

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

#16-08-B

CALL TO ORDER

A regular meeting of the Village of New Lenox Zoning Board of Appeals was called to order at 8:30 p.m. by Chairman Mark Muehlnickel.

ROLL CALL

Upon roll call, the following were present: Chairman Mark Muehlnickel, Commissioners Gary Berner, Terry Schultz, and Jasen Howard.

The following were absent: Commissioners Rob Moss, John Kuchler, and Kathy Hilton

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

Also present were Community Development Director Robin Ellis, Senior Planner Jeff Smith and Planner Jenni Neubauer.

REQUEST FOR APPROVAL OF MINUTES OF A REGULAR ZONING BOARD OF APPEALS MEETING OF JULY 19, 2016

A motion was made by Commissioner Berner and seconded by Commissioner Schultz to approve the July 19, 2016 minutes as presented. Voice vote was taken. Motion carried.

REQUEST FOR TEMPORARY USE FOR A REAL ESTATE SUBDIVISION ADVERTISING SIGN

Rachel Ridge Subdivision

Michael Flaherty / Flaherty Builders Inc. – Petitioner

Mr. Muehlnickel advised that Mr. Flaherty is not present for this request. Planner Jenni Neubauer stated that in August of 2010, the Village Board approved a temporary use extension request to allow for the existing subdivision sign to remain on the site either until the issuance of a building permit for the last lot in the subdivision or to allow it to remain on the site for five years after the date of issuance of the temporary use permit. Ms. Neubauer explained that as the subdivision was not built out, the temporary use was set to expire on August 9, 2015. As the subdivision was not yet completely built out, she said the petitioner requested an extension for one year, which was approved by the Village Board on August 24, 2015.

Mr. Neubauer continued by stating the sign would remain in the same location at the northwest corner of Rachel Ridge Drive and Laraway Road on the C-1 property. She said the sign is 96 square feet and 10-foot tall, and complies with the regulations of the temporary use. Ms. Neubauer noted Rachel Ridge is close to being built out as there is one vacant lot and one model home remaining.

Ms. Neubauer said it is Staff's opinion that the sign will not pose any problems and will assist with the sale of the remaining lot and model home. She said that if a building permit is issued for the last lot in the subdivision, the petitioner will be required to remove the sign. Ms. Neubauer said Staff recommends approval of the request to allow for up to a one-year extension of the subdivision advertising sign for Rachel Ridge Subdivision.

Mr. Muehlnickel asked if the recommendation could include language stating the sign must be taken down if the lot is sold or the model home is sold. Ms. Neubauer said that would be up to the Plan Commission.

A motion was made by Mr. Schultz and seconded by Mr. Berner to recommend to the Village Board approval of an extension for a temporary use for the Rachel Ridge Subdivision advertising sign with the stipulation that the temporary use will no longer be in effect and the sign must be taken down if one of the following occurs:

1. issuance of a building permit for the last lot in the subdivision;
2. the model home has been sold;
3. one year from the date the temporary use is granted

Voice vote was taken. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

Mr. Muehlnickel asked for a motion to adjourn at 8:38 p.m. A motion was made by Commissioner Howard and seconded by Commissioner Schultz to adjourn. Voice vote was taken. Motion carried.

Patricia A. Hansen
Senior Administrative Secretary