

MINUTES OF THE ZONING BOARD OF APPEALS
January 25, 2016

The regular meeting of the Zoning Board of Appeals was called to order by Vice Chairman Mark Moore at 7:00 p.m. at the Village Hall.

Members present: Vice Chairman Mark Moore, Amy Flores, Matthew Krummick, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: Chairman William Cotey.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner, and Fred Chung, Senior Project Engineer.

Board Member Oakley moved, seconded by Board Member Semmelman, to approve the November 23, 2015, Zoning Board of Appeals meeting minutes.

Motion carried 6 - 0.

Board Member Oakley moved, seconded by Board Member Semmelman, to approve the December 14, 2015, Zoning Board of Appeals meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS:

**ZBA 15-29 Libertyville Manor Extended Care Facility, Inc., Applicant
610 Peterson Road**

Request is for variations to: 1) increase the maximum permitted number of freestanding business signs; 2) increase the maximum permitted height of a freestanding business sign; 3) increase the maximum permitted gross surface sign area for all business signs; 4) reduce the minimum required setback for three (3) freestanding business signs; and 5) increase the maximum permitted sign area for multiple number of Private Traffic Direction Signs for property located in an IB, Institutional Buildings District.

The applicant requested that this item be continued to the February 22, 2016, Zoning Board of Appeals meeting.

In the matter of ZBA 15-29, Board Member Semmelman moved, seconded by Board Member Schultz, to continue this item to the February 22, 2016, Zoning Board of Appeals meeting.

Motion carried 6 - 0.

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Ayes: Moore, Flores, Krummick, Oakley, Schultz, Semmelman
Nays: None
Absent: Cotey

ZBA 15-31 Libertyville School District 70, Applicant
801 S. 7th Avenue

Request is for a variation to reduce the minimum required Perimeter Landscaped Open Space along the interior side property line from 50 feet to approximately 21 feet in order to expand parking lot areas for property located in an IB, Institutional Buildings District.

Mr. David Smith, Senior Planner, stated that on December 14, 2015, School District 70 was before the Zoning Board of Appeals requesting approval for variations to reduce the minimum required Perimeter Landscaped Open Space along the front and interior side property lines in order to expand parking lot areas for property located in an IB, Institutional Buildings District at 801 South 7th Avenue.

Mr. Smith stated that the scope of work included the replacement of two mobile classrooms by constructing a building addition to permanently accommodate the classroom space, the addition of a gymnasium, and additional parking spaces.

Mr. Smith stated that during the course of the December 14, 2015 public hearing, the applicant presented their requests, testimony by the public was heard, the Zoning Board of Appeals deliberated, and the matter was continued to the January 25, 2016, Zoning Board of Appeals meeting agenda in order to provide the petitioner an opportunity to revise their plans in response to the comments made.

Mr. Smith stated that the applicant has submitted revised plans for review and recommendation and some of the changes include the elimination of the proposed "Alternate Parking Lot" previously located at the southeast corner of the school property which eliminates the need of one of the two requested variations. He stated that the petitioner is also proposing the elimination of the proposed parking spaces along the north property line thus reducing some of the encroachment into the side yard Perimeter Landscaped Open Space. He stated that six of the required parking spaces will be landbanked on the western edge of the proposed parking expansion.

Mr. Peter Graves, architect for the petitioner, presented the revisions to the Site Plan. He stated that the proposed alternate parking lot located at the southeast corner of the site has been removed. He stated that the north row of parking along the north property line has been removed and now they are down to the minimum required number of parking spaces which is 67. He stated that the proposed 67 spaces include six landbanked parking spaces. He stated that they have revised the landscape plan to show an increase in plantings along the north property line and the parking drive extension. He stated that they have made adjustments to the proposed parking lot landscaped islands as well.

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Mr. Jim Young, 713 Glendale Road, stated that when he bought his home after doing the proper amount of due diligence including learning that the adjacent school property that backs up to his property is subject to a 50 foot setback. He stated that the School District does not have a compelling reason to justify the encroachment with the parking lot extension as the demographics of the school's near future enrollment is not changing. He stated that the reduction will be from 50 feet to 21 feet. He stated that the Copeland Manor should continue to use the parking spaces that they have.

Mr. Graves stated that of the 10 parking spaces they are adding, which is a requirement of the Zoning Code, six of them will be landbanked.

Mr. Young stated the School District should reduce the number of parking spaces as they do not have a compelling reason to justify the variation request.

