

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, February 16, 2016 7:00 p.m.

#16-02-B

CALL TO ORDER

A regular meeting of the Village of New Lenox Zoning Board of Appeals was called to order at 7:05 p.m. by Chairman Pro Tem Rob Moss.

ROLL CALL

Upon roll call, the following were present: Chairman Pro Tem Rob Moss, Commissioners John Kuchler, Terry Schultz and Kathy Hilton.

The following were absent: Chairman Mark Muehlnickel, Commissioners Gary Berner, and Joan Byerley.

Chairman Pro Tem announced there was a quorum present for this meeting.

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

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR ZONING BOARD OF APPEALS MEETING OF FEBRUARY 2 2016

A motion was made by Commissioner Hilton and seconded by Commissioner Schultz to approve the February 2, 2016 minutes as presented, with Commissioner Kuchler abstaining. Voice vote was taken. Motion carried.

REQUEST FOR TEMPORARY USE FOR SUBDIVISION SIGN

Cedar Crossings

Route 6 & Cedar Crossings Drive

Wendell Holan – CBRE/Petitioner

There was no one present on behalf of this request.

Planner Jenni Neubauer explained that CBRE was recently hired by Zaremba as the broker for the Cedar Crossings development. She said they are asking for a temporary use extension to permit the continued use of a real estate sign beyond the time period permitted by the Village Code. She said the previous temporary use officially expired on September 27, 2015, and the current request would be to extend the temporary use for five years commencing on September 27, 2015.

Ms. Neubauer said in addition to the extension request, the petitioner is also proposing a new sign location along with a new sign face. She said the relocated sign would be located 100 feet

east of the Cedar Crossings Drive right-of-way and 20 feet south of the north property line on Lot 3. She added that as a sidewalk does not yet exist along either roadway, the sign must be placed at least 15 feet from the edge of the pavement. Ms. Neubauer said that per code, a temporary real estate subdivision sign is permitted to be located on the property until either a building permit for the project has been issued or five (5) years after the date of issuance.

She said Staff recommends approval of the request for the temporary use for the temporary use for the Cedar Crossings real estate subdivision advertising sign until the earlier to occur; either the issuance of a building permit for the project or five (5) years from the expiration date of September 27, 2015 subject to the new sign being located on-site as depicted on the submitted plans.

As there were no questions or comments, Chairman Pro Tem Moss asked for a motion.

A motion was made by Commissioner Hilton and seconded by Commissioner Schultz to recommend to the Village Board approval of a temporary use for the Cedar Crossings real estate subdivision advertising sign until either the issuance of a building permit for the project or five years from the expiration date of September 27, 2015 subject to the new sign being located on-site as depicted on the submitted plans. Voice vote was taken. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

Chairman Pro Tem Moss asked for a motion to adjourn at 7:08 p.m. A motion was made by Commissioner Kuchler and seconded by Commissioner Schultz to adjourn. Voice vote was taken. Motion carried.

Patricia A. Hansen
Senior Administrative Secretary