

**MINUTES OF THE ZONING BOARD OF APPEALS**  
**May 23, 2022**

The regular meeting of the Zoning Board of Appeals was called to order by Vice Chairman Mark Moore at 7:03 p.m. at the Village Hall.

Members present: Vice Chairman Mark Moore, Amy Flores, Walter Oakley, Richard Pyter, Thomas Rankin, Eric Steffe, and Gregory Wheeler.

Members absent: None.

A quorum was established.

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

Others present: Brooke Lenneman, Village Attorney.

Board Member Steffe moved, seconded by Board Member Wheeler, to approve the April 25, 2022, Zoning Board of Appeals minutes.

Motion carried 7 - 0.

Board Member Steffe moved, seconded by Board Member Wheeler, to approve the May 9, 2022, Zoning Board of Appeals minutes.

Motion carried 7 - 0.

**OLD BUSINESS:**

**ZBA 22-05 William K. Willard Living Trust, Applicant  
252 East Ellis Avenue (Lot 28)**

**Request is for a variation from Zoning Code Section 26-17-5.3 in order to reduce the amount of frontage that a lot of record or zoning lot has on an improved public street located in an R-6 Single Family Residential District.**

The applicant requested that this item be continued to the June 27, 2022, Zoning Board of Appeals meeting.

*In the matter of ZBA 22-05, Board Member Steffe moved, seconded by Board Member Rankin, to continue this item to the June 27, 2022, Zoning Board of Appeals meeting.*

*Motion carried 7 - 0.*

*Ayes: Moore, Flores, Oakley, Pyter, Rankin, Steffe, Wheeler  
Nays: None  
Absent: None*

**NEW BUSINESS:**

**ZBA 22-13 Brian Craig and Julie Leider, Applicants  
503 Carter Street**

**Request is for a variation to reduce the minimum required front yard setback from 30 feet to approximately 26.5 feet in order to construct a new wrap-around porch for property located in an R-6, Single Family Residential District.**

**ZBA 22-14 Brian Craig and Julie Leider, Applicants  
503 Carter Street**

**Request is for a variation to reduce the minimum required corner side yard setback from 30 feet to approximately 8.5 feet in order to construct a new wrap-around porch for property located in an R-6, Single Family Residential District.**

Mr. Tim Archibald, architect and agent for the applicant, introduced the requested variations. He stated that the applicant is requesting variations to reduce the front and corner side yard setbacks in order to construct a new wrap-around porch for property located at 503 Carter Street. He stated that they will relocate the driveway from Carter Street to Rockland Road.

Board Member Pyter asked if they will keep the existing garage. Mr. Archibald stated that they will keep the existing garage but will make renovations to the roof structure.

Board Member Pyter stated that he would be concerned about vehicles backing out from the relocated garage entrance onto Rockland Road. Mr. Archibald stated that the depth of the parkway provides for a longer driveway that extends out to Rockland Road which will provide vehicles backing out adequate driveway depth before pulling out onto Rockland Road.

Board Member Wheeler asked if the scope of work and variation approvals will address any existing nonconformities on the property. Mr. Archibald stated that any existing nonconformities will be addressed through this approval process and the remodeling work.

Vice Chairman Moore asked where the AC unit will be installed on the property. Mr. Archibald stated that it will most likely be installed south of the garage and just west of the main portion of the house.

Vice Chairman Moore asked the petitioner if they are ready for the Zoning Board of Appeals to render their recommendation. Mr. Archibald stated that they are ready for the Zoning Board of Appeals recommendation.

*In the matter of ZBA 22-13, Board Member Oakley 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 30 feet to approximately 26.5 feet in order to construct a new wrap-around porch for property located in an R-6, Single Family Residential District, in accordance with the plans submitted.*

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*Motion carried 7 - 0.*

*Ayes: Moore, Flores, Oakley, Pyter, Rankin, Steffe, Wheeler*  
*Nays: None*  
*Absent: None*

*In the matter of ZBA 22-14, Board Member Pyter moved, seconded by Board Member Steffe, to recommend the Village Board of Trustees approve a variation to reduce the minimum required corner side yard setback from 30 feet to approximately 8.5 feet in order to construct a new wrap-around porch for property located in an R-6, Single Family Residential District, in accordance with the plans submitted.*

*Motion carried 7 - 0.*

*Ayes: Moore, Flores, Oakley, Pyter, Rankin, Steffe, Wheeler*  
*Nays: None*  
*Absent: None*

**ZBA 22-11 Jeff Davidson, Cornerstone Automotive, Applicant**  
**939 E. Park Avenue**

**Request is for a variation to reduce the minimum required front yard setback in order to construct a building addition for property that requires a Special Use Permit located in an I-1 Limited Industrial District.**

**ZBA 22-15 Jeff Davidson, Cornerstone Automotive, Applicant**  
**939 E. Park Avenue**

**Request is for a variation to reduce the minimum required amount of screening of permitted outdoor storage for property located in an I-1 Limited Industrial District.**

Mr. David Smith, Senior Planner, introduced the zoning requests by the applicant.

