

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

Held in the New Lenox Village Hall, 1 Veterans Parkway

Tuesday, June 2, 2015 7:00 p.m.

#15-6-A

CALL TO ORDER

A regular meeting of the Village of New Lenox Plan Commission was called to order at 7:00 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 Gary Berner, Rob Moss, Joan Byerley, and Terry Schultz.

The following were absent: Commissioner John Kuchler.

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

Also present were Senior Planner Jeff Smith, Planner Jennifer Neubauer and Senior Administrative Assistant Secretary Patricia Hansen.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR PLAN COMMISSION MEETING OF APRIL 21, 2015

A motion was made by Commissioner Berner and seconded by Commissioner Moss to approve the April 21, 2015 minutes as presented. Voice vote was taken. Motion carried.

REQUEST FOR APPROVAL OF SUBDIVISION MONUMENT SIGNS

Water Chase Subdivision

Weaver Realty & Management, Inc.

Andrea O'Connor, Property Manager - Petitioner

Mr. Brian Nagro, President of the Water Chase Estates Homeowners Association, was present to explain that there is currently a temporary sign that was placed at the entrance into the subdivision in 2006 by the builders. He said he is before the Plan Commission to request the approval of two permanent subdivision monument signs to be placed on either side of the entrance into Water Chase Estates Subdivision.

Planner Jenni Neubauer explained that the Homeowners Association intends to build two permanent signs within the outlots along Laraway Road. She said each sign will be constructed of stone and will be about 28 square feet in area, approximately 5½ feet in height, and 13 feet, 8 inches wide, with indirect illumination. Ms. Neubauer said the signs will be surrounded by a variety of landscape material, which will be maintained by the Water Chase Estates Homeowners Association. She advised that the Zoning Ordinance allows for a maximum of two signs at the entrance of a subdivision, and that the maximum allowable square footage for residential subdivision signs is 80 square feet. Ms. Neubauer stated that Staff is recommending approval of two permanent subdivision monument signs for Water Chase Subdivision, subject to the applicant receiving the appropriate sign permits prior to the installation of both signs.

Mr. Berner asked if there will be foundations for the signs. Ms. Neubauer explained that the plans for the signs will be reviewed during the sign permit process, and this will include the foundations. Mr. Schultz asked if that is also the case for the electrical, and Ms. Neubauer replied affirmatively.

Mr. Muehlnickel asked for a motion.

A motion was made by Commissioner Byerley and seconded by Commissioner Moss to recommend to the Village Board approval of the permanent subdivision monument signs for Water Chase Estates Subdivision, subject to the applicant receiving the appropriate sign permits prior to the installation of both signs. Voice vote was taken. Motion carried.

Mr. Smith said this request will be heard by the Village Board on June 22, 2015.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Smith advised that the next Plan Commission meeting will be held on Tuesday, June 16, 2015. He also noted that Commissioner Boyd is no longer on the Plan Commission, and that a new commissioner will be appointed by the Village Board on Monday, June 8th. Mr. Smith was asked if a replacement has been named for the position of Economic Development Director, and he replied that the applicant interviews would soon commence.

ADJOURNMENT

Mr. Muehlnickel asked for a motion to adjourn at 7:07 p.m. There being no further business to come before the Plan Commission at this time, a motion was made by Commissioner Berner and seconded by Commissioner Schultz to adjourn. Voice vote was taken. Motion carried.

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Patricia Hansen
Senior Administrative Assistant