

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 15, 2014 7:00 p.m.

#14-04-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.

Chairman Muehlnickel led the assembly in the Pledge of Allegiance.

ROLL CALL

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

The following were absent: Commissioner Terry Schultz

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

Also present were Senior Planner Jeff Smith, Planner Jennifer Neubauer and Secretary Pat Hansen.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF MARCH 4, 2014

A motion was made by Commissioner Kuchler and seconded by Commissioner Moss to approve the March 4, 2014 minutes as presented, with Chairman Mark Muehlnickel and Commissioner Annette Boyd abstaining. Voice vote was taken. Motion carried.

TEXT AMENDMENT – RESTAURANT STACKING
(Public Hearing)

Chairman Muehlnickel asked if proper notice was given for this public hearing. Mr. Smith replied affirmatively. Mr. Muehlnickel asked for a motion to open the public hearing.

A motion was made by Commissioner Moss and seconded by Commissioner Byerley to open the public hearing. Voice vote was taken. Motion carried.

The public hearing was opened at 7:04 p.m.

Senior Planner Jeff Smith stated that in September of 2002, the Village Board approved text amendments to the Zoning Ordinance pertaining to stacking requirements and standards for drive-through establishments. He said these approved text amendments included a minimum stacking requirement for restaurants, which specified a minimum of 6 stacking spaces prior to the menu board and 4 stacking spaces after the pick-up window. Mr. Smith remarked that throughout the years, there have been a number of restaurants applying for site plan approval and they were obligated to meet that requirement. In a few cases, through the P.U.D. process, he said this did not accommodate site design, so there were special circumstances in which two nearby parking stalls for two of the four stacking spaces after the pick-up window were designated for only drive-through parking. He said they were not often used, nor were they the safest alternative. Mr. Smith explained that in reviewing the number of stacking spaces before the menu board, and the number of stacking spaces between the menu board and the pick-up window, four designated spaces after the pick-up window seemed excessive. He said Staff feels that two stacking spaces after the pick-up window are acceptable based upon current drive-through restaurant trends. Mr. Smith concluded by stating the proposed text amendment would require six stacking spaces prior to the menu board and two stacking spaces after the pick-up window.

A motion was made by Commissioner Boyd and seconded by Commissioner Berner to close the public hearing. Voice vote was taken. Motion carried.

The public hearing was closed at 7:07 p.m.

A motion was made by Commissioner Moss and seconded by Commissioner to Kuchler to recommend to the Village Board approval of an amendment to the restaurant stacking requirement mandating a minimum of six stacking spaces prior to the menu board and two stacking spaces after the pick-up window.

Upon Roll Call, the vote was:

AYES: - Commissioners Kuchler, Boyd, Byerley, Moss, Berner, Chairman Muehlnickel

NAYS: - None

Motion carried.

OLD BUSINESS

Regarding the contact list, Mr. Smith asked the Commission members to update this list and return it to Pat Hansen. He said once the list is updated, it will be e-mailed to each Plan Commissioner.

Mr. Smith said the Special Use amendment for Bulldog Ale House has been approved and the restaurant is now open.

NEW BUSINESS

Mr. Smith advised that the next Plan Commission meeting will be held on Tuesday, May 6, 2014. He added that a public hearing is scheduled for that date.

ADJOURNMENT

Mr. Muehlnickel asked for a motion to adjourn the meeting at 7:10 p.m.

A motion was made by Commissioner Boyd and seconded by Commissioner Berner to adjourn. Voice vote was taken. Motion carried.

Patricia Hansen - Secretary