

**MINUTES OF THE ZONING BOARD OF APPEALS**  
**March 28, 2016**

The regular meeting of the Zoning Board of Appeals was called to order by Chairman William Cotey at 7:02 p.m. at the Village Hall.

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

Members absent: None.

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 Schultz, to approve the February 22, 2016, Zoning Board of Appeals meeting minutes.

Motion carried 7 - 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 seven (7) 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 99.8 square feet; 4.i.) 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 10.6 square foot entrance sign; 4.ii.) reduce the minimum required setback from 25 feet to approximately 10 feet for a freestanding sign business sign located next to the east entrance of the Libertyville Manor Extended Care Facility in order to permit the installation of a 10.6 square foot entrance sign; and 4.iii.) reduce the minimum required setback from 25 feet to approximately 2 feet for a freestanding sign business sign located between the two driveway entrances of the Libertyville Manor Extended Care Facility in order to permit the installation of a 78.5 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.**

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Mr. David Smith, Senior Planner, stated that the Zoning Board of Appeals may recall that the petitioner was before them at their February 22, 2016 meeting requesting approval for Sign Variations in order to be allowed to install multiple free standing business signs, and multiple private traffic directional signs. Mr. Smith stated that the sign package proposed for the Libertyville Manor Extended Care Facility located at 610 Peterson Road will include new on site directional signage, two additional freestanding business entrance signs and the replacement and relocation of its current monument sign at its skilled care facility and child care center.

Mr. Smith stated that during the course of the February 22, 2016 meeting, the Zoning Board of Appeals recommended approval for the sign variation to increase the maximum permitted number of freestanding business signs from one (1) to three (3); and recommended approval for a sign variation to increase the maximum permitted sign area for a multiple number of Private Traffic Direction Signs.

Mr. Smith stated that the Zoning Board of Appeals continued the requests for a sign variation to increase the maximum permitted height of a freestanding business sign in order to construct the monument sign, continued the request for a sign variation to increase the maximum permitted gross surface sign area for all business signs and continued the request for sign variations to reduce the minimum required setback for three freestanding business signs to the March 28, 2016 meeting date.

Mr. Smith stated that the applicant has reduced the sign area size for the monument sign and the two entrance signs as part of their proposed changes.

Mr. James Babowice, authorized agent for the petitioner, stated that due to the quasi-public nature of the Manor Care facility that it would have been approved by the prior sign ordinance that was just recently changed. He stated that the overall gross sign area for the freestanding business signs was reduced from approximately 155 square feet to approximately 100 square feet.

The Zoning Board of Appeals had no further questions or comments.

Chairman Cotey asked the petitioner how they would like for the Zoning Board of Appeals to proceed. Mr. Babowice stated that they would like for the Zoning Board of Appeals to render a positive recommendation to the Village Board for their sign variation requests.

*In the matter of ZBA 15-29.2), Board Member Oakley moved, seconded by Board Member Schultz, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted height of a freestanding business sign from six (6) feet to approximately seven (7) feet in order to install a monument sign for property located in an IB, Institutional Buildings District, in accordance with the plans submitted.*

*Motion carried 7 - 0.*

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

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Absent: None

*In the matter of ZBA 15-29.3), Board Member Semmelman moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted gross surface sign area for all business signs from 32 square feet to approximately 99.8 square feet for property located in an IB, Institutional Buildings District, in accordance with the plans submitted.*

*Motion carried 5 - 2.*

Ayes: Cotey, Flores, Krummick, Oakley, Semmelman

Nays: Moore, Schultz

Absent: None

*In the matter of ZBA 15-29.4), Board Member Semmelman moved, seconded by Board Member Oakley, to recommend the Village Board of Trustees approve a variation to: i.) 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 10.6 square foot entrance sign; ii.) reduce the minimum required setback from 25 feet to approximately 10 feet for a freestanding sign business sign located next to the east entrance of the Libertyville Manor Extended Care Facility in order to permit the installation of a 10.6 square foot entrance sign; and iii.) reduce the minimum required setback from 25 feet to approximately 2 feet for a freestanding sign business sign located between the two driveway entrances of the Libertyville Manor Extended Care Facility in order to permit the installation of a 78.5 square foot entrance monument sign for property located in an IB, Institutional Buildings District, in accordance with the plans submitted.*

*Motion carried 5 - 2.*

Ayes: Cotey, Flores, Krummick, Oakley, Semmelman

Nays: Moore, Schultz

Absent: None

**NEW BUSINESS:** None.

**COMMUNICATIONS AND DISCUSSION:** None.

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

Motion carried 7 - 0.

Meeting adjourned at 8:27 p.m.