

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 2, 2013 7:00 p.m.

#13-04-A

CALL TO ORDER

A regular meeting of the Village of New Lenox Plan Commission was called to order at 7:03 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 Rob Moss, John Kuchler, Gary Berner, Annette Boyd and Joan Byerley.

The following was absent: None.

Also present was: Senior Planner Jeff Smith and Secretary Lorrie Sowko.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF MARCH 19, 2013

Chairman Muehlnickel entertained a motion to approve the minutes of the March 19, 2013, Plan Commission meeting. Commissioner Moss made a motion, seconded by Commissioner Boyd. Voice vote was taken. Motion carried.

REQUEST FOR COUNTY SPECIAL USE FOR MAJOR OUTDOOR ENTERTAINMENT AND SPECTATOR SPORTS

16235 Spencer Road

Heriberto Aguirre - Petitioner

Jose Alvarado - Architect

The petitioner, Heriberto Aguirre, along with the architect, Jose Alvarado and Cynthia Valles from TLC Property Management & Investments, Inc., was present to request a County Special Use for the property located at 16235 Spencer Road.

Jose Alvarado explained that Mr. Aguirre purchased the property approximately 4 years ago, when the previous owner had passed away.

The plan is to utilize the facility to accommodate rodeo performances.

The petitioner will meet parking and lighting requirements, if mandated.

The rodeos will be held on Fridays, Saturdays, and Sundays and will end by 8:00 p.m.

The rodeo/spectator grounds have been in existence for many years and the complaints in the past referred to vehicles being parked offsite along Spencer Road. In the future, there will be no on-street parking for the rodeo events but rather all spectator vehicles will be parking on the property.

Chairman Muehlnickel wanted to know how many rodeos per year will be performed.

Jose Alvarado responded that there will be approximately five rodeos for the first 2 to 3 years and amount of rodeos will increase over time.

Senior Planner Jeff Smith displayed pictures of the existing rodeo grounds, accessory buildings, grandstands, house, and barns. The Village has many concerns and issues regarding the County Special Use request.

Public restrooms or port-a- potties must be provided.

Safe and efficient vehicle access to the event grounds and designated grass parking area will need to be addressed. There are a number of safety and efficiency concerns with the proposed grassed parking area for up to 100 spectator vehicles. The few proposed handicapped parking spaces are located on a gravel surface and therefore do not meet accessibility requirements.

Currently, the entrance driveway is too narrow and there is an estimated amount of 100 vehicles per event. There needs to be a safe and efficient means to get the vehicles to the parking area(s). Also, the Fire District requires a hard surface to support the weight of fire trucks and other emergency vehicles. The hard-surfaced drive area will need to support the weight of 75,000 pounds for the largest fire truck.

There are traffic concerns with ingress/egress into the site, parking areas and the spectator facility.

Upon conversation with the Will County Land Use Department, Jeff Smith noted that the Will County Building Department had previously reviewed and inspected the safety and structural stability of the grandstands. There were a number of modifications required.

Trash removal and manure removal procedures must be in place.

Details need to be provided for the speaker system, if applicable, and the resulting amount of noise / decibel levels produced from the events.

A lighting plan is required, which includes providing details on any temporary lighting and power needs for each event.

If alcohol sales will occur during the events, then proper alcohol licensing must be obtained through the County.

Security must be provided along with first aid and medical assistance.

Lincolnway High School is located in close proximity of these event grounds and there is major concern due to the fact that there are school events 7 days per week.

Due to the above-listed concerns, Staff recommends objecting to the County Special Use request for the proposed large outdoor spectator use on the subject property.

Commissioner Berner wanted to know how close the nearest residential property is to the subject property.

Jeff Smith replied that there is residence located on a large agricultural property to the northwest of the subject property.

Other surrounding properties are zoned AG (Agricultural) in Will County.

The Village's Comprehensive Plan recommends future industrial use for this area and also residential development within 1 mile of the site. Approving the County Special Use could interfere with the future implementation of the Plan, as well as negatively impacting existing and recommended uses in the surrounding areas.

Commissioner Berner asked for the name of the proposed spectator event establishment.

Jose Alvarado responded that the proposed name for the spectator event facility will be Spencer Road Rodeo.

Commissioner Berner wanted to know if there will be a sign for the facility.

Jose Alvarado responded that there will not be a sign.

Commissioner Berner inquired about the northeast corner of the property and wanted to know what structures are located there and if there was a large amount of standing water located nearby.

Chairman Muehlnickel questioned the safety of the existing buildings on the property.

Jeff Smith noted that some of the buildings are older and appear to be in need of repair.

Jose Alvarado informed that there is a barn located on the northeast corner of the property that is surrounded by AG property. There is also standing water located just to the east of the property.

Chairman Muehlnickel asked if this was a functioning rodeo in past years.

Jose Alvarado noted that he believes there were rodeos on the property until the previous owner died, which was 4 years ago.

The petitioner will provide handicapped spectator areas, a parking plan, and will also consider an additional access point (limited right-in/right-out).

Cynthia Valles commented that the rodeos are not proposed to be alcohol-drinking events and will be more family-oriented. These rodeo events are part of the Mexican family culture.

Chairman Muehlnickel noted that there are many outstanding issues other than the liquor license issue. Other issues such as trash disposal, safety, traffic, grandstand stability, and other concerns are just as pertinent.