Mr. Bob Bleck, architect and agent for the applicant, described the proposed scope of work for the project. He stated that they will relocate the U-Haul truck storage towards the rear of the lot and move the towed vehicle storage area towards the front. He stated that the screening of the outdoor storage area will comprise of a 10 foot high chain link with vinyl slats. He stated that there will be minor expansion of green area to slightly reduce the impervious coverage of the subject lot.

Vice Chairman Moore stated that the applicant should address the Fire Department comments regarding fire suppression.

Mr. Bleck stated that they wanted to appear before the Plan Commission first before deciding how to address the Fire Department's comments.

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Board Member Wheeler stated that he is concerned about how the structure of the text language is worded for the text amendment.

Village Attorney Brooke Lenneman stated that consideration should be given to including additional parameters on screening reduction quantity and when the reduction is permitted.

Vice Chairman Moore stated that consideration could be given to limiting the Village Boards authority to granting variations to reduce the minimum required amount of outdoor storage screening in those circumstances where no new nonconformity is created.

Board Member Wheeler asked what the screening would look like if it complied with the Zoning Code requirement. Mr. Bleck described what the screening would look like without the request for a variation.

Board Member Steffe stated that consideration should be given to not making the text amendment language too broad.

Board Member Oakley asked the applicant about the company history at this location. Mr. Jeff Davidson stated that they subleased from H&H Towing, then eventually purchased the property subsequently naming it Cornerstone Automotive. He stated that they started the U-Haul in 2014. He stated that before they occupied the property it was the Harts Terminal facility where they stored trucks and trailers.

Board Member Rankin asked the applicant about the fence line along the rear portion of the property. Mr. Davidson stated that in addition to the fence there is ample screening provided by an existing tree line along the rear property line.

Mr. Bleck stated that the proposed fence screening will be ten (10) feet in height.

Vice Chairman Moore stated that there appears to be several staff review comments that still need to be addressed and that a continuation is necessary.

*In the matters of ZBA 22-11 and ZBA 22-15, Board Member Steffe moved, seconded by Board Member Wheeler, to continue these items to the June 27, 2022, Zoning Board of Appeals meeting.*

*Motion carried 7 - 0.*

*Ayes: Moore, Flores, Oakley, Pyter, Rankin, Steffe, Wheeler*

*Nays: None*

*Absent: None*

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**ZBA 22-12 Ryan Hickman, Tala Coffee Roasters, Applicant  
834 Liberty Drive, Unit B**

**Request is for variations for signage property located in an I-3 General Industrial District.**

Ms. Joanna Tong, applicant, introduced the requested zoning actions. Ms. Tong described the Tala Coffee Roasters business model and their desire to expand from their current operations of warehousing and distribution of their product to include an onsite café. She stated that they are leasing parking spaces from the abutting property owner on the west side of the subject site and they intend to improve some of the landscaping.

Board Member Rankin stated that he is concerned about the Tala business operations if the lease on the parking lot next door expires and not renewed. He asked for clarification about operating hours. Ms. Tong stated that the business hours of operation will be 7:00 a.m. to 6:00 p.m.

Board Member Flores stated that there does not seem to be a pedestrian path from the adjacent parking lot to the subject site. Ms. Tong stated that they will incorporate a pedestrian path to accommodate access from the adjacent parking lot to their building's parking lot.

Board Member Steffe stated that he is concerned about the proposed sign plan. He stated that the large size and number of signs should be reduced.

Board Member Wheeler asked if the café is private or open to the public. Ms. Tong stated that it will be open to the public.

Board Member Wheeler asked if they have an advertising plan. Ms. Tong stated that they will offer free delivery to anyone with the Village of Libertyville zip code.

Board Member Wheeler asked what their expected traffic volume will be. Ms. Tong stated that their Highwood location generated approximately 200 customers per day. She stated that they anticipate between 75 to 100 customers per day initially at this location.

Board Member Wheeler stated that the proposed signage should be reduced.

Board Member Pyter asked if the building complies ADA regulations. Ms. Tong stated that the building entrance is ADA compatible.

Board Member Pyter stated that consideration should be given to providing a drop off point for customers. Ms. Tong stated that there is an opportunity for a drop off location towards the rear of the building.

Board Member Pyter stated that the signage should be reduced.

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Mr. John Spoden, Director of Community Development, stated that Staff will review the Zoning Code for an interpretation for the proposed directional signs located on the adjacent lot and provide guidance to the applicant and the Plan Commission at the next meeting.

Mr. Ryan Hickman, co-applicant, stated that it is his wish that the Plan Commission can view this proposal and this business as a hidden gem for the Village and hopes that the Plan Commission will support their requests.

Vice Chairman Moore stated that he is concerned about the proposed size of the wall signs and that he could not support the sign variation as proposed. He stated that there are a number of items to be addressed and that a continuation for these requests is appropriate.

*In the matter of ZBA 22-12, Board Member Pyter moved, seconded by Board Member Wheeler, to continue this item to the June 27, 2022, Zoning Board of Appeals meeting.*

*Motion carried 7 - 0.*

*Ayes: Moore, Flores, Oakley, Pyter, Rankin, Steffe, Wheeler*

*Nays: None*

*Absent: None*

**STAFF COMMUNICATIONS AND DISCUSSION:** None.

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

Motion carried 7 - 0.

Meeting adjourned at 9:45 p.m.