

**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 19, 2013 7:00 p.m.**

**#13-03-B**

**CALL TO ORDER**

A regular meeting of the Village of New Lenox Plan Commission was called to order at 7:01 p.m. by Chairman Mark Muehlnickel, with a quorum present.

Chairman Mark Muehlnickel led the Pledge of Allegiance.

**ROLL CALL**

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

The following was absent: None.

Also present was: Senior Planner Jeff Smith and Secretary Lorrie Sowko.

**REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF FEBRUARY 19, 2013**

Chairman Muehlnickel entertained a motion to approve the minutes of the February 19, 2013, Plan Commission meeting. Commissioner Boyd made a motion, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried.

**REQUEST FOR AMENDMENT TO SPECIAL USE FOR FINAL P.U.D. PLAT**  
**(Public Hearing)**

**New Lenox Town Center – Lot 14**

**4.51-acre site generally located north of U.S. Route 30 at Williams Street**

**John McVickers/McVickers Hickory Creek, LLC - Petitioner**

Chairman Muehlnickel explained the rules and procedures for the public hearing. Chairman Muehlnickel then invited speakers for the public hearing to be sworn in. The speakers stood, raised their right hands, and were sworn in by Planning and Development Secretary Lorrie Sowko.

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

John McVickers of McVickers Development was available to request an amendment to the Special Use for a Final P.U.D Plat for Lot 14 of New Lenox Town Center. The amendment would allow for the construction of a shopping center, located between the Goodwill and Walmart facilities.

The existing drives and access roads will accommodate the proposed shopping center.

Senior Planner Jeff Smith displayed the approved site plan layout from 2008, which displayed in-line retail for the east and west portions of the site. Since that time, the lot was split and the western lot was developed with the Goodwill facility and the eastern lot is vacant (Lot 14).

The new proposed building layout increased in area, which further encroached on the rear yard setback. The approved plans from 2008 allowed for a 37-foot rear yard setback. The setback requirement is 50 feet, but through that P.U.D. process, it was reduced to 37 feet to the north property line of Lot 14.

Since the building footprint expanded, the petitioner is requesting a reduced rear yard property setback from 37 feet to 25 feet.

There is an existing 25-foot utility easement along the rear of the property, and there will be no building encroachment into that easement.

There will be no impact to truck deliveries. The Fire District reviewed the plans and the fire truck turning requirements were met.

There is a significant buffer and landscaping between Lot 14 and the adjacent land uses.

Staff has no objections to reducing the rear yard setback for this P.U.D. amendment from 37 feet to 25 feet, to the rear property line of Lot 14.

Staff recommends that the Plan Commission adopt the amended Findings of Fact noted in the Staff Report.

Staff recommends approval of the Special Use for the amendment to the P.U.D. which will reduce the rear yard setback from 37 feet down to 25 feet.

Chairman Muehlnickel entertained a motion to close the public hearing at 7:09 p.m. Commissioner Boyd made a motion, seconded by Commissioner Byerley. Voice vote was taken. Motion carried.

Commissioner Berner asked if there will be impediment of truck deliveries.

Jeff Smith reiterated that there is no impact to the access drive that will be used for truck deliveries. The rear access drive meets all turning requirements for the Fire District.

Chairman Muehlnickel entertained a motion to adopt the findings of fact for the amended Final P.U.D. Plat for New Lenox Town Center. Commissioner Kuchler made a motion, seconded by Commissioner Berner. Voice vote was taken. Motion carried unanimously.

Chairman Muehlnickel entertained a motion to approve the amendment to the Special Use for a Final P.U.D. Plat for the New Lenox Town Center, which would now permit a minimum 25-foot rear yard building setback for the future in-line retail buildings to be constructed on Lot 14 of the New Lenox Town Center Second Re-Subdivision. Commissioner Boyd made a motion, seconded by Commissioner Moss. Roll call vote was taken. Motion carried unanimously.

### **OLD BUSINESS**

Chairman Muehlnickel inquired about the status for a new Plan Commissioner.

Jeff Smith responded that there is no information at this time.

### **NEW BUSINESS**

Jeff Smith informed that the next regular scheduled Plan Commission meeting is April 2, 2013, and will include two County Special Use requests.

### **ADJOURNMENT**

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:12 p.m. Motion was made by Commissioner Berner, seconded by Commissioner Boyd. Voice vote was taken. Motion carried unanimously.

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Lorrie M. Sowko – Secretary