

MINUTES OF THE ZONING BOARD OF APPEALS
April 12, 2021

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, Amy Flores, Mark Moore, Walter Oakley, Richard Pyter, and Eric Steffe.

Members absent: Kurt Schultz.

A quorum was established.

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

Others present: Brooke Lenneman, Village Attorney.

Board Member Oakley moved, seconded by Board Member Steffe, to approve the March 8, 2021, Zoning Board of Appeals minutes.

Motion carried 6 - 0.

Board Member Oakley moved, seconded by Board Member Steffe, to approve the March 15, 2021, Zoning Board of Appeals minutes.

Motion carried 6 - 0.

OLD BUSINESS:

**ZBA 21-02 Napleton Properties, LLC, Applicant
1050 S. Milwaukee Avenue**

Request is for a variation to increase the maximum permitted gross surface area per sign face from 140 square feet to approximately 248 square feet in order to install a freestanding business sign for property located in a C-5, Vehicle Dealer Commercial District.

Ms. Maureen Napleton, applicant, stated that she is seeking a variation to increase the maximum permitted size of a freestanding business sign in order to install a freestanding dealership identification monument sign for their dealership property located at 1050 S. Milwaukee Avenue. She stated that the feedback she received from the Appearance Review Commission was to add more shrubbery around the base of the proposed sign. She stated that the scope of work includes the removal of an existing pre-owned vehicle sign.

Board Member Oakley stated that he supports the sign variation request.

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Board Member Flores stated that the sign looks nice and that she supports the variation request.

Board Member Steffe asked if Cadillac requires the size that the applicant is requesting approval for. Ms. Napleton stated that Cadillac is going through a re-branding process. She stated that the proposed sign is not flashy and has a clean and modern look. She stated that Cadillac is requesting the larger size for this dealership.

Board Member Steffe stated that he is concerned about the large sign size as proposed.

Ms. Napleton stated that the sign is internally lit with the background being opaque and the lettering and logo having some translucent elements.

Ms. Emma Applebach, sign installer representative on behalf of the petitioner, stated that the Napleton letters on the sign will be back lit.

Board Member Steffe stated that he would have liked to have known how this proposal compares to the dealerships along Milwaukee Avenue.

Board Member Pyter stated that he likes the proposed sign. He asked if the lower three panels will have lettering in the future. Ms. Napleton stated that they do not have any intentions of adding more lettering on the lower half of the sign.

Board Member Moore stated that he supports the proposed removal of the existing freestanding sign on the subject property. He asked if there are any other new sign proposals for this property that may require a variation.

Mr. Smith stated that Staff was recently informed that another sign contractor working on behalf of the property owner indicated that their new wall sign already manufactured, but not yet installed, is large enough that it will require a variation.

Ms. Applebach stated that they do not intend to apply for another variation for the wall sign and will instead forgo the wall lettering and only seek approval to install the Cadillac crest (logo) on the wall. She stated that there is no long term plan to add additional decoration, logos or lettering on the lower three panels of the proposed freestanding sign.

Chairman Krummick asked the petitioner if they are ready for the Zoning Board of Appeals to render their recommendation tonight. Ms. Napleton stated that she is ready for the Zoning Board of Appeals to vote on their proposed sign.

In the matter of ZBA 21-02, Board Member Oakley moved, seconded by Board Member Moore, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted gross surface area per sign face from 140 square feet to approximately 248 square feet in order to install a freestanding business sign for property located in a C-5, Vehicle Dealer Commercial District, in accordance with the plans submitted.

Motion carried 6 - 0.

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

Nays: None

Absent: Schultz

NEW BUSINESS: None.

STAFF COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, offered his congratulations to Chairman Matt Krummick for his election win to be a new Village of Libertyville Board of Trustees member.

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

Motion carried 6 - 0.

Meeting adjourned at 7:40 p.m.