

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

**Held in the New Lenox Village Hall, 1 Veterans Parkway**

**Tuesday, April 5, 2011 7:00 p.m.**

**#11-04-A**

**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 Joan Byerley, Rob Moss, John Kuchler, Gary Berner, and Tony Orsini.

The following was absent: Commissioner Annette Boyd.

Also present was: Planning and Development Administrator Robin Ellis.

**REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF MARCH 15, 2011**

Chairman Muehlnickel entertained a motion to approve the minutes of the March 15, 2011, Plan Commission meeting. Commissioner Kuchler made a motion, seconded by Commissioner Berner. Voice vote was taken. Motion carried.

**REQUEST FOR COUNTY SPECIAL USE FOR OUTDOOR STORAGE**

**14506 Edison Drive**

**William Boyle – Petitioner**

Planning and Development Administrator Robin Ellis explained that this is a County Special Use request to legally establish outside storage for a contractor's repair business. This location is at the dead end of Edison Drive, off of Cedar Road.

The outside storage has a gravel surface and the County is increasing enforcement and discovering code violations and mandating the approval process to bring properties into conformance to become legally established.

Staff recommends that the Village not object to the County Special Use for the outdoor storage area, subject to the addition of slats in the existing chain link fence, to better screen the outdoor storage area. The entire parking area is gravel and the Village wants to insure that there is adequate parking for all of the uses in the building and also to assure that the outdoor storage area remains clean, tidy and dust-free.

Chairman Muehlnickel mentioned that there are no hazardous materials being stored.

Robin Ellis added that the petitioner repairs snow plows, generators, and other equipment.

Chairman Muehlnickel entertained a motion recommending that the Village not object to the County Special Use request to legally establish the existing contractor yard and outdoor storage utilized by the contractor repair service tenant, The Fix-It Guy in Unit 207C, located at 14506 Edison Drive, subject to the County's consideration of the following conditions:

1. Slats shall be added to the existing perimeter chain-link.
2. Verification that there is adequate area on the existing gravel surface parking lot to accommodate the minimum number of required off-street parking for the existing industrial uses on the property.
3. To the best extent possible, the gravel surface for the rear outside storage area shall be kept tidy and free of dust, trash and debris.

Commissioner Kuchler made a motion, seconded by Commissioner Moss. Voice vote was taken. Motion carried unanimously.

**TEXT AMENDMENT (Public Hearing)**  
**Dance Studios**

Chairman Muehlnickel entertained a motion to open the public hearing at 7:05 p.m. Commissioner Kuchler made a motion, seconded by Commissioner Berner. Voice vote was taken. Motion carried.

Robin Ellis noted that currently dance schools/studios are listed as permitted uses in several of the Village's commercial zoning districts. There has been some interest in expanding to allow dance schools/studios to locate in industrial districts.

Staff performed a brief survey in some of the surrounding communities and found that one approach that was taken by Mokena and Will County, is to treat them as special uses in the I-1 District. The main concern is that industrial areas do not have the parking capacity for a more intense use such as a dance school/studio with influx of parents dropping students off. If there is a high intense industrial use near the building, it is not desirable to introduce passenger vehicles

and children. The Special Use process would be able to review each request on a case by case basis to determine whether or not the use would be appropriate.

This is a text amendment to amend the Zoning Ordinance to list dance schools/studios as eligible Special Uses in the I-1 District. If the text amendment is passed, any dance school/studio will need to go through the Special Use process with a public hearing, before locating to the Industrial District.

Commissioner Berner has experienced that other existing dance schools/studios are not well-marked and not easy to locate. Commissioner Berner recommended adequate signage.

Chairman Muehlnickel expressed that traffic safety is his main concern and the Special Use process allows control/input from the Village.

Chairman Muehlnickel entertained a motion to close the public hearing at 7:08 p.m. Commissioner Kuchler made a motion, seconded by Commissioner Berner. Voice vote was taken. Motion carried unanimously.

**TEXT AMENDMENT (Public Hearing)**  
**Menu Board Signs**

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

Robin Ellis stated that in January 2011, Culver's Restaurant requested a variance to allow for a larger menu sign, rather than have two smaller menu board signs that are allowed by the Zoning Ordinance. This request was due to having a more extensive menu that required a larger sign.

