

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, April 5, 2016 7:00 p.m.

#16-04-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, Kathy Hilton and Jasen Howard.

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 MARCH 15, 2016

A motion was made by Commissioner Berner and seconded by Commissioner Schultz to approve the March 15, 2016 minutes as presented, with Commissioners Hilton and Howard abstaining. Voice vote was taken. Motion carried.

REQUEST FOR SPECIAL USE FOR ANIMAL DAYCARE AND KENNEL

(Public Hearing)

All Aboard Pet Retreat

1078 Star Lane

South of Illinois Highway on the east side of Star Lane

Nicole Fiedler / All Aboard Pet Retreat, LLC – Petitioner

Mr. Muehlnickel asked if proof of notice was submitted, and Ms. Neubauer replied affirmatively. Mr. Muehlnickel asked for a motion to open the public hearing.

A motion was made by Commissioner Berner and seconded by Commissioner Moss to open the public hearing at 7:02 p.m. Voice vote was taken. Motion carried.

Nicole Fiedler appeared before the Plan Commission and said she is petitioning for a dog and cat daycare and a kennel with more of a homey feel.

Planner Jenni Neubauer explained that the petitioner wishes to open a daycare and kennel facility in the I-1 limited industrial zoning district. She said the daycare would be open between the hours of 6:00 a.m. and 8:00 p.m., and the overnight kennel would be open 24-hours a day. Ms. Neubauer advised that there will be twenty (20) portable kennels to start, but as the business increases, she would like to add an additional ten kennels for a maximum of thirty (30) kennels. Regarding parking, she noted there are six (6) striped spaces along the west side of the building, but the five (5) standard parking spaces and one handicapped parking space on the south side of the building are not marked according to the plan. In addition, Ms. Neubauer said the handicapped signage, wheel/bumper guards, and a 3.5-foot wide painted accessible walkway are also missing.

Ms. Neubauer continued by stating that along with the Special Use, a Business Registration will be required, and as a condition of the Special Use prior to approval of the Business Registration, the property owner will be required to re-stripe the parking lot according to the approved plan for the front / south side of the building; add handicapped signage and provide wheel/bumper guards, and provide the 3.5-foot accessible route that extends the length of the building. She said that once the parking lot is re-striped, there will be sufficient parking on-site for the proposed use along with the other tenants, but Staff is suggesting that all employees of the animal daycare park along the west side of the building to provide room for customers dropping off and picking up their pets.

According to Ms. Neubauer, all dogs and cats will be kept inside the tenant space unless they are being walked outside on a leash. Due to a lack of sidewalks and lighting, Staff is recommending that all pets are walked within a grassy area on the east side of the building, between the building and the train tracks, during daytime hours, for the safety of the workers and the animals. She said that during Staff's visit, a dumpster was noted on-site between two of the tenant spaces, but it is Staff's recommendation that the trash dumpster be relocated to the east side of the parking lot away from the vehicles, in order to allow the parking lot to be open for customers as well as emergency vehicles. Additionally, Ms. Neubauer said all outside pet waste will be required to be disposed of in the trash dumpster in a timely manner so as to be sensitive to the other tenants within the industrial park as well as residents to the east of the nearby railroad tracks.

In conclusion, Ms. Neubauer said Staff finds that the proposed use would be a desirable use within the community and is in compliance with the Comprehensive Plan. She said Staff finds that the Special Use request meets the criteria for granting a Special Use permit, and therefore, Staff recommends approval of a Special Use to allow a pet daycare and kennel boarding facility for dogs and cats in the I-1 Zoning District for property located at 1070 Star Lane subject to the conditions listed in the Staff Report and mentioned tonight.

Mr. Muehlnickel asked if anyone on the Plan Commission had questions for Staff or the petitioner.

Mr. Berner asked what the distance is to the railroad property. Ms. Neubauer answered that the distance from the edge of the building to the property line is 50 feet. She said the residents on the east side of the tracks were not notified because they did not fall into the 250 feet as stated in the notification requirements.

Mr. Muehlnickel asked what happens in the middle of the night if a dog has to relieve himself. Ms. Fiedler replied that she had the concrete floor on the inside of the building water-proofed for that reason.

Ms. Hilton asked about the noise emitted by barking dogs inside the building and how it may affect the neighbors. Ms. Fiedler said it is a solid concrete building and she doesn't think the barking of the dogs will affect anyone outside the building, but said she is not absolutely sure.

There being no additional questions or comments, Mr. Muehlnickel asked for a motion to close the public hearing.

A motion was made by Mr. Berner and seconded by Mr. Kuchler to close the public hearing at 7:09 p.m. Voice vote was taken. Motion carried.

Mr. Muehlnickel asked for a recommendation from the Plan Commission.

A motion was made by Commissioner Kuchler and seconded by Commissioner Schultz to recommend to the Village Board approval of a Special Use for an animal daycare and kennel in the I-1 Limited Industrial Zoning District for All Aboard Pet Retreat located at 1078 Star Lane subject to the seven (7) conditions listed in Staff's report.

Upon Roll Call, the vote was:

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

NAYS: - None.

Motion carried.

Mr. Muehlnickel announced that this request will go before the Village Board on April 11, 2016.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Smith said it appears that the April 19, 2016 Plan Commission meeting will be cancelled.

With the addition of Mr. Howard, Mr. Muehlnickel asked for an updated list of Plan Commissioners.

ADJOURNMENT

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

Patricia A. Hansen
Senior Administrative Assistant