

MINUTES OF THE ZONING BOARD OF APPEALS
February 22, 2016

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, Mark Moore, Amy Flores, Walter Oakley, and David Semmelman.

Members absent: Matthew Krummick and Kurt Schultz.

Village Staff present: David Smith, Senior Planner, and Fred Chung, Senior Project Engineer.

Board Member Oakley moved, seconded by Board Member Moore, to approve the January 25, 2016, Zoning Board of Appeals meeting minutes.

Motion carried 5 - 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 from one (1) to three (3); 2) increase the maximum permitted height of a freestanding business sign from six (6) feet to approximately 7.2 feet in order to install a monument sign; 3) increase the maximum permitted gross surface sign area for all business signs from 32 square feet to approximately 155 square feet; 4.i.) reduce the minimum required setback from 25 feet to approximately 10 feet; 4.ii.) reduce the minimum required setback from 25 feet to approximately 10 feet for a freestanding business sign located next to the west entrance of the Libertyville Manor Extended Care Facility in order to permit the installation of a 32 square foot entrance sign; and 4.iii.) reduce the minimum required setback from 25 feet to approximately 2 feet for a freestanding business sign located between the two driveway entrances of the Libertyville Manor Extended Care Facility in order to permit the installation of a 91 square foot entrance monument sign; and 5.i.) increase the maximum permitted sign area from two (2) square feet to approximately 10.6 square feet for three (3) double panel Private Traffic Direction Signs; and 5.ii.) increase the maximum permitted sign area from two (2) square feet to approximately 5.3 square feet for five (5) single panel Private Traffic Direction Signs for property located in an IB, Institutional Buildings District.

Mr. David Smith, Senior Planner, introduced the petitioner's sign variation requests. He stated that the petitioner is requesting approval for sign variations in order to be allowed to install multiple freestanding business signs and multiple private traffic directional signs. He stated that the new sign package proposed for the Libertyville Manor Extended Care Facility located at 610

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Peterson Road will include new on site directional signage, two additional freestanding business signs and the replacement and relocation of its current monument sign at its skilled care facility and child care center.

Mr. James Babowice, attorney/agent for the petitioner, stated that the current Sign Code was recently amended approximately one year ago. He stated that the prior Code would have been more lenient on the type and size of signs that the petitioner could get approval for. He stated that the intergenerational care that Libertyville Manor provides is somewhat akin to a quasi-public type of land use and the quasi-public sign regulations are more lenient for this type of land use. He state that the large size of the subject property is not replicated anywhere else in the Village and is a special circumstance.

Mr. Babowice stated that they want to replace their existing monument sign. He stated that the prior Sign Ordinance would have permitted the sign they are now proposing. He stated that the proposed east and west entrance signs are not illuminated.

Ms. Peggy Kavanagh, nurse and employee of the Libertyville Manor Care facility, stated that the population they serve have slower reflexes and sometimes impaired vision. She stated that 55% of the visitors belong to an aging population demographic and that there is a safety concern for them accessing the property. She stated that the bigger the signs are, the better it would be for everyone.

Mr. Mylan Stokovich, Libertyville Manor Care, 610 Peterson Road, petitioner, stated that only the larger center monument sign is proposed to be illuminated. He stated the other two entrance signs will be smaller. He stated that the problem historically is that a driver has to quickly determine where he needs to turn to enter the site. He stated that the west entrance is approximately 245 feet from the proposed center monument sign location and the east entrance is approximately 490 feet from the proposed center monument sign location. He stated that the second business at this site is the Young At Heart preschool/day care facility.

Mr. Stokovich stated that the elderly population who are visiting their facility have only a few seconds to react as they are driving along Peterson Road and make the turn into their facility. He stated that this is why they need the proposed number and size of the entrance signs in addition to the monument sign. He stated that visitors arriving on the campus can become confused easily and therefore they need the directional signage as well. He stated that the directional signs address the needs for deliveries, ambulances, children arriving, and so on. He stated that the entrance signs are not illuminated, but will be coated with a reflective material.

Board Member Semmelman stated that he does not have a problem with the interior private traffic directional signs.

Board Member Moore asked for a description of the existing signs on the property. Mr. Stokovich stated that their existing monument sign is four foot tall and twelve feet wide.

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Mr. Babowice stated that it was a very short time period between when the Sign Code was updated to be more restrictive and the time of the Libertyville Manor sign variation application submission.

Board Member Moore asked the petitioner if they had a backup or alternative sign plan. Mr. Babowice stated that the current proposal is what the petitioner is hoping to get approval for.

Board Member Moore asked if both drives allow for both enter and exit. Mr. Stokovich responded that both drives are enter and exit.

Board Member Flores stated that the configuration of Peterson Road seems to inhibit access into the site depending upon which direction vehicles are traveling along Peterson Road.

