

MINUTES OF THE ZONING BOARD OF APPEALS
May 18, 2020

The regular meeting of the Zoning Board of Appeals was conducted virtually due to public health concerns and called to order by Chairman Matthew Krummick at 7:00 p.m.

Members present: Chairman Matthew Krummick, Mark Moore, Amy Flores, Walter Oakley, Richard Pyter, Kurt Schultz, and Eric Steffe.

Members absent: None.

A quorum was established.

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

OLD BUSINESS:

ZBA 20-09 McGrath Acura of Libertyville, Applicant
1620 S. Milwaukee Avenue

Request is for a variation to increase the maximum number of business wall signs from one (1) to two (2) for property located in a C-5 Vehicle Dealer Commercial District.

Mr. David Smith, Senior Planner, introduced the requested sign variation. Mr. Smith stated that the applicant is seeking a variation to increase the maximum permitted number of business wall signs from one (1) to two (2) for the property located at 1620 S. Milwaukee Avenue otherwise known as McGrath Acura of Libertyville new vehicle dealership.

Mr. Brannin Gries, architect representing the applicant, described the proposed wall signage.

Board Member Pyter asked for clarification as to what is being requested and how that relates to an existing banner on the front facade of the building towards the south end of the building. Mr. Smith explained that the banner was installed previously as a temporary sign.

Chairman Krummick asked the applicant if they were ready for the Zoning Board of Appeals to make a recommendation relative to their sign variation request. Mr. Gries stated that he would like for the Zoning Board of Appeals to make their recommendation.

In the matter of ZBA 20-09, Board Member Steffi moved, seconded by Board Member Oakley, to recommend the Village Board of Trustees approve a variation to increase the maximum number of business wall signs from one (1) to two (2) for property located in a C-5, Vehicle Dealer Commercial District, in accordance with the plans submitted.

Motion carried 7 - 0.

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Ayes: Krummick, Flores, Moore, Oakley, Pyter, Schultz, Steffe
Nays: None
Absent: None

NEW BUSINESS:

ZBA 20-10 Mark and Mary Kakenmaster, Applicants
522 Stevenson Drive

Request is for a variation to reduce the minimum required front yard setback from 40 feet to approximately 31 feet in order to construct a house addition for property located in an R-5 Single Family Residential District.

Mr. David Smith, Senior Planner, introduced the variation request. He stated that the applicant is requesting a variation to reduce the front yard setback in order to construct a house addition for property located at 522 Stevenson Drive.

Mr. Adam Lyons, architect representing the applicant, stated that the subject property is located in a subdivision that when platted incorporated a 40 foot front building line in a zoning district that would require a 30 foot front yard in accordance to the Zoning Code. He stated that it is understood that it has been the Village policy to administer the more restrictive setback requirement if there is a difference between what the Zoning Code requires and how a lot may be platted with a front building line. He stated that when the subject residence was initially constructed on the subject property they did not leave a lot of space between the front of the house and the 40 foot front building line for expansion.

Mr. Lyons stated that currently access to the basement must be taken from the garage. He stated that the scope of work includes re-purposing a portion of the existing garage by incorporating a mudroom and enabling access to the basement from the living area and no longer the garage. He stated that there are no on-site stormwater issues. He stated the garage will be expanded forward towards the front property line and the garage doors will be replaced with two single carriage style garage doors.

Board Member Oakley stated that it looks like a nice project.

Board Member Flores stated that it appears to be a logical addition.

Board Member Moore asked if the applicant has received any feedback from her neighbors or the H.O.A. Ms. Kakenmaster stated that she has had no contact from her neighbors or the H.O.A. regarding her proposed house addition.

Board Member Schultz stated that he has no concerns.

Board Member Steffe stated that it is a nice plan.

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Board Member Pyter asked if any trees will be impacted by the project. Mr. Lyons stated that they have not yet determined if a tree will need removal or not. He stated that if any trees will be impacted they will comply with the Tree Preservation Ordinance and follow the tree replacement requirement as required.

Board Member Pyter asked what will happen to the driveway. Mr. Lyons stated that the driveway will be shifted forward so that it will line up with the garage doors. He stated that the turning radius will remain the same.

Board Member Pyter stated that it seems like a good plan.

Chairman Krummick asked if there are any restrictive covenants that would impact the proposed project. Mr. Lyons stated that there are no restrictive covenants.

Chairman Krummick asked the applicant if they are ready for the Zoning Board of Appeals to make their recommendation. Mr. Lyons stated that they are ready for the Zoning Board of Appeals to make their recommendation to the Village Board.

In the matter of ZBA 20-10, Board Member Steffe moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to reduce the minimum required front yard setback from 40 feet to approximately 31 feet in order to construct a house addition to a single family residence located in an R-5, Single Family Residential District at 522 Stevenson Drive, in accordance with the plans submitted.

Motion carried 7 - 0.

Ayes: Krummick, Flores, Moore, Oakley, Pyter, Schultz, Steffe

Nays: None

Absent: None

STAFF COMMUNICATIONS AND DISCUSSION: None.

Board Member Steffe moved, seconded by Board Member Flores to adjourn the meeting.

Motion carried 7 - 0.

Meeting adjourned at 7:45 p.m.