

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 15, 2016 7:00 p.m.

#16-03-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, Rob Moss, John Kuchler, and Terry Schultz.

The following were absent: Commissioner Kathy Hilton

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

Also present were Planner Jenni Neubauer and Senior Administrative Secretary Patricia Hansen.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF FEBRUARY 16, 2016

A motion was made by Mr. Kuchler and seconded by Mr. Moss to approve the February 16, 2016 minutes as presented, with Mr. Muehlnickel and Mr. Berner abstaining. Voice vote was taken. Motion carried.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF MARCH 1, 2016

A motion was made by Mr. Berner and seconded Mr. Schultz to approve the March 1, 2016 minutes as presented. Voice vote was taken. Motion carried.

REQUEST FOR FINAL PLAT APPROVAL FOR CHERRY HILL BUSINESS PARK RE-SUBDIVISION OF LOT 5 OF UNIT 3
Southwest corner of Gougar Road and Ellis Road
Steve Pala / Northern Builders Inc. – Petitioner

Mr. Pala appeared before the Plan Commission to explain that this final plat of subdivision is a formalization of the existing lot with the Starcon facility, dividing the property in order to

interact in the private sector. He said this re-subdivision will result in an approximate 3.7 acre site, with an approximate 6.7 acre site to the west to develop in a similar manner. Mr. Pala said that all utilities and easements remain in place, and pointed out that they will need Will County's signature on the plat prior to recording.

Planner Jenni Neubauer stated they are proposing to subdivide Lot 5 into two (2) lots; Starcon is existing on proposed Lot 2. She said Staff is working with the petitioner on a few comments, but the plat of re-subdivision is otherwise satisfactory and depicts previously recorded utility, drainage, and roadway easements.

Commissioner Berner asked if there would be confusion to have a Lot 1 and Lot 2 since there is already a Lot 1 and Lot 2 with Unit 3. Mr. Pala explained that each lot will have its own property identification number. Ms. Neubauer noted that Lot 1 and Lot 2 are part of the Resubdivision and that this will be titled as a final plat of re-subdivision of Lot 5 in Unit 3 rather than a final plat for Unit 3.

Ms. Neubauer said Staff is looking for a recommendation from the Plan Commission for approval of the final plat of re-subdivision, pending Staff's comments being addressed as well as final engineering approval.

Mr. Muehlnickel asked for a motion.

A motion was made by Mr. Moss and seconded by Mr. Kuchler to recommend to the Village Board approval of the final subdivision plat for the Cherry Hill Business Park Re-subdivision of Lot 5 of Unit 3, subject to final engineering approval and the resolution of Staff's comments. Voice vote was taken. Motion carried.

Ms. Neubauer advised that this will go before the Village Board on March 28th.

Mr. Pala thanked the Plan Commission and added they currently are working on some proposals as a result of some active projects unrelated to this re-subdivision and hope to again come before the Plan Commission in the near future.

Mr. Schultz asked Mr. Pala how many acres of the Cherry Hill Business Park are currently available. Mr. Pala referenced the Cherry Hill Rail Park and said the "Trinity" piece was annexed in 2015. He explained there are about 60 acres available south of Berens Court as well as a vacant lot on the north side. Mr. Pala said there are also vacant lots that were included in the Plan Commission's recommendation to the Village Board at tonight's meeting. He estimated that on the New Lenox side, there are at least 80 to 100 acres.

OLD BUSINESS

None.

NEW BUSINESS

Ms. Neubauer noted that there will be a Plan Commission meeting held on April 5, 2016 that will include two public hearings.

Mr. Muehlnickel asked if there will be a new commissioner at that meeting and Ms. Neubauer replied that hopefully, there will be a new commissioner at that meeting.

Mr. Muehlnickel asked for a motion to adjourn. A motion was made by Commissioner Berner and seconded by Commissioner Schultz to adjourn. Voice vote was taken. Motion carried. The meeting was adjourned at 7:10 p.m.

Patricia A. Hansen
Senior Administrative Assistant