

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 15, 2014 7:00 p.m.

#14-07-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, Annette Boyd, John Kuchler, Rob Moss, Joan Byerley, Terry Schultz.

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

Also present was Planner Jennifer Neubauer.

REQUEST FOR FINAL PLAT APPROVAL
New Lenox Town Center, Third Resubdivision
John McVickers / McVickers, Tonnell, LLC – Petitioner

Kathy Garazin, a representative of the petitioner, advised that the request before the Village is a plat to resubdivide Lots 9R and 10R into Lots 15 and 16.

Planner Jenni Neubauer said that as mentioned, the petitioner is requesting approval of a final plat to be known as New Lenox Town Center Third Resubdivision, consisting of the modification of two adjoining outlots in the New Lenox Town Center First Resubdivision. She said approval of this request would adjust the common property line between Lots 9-R and 10R westerly by approximately 26.70 feet in the New Lenox Town Center First Resubdivision. Ms. Neubauer explained that both outlots are zoned C-3, General Business, with a Special Use for a final P.U.D. plat. She said Pep Boys is currently under construction on Lot 9R while Lot 10R is currently vacant. Ms. Neubauer explained that the common lot line between the two lots would be adjusted about 26.7 feet to the west, making Lot 9R .68 acres and Lot 10R 1.54 acres. She said this plat also provides for vehicle cross-access between the outlots in addition as well as a new 10 ft. public utility and drainage easement along the north portion of both lots.

Ms. Neubauer said the final plat meets the Village subdivision codes and zoning ordinance requirements. She said Staff is recommending approval of the final subdivision plat for New Lenox Town Center Third Resubdivision.

Mr. Muehlnickel asked for questions or concerns regarding this request.

A motion was made by Commissioner Schultz and seconded by Commissioner Boyd to recommend to the Village Board approval of the final subdivision plat for New Lenox Town Center Third Resubdivision. Voice vote was taken. Motion carried.

Ms. Neubauer said this case will go before the Village Board on July 28, 2014.

OLD BUSINESS

None.

NEW BUSINESS

Ms. Neubauer said there will most likely be a Plan Commission meeting on August 5, 2014.

ADJOURNMENT

Mr. Muehlnickel asked for a motion to adjourn the meeting at 7:04 p.m.

A motion was made by Commissioner Boyd and seconded by Commissioner Schultz to adjourn. Voice vote was taken. Motion carried.

Patricia Hansen
Senior Administrative Secretary