Jose Alvarado stated that he is working with a local architect to assure that the grandstands meet capacity and safety requirements, and a report will be provided at the Village Board meeting.

Cynthia Valles is currently reviewing proposals of projected work to be done and will be subcontracting all of the construction work for the improvements.

Jeff Smith informed that a detailed submittal of all proposed improvements should be submitted prior to the Village Board meeting. This submittal must also address all issues and concerns mentioned at the meeting.

Cynthia Valles added that if rainy weather occurs, the rodeos will be cancelled.

Chairman Muehlnickel requested additional information regarding noise / decibels from speakers used at the events.

Chairman Muehlnickel entertained a motion to recommend that the Village Board object to the County Special Use permit for the requested major outdoor entertainment and spectator sports use on the 14.71-acre property located at 16235 Spencer Road. Commissioner Boyd made a motion, seconded by Commissioner Kuchler. Voice vote was taken. Motion carried unanimously.

**REQUEST FOR COUNTY SPECIAL USE FOR SPORTS AND RECREATION
FACILITY
1024-1036 South Cedar Road**

Larry Seymour/New Lenox Girls Softball Association - Petitioner

Lois and Joseph Stark were available to represent the petitioner, Larry Seymour, who would like to request a County Special Use for an existing sports and recreation facility located at 1024-1036 South Cedar Road. Lois and Joseph Stark lease the rear building at 1036 South Cedar Road to Larry Seymour.

This request is to accommodate the New Lenox Girls Softball Association training facility.

The facility is used 6 months out of the year and has three batting cages and an indoor softball field.

Jeff Smith explained that there are certain concerns with having a sports recreation use in an industrial area.

One of the concerns is that there must be adequate parking for the recreational facility. Currently, the parking area adjacent to the front or west side of the building can accommodate between 8 and 9 vehicles. There are also potholes in the parking lot. There are also some gravel areas nearby the facility that could be utilized for parking.

Will County will need to determine if there is adequate parking for this facility, which may entail restricting the maximum building occupancy and / or hours of operation.

The existing parking surfaces are in disrepair at the front/west side of the building and must be repaired and resurfaced to provide safe and efficient parking. Any existing gravel surface areas to remain on the site shall be kept tidy and free of dust, trash and debris.

To meet Illinois Accessibility Code requirements, the petitioner should provide a handicapped parking space and install a ramp for wheelchair accessibility to the main building entrance, or provide an accessible route to another building door entrance.

The recreational facility shall comply with all Will County Building and New Lenox Fire Protection District requirements, which includes addressing previous fire alarm system requirements.

The hours of operation need to be confirmed.

Staff has no objection to the County Special Use request for a sports and recreation use, provided that the above-mentioned requirements in Staff's Report are met.

Lois Stark commented that there is a service door that has been used for a handicapped person in the past and the accessibility for a wheelchair is adequate.

Chairman Muehlnickel wanted to know if there is a fire alarm installed at this facility.

Joseph Stark responded that installing a fire alarm is in progress.

Commissioner Berner asked for the ages of the participants that use this facility.

Lois and Joseph Stark were not sure of the exact ages of the participants.

Commissioner Byerley wanted to know how many participants utilize the facility at one time.

Lois Stark replied that fifteen to twenty children typically utilize the building at any given time.

Commissioner Byerley inquired as to whether or not parents drop-off/pick-up children for practice sessions.

Lois Stark said that parents usually drop-off/pick-up children for the practice sessions.

Chairman Muehlnickel entertained a motion to not object to the County Special Use request for the existing recreational facility use for the New Lenox Girls Softball Association located within the rear industrial building (1036 South Cedar Road) on property located at 1024-1036 South Cedar Road, subject to the County's consideration of the following:

1. Verification that there is adequate area on the existing worn-down asphalt and gravel surface areas to accommodate parking for the subject recreational facility and all other uses on the subject property that meets Will County Zoning Ordinance requirements, which may also entail the Will County Zoning Administrator limiting the maximum tenant occupancy and /or restricting the hours of operation for the recreational facility at 1036 South Cedar Road.
2. Where applicable, the existing surfaces in disrepair that are adjacent to the front/west side of the recreational building shall be repaired and resurfaced so as to provide a safe and efficient parking area. Additionally, to the best extent possible, any existing gravel surface areas to remain on the site shall be kept tidy and free of dust, trash and debris
3. In order to address Illinois Accessibility Code requirements, the petitioner should provide a designated handicapped parking space for the recreational facility, which at a minimum should include a posted handicapped sign on a nearby patio beam or building wall, whichever is more visible from the parking area. Also, the property owner should install a ramp for wheelchair accessibility to the main building entrance, or provide for an accessible route to another building door entrance that is level with the existing parking area.
4. The recreational facility shall comply with all Will County Building and New Lenox Fire Protection District requirements, which includes addressing the fire alarm requirements previously provided to the petitioner.

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

OLD BUSINESS

None.

NEW BUSINESS

Jeff Smith informed that the next regular scheduled Plan Commission meeting is April 16, 2013, which will include a public hearing for a rezoning request as well as potential review of a preliminary plat and final plat. Also, a temporary use request will be scheduled for the Zoning Board of Appeals meeting.

ADJOURNMENT

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:42 p.m. Motion was made by Commissioner Boyd, seconded by Commissioner Moss. Voice vote was taken. Motion carried unanimously.

Lorrie M. Sowko – Secretary