

MINUTES OF THE ZONING BOARD OF APPEALS
September 10, 2012

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

Members present: Chairman William Cotey, Scott Adams, Dan Donahue, Walter Oakley, David Semmelman, and Kurt Schultz.

Members absent: Mark Moore.

A quorum was established.

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

Board Member Oakley moved, seconded by Board Member Schultz, to approve the July 9, 2012, Zoning Board of Appeals meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**ZBA 12-15 Libertyville Boys Club Football, Applicant
705 W. Winchester Road**

Request is for a variation to increase the maximum permitted height of recreational light poles from 25 feet to 70 feet in an OS, Open Space District located at Butler Lake Park Football Fields.

Mr. David Smith, Senior Planner, introduced the variation request. Mr. Smith stated that the Zoning Board of Appeals may recall that in 2006, the Libertyville Little League received approval for a Zoning Code Text Amendment in order to allow the installation of light poles to be located not closer to 50 feet to a residential property and to not exceed 25 feet in height in the OS, Open Space District, and an additional Zoning Code Text Amendment to allow the Village Board the authority to vary the Zoning Code regulations relative to the Use Limitations of recreational light standards, including their height. Mr. Smith stated that in addition, the Libertyville Little League was granted a variation to allow an increase in the maximum permitted height for recreational light poles from 25 feet to 60 feet in an OS, Open Space District located at Flood Baseball Field at Butler Lake Park.

Mr. Smith stated that the current petition before the Zoning Board of Appeals is a request by John Teichman from the Libertyville Boys Club, who is proposing to replace eight (8) wooden

Minutes of the September 10, 2012, Zoning Board of Appeals Meeting
Page 2 of 3

recreational light pole standards with six (6) new galvanized steel poles for the two football fields located at Butler Lake Park. Mr. Smith stated that four of the poles are proposed to have a height of 60 feet and two poles are proposed to have a height of 70 feet. Mr. Smith stated that the petitioner has submitted photometric site plans indicating the location of the light poles and additional pole and fixture brochure materials by Musco Lighting Company with exhibits indicating the luminary intensity and light pole design.

Mr. John Teichman, petitioner, stated that the new poles will have better technology to light the football fields while controlling light spillage outside of the football field areas in a better way. He stated that the existing wooden poles are 30 years old and are in need of replacement.

Mr. David Miller, Musco Lighting Company, stated that they are installing four poles that are 60 feet in height and two poles at 70 feet in height. He stated that the footcandle illuminations will not exceed 1.9 at the north property line which complies with the Zoning Code. He stated that the new light fixture technology shall reduce the glare by over 50% compared to the existing lights due to improved glare and visor shields.

Chairman Cotey asked if these lights are the same as the new poles approved for the baseball fields in 2006. Mr. Miller replied that the proposed lights for the football fields are virtually the same as those approved for the baseball fields. He stated that the proposed lights have much improved light spill and glare control with pin point light technology.

Board Member Oakley stated that he supports the variation request.

Board Member Adams asked as to the future land use for the Bolander property that fronts Winchester Road. Mr. John Spoden, Director of Community Development, stated that regardless of any future land use changes for the Bolander property to the north, the petitioner's proposal for the new lights shall be regulated in order to mitigate light spillage and glare so that any adjacent property shall be protected from potential light nuisance.

Board Member Schultz asked for clarification as to the proposed height of the new light poles. Mr. Teichman stated that four of the poles will be 60 feet in height and two of the poles will be 70 feet in height. He stated that the taller poles will be located on the far west side of the fields where the grade topography slopes downward.

Chairman Cotey asked for clarification as to the hours of operation of the fields. Mr. Teichman stated that he anticipates that the field lighting will be in use Monday through Friday, 6:00 p.m. to 8:45p.m. and on Saturdays the lights should be turned off by 10:00 p.m.

Chairman Cotey asked if there are any opportunities to rent the football fields. Mr. Teichman stated that since it is Village property, they will only be used for boys little league football.

Minutes of the September 10, 2012, Zoning Board of Appeals Meeting
Page 3 of 3

Chairman Cotey asked when does the football season take place. Mr. Teichman stated that the season in which the fields will be used runs from July to Thanksgiving.

Board Member Adams stated that he has a concern about the potential noise levels that will be created.

Mr. Teichman stated that they typically use two (2) ground level speakers which typically would not throw noise beyond the football field area.

Board Member Schultz stated that he is concerned about the lack of security due to reduced lighting levels in the adjacent parking lot.

Mr. Teichman stated that parking lot light standards do exist albeit they may provide less than desirable light levels.

In the matter of ZBA 12-15, Board Member Adams moved, seconded by Board Member Schultz, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted height of four recreational light poles from 25 feet to 60 feet and two light poles from 25 feet to 70 feet per the plans submitted dated September 10, 2012, in an OS, Open Space District located at Butler Lake Park Football Fields, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Cotey, Adams, Donahue, Oakley, Semmelman, Schultz

Nays: None

Absent: Moore

COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, announced that School Street shall simplify their request for the adjustment to their final plan for the school building and its parking lot by removing the multiple requests for options.

Board Member Donahue moved, seconded by Board Member Schultz, to adjourn the Zoning Board of Appeals meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:33 p.m.