

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, January 6, 2015 7:00 p.m.

#15-1-A

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 Annette Boyd, Joan Byerley, John Kuchler, Rob Moss, and Terry Schultz

The following were absent: Commissioner Gary Berner

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

Also present were Planner Jennifer Neubauer and Secretary Patricia Hansen.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF NOVEMBER 18, 2014

A motion was made by Commissioner Boyd and seconded by Commissioner Kuchler to approve the November 18, 2014 minutes as presented, with Commissioner Byerley abstaining. Voice vote was taken. Motion carried.

REQUEST FOR FINAL PLAT APPROVAL
Arci Terra Subdivision
N. E. Corner of Schoolhouse and Laraway Roads
Cole Helfrich/Craig Knoche & Associates – Petitioner

Mr. Cole Helfrich appeared before the Plan Commission on behalf of this request asking for final plat approval for Arci Terra Subdivision. He stated that approval of this request would subdivide Lot 3 into two smaller lots.

Planner Jennifer Neubauer explained that as the petitioner mentioned, they are requesting a resubdivision of Lot 3 of the Shoppes of Heather Glen into two smaller lots. She said Lot 1 would house Building A, a 17,500 sq. ft. in-line tenant retail building, and would consist of 2.3 acres. Lot 2, which is currently unimproved according to Ms. Neubauer, would consist of 2.3 acres also. She went on to say parking counts were considered for the Jewel / Osco building and Retail Buildings "A" and "B". She advised that as Retail Buildings "A" and "B" will total an estimated 94,793 square feet, the shopping center will require a minimum of 380 parking spaces; she said there are 569 parking spaces on-site, and this is in compliance. As a result of final plat approval, Ms. Neubauer said the new building should be comparable with the architectural features of the Jewel / Osco store as well as the inline tenant retail stores. She said the petitioner is currently working with Staff to address some remaining comments with regard to the final plat and existing utilities as well as some maintenance issues. Ms. Neubauer advised that Staff is looking for a recommendation from the Plan Commission regarding the final plat for the Arci Terra Subdivision subject to the resolution of Staff's comments.

There being no questions or comments of Staff or the petitioner, Chairman Muehlnickel asked for a motion.

A motion was made by Commissioner Kuchler and seconded by Commissioner Schultz to recommend to the Village Board final plat approval for Arci Terra Subdivision, subject to resolution of Staff's comments. Voice vote was taken. Motion carried.

ANNUAL ZONING MAP UPDATE

Mr. Muehlnickel asked Ms. Neubauer to explain the changes to the new annual Zoning Map. Ms. Neubauer advised that in 2014, two acres were annexed into the Village. In addition, she said there were five special uses, one rezoning, and the final platting of 3 commercial lots, 4 industrial lots, and 67 single-family lots. She asked for comments and recommendations from the Plan Commission. Commissioner Schultz asked for an update on the proposed Lincoln Station apartments, and Ms. Neubauer provided the Plan Commission with the latest information.

Mr. Muehlnickel asked for a motion to approve the updated zoning map.

A motion was made by Commissioner Schultz and seconded by Commissioner Boyd to recommend to the Village Board the adoption of the Village's official Zoning Map. Voice vote was taken. Motion carried.

OLD BUSINESS

Chairman Muehlnickel asked when buildings along the north side of Route 30 (included in the Route 30 redevelopment project) will be demolished. Ms. Neubauer said the Village Board is currently working on the preliminary states of the demolition.

NEW BUSINESS

The next Plan Commission meeting will be held on Tuesday, January 20, 2015.

ADJOURNMENT

There being no further business to come before the Plan Commission at this time, a motion was made by Commissioner Boyd and seconded by Commissioner Kuchler to adjourn. Voice vote was taken. Motion carried. The meeting was adjourned at 7:11 p.m.

Patricia Hansen – Senior Administrative Secretary