Mr. Babowice stated that the interior directional signs are oriented to advise visitors in accordance to which driveway entrance they use.

Board Member Oakley stated that he understands the petitioner's request for the three freestanding signs, but is concerned about the proposed setbacks for the signs.

Board Member Moore asked if the petitioner was willing to reduce the number of three freestanding business signs to two. Mr. Stokovich stated that without the three signs he is concerned about not being able to alleviate visitor confusion as they try to access the property.

Chairman Cotey asked what the current resident population consist of now. Mr. Stokovich stated that the current number of residents is between 40 and 42, but that will increase after the remodeling work currently underway is completed.

Chairman Cotey asked what the percentage of family or spouse members who visit the facility relative to the number of residents is. Ms. Kavanagh stated that about 55% visit the elderly population.

Chairman Cotey asked for clarification as to how the Zoning Code regulates the height of freestanding signs. Mr. Smith stated that if the sign is within 50 feet of the street, the height is measured from the edge of the street to the top of the sign.

Chairman Cotey stated that the petitioner might consider re-designing the sign in order to create better visibility. He stated that the petitioner might consider amending the plan in order to reduce the number of freestanding signs as well.

Mr. Babowice requested approval to poll the members of the Zoning Board of Appeals prior to making an official motion on the sign variation requests.

Board Member Oakley stated that he does not have a problem with requested variations.

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Board Member Flores stated that she supports variation number five (5), is unclear about variation numbers one (1) and three (3) and she stated that her recommendation for variation numbers two (2) and four (4) will depend upon any revisions the petitioner would make.

Board Member Moore stated that he will not support variation numbers one (1) and five (5).

Chairman Cotey stated that he is basically supportive provided certain revisions to the sign plan as discussed.

In the matter of ZBA 15-29.1), Board Member Semmelman moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted number of freestanding business signs from one (1) to three (3) for property located in an IB, Institutional Buildings District, in accordance with the plans submitted.

Motion carried 4 - 1.

Ayes: Cotey, Flores, Oakley, Semmelman
Nays: Moore
Absent: Krummick, Schultz

In the matter of ZBA 15-29.2), Board Member Oakley moved, seconded by Board Member Semmelman, to continue this item to the March 28, 2016, Zoning Board of Appeals meeting.

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

Motion carried 5 - 0.

In the matter of ZBA 15-29.3), Board Member Semmelman moved, seconded by Board Member Flores, to continue this item to the March 28, 2016, Zoning Board of Appeals meeting.

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

Motion carried 5 - 0.

In the matter of ZBA 15-29.4), Board Member Oakley moved, seconded by Board Member Flores, to continue this item to the March 28, 2016, Zoning Board of Appeals meeting.

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

Motion carried 5 - 0.

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In the matter of ZBA 15-29.5), Board Member Oakley moved, seconded by Board Member Semmelman, to recommend the Village Board of Trustees approve a variation to: i.) increase the maximum permitted sign area from two (2) square feet to approximately 10.6 square feet for three (3) double panel Private Traffic Direction Signs; and ii.) increase the maximum permitted sign area from two (2) square feet to approximately 5.3 square feet for five (5) single panel Private Traffic Direction Signs for property located in an IB, Institutional Buildings District, in accordance with the plans submitted.

Motion carried 4 - 1.

Ayes: Cotey, Flores, Oakley, Semmelman
Nays: Moore
Absent: Krummick, Schultz

NEW BUSINESS:

ZBA 16-02 BECO Management, Inc., Applicant
600 N. US Highway 45

Request is for variations to: 1) increase the maximum permitted number of freestanding business signs from one (1) to five (5) in order to install monument signs; 2) increase the maximum permitted gross surface sign area for all business signs for the subject property from 32 square feet to approximately 399.25 square feet in order to install the five (5) monument business signs; and 3) increase the maximum permitted sign area from two (2) square feet to approximately 11.8 square feet for nine (9) Private Traffic Direction Signs for property located in an O-2, Office, Manufacturing and Distribution Park District.

Mr. David Smith, Senior Planner, introduced the petitioner's variation request for signage. He stated that the petitioner is requesting approval for sign variations in order to be allowed to install multiple freestanding business signs and multiple private traffic directional signs as part of their campus sign program.

Mr. Mark Nelson, Wight & Company, architect and agent for the petitioner, stated that the Innovation Park campus is currently under re-development and is in the process of changing into a multi-tenant facility. He stated that the proposal includes two (2) entrance signs along Highway 45 and one (1) rear entrance sign at the Technology Way entrance. He stated that they are also proposing a monument sign, identified as Sign 'A' in the plans, located near the building entrance in the circular driveway turn-around. Mr. Nelson stated that they are also proposing nine (9) way-finding signs throughout the campus with space on each for future tenant names.

