

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, September 6, 2011 7:00 p.m.

#11-09-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, Annette Boyd and Tony Orsini.

The following were absent: None.

Also present were: Planning and Development Administrator Robin Ellis, Senior Planner Jeff Smith and Secretary Lorrie Sowko.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF JULY 19, 2011

Chairman Muehlnickel entertained a motion to approve the minutes of the July 19, 2011, Plan Commission meeting. Commissioner Berner mentioned that Commissioner Joan Byerley was not listed in attendance in the July 19th minutes. Commissioner Orsini made a motion to approve the minutes with the change noted by Commissioner Berner, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried.

REQUEST FOR COUNTY SPECIAL USE FOR YOUTH CENTER
1303 Schoolhouse Road
Dan Stinnett - Petitioner

Petitioner Dan Stinnett was available to answer any questions for the County Special Use request for a youth center located at 1303 Schoolhouse Road.

Senior Planner Jeff Smith stated that Staff met with the petitioner earlier in the day during a Sketch Plan Committee meeting and reviewed the eight conditions listed in Staff's Report.

The main concern is that adequate parking be provided for the youth center as well as the other tenants in the industrial building. There are 17 to 22 parking spaces required for the youth center and additional parking is also required for the other tenants.

Subject to providing the required parking and compliance with the other conditions in the Staff Report, along with meeting all Will County requirements with the Will County Health Department, Fire District, etc., Staff recommends that the Village not object to the County Special Use for the property located at 1303 Schoolhouse Road.

Commissioner Berner asked if the required parking is based on the total capacity of the youth facility.

Jeff Smith responded that the required parking is based on the square footage of the building. The capacity of this facility allows up to 250 persons. This use requires 1 parking space for every 250 square feet of floor area, resulting in a minimum of 22 parking spaces.

Chairman Muehlnickel asked if any activities will take place outside of the youth facility.

Jeff Smith replied that all recreational activity will be inside the building and is one of the eight conditions listed in the Staff Report.

Chairman Muehlnickel entertained a motion to recommend that the Village not object to the County Special Use request for 1303 Schoolhouse Road. Commissioner Boyd made a motion, seconded by Commissioner Byerley. Voice call vote was taken. Motion carried unanimously.

TEXT AMENDMENT (Public Hearing)
Temporary Signs

Chairman Muehlnickel entertained a motion to open the public hearing at 7:07 p.m. Commissioner Kuchler made a motion, seconded by Commissioner Berner. Voice vote was taken. Motion carried.

Planning and Development Administrator Robin Ellis informed that the Public Improvements Committee of the Village Board has recommended allowing vertical banners as a temporary promotional sign.

The ordinance would allow each business up to three banners for four, 14-day periods per year. The fee for the banner permits is \$50.00.

The banners would be limited to 30 square feet in area and 15 feet in height and would not be permitted to be in the right-of-way, on a public sidewalk, within any parking space, and would be required to be located a minimum of 10 feet from any property line.

Chairman Muehlnickel was in favor of the time limit for the vertical banners, but asked if the fee of \$50 was cost effective for the business owner(s).

Robin Ellis responded that the cost-effectiveness is determined by each business owner.

Commissioner Byerley asked if the \$50.00 fee would be charged per banner or for the four uses throughout the year.

Robin Ellis responded that the fee would be charged per promotional period. She stated that the Building Department keeps track of the time limits for the signs.

There were no public speakers during the public hearing.

Chairman Muehlnickel entertained a motion to close the public hearing at 7:10 p.m. Voice vote was taken. Motion carried.

Chairman Muehlnickel entertained a motion to recommend approval of the proposed amendment to the Zoning Ordinance to permit vertical banners as allowable temporary promotional signs. Commissioner Berner made a motion, seconded by Commissioner Boyd. Voice vote was taken. Motion carried unanimously.

