

MINUTES OF A REGULAR MEETING OF THE
VILLAGE OF NEW LENOX ZONING BOARD OF APPEALS

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, May 17, 2016 7:00 p.m.

#16-05-B

CALL TO ORDER

A regular meeting of the Village of New Lenox Zoning Board of Appeals was called to order at 8:37 p.m. by Chairman Mark Muehlnickel.

ROLL CALL

Upon roll call, the following were present: Chairman Mark Muehlnickel, Commissioners Rob Moss, Gary Berner, Terry Schultz, Kathy Hilton and Jasen Howard.

The following were absent: Commissioner John Kuchler.

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

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

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR ZONING BOARD OF APPEALS MEETING OF APRIL 5, 2016

A motion was made by Commissioner Berner and seconded by Commissioner Howard to approve the April 5, 2016 minutes as presented. Voice vote was taken. Motion carried.

REQUEST FOR TEMPORARY USE FOR A GREENHOUSE / FARM STAND
Ace Hardware Shopping Center / 358 W. Maple Street
Brad Bothwell / Bothwell Farms – Petitioner

Mr. Brad Bothwell appeared before the Zoning Board of Appeals on behalf of this request and explained that he and his wife own a farm in Manhattan, and previously ran a farm stand in New Lenox Township for the past six years at Laraway and Spencer Roads. In previous years, he said Glasscock's Farm had a temporary fruit and vegetable stand within the parking lot of the Ace Hardware Shopping Center. Mr. Bothwell said they are proposing a greenhouse within the same area of the parking lot to sell plants, flowers, and produce. He said during May and June, the greenhouse would contain annual and perennial plants, hanging baskets, patio posts, and bedding and vegetable flats. Beginning in June through October, Mr. Bothwell said the greenhouse would contain produce available along with pumpkins for the fall. He noted that the proposed hours of operation would be from 10:00 am. To 6:00 p.m., 7 days per week. Mr. Bothwell explained that the structure will be 30 ft. wide by 21 ft. deep and there will also be a fenced-in area to be used as an outdoor showcase for some of their products. He estimated that parking spots will be used for this operation throughout the season.

Planner Jenni Neubauer commented that Mr. Bothwell did a thorough job of explaining what he intends to do. She said the stand will take up about 7 parking spaces and will somewhat extend into the drive aisle. Ms. Neubauer stated Staff is recommending that the hoop house extend into the north portion of the drive aisle as the parking spaces are furthest from the tenant spaces and are not used all of the time. She said it is Staff's opinion that the Temporary Use will not impact the surrounding businesses and Staff is recommending approval of the Temporary Use subject to the following conditions:

1. The greenhouse / hoop house shall be permitted on the subject property per the location depicted on the submitted site plan until no later than October 31, 2016.
2. The hours of operation for the greenhouse shall be from the hours of 10:00 a.m. to 6:00 p.m., 7 days per week.
3. All displays and outside sales shall be limited to the 2 parking spaces in front of the greenhouse (west) and the 1 parking space behind (east) of the greenhouse.
4. All outside displays and merchandise shall be brought inside the structure each night.
5. The site shall be maintained and cleared of all trash and debris at all times.
6. The petitioner shall adhere to all Building Department and/or New Lenox Fire Protection District requirements, such as applying for and receiving all required permits for the greenhouse and temporary fence.

Mr. Muehlnickel asked how they will handle the garbage generated by the business, and Mr. Bothwell replied that garbage will be removed and the area will be cleaned daily.

Mr. Schultz asked how they will obtain water, and Mr. Bothwell said they will bring water in each day.

Mr. Bothwell was asked about signage, and Mr. Bothwell replied there will be no signage.

Mr. Bothwell said there will be electricity available at one of the poles.

Mr. Muehlnickel asked for a motion.

A motion was made by Commissioner Schultz and seconded by Commissioner Howard to recommend to the Village Board approval of the Temporary Use request for the greenhouse / hoop house to be located within the 7 parking spaces as depicted on the submitted site plan, subject to the conditions contained in Staff's report. Voice vote was taken. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

Mr. Muehlnickel asked for a motion to adjourn at 8:46 p.m. A motion was made by Commissioner Berner and seconded by Commissioner Hilton to adjourn. Voice vote was taken. Motion carried.

Patricia A. Hansen
Senior Administrative Secretary