Mr. Nelson stated that the monument sign identified as Sign Number Two (2), which includes both the Innovation Park lettering and iPark East, iPark West, iPark Central, and iPark South, is smaller than the existing Motorola sign that was in the same location. He stated that this sign is considered by the property owner as their main entry directional sign, but due to how the Zoning Code defines sign types, it is required to be identified as a freestanding business sign.

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Board Member Oakley asked the petitioner why Sign Number Two (2) needed to be as large as they are proposing it to be. Mr. Nelson stated that its sign size is based on the size of the other proposed entrance sign sizes with the added side directional panels.

Board Member Flores asked for clarification as to how the tenant names will be added to the directional signs. Mr. Nelson stated that the intent is to provide an easier way to vehicles to find a particular company as they navigate through the campus roads.

Board Member Moore asked how big the campus is. Mr. Nelson stated that the overall campus size is approximately 83 acres.

Board Member Moore asked what the separation distance is between proposed signs one (1) and three (3). Mr. Nelson stated that the separation between those two signs is approximately 483 feet.

Board Member Moore asked if the proposed size of Sign Number Two (2) is necessary. Mr. Nelson stated that Sign Number Two (2) reflects the other two entrance signs that are 32 square feet in area plus the side directional panels added. He stated that this sign proposal is taking into consideration the size of the property and the multiple entrances.

Board Member Moore stated that Sign Number Two (2) is redundant and too large. He stated that it appears to be out of proportion. He asked for more clarification of the wayfinding signs.

Ms. Michelle Cash, Sign-A-Rama, sign vendor for the petitioner, stated that the way-finding signs will not be internally illuminated.

Ms. Hillary Lacouture, BECO, petitioner, stated that each building in Innovation Park will have its own name and will be a destination facility with multiple tenants.

Board Member Semmelman stated that he is concerned that Sign Number Two (2) is too big. He stated that if they were to remove the center section and combine the side directional panels into one sign, he could support that.

Mr. Nelson stated that they are agreeable to remove the center section of Sign Number Two (2).

Chairman Cotey stated that he supports the reduction of Sign Number Two (2) by removing the center section. He asked for clarification as to how the gross sign area for business signs is calculated.

Mr. Smith stated that the maximum sign area allowed for business signage is 32 square feet regardless of the number of signs. He stated that the variation must combine the sign area of all business signs for a sum total. He stated that if that sum total of all business signs combined exceeds 32 square feet then a variation is required.

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Mr. Nelson stated that Sign Number Two (2), with the center section removed, will be reduced to 27 square feet in sign area as a private direction sign. He stated that the plans will be revised to keep the originally proposed nine (9) private directional signs at 11.8 square feet and then adding the tenth (10th) private direction sign at 27 square feet in sign area.

Board Member Flores asked if consideration could be given to reducing the sign area for the monument sign located near the building entrance. Mr. Nelson stated that they are willing to reduce it from its current size of 215 square feet in sign area to 100 square feet.

Mr. Smith stated that by eliminating the center section of Sign Number Two (2), the sign type changes from a business sign to a direction sign. He stated that by reducing the monument sign near the entrance from 215 to 100 square feet and the change of Sign Number Two (2) from a business sign to a private directional sign, the overall gross sign area for business signs is reduced from the initial variation request from 399.25 square feet to approximately 222 square feet. He stated that the variation request to allow five (5) business signs is then reduced to four (4) business signs. He stated that the variation request to allow nine (9) private direction signs changes to allowing ten (10) private direction signs.

In the matter of ZBA 16-02.1), Board Member Oakley moved, seconded by Board Member Semmelman, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted number of freestanding business signs from one (1) to four (4) in order to install monument signs for property located in an O-2, Office, Manufacturing and Distribution Park District, in accordance with the plans submitted.

Motion carried 5 - 0.

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

In the matter of ZBA 16-02.2), Board Member Semmelman moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted gross surface sign area for all business signs for the subject property from 32 square feet to approximately 222 square feet in order to install the four (4) monument business signs for property located in an O-2, Office, Manufacturing and Distribution Park District, in accordance with the plans submitted.

Motion carried 4 - 1.

Ayes: Cotey, Flores, Oakley, Semmelman
Nays: Moore
Absent: Krummick, Schultz

In the matter of ZBA 16-02.3), Board Member Semmelman moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted sign area from two (2) square feet to approximately 11.8 square feet for nine

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(9) Private Traffic Direction Signs and to increase the maximum permitted sign area from two (2) square feet to approximately 27 square feet for one (1) additional (10th) Private Traffic Direction Sign for property located in an O-2, Office, Manufacturing and Distribution Park District, in accordance with the plans submitted.

Motion carried 5 - 0.

Ayes: Cotey, Flores, Moore, Oakley, Semmelman

Nays: None

Absent: Krummick, Schultz

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 5 - 0.

Meeting adjourned at 8:30 p.m.