

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, November 1, 2016 7:00 p.m.

#16-11-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 Gary Berner, Rob Moss, Terry Schultz, Kathy Hilton and Jasen Howard.

The following were absent: None.

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

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

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF OCTOBER 18, 2016

A motion was made by Commissioner Moss and seconded by Commissioner Howard to approve the October 18, 2016 minutes as presented, with Commissioner Berner abstaining. Voice vote was taken. Motion carried.

REQUEST FOR FINAL PLAT APPROVAL
Rock Island Station Subdivision – Final Plat
2.89 acres located at the northeast corner of U.S. Route 30 and Cedar Road
Kurt Carroll / Village of New Lenox – Petitioner

Senior Planner Jeff Smith, on behalf of Administrator Kurt Carroll, explained that the Village of New Lenox acquired properties located at the northeast corner of U.S. Route 30 and Cedar Road for a redevelopment project that will include CVS Pharmacy on the west end of the property as well as a multi-tenant building on the east end of the property, and will also include a Durbin's Restaurant, a Fleckenstein's Bakery and one or two additional tenants.

He advised that the next step in the process is the approval of the final plat for what is now known as the Rock Island Station Subdivision. Mr. Smith said this will create two lots, Lot 1 being 1.683 acres on the west end, and Lot 2 on the east end at 1.21 acres. He related that a portion of Church Street will have to be vacated, and the Village Board is scheduled to hold a public hearing on that vacation on November 14th. Overall, Mr. Smith said the final plat meets the Village's subdivision and zoning code requirements, and Staff recommends approval at this time, subject to the vacation of Church Street.

Mr. Muehlnickel asked if the anticipated dirt movement will be the spring of 2017. Mr. Smith replied that it will be, if everything goes according to plan.

Mr. Moss asked how large Durbin's will be, and Mr. Smith responded by stating there will be a separate bar area as well as a separate restaurant area. He then asked where the parking for the restaurant will be and Mr. Smith replied that the METRA parking will be redesigned in order to provide more parking on the site. He said the overflow from Durbin's will utilize a portion of the METRA parking lot after 5:00 PM.

Mr. Howard asked about the entry and exit to this subdivision, and Mr. Smith advised that the access from Cedar Road will be modified and will be converted to right-in and right-out. He said there will be a full access to Lot 1 from U.S. Route 30, and from on the east end, there will be a right-in only. Mr. Smith noted there will also be a cross-access from METRA to Lot 1 and pointed out the Plan Commission will see all the details as well as elevation plans in early 2017.

Mr. Muehlnickel stated this clearly meets the Village's Subdivision Code and Zoning Ordinance requirements. At this time, he asked the Plan Commission for a motion.

A motion was made by Commissioner Howard and seconded by Commissioner Schultz to recommend to the Village Board final plat approval for Rock Island Station Subdivision. Voice vote was taken. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Smith announced that the November 15, 2016 Plan Commission/Zoning Board of Appeals meetings will be cancelled. Mr. Muehlnickel asked if the ordinance for the RV parking was approved by Village Board. Mr. Smith answered that due to a full agenda, this item was pushed back to the November 14th meeting. Mr. Smith noted that that everything went well for the Whitehorse request, and that the Village agreed with the Plan Commission's recommended conditions. He said the only change was that one parking stall in the back of the building may be eliminated due to fire truck access issues. Regarding the December 6th meeting, Mr. Smith said the Plan Commission will hold two public hearings, and the ZBA will hold one public hearing.

November 1, 2016
Plan Commission Minutes
#16-11-A
Page 3 of 3

ADJOURNMENT

Mr. Muehlnickel asked for a motion to adjourn. A motion was made by Commissioner Berner and seconded by Commissioner Moss to adjourn. Voice vote was taken. Motion carried. The meeting was adjourned at 7:07 p.m.

Patricia A. Hansen
Senior Administrative Assistant