Staff recommended denial of the variance because it did not meet the three statutory criteria. The Zoning Board of Appeals ultimately recommended approval and the Village Board approved the variance and directed Staff to proceed with some amendments to the Zoning Ordinance so that the option of having one larger menu board would be allowed by right.

A draft ordinance has been produced that would amend the sign regulations chapter of the Zoning Ordinance to allow alternatives. The option of having two menu board signs of 32 square feet would remain an option, but would also add an opportunity to have one larger sign not to exceed 50 square feet, which is also the maximum allowable square footage for any primary monument sign for a business in a shopping center outlot.

Chairman Muehlnickel entertained a motion to close the public hearing at 7:11 p.m. Commissioner Kuchler made a motion, seconded by Commissioner Byerley. Voice vote was taken. Motion carried.

**TEXT AMENDMENT (Public Hearing)**  
**Sandwich Panel Signs**

Chairman Muehlnickel entertained a motion to open the public hearing at 7:12 p.m. Commissioner Kuchler made a motion, seconded by Commissioner Orsini. Voice vote was taken. Motion carried.

Robin Ellis informed that in 2011, amendments were made to the Zoning Ordinance to allow businesses to have different temporary signs. Special event sign requirements were amended. Another amendment allowed for businesses to have temporary sandwich panel signs which had a 1 year sunset provision.

The reason for allowing the sandwich board signs was due to the economic state and to allow businesses the opportunity to advertise and promote themselves. There have not been many requests for this type of sign and the existing signs have not generated any issues. The desire of the Public Improvements Committee is to extend the period of time the sandwich board signs are allowed. The amended ordinance would extend the time duration for an additional year, which would be to April 30, 2012.

Chairman Muehlnickel asked what the cost is for a sandwich board sign.

Robin Ellis mentioned that it is not a cost issue. The matter is related to being in compliance with the Village's standards and having to go through the permit process.

Commissioner Berner questioned the size requirements.

Robin Ellis stated that most sandwich board signs are 24" wide and the height varies. This amendment will only change the expiration date. The other provisions in the ordinance, including size standards, will remain the same. The signs can not be located on a sidewalk or a required parking space but can be in a landscaped buffer yard along the street or up against the building, if there is allowable space.

Chairman Muehlnickel entertained a motion to close the public hearing at 7:15 p.m. Commissioner Kuchler made a motion, seconded by Commissioner Moss. Voice vote was taken. Motion carried.

**OLD BUSINESS**

Chairman Muehlnickel requested status on the Hickey Funeral Home proposal.

Robin Ellis informed that the Village Board had mixed comments, including concerns regarding traffic, and requested that the petitioner acquire the cross access easement with the adjacent property to the south. The petitioner had not demonstrated that they had the access under control and the Board was hesitant to approve it not knowing if the access would be feasible as it would

have implications on the site plan. The request will go before the Village Board within the next month or two, after outstanding issues have been addressed.

**NEW BUSINESS**

Robin Ellis announced that the next regular scheduled Plan Commission meeting will be April 19, 2011, and will include the Spring Creek outlet mall.

**ADJOURNMENT**

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:16 p.m. Motion was made by Commissioner Orsini, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried unanimously.

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Lorrie M. Sowko - Secretary

**MINUTES OF A REGULAR MEETING OF THE**  
**VILLAGE OF NEW LENOX ZONING BOARD OF APPEALS**

**Held in the New Lenox Village Hall, 1 Veterans Parkway**

**Tuesday, April 5, 2011 7:00 p.m.**

**#11-04-A ZBA**

**CALL TO ORDER**

A regular meeting of the Village of New Lenox Zoning Board of Appeals was called to order at 7:16 p.m., by Chairman Mark Muehlnickel, with a quorum present.

**ROLL CALL**

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

The following was absent: Commissioner Annette Boyd.

Also present was: Planning and Development Administrator Robin Ellis.

**REQUEST FOR APPROVAL OF MINUTES OF A REGULAR ZONING BOARD OF APPEALS MEETING OF MARCH 15, 2011**

Chairman Muehlnickel entertained a motion to approve the minutes of the March 15, 2011, Zoning Board of Appeals meeting. Commissioner Kuchler made a motion, seconded by Commissioner Berner. Voice vote was taken. Motion carried.

**OLD BUSINESS**

None.

**NEW BUSINESS**

None.

**ADJOURNMENT**

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:17 p.m. Motion was made by Commissioner Byerley, seconded by Commissioner Moss. Voice vote was taken. Motion carried.