

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

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

**Tuesday, February 19, 2013 7:00 p.m.**

**#13-02-B**

**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.

**REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF FEBRUARY 5, 2013**

Chairman Muehlnickel entertained a motion to approve the minutes of the February 5, 2013, Plan Commission meeting. Commissioner Kuchler made a motion, seconded by Commissioner Byerley. Voice vote was taken. Motion carried.

**TEXT AMENDMENT – Wall Signs (Public Hearing)**

Chairman Muehlnickel entertained a motion to open the public hearing at 7:04 p.m. Commissioner made a motion, seconded by Commissioner Berner. Voice vote was taken. Motion carried.

Senior Planner Jeff Smith explained that Village Staff has been receiving requests from developers and business for additional wall signs.

The Sign Code was amended a few years ago to allow for more wall signage for outlots in shopping centers. For instance, regarding outlots in the New Lenox Town Center, a maximum of 1.5 square feet of for each linear foot of tenant length is permitted for a building wall facing U.S.

Route 30. If the wall faces an access drive in the shopping center, additional wall signage would be allowed at 0.75 square feet for each linear foot of building wall. If the wall faces the interior of the shopping center, additional wall signage at 0.5 square feet for each linear foot of building wall is allowed.

A wall sign would presently not be allowed on a building wall facing another commercial use.

Currently, Lot 4-R of New Lenox Town Center is requesting signage for the multi-tenant building. The tenants of this development are not known as of yet, but proposed wall signage is located on the front of the units facing Route 30. The far western tenant has the west building wall facing an access drive, and therefore depicts a wall sign on that portion of the building. A wall sign is requested on the east building wall, and under the current Sign Code, this sign would not be allowed since it faces another commercial use.

This east building wall is 80 feet in length and a maximum 40 square-foot wall sign will be allowed if the proposed amendment allowing for 0.5 square feet of wall sign area for each linear foot of tenant building wall length is adopted. After displaying different 40 square-foot wall sign options on the east building wall, Jeff Smith noted that the additional wall sign would not impact the aesthetics of the building, while the sign would also provide that tenant additional exposure to motorists heading westbound along Route 30.

The proposed Sign Code amendment will allow business to have a maximum of 0.5 square feet of wall sign area for each linear foot of tenant building wall length on a side or a rear building wall facing another commercial use, with the exception if that side or rear building wall faces residential property either developed or recommended for residential, a wall sign will not be allowed.

This proposed Sign Code amendment would also include stand-alone commercial uses that are not part of a commercial shopping center. For instance, the McDonald's restaurant that faces Route 30 is not part of a shopping center, and presently is permitted one wall sign facing U.S. Route 30. Approval of the text amendment would allow for additional wall signs on the restaurant building walls facing adjacent commercial uses, which can provide further business identification exposure to motorists passing along U.S. Route 30.

Existing businesses will be eligible for additional signage if/when this amendment is approved.

If a future proposed wall sign does not meet the proposed Sign Code amendment, a petitioner would be required to file for a variance.

Commissioner Kuchler asked if requested signs can be illuminated.

Chairman Muehlnickel asked if requested signs can be electronic message signs.

Jeff Smith stated that wall signs can be illuminated but this amendment does not include electronic message signs.

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

Chairman Muehlnickel entertained a motion to recommend approval of the ordinance as drafted. Commissioner Berner made a motion, seconded by Commissioner Kuchler. Roll call vote was taken. Motion carried unanimously.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

Jeff Smith informed that the next regular scheduled Plan Commission meeting is March 5, 2013, and will include a public hearing on an amendment for a P.U.D. for the New Lenox Town Center.

Chairman Muehlnickel announced that he will not be present at the March 5, 2013, meeting.

### **ADJOURNMENT**

Chairman Muehlnickel entertained a motion to adjourn the meeting at 7:13 p.m. Motion was made by Commissioner Boyd, seconded by Commissioner Moss. Voice vote was taken. Motion carried unanimously.

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Lorrie M. Sowko – Secretary