

**MINUTES OF THE ZONING BOARD OF APPEALS**  
**January 27, 2020**

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

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

Members absent: Richard Pyter and Eric Steffe.

A quorum was established.

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

Others present: Dr. Tom Thunder, Acoustics and Associates, and Brian DeSalle, P.E., PTOE, Civiltech Engineering, Inc.

Board Member Oakley moved, seconded by Board Member Flores, to approve the January 13, 2020, Zoning Board of Appeals minutes.

Motion carried 5 - 0.

**OLD BUSINESS:**       None.

**NEW BUSINESS:**

**ZBA 20-05   Avexis, Inc., Applicant**  
**1950 Innovation Way, Suite 400**

**Request is for variations to: 1) increase the maximum number of permitted business wall signs from one (1) to two (2); and 2) increase the maximum permitted size for business wall signs from 32 square feet to approximately 38.4 square feet in sign area in order to install a wall sign for property located in a O-2, Office, Manufacturing and Distribution Park District.**

Mr. William Stafford, agent for the petitioner, stated that they are seeking a second wall sign for Avexis, Inc. He stated that the existing wall is located near the truck dock door area and cannot be seen from Hwy Rte. 45. He stated that the proposed wall sign will be located on the exterior west facade of their tenant space with the intent to be seen from Hwy Rte. 45. He stated that Avexis will have both domestic and foreign governing officials visit their site and the need to be identified from the public roadway is important. He stated that the distance from the proposed sign is approximately 800 feet so the proposed sign size is important.

Chairman Schultz stated that there are no additional questions from the public or from the Board members. He asked the petitioner what he would like for the Zoning Board of Appeals to do this

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evening. Mr. Williams stated that he is ready for the Zoning Board of Appeals to make a recommendation up to the Village Board of Trustees.

*In the matter of ZBA 20-05.1), Board Member Oakley moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to increase the maximum number of permitted business wall signs from one (1) to two (2) in order to install a wall sign for property located in a O-2 Office, Manufacturing and Distribution Park District, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

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

*In the matter of ZBA 20-05.2), Board Member Krummick moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted size for business wall signs from 32 square feet to approximately 38.4 square feet in sign area in order to install a wall sign for property located in a O-2 Office, Manufacturing and Distribution Park District, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

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

**ZBA 20-06 Derick Dermatology, Applicant**  
**950 technology Way, #150**

**Request is for a variation for signage for property located in an O-2, Office, Manufacturing and Distribution Park District.**

*In the matter of ZBA 20-06, Board Member Oakley moved, seconded by Board Member Flores, to continue this item to the February 24, 2020, Zoning Board of Appeals meeting.*

*Motion carried 5 - 0.*

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

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**ZBA 20-07 Libertyville Civic Center, Applicant  
135 W. Church Street**

**Request is for a variation to increase the maximum permitted lot coverage from 65% to approximately 84% in order to install ground-mounted HVAC equipment for property located in an IB, Institutional Buildings District.**

**ZBA 20-08 Libertyville Civic Center, Applicant  
135 W. Church Street**

**Request is for variations to: 1) reduce the minimum required Perimeter Landscaped Open Space along the east side property line from 25 feet to approximately two (2) feet; and 2) reduce the minimum required Perimeter Landscaped Open Space along the south rear property line from 25 feet to approximately 19.5 feet in order to install ground-mounted HVAC equipment for property located in an IB, Institutional Buildings District.**

Board Member Oakley recused himself from this item.

Mr. Joseph Wegrzyn, 1613 Eric Lane, Board Member of Libertyville Civic Center Foundation, stated that there is a need to upgrade the Civic Center's HVAC system. He stated that the proposed upgrades will have an impact on the maximum permitted lot coverage and will need relief from the Code for the setbacks as well.

Board Member Moore asked if the proposed change to the lot coverage regulations apply to any property in the Village. Mr. David Smith, Senior Planner, stated that the proposed text amendment applies only to the IB District.

Mr. John Spoden, Director of Community Development, stated that this proposal was a challenge with the Civic Center site. He stated that this site was the former Post Office and the site is smaller than what it might appear to be.

*In the matter of ZBA 20-07, Board Member Moore moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted lot coverage from 65% to approximately 84% in order to install ground-mounted HVAC equipment for property located in an IB, Institutional Buildings District, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

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

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*In the matter of ZBA 20-08.1), Board Member Flores moved, seconded by Board Member Moore, to recommend the Village Board of Trustees approve a variation to reduce the minimum required Perimeter Landscaped Open Space along the east side property line from 25 feet to approximately two (2) feet in order to install ground-mounted HVAC equipment for property located in an IB, Institutional Buildings District, in accordance with the plans submitted.*  
*Motion carried 5 - 0.*

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

*In the matter of ZBA 20-08.2), Board Member Flores moved, seconded by Board Member Moore, to recommend the Village Board of Trustees approve a variation to reduce the minimum required Perimeter Landscaped Open Space along the south rear property line from 25 feet to approximately 19.5 feet in order to install ground-mounted HVAC equipment for property located in an IB, Institutional Buildings District, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

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

**STAFF COMMUNICATIONS AND DISCUSSION:** None.

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

Motion carried 5 - 0.

Meeting adjourned at 7:20 p.m.