

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, May 4, 2010 7:00 p.m.

#10-05-A

CALL TO ORDER

A regular meeting of the Village of New Lenox Plan Commission was called to order at 7:02 p.m. by Chairman Mark Muehlnickel, with a quorum present.

Chairman Muehlnickel led the Pledge of Allegiance.

ROLL CALL

Upon roll call, the following were present: Chairman Mark Muehlnickel, Commissioners Joan Byerley, Gary Berner, Robert Lash, Annette Boyd and John Kuchler.

The following was absent: Commissioner Rob Moss.

Also present were: Planning and Development Administrator Robin Ellis, Senior Planner Jeff Smith, Economic Development Director Randall Lowman, and Secretary Lorrie Sowko.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF APRIL 20, 2010

Chairman Muehlnickel entertained a motion to approve the minutes of the April 20, 2010, Plan Commission meeting. Commissioner Kuchler made a motion, seconded by Commissioner Byerley. Voice vote was taken. Commissioner Berner abstained. Motion carried.

REQUEST FOR REZONING FROM R-5 TO C-2 (Public Hearing)

Provena Medical Arts Pavilion

428 East Haven Avenue

2.102-acre parcel located approximately 300 feet south of U.S. Route 30 and approximately

200 feet east of Cooper Street

Charles E. Smith/Arête-Knight – Petitioner

Jim Olguin - Attorney

Chairman Muehlnickel invited public speakers for the public hearing to be sworn in by the Plan Commission Secretary. The speakers stood, raised their right hands, and were sworn in by Secretary Lorrie Sowko.

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 4, 2010 7:00 p.m.

#10-05-A ZBA

CALL TO ORDER

A regular meeting of the Village of New Lenox Zoning Board of Appeals was called to order at 7:19 p.m., by Chairman Mark Muehlnickel, with a quorum present.

ROLL CALL

Upon roll call, the following were present: Chairman Mark Muehlnickel, Commissioners Joan Byerley, Gary Berner, Robert Lash, Annette Boyd and John Kuchler.

The following was absent: Commissioner Rob Moss.

Also present were: Planning and Development Administrator Robin Ellis, Senior Planner Jeff Smith, Economic Development Director Randall Lowman, and Secretary Lorrie Sowko.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR ZONING BOARD OF APPEALS MEETING OF APRIL 20, 2010

Chairman Muehlnickel entertained a motion to approve the minutes of the April 20, 2010, Zoning Board of Appeals meeting. Commissioner Kuchler made a motion, seconded by Commissioner Lash. Voice vote was taken. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:20 p.m. Motion was made by Commissioner Byerley, seconded by Commissioner Lash. Voice vote was taken. Motion carried.

Lorrie M. Sowko – Secretary

Chairman Muehlnickel entertained a motion to open the public hearing at 7:04 p.m. Commissioner Berner made a motion, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried.

Chuck Smith of Arete-Knight was present to give details for the rezoning request for the Provena Medical Arts Pavilion.

Chuck Smith explained that there was a previous presentation for Phase 1 and Phase 2 of the Landings of New Lenox development. This specific property was targeted for residential development under a P.U.D., and townhomes were initially planned.

The property is currently zoned R-5, and the petitioner would like the property to be rezoned to the C-2 District.

The proposed signage for the property will be in conformance with the signage for the adjacent properties.

Senior Planner Jeff Smith utilized the overhead screens for a slide presentation on the rezoning request.

The subject property is part of a 2.65-acre parcel. The Landings Phase 1 is located to the north and The Landings Phase 2 was originally approved for a 2-story office/retail building on three parcels that are zoned C-2 Community Shopping District. The petitioner is seeking rezoning of the 2.102 acres to the C-2 District which allows for a medical office building (MOB). The C-2 District allows buildings up to 50,000 square feet.

The C-1 District would not allow for this project because it will only allow buildings up to 25,000 square feet, and the proposed height of the MOB is not in compliance with the C-1 District.

The petitioner is seeking expansion of the C-2 District for necessary parking and detention. The detention will be located at the eastern portion of the property.

There are a few single-family homes along the Cooper Street corridor, but the majority is multi-family homes. The proposed MOB will be adjacent to existing commercial development and also an apartment dwelling to the west. There are existing single-family homes to the east, and the new detention area will be adjacent to this area.

This development has multiple parcels, is owned by one entity, and is considered one zoning lot.

The Comprehensive Plan recommends low-density residential uses for this property since it is adjacent to existing residential zoning in the Village and the County. The property is located over 300 feet south of Route 30, and 200 feet east of Cooper Street. Therefore, this request would not comply with the recommendation of the Comprehensive Plan. The petitioner is

requesting commercial zoning to expand the C-2 zoning designation to the north, to be used for parking and stormwater detention. Staff feels that this is an acceptable deviation of the Comprehensive Plan. The Cooper Street corridor is mainly commercial that transitions to multi-family. The western portion will transition from multi-family zoning to commercial parking. The narrow portion at the eastern perimeter is less than 100 feet wide, and will abut single-family zoning in the County. Staff feels this proposal is compatible with the adjacent land use to the east which is zoned single-family in the County.

In order for the project to move forth, the property owners from the original Landings of New Lenox project that was approved in 2005, including the R-5 portion and the C-2 portion to the north, and must obtain an amendment to the Annexation Agreement. There was a concept plan for the townhome project which will be rescinded. There may be some C-2 uses that are incompatible for this property, and the amended Annexation Agreement could prohibit some incompatible uses such as restaurants, gas stations, minor repair shops, bars, billiard/pool halls, etc.

Based on the issues that Staff outlined, as well as other details in the Staff Report, Staff has no objection to rezoning the 2-acre parcel from R-5 to C-2, subject to the amended Annexation Agreement being approved by the Village Board.

Chairman Muehlnickel wanted to know if the rear of the property is “flag” shaped, and if there is enough area to the south for a potential townhome development. He also wanted to know what type of screening will be to the south and who is responsible for providing that screening.

Planning and Development Administrator Robin Ellis commented that the townhome area includes the larger R-5 parcel to the south.

Chuck Smith added that there will be a landscaped buffer with a 6-foot fence along the south portion of the property.

Commissioner Berner is concerned that if the project fails to progress as planned, the C-2 zoning designation may allow for more intensive uses. If the amendment to the Annexation Agreement will prevent the intense uses, Commissioner Berner does not object.

Chairman Muehlnickel entertained a motion to close the public hearing at 7:16 p.m. Motion was made by Commissioner Moss, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried.

Chairman Muehlnickel entertained a motion to recommend approval of the rezoning for the subject 2.102 acres from the R-5 Three- and Four-Unit Residence District to the C-2 Community Shopping District, subject to the successful negotiation of the First Amendment to the Annexation Agreement for the 10.3-acre Landings of New Lenox property which includes the subject 2.102 acres. Motion was made by Commissioner Kuchler, seconded by Commissioner Berner. Roll call vote was taken. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Robin Ellis announced that the next Plan Commission meeting of May 18, 2010 will include a Temporary Use request for Special Event from Silver Cross Hospital, a Temporary Use for a real estate subdivision advertising sign, and possibly a final P.U.D. plat for the Spring Creek commercial development.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:18 p.m. Motion was made by Commissioner Kuchler, seconded by Commissioner Berner. Voice vote was taken. Motion carried unanimously.

Lorrie Sowko - Secretary