TEXT AMENDMENT (Public Hearing)
Signs in Hospital District

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

Geoff Tryon of Silver Cross Hospital was present to answer any questions regarding the proposed Silver Cross Hospital sign.

Robin Ellis explained that the Village created an ordinance for the H Hospital District for Silver Cross Hospital, and after the hospital worked with a sign consultant on final sign design, amended the ordinance for signage in this district.

Silver Cross Hospital has worked with its consultant on final sign design and permits. As a result of trying to keep the electronic message center component within the limits of the sign and a desire to provide more and larger tenant identification panels, the Type 2 sign to be located at the corner of U.S. Route 6 and Silver Cross Boulevard got taller and larger. Each hospital is permitted one Type 2 sign, which may include an electronic message center. The proposed sign exceeds the established maximum height and sign area requirements.

The proposed ordinance would increase the allowable sign area from 200 square feet to 260 square feet. The maximum height would increase from 25 to 33 feet. The sign sizes are not out of character with signs permitted for other developments in the surrounding area.

Commissioner Berner voiced that he has a problem with variable message signs. He gets distracted while driving because of the white background of the illuminated signs. He also expressed that he would like to see offset and the measurement amount of light the sign gives off.

Robin Ellis stated that the Village is not straying from the ordinance regarding setbacks, and the ordinance does not address brightness.

Geoff Tryon of Silver Cross Hospital noted that the electronic message sign did not increase in size.

Chairman Muehlnickel suggested that the light intensity be measured.

Robin Ellis added that the sign cannot flash, and each message must stay constant for 8 seconds.

There were no members of the public present to speak on this issue.

Chairman Muehlnickel entertained a motion to close the public hearing at 7:16 p.m. Commissioner Boyd made a motion, seconded by Commissioner Moss. Voice vote was taken. Motion carried.

Chairman Muehlnickel entertained a motion to adopt the amendment as written. Commissioner Berner made a motion, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Robin Ellis announced that there will be a regular Plan Commission meeting on September 20, 2011, and two public hearings are scheduled for that agenda.

ADJOURNMENT

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

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, September 6, 2011 7:00 p.m.

#11-09-A ZBA

CALL TO ORDER

A regular meeting of the Village of New Lenox Zoning Board of Appeals was called to order at 7:18 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, Annette Boyd and Tony Orsini.

The following were absent: None.

Also present were: Planning and Development Administrator Robin Ellis, Senior Planner Jeff Smith and Secretary Lorrie Sowko.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR ZONING BOARD OF APPEALS MEETING OF JULY 19, 2011

Chairman Muehlnickel entertained a motion to approve the minutes of the July 19, 2011, Zoning Board of Appeals meeting. Chairman Muehlnickel mentioned that Commissioner Joan Byerley was not listed in attendance in the July 19th minutes. Commissioner Boyd made a motion, seconded by Commissioner Kuchler, to approve the minutes with the correction of Commissioner Byerley's attendance. Voice vote was taken. Motion carried.

REQUEST FOR TEMPORARY USE FOR SPECIAL EVENT

Tom Kelly's Restaurant

Tom Rowan - Petitioner

Senior Planner Jeff Smith informed that the petitioner is requesting a Temporary Use for a Special Event for Tom Kelly's Restaurant. The event being proposed is "Halfway to St. Patrick's Day," and has the same conditions as the previous events that were applied for, except that this is only a 2-day event.

This 2-day event requires a 2-day liquor license, which must now be approved by the Village Board.

Staff has no outstanding issues with this application and recommends approval of the temporary use, subject to the 12 conditions listed in Staff's Report.

Chairman Muehlnickel entertained a motion to recommend approval of the Temporary Use for the proposed special events for Tom Kelly's Chophouse & Pub located at 495 Degroate Road. Commissioner Orsini made a motion, seconded by Commissioner Byerley. Voice vote was taken. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:20 p.m. Motion was made by Commissioner Moss, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried.

Lorrie M. Sowko – Secretary