

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, March 1, 2016 7:00 p.m.

#16-03-A

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, John Kuchler, Rob Moss, Terry Schultz and Kathy Hilton.

The following were absent: None.

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

Also present were Senior Planner Jeff Smith, Planner Jenni Neubauer and Senior Administrative Secretary Patricia Hansen.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF FEBRUARY 16, 2016

Chairman Muehlnickel deferred the approval of the February 16, 2016 minutes to the March 15, 2016 Plan Commission meeting.

REQUEST FOR PRELIMINARY AND FINAL PLAT APPROVAL
Deer Point South Phase 1
Northwest Corner of Schoolhouse Road and High View Road, Extended
James Kamp / H & K Partnership – Petitioner

Mr. Dave Labriola with Michuda Construction explained that a recommendation for final plat approval is requested for this property.

Senior Planner Jeff Smith advised that the Special Use public hearing for the proposed church (Parkview Christian Church) was held in August of 2015. He said that at that time, there was lengthy discussion by the Plan Commission about traffic, which was continued and eventually resolved by the Village Board through its negotiation of the Amendment to the Annexation Agreement for Deer Point South as well its review of the Special Use for the church. Mr. Smith

began the slide show presentation, pointing out the church property that is zoned C-1. He noted the approved amended concept plat for the overall Dear Point South development. Mr. Smith said the C-3 area was expanded along Laraway Road, and at the central portion of the property is the proposed church on C-1 zoned property. He said the future 65 single-family lots are located in the southern area of the property. As part of the Amendment to the Annexation Agreement for Deer Point South as well as the Special Use for the church, Mr. Smith said improvements are required to Schoolhouse Road. He said the exhibit shows the proposed improvements; a hybrid of four and three-lane cross-sections with turn-lanes at the intersection approaches at the north access drive as well as at High View Drive. Mr. Smith said those improvements were recommended as a result of the traffic study, and were endorsed by the Village Board through an Amendment to the Annexation Agreement for Deer Point South and the Special Use for the church. As part of the church's initial development, he said they will be required to make those improvements to Schoolhouse Road from Laraway Road south to High View Road.

Mr. Smith continued by stating the next exhibit shows the detailed site plan that is now under review for the church. He said there have been a number of revisions to the plan, and it is very close to going before the Village Board for approval, hopefully in the next few weeks. He said staff is asking for a recommendation on the proposed preliminary and final plat, which will create an 8.22-acre lot for the church as well as dedicate a portion of the right-of-way for High View Road, which will provide a public road access to the southern portion of the church, as well as future single-family lots. Mr. Smith indicated that an additional access will be provided to the church from a private access drive located directly to the north of the church site.

Mr. Smith advised that detention will be provided off-site, and the applicant has provided all of the required off-site easements for the off-site storm water detention facility. In terms of the preliminary and final plat, Staff recommends approval of Deer Point South Phase 1, subject to final engineering approval as well as the resolution of Staff's comments.

Mr. Muehlnickel asked about a potential traffic signal that was mentioned in the traffic study. As the areas around the church begin to develop, Mr. Smith replied that the Amended Annexation Agreement for Deer Point South mentioned that the Village Board, when it deems warranted, can require the installation of a traffic signal either at the Schoolhouse Road and north access drive intersection or at the intersection of Schoolhouse Road and High View Road. He added that the developer of Deer Point South would be required to pay half of that cost. Mr. Smith advised that the Special Use ordinance for the church states that if the Village deems at any time that traffic assistance is needed by the police to help with church services, the Village could require this traffic assistance, while the church would be required to reimburse the Village. He said the traffic study did recommend particular improvements to Schoolhouse Road with the church development, and they will be satisfying those requirements. Mr. Muehlnickel asked who would be required to pay the balance of the cost of the traffic signal, and Mr. Smith said this is yet to be determined.

Mr. Smith said Phase 1 of the church development will include improving the western portion of Schoolhouse Road from Laraway Road south to High View Road, and when the first phase of the single-family portion is submitted, the balance of Schoolhouse Road south to Illini Drive will

need to be improved. He noted that the timing of these roadway improvements is specified in the Amended Annexation Agreement for Deer Point South.

Mr. Berner asked about the future Lot 67, and Mr. Smith stated that Lot 67 will be the area for storm water for the church as well as the future single-family. Mr. Smith said with the initial church development, a portion of the pond will be built. When the single-family comes in, he said it will be redesigned to make one large pond. Mr. Smith said Lot 67 is not being platted at this time, and that is why an off-site easement plat was submitted.

In preparation for the future single-family homes, Ms. Hilton asked if the sidewalks will be installed with the church development. Mr. Smith replied there will be a sidewalk installed along the west side of Schoolhouse Road that will connect to High View Road. He said there will also be a sidewalk installed along the north side of High View Road that will connect to a trail at the southwest corner of the church. Mr. Smith said the trail will extend into the pipeline easement, continuing around the pond, and connect with the Grassy Knoll Subdivision. He said this is all part of the Phase 1 development. In future phases, Mr. Smith said the trail will extend south to the park site in the single-family development, and north to sidewalks within the commercial areas. He said there will also be a future trail installed along the south side of Laraway Road.

Mr. Muehlnickel asked for a motion.

A motion was made by Commissioner Berner and seconded by Commissioner Schultz to recommend to the Village Board preliminary and final plat approval for Deer Point South Phase 1, subject to engineering approval and resolution of the comments noted in Staff's report, as well as compliance with the provisions of the ordinance authorizing the execution an amended and restated annexation agreement for Deer Point South, Ordinance #2531 and the ordinance granting a Special Use for Parkview Christian Church, Ordinance #2532. Voice vote was taken. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Smith advised that the next regular meeting will be held on Tuesday, March 15, 2016, with one item scheduled.

Mr. Smith noted that Commissioner Byerley is no longer on the Plan Commission, and that her replacement should be appointed for the first meeting in April.

ADJOURNMENT

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Mr. Muehlnickel asked for a motion to adjourn. A motion was made by Commissioner Kuchler and seconded by Commissioner Moss to adjourn. Voice vote was taken. Motion carried. The meeting was adjourned at 7:11 p.m.

Patricia A. Hansen
Senior Administrative Assistant