

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, July 19, 2016 7:00 p.m.

#16-07-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, 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 and Planner Jenni Neubauer.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF JUNE 7, 2016

A motion was made by Commissioner Howard and seconded by Commissioner Kuchler to approve the June 7, 2016 minutes as presented. Voice vote was taken. Motion carried.

REQUEST FOR FINAL P.U.D. PLAT APPROVAL

Jacob's Field Unit 2

10.028-acre parcel located north of Laraway Road, east of Gougar Road

Michael Flaherty / Jacob's Field LLC – Petitioner

Mr. Michael Flaherty was present on behalf of this request and explained that this is the second phase in the Jacob's Field development. He explained that this phase is comprised of 27 lots and they would like to begin building next year.

Senior Planner Jeff Smith advised that this property was annexed, rezoned, and preliminary platted into the Village in 1996 and it has now been 20 years, which means that the Annexation Agreement expired in February of this year. He said the developer will re-negotiate terms such as impact fees and tap-on fees and has submitted a draft development agreement that will go before the Village Board for their review and approval next month. Regarding tonight's request,

Mr. Smith said this is the second phase of Jacob's Field and that originally, Phase 2 was planned for 51 lots. He said that although home construction has increased substantially within Unit 1, the developer is not comfortable with the current housing market absorbing 51 new single-family lots and wishes to submit a final plat for only a portion of the initial designated Phase 2, which is a total of 27 lots. Mr. Smith noted that Staff has no objection to the reduced number of lots in Phase 2. He stated that this request meets the R-2A zoning requirements as well as the recommendation of the Comprehensive Plan.

Mr. Smith continued by stating that since the size of Unit 2 is being scaled back from the original phasing plan; Staff notes that a secondary new public street connection to the subdivision from Gougar Road would now be deferred until the next phase. He said that a future public street, Rose Drive, would be extended into the subdivision from Gougar Road directly to the north of the existing storm water detention facility on Lot 163. In the interim, Mr. Smith said the petitioner will most likely contact the Will County Highway Department, the governmental body that has jurisdiction over Gougar Road, regarding a temporary construction entrance from this general location along Gougar Road for the construction of Unit 2 as well as a secondary emergency access into this subdivision. In the event the developer is unable to obtain approval from Will County for a temporary construction entrance from Gougar Road, he said the Engineering Staff noted that surety would be required to provide coverage for any potential damage to existing roadways in Unit 1 during the construction of Unit 2.

Mr. Smith advised that there is one lot in the central portion of the subdivision that is over 20,000 sq. ft. that will need a subdivision code waiver as the Village requires 100 ft. of frontage at the 30 ft. front yard setback and this lot is only 90 ft. at the 30 ft. front yard setback. He said Staff recommends approval of this waiver. As this request is a planned unit development, Mr. Smith said that the developer is required to provide a copy of the recorded private covenants for Unit 2, which per the pending final P.U.D. plat ordinance will need to be submitted prior to any building permits being issued. Mr. Smith also displayed a few of the models being offered in the subdivision.

Mr. Smith said that overall, Staff recommends approval of the final P.U.D. plat for Jacob's Field Unit 2 subject to approval of final engineering and landscaping as well as the submittal of the recorded covenants prior to the issuance of building permits and working with Will County Highway Department on the temporary construction entrance, as well as approval of a Development Agreement. Additionally, Staff also recommends approval of the subdivision waiver for Lot 112 in Jacob's Field.

Mr. Muehlnickel asked if the mailbox issue has been resolved, and Mr. Smith responded by stating the developer will have to reach out to the post office as Phase 1 had individual mailboxes, but it will be up to the developer to work with the Post Office to find out what they will require in Phase 2. Mr. Flaherty explained that homeowners do not find ganged mailboxes to be aesthetically pleasing, nor do they like the inconvenience of accessing these mailboxes. He also said homeowners do not like ganged mailboxes because they feel as though they are in an apartment-style community rather than a single-family subdivision. Mr. Flaherty explained that each post office can make their own rules regarding the placement of mailboxes and ganged

mailboxes appear to now be used in newer subdivisions. He said he believes this is being done by the New Lenox Post Office for economic reasons.

Mr. Muehlnickel asked Mr. Smith why a Subdivision Code waiver is being requested for Lot 112. Mr. Smith answered that the reason is that Lot 112 is over 20,000 square feet, which necessitates a wider frontage at the front yard building setback line. However, based on the configuration of Lot 112, it would not be possible to meet the Subdivision Code requirement with an increased front yard building setback line over 30 feet, and therefore, the waiver request is recommended for approval.

Mr. Smith was asked about landscaping in Jacob's Field by Commissioner Berner. Mr. Smith said there is landscaping along Gougar Road as well as around the pond. He said there is a landscape easement on the commercial parcel along the north property line so when it develops, there will be landscaping in order to buffer the commercial parcel from the residential development. Mr. Smith continued by stating when the commercial parcel develops, there will be required landscaping along the Laraway Road frontage, while the other detention facility fronting Laraway Road is currently landscaped.

