

**MINUTES OF THE ZONING BOARD OF APPEALS**  
**January 26, 2015**

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

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

Members absent: Dan Donahue.

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

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**ZBA 15-04 Praxis3 Architecture, Applicant**  
**1160 and 1180 S. Milwaukee Avenue**

**Request is for a variation to increase the maximum permitted number of wall signs per business occupancy from one (1) to six (6) on the front facade of the AutoNation Toyota Libertyville Dealership in a C-5, Vehicle Dealer Commercial District.**

Mr. David Smith, Senior Planner, introduce the variation request. Mr. Smith stated that the petitioner is requesting a variation to increase the maximum number of permitted wall signs per business occupancy on the front facade of the AutoNation Toyota Libertyville Dealership for buildings located in a C-5, Vehicle Dealer Commercial District at 1160 and 1180 S. Milwaukee Avenue.

Ms. Sara Butler, agent representing the petitioner, stated that the Toyota dealership located at 1160 and 1180 S. Milwaukee Avenue consists of two parcels: the southern parcel (1180) is home to the main Toyota and Scion brands, while the northern parcel (1160) consists of the building for Used Vehicle Sales, as well as another building that is currently vacant. Ms. Butler stated that the Used Vehicles building recently received recommendation for approval by the Appearance Review Commission for a facade renovation, and for this variation request, they are proposing to modify the signage.

Ms. Butler stated that for the Used Vehicles building, they are proposing to replace the existing "Used Cars" signage with a new sign, "Used Vehicles," as well as add the Toyota logo to match the main dealership.

Ms. Butler stated that this stretch of South Milwaukee Avenue located in the C-5, Vehicle Dealer Commercial District is home to several of the Village's auto dealerships and a significant portion of the dealers have been approved for variations to increase their maximum permitted number of business signs, establishing a precedent that would support Toyota's request.

**Minutes of the January 26, 2015, Zoning Board of Appeals Meeting**  
**Page 2 of 2**

Board Member Oakley asked about the vacant building on the site. Ms. Butler stated that she is not aware of any plans for its use at this time.

Chairman Cotey stated that it is his hope that Toyota does not come back for more signage after tonight.

Ms. Butler stated that she is not aware that Toyota will request approval for additional signage after tonight.

Chairman Cotey asked the petitioner what she would like for the Zoning Board of Appeals to do tonight. Ms. Butler stated that she would like the Zoning Board of Appeals to give a positive recommendation to the Village Board for their sign variation request.

*In the matter of ZBA 15-04, Board Member Oakley moved, seconded by Board Member Schultz, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted number of wall signs per business occupancy from one (1) to six (6) on the front facade of the AutoNation Toyota Libertyville Dealership in a C-5, Vehicle Dealer Commercial District, subject to the following condition: 1) That the previous Saturn freestanding sign located in front of 1160 S. Milwaukee Avenue be removed prior to issuing a building permit for the approved wall signs for 1160 S. Milwaukee Avenue.*

*Motion carried 6 - 0.*

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

**COMMUNICATIONS AND DISCUSSION:** None.

Board Member Oakley moved, seconded by Board Member Schultz, to adjourn the Zoning Board of Appeals meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:08 p.m.