.

Mr. Ron DeAdam of 1700 Illini Drive said an engineering study with a detailed survey needs to be done on the entire 80-acres parcel determine the lay of the land. He said one of the gentlemen representing the church said the water from the church will naturally run into the pond. Mr. DeAdam said that with all due respect, this person is looking at it with blinders on because he is not looking to the north of the pond or to the south of the pond because the current land topography does not drain to the pond from the south side. He said the pond should be extended

to the south because the single-family homes in the far southwest corner will experience water problems. Mr. DeAdam remarked that he does not oppose the church and does welcome the church.

Mr. Bill Johnson of 1906 Illini Drive said his biggest concern is the traffic. He said that with recent developments, traffic has doubled on Schoolhouse Road. Mr. Johnson said that with two services and more than 300 cars, traffic will cut through subdivisions. He said in looking at the layout of the single-family homes, the easternmost street that comes all the way down will be directed towards his front yard. Mr. Johnson said this means 300 headlights in his driveway every day because some event will take place every day. He said the church should deal with their traffic in their parking lot. Mr. Johnson said he is completely opposed to the church in this location because this is 9-acres that could be income for the Village as they would not have to pay taxes. He said the traffic from the church should only be able to exit onto Laraway Road, not Schoolhouse Road.

Ms. Gwen Murray, 2266 Alta Vista Drive said they were the first house in Sky Harbor and have lived there for 3½ years. Ms. Murray said her concern is the traffic this church will generate and currently, High View Road is the only road in and out of Sky Harbor. She said she drove past Parkview Church on Sunday mornings in Orland Park for years, and the intersection was a nightmare. Ms. Murray said Schoolhouse Road is not set up for this kind of traffic and traffic could impact police and fire responses, which is not fair to the current residents of the adjoining subdivisions.

Garrett Mulder of Morcambie Bay in Windermere South said the church does not just affect two subdivisions, as he lives on Morcambie Bay and has concerned neighbors in his subdivision also.

Mr. Muehlnickel asked Mr. Stefek to comment on the church and the pond, and how it will improve the existing situation from a drainage standpoint. Mr. Stefek said the pond will obviously benefit the church and that portion of Schoolhouse Road. He said the release rate will be substantially less than what currently flows into the High View storm sewer. Mr. Stefek noted that the proposed single-family to the south would remain in its existing state and will continue to discharge as it does not until developed, at which time, the release rate will also be substantially less at that time.

Mr. Muehlnickel asked Mr. Stefek why two separate ponds would not be better than one large pond. Mr. Stefek said this is literally what they are proposing, and that they would eventually be conjoined into one pond. Mr. Muehlnickel asked why two entirely separate ponds cannot be built, and Mr. Stefek replied that a pond along Schoolhouse Road would not work. Mr. Stefek said it could be feasible for the church to build two separate ponds if there is enough space, but he does not see any advantages to doing so.

Mr. Muehlnickel asked Mr. McCarty if a traffic study is being done, and he replied that they have not engaged a company to do a study. Mr. Muehlnickel asked if they intend to have a traffic study done, and Mr. McCarty replied that they probably will now.

Mr. Muehlnickel said he brought this up previously but initially, the plan is to have a temporary access from Schoolhouse Road and build White Tail Run Drive all the way to the western church property line to accommodate two egress points. Mr. Muehlnickel said as the Village has concerns with the western curb cut on White Tail Run Drive, he suggested that the temporary access be removed and replaced with a permanent access to the north.

Mr. Schultz proposed a horseshoe drive around the church, where cars enter the parking lot on the north side of the church, and exit from the south side of the church onto Schoolhouse Road. Mr. Smith pointed out there is a concern about the proximity of a proposed church curb cut onto Schoolhouse Road with the nearby High View Road serving Sky Harbor.

Mr. Johnson said he cannot understand why the church has to be in the middle of a road and cannot be moved closer to the corner. He said he has lived on Illini Drive for 15 years and the pipeline has never been touched. Mr. Johnson reiterated that this is a terrible spot for the church to be in the middle of a two-lane street. He said the church must be accessed from Laraway Road.

Mr. Muehlnickel said it is important that the traffic study indicate the amount of traffic the church generates during Sunday services and weekday activities versus the amount of traffic that office buildings would generate.

Mr. Berner said he does not see a difference between Schoolhouse Road and Laraway Road. A member of the audience said Schoolhouse Road dead-ends to the north and to the south, and will never become a 4-lane highway.

Mr. Muehlnickel asked for a motion to close the public hearing at 8:48 p.m. A motion was made by Commissioner Byerley and seconded by Commissioner Kuchler to close the public hearing. Voice vote was taken. Motion carried.

A motion was made by Commissioner Kuchler and seconded by Commissioner Moss to recommend to the Village Board approval of a Special Use for Parkview Christian Church, a 9.1508-acre parcel located on the west side of Schoolhouse Road, south of Laraway Road, subject to the 14 conditions contained in Staff's report, and subject to a traffic study and subject to closing the second entrance on White Tail Run.

Upon roll call, the vote was:

AYES: - Commissioners Kuchler, Moss, Chairman Muehlnickel

NAYS: - Commissioners Byerley, Schultz and Berner

Motion lost.

Mr. Muehlnickel advised that the goal of the Plan Commission is to make a recommendation to the Village Board. He said a recommendation with a 3-3 vote will go before the Village Board. He said the petitioner has a lot of work to do and conditions to address.

Mr. Smith said the most likely realistic date for the Village Board public hearing on the amendment to the annexation agreement for Deer Point South is September 28th.

OLD BUSINESS

Mr. Smith reported that a revised preliminary plan with a reduction to 208 units was approved by the Village Board for Lincoln Station Apartments.

NEW BUSINESS

Mr. Smith said the next regular Plan Commission will be held on September 1, at which time a public hearing will be held.

ADJOURNMENT

Mr. Muehlnickel asked for a motion to adjourn at 8:50 p.m. A motion was made by Commissioner Byerley and seconded by Commissioner Schultz to adjourn. Voice vote was taken. Motion carried.

Patricia A. Hansen
Senior Administrative Assistant

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