Mr. Flaherty was asked if only three floor plans will be utilized in Phase 2, and he replied the submittal included a sampling of three popular models, but advised there are about 17 floor plans and models offered. Mr. Muehlnickel asked if there will be a model home in Jacob's Field and Mr. Flaherty replied there is already a model in Jacob's Field owned by Marty Weber.

Mr. Muehlnickel asked for two motions for Jacob's Field Unit 2.

A motion was made by Commissioner Berner and seconded by Commissioner Hilton to recommend to the Village Board approval of the final P.U.D. plat for Jacob's Field Unit 2 subject to final engineering approval, final landscape plan approval, the resolution of comments noted in Staff's report, including coordination with Will County on a temporary construction entrance from Gougar Road, a copy of the executed recorded covenants for Unit 2 being provided to the Village prior to the issuance of any building permits, as well as the successful negotiation of a development agreement for Jacob's Field. Voice vote was taken. Motion carried.

A motion was made by Commissioner Howard and seconded by Commissioner Moss to recommend to the Village Board approval of a subdivision code waiver for Lot 112 that would allow for a minimum of 90 ft. of frontage when measured at the 30 ft. front yard setback line. Voice vote was taken. Motion carried.

Mr. Smith advised that this will go before the Village Board for a first read for the P.U.D. on August 8th

REQUEST FOR FINAL PLAT APPROVAL
Hibernia Estates Unit 6

15.79-acre parcel located southeast of the southeast corner of Joliet Highway and Spencer Road
Thomas H. McSharry / Hartz Construction Company, Inc. – Petitioner

Mr. McSharry appeared before the Village Board on behalf of this request. He said there are only 15 or 16 lots left in Hibernia Estates Unit 5 so the need to add another phase is necessary.

Mr. Muehlnickel asked for Staff's comments.

Planner Jenni Neubauer stated that Hibernia was annexed and zoned in 1994 to allow for a 298 lot subdivision. She said that over the years, Units 1 through 4 were approved, along with preliminary plats that indicated phasing plans, more recently the final plat for Unit 5 was approved in September of 2014, but the final plat for Unit 5 did not include the remainder of the subdivision. Ms. Neubauer advised that since the developer was not comfortable in platting the balance of the subdivision, the Village Board waived the Subdivision Code that states a subdivision can have no more than 5 phases. She said Hibernia Estates is now anticipated to contain Units 6 and 7. Ms. Neubauer stated that tonight, Hartz Construction Company is currently requesting approval of Unit 6 in Hibernia Estates, which consists of 47 lots on 15.79 acres. She said the density for Unit 6 does not comply with the low density requirement recommended in the Comprehensive Plan, but the overall subdivision does comply at 2.5 units per acre. Ms. Neubauer advised that all of the proposed lots within Unit 6 comply with the R-2A zoning requirements with regard to minimum lot sizes and lot widths. She continued by stating homes in Units 1 through 4 have individual mailboxes, but the New Lenox Post Office did require Unit 5 to have gang mailboxes, therefore, Hartz should work with the Post Office to determine if gang mailboxes will be required in Unit 6. Ms. Neubauer advised that open space for the entire subdivision was approved when a park site in Unit 2 was approved and subsequently has been deeded to the New Lenox Park District. She said that overall, the proposed final plat complies with the Village's Zoning Ordinance and Subdivision Code, and Staff is recommending approval the final plat for Hibernia Estates Unit 6 subject to final engineering approval, final landscape approval, and the resolution of Staff's comments.

Mr. Muehlnickel asked for questions or comments from the Plan Commission.

Mr. Muehlnickel asked Mr. McSharry how the housing market is affecting their business. Mr. McSharry said the company experienced a very strong May, and a very weak June. He said they are interested to see what July will bring. Mr. McSharry added they are at about 70% of their 2015 home sale totals. He said they are looking at a pretty good year, but remain cautiously optimistic.

Ms. Hilton asked what the difference is between the density that is required by the Village and Unit 6 of Hibernia. Mr. Smith replied that this property was annexed in 1994, and the 1997 Comprehensive Plan had density ranges. He said although he did not see the older Comprehensive Plan in effect in 1994, he assumes it was similar to the 1997 Comprehensive Plan that provided a recommended density range between 2.0 to 3.2 units per acre for this area.

Mr. Smith said that currently, the Comprehensive Plan recommends 2 units per acre. He noted that it did comply with the Comprehensive Plan that was in place at the time.

At this time, Mr. Muehlnickel asked for a motion from the Plan Commission.

A motion was made by Commissioner Moss and seconded by Commissioner Schultz to recommend to the Village Board approval of the final plat for Hibernia Estates Unit 6 subject to final engineering approval, final landscape plan approval, and the resolution of the comments contained in Staff's report. Voice vote was taken. Motion carried.

Mr. Smith advised that this request could go before the Village Board on August 8th, but it will depend on whether or not all of Staff's comments are addressed.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Smith advised that the August 2, 2016 meeting will most likely be cancelled. He noted there will be a meeting on August 16, 2016.

ADJOURNMENT

Mr. Muehlnickel asked for a motion to adjourn. A motion was made by Commissioner Moss and seconded by Commissioner Kuchler to adjourn. Voice vote was taken. Motion carried. The meeting was adjourned at 7:22 p.m.



Patricia A. Hansen
Senior Administrative Assistant