Mr. Graves stated that the proposed extension of the parking lot aisle also serves to provide better vehicular circulation and access for the refuse collection.

Mr. John Glenn, 629 Hampton Terrace, stated that sometime between 12 to 15 years ago the School District contemplated additional improvements to the property, but discovered that there was some type of deed restriction that hampered the plans and the proposed development didn't get off of the ground. He stated that the School District should consider researching this issue.

Mr. Sean Gay, 643 Glendale, stated that he is concerned about the storm water management and further questions the necessity of the changes to the school property.

Mr. Donald Dixon, GHA engineer for petitioner, stated that they are required to install onsite detention if there is a net increase of 200 square feet of impervious area. He stated that with their plan there is actually a net decrease of 1000 square feet of impervious area. He stated that their plan includes the removal of the outdoor hard court area. He stated that the parking lot extension includes barrier curbs that will help catch and manage the storm water. He stated that the grade will change but that the water will be managed and channeled into a catch basin.

Mr. Young asked why the court had to be removed. Mr. Dixon stated that the impervious area needed to be reduced in order to meet the code.

Mr. Young stated that the school property works fine as it is today.

Mr. Amerigo Carnazzola, 722 Valley Park Drive, asked if the refuse enclosure could be relocated to the edge of the existing pavement. He stated that although he supports the building additions, he does not support the expansion of the parking lot as the parking study completed for this project indicates that during the peak parking period is still under the current number of parking spaces.

Board Member Oakley thanked the petitioner for making the changes to the plan.

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Board Member Flores stated that is better now that cars won't be facing towards the back yards of the Glendale residents.

Board Member Semmelman thanked the petitioner for making the changes to the plan.

Board Member Krummick inquired if the proposed classroom space will be larger. Mr. Graves stated that the foot print of the building will increase, but the number of classrooms will not increase.

Board Member Krummick stated that if the school building was constructed new today, it would be a very different layout. He requested further clarification of the proposed extension of the parking area on the north side of the site. Mr. Graves stated that it serves as an improvement of accessing the refuse enclosure and for better traffic circulation.

Board Member Schultz stated that he welcomes the revisions and that the changes are in the right direction. He asked for further clarification of the existing asphalt behind the building and what the area is being used for. Mr. Graves stated it that it serves as a play lot and the students line up there as well. He stated that they keep it snow plowed during the winter.

Board Member Schultz stated that he is surprised that the school would choose to lose the outdoor hard court play area and not replace it.

Vice Chairman Moore stated that he finds it difficult to understand that the School District would place more value on the parking than the outdoor hard court play area.

Mr. Graves stated that a significant influence on their decision for the extended parking area was to more efficiently provide a better access to the relocated refuse enclosure for trash pick up.

Vice Chairman Moore stated that it is disconcerting that the school would replace the outdoor hard court play area with parking. He stated that this plan does not make sense.

Mr. Graves stated that they could look at incorporating multiple uses for the parking lot extension. He stated that it could possibly also serve as a play area.

Board Member Schultz stated that the design would have to be different.

Board Member Krummick stated that that he agrees with Board Member Schultz and that the multi-use area would have to be functional.

Mr. Graves stated that the extended portion of the parking area is at least 70 feet by 70 feet and should be able to accommodate a dual purpose.

Board Member Schultz asked what the outcome would be if the school kept the existing outdoor hard court play area. Mr. Graves stated that the School District would then be required to install a storm water management detention system.

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Mr. Fred Chung, Senior Project Engineer, stated that it would also require a Watershed Development Ordinance permit.

Vice Chairman Moore stated the school should provide an outdoor play area. He stated that they should give consideration to the future need and plan for it.

In the matter of ZBA 15-31, Board Member Semmelman moved, seconded by Board Member Krummick, to recommend the Village Board of Trustees approve a variation to reduce the minimum required Perimeter Landscaped Open Space along the interior side property line from 50 feet to approximately 21 feet in order to expand parking lot areas for property located in an IB, Institutional Buildings District for property located in an IB, Institutional Buildings District, in accordance with the plans submitted.

Motion carried 5 - 1.

Ayes: Moore, Flores, Krummick, Oakley, Semmelman

Nays: Schultz

Absent: Cotey

NEW BUSINESS: None.

COMMUNICATIONS AND DISCUSSION:

Board Member Semmelman moved, seconded by Board Member Flores, to adjourn the Zoning Board of Appeals meeting.

Motion carried 6 - 0.

Meeting adjourned at 8:09 p.m.