

MINUTES OF THE PLAN COMMISSION
April 25, 2016

The regular meeting of the Plan Commission was called to order by Acting Chairman Walter Oakley at 7:02 p.m. at the Village Hall.

Commissioner Semmelman moved, seconded by Commissioner Schultz, to appoint Walter Oakley as Acting Chairman in the absence of Chairman Mark Moore and Vice Chairman William Cotey.

Motion carried 5 - 0.

Members present: Acting Chairman Walter Oakley, Amy Flores, Matthew Krummick, Kurt Schultz, and David Semmelman.

Members absent: Chairman Mark Moore and William Cotey.

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

Commissioner Schultz moved, seconded by Commissioner Semmelman, to approve the March 14, 2016, Plan Commission meeting minutes.

Motion carried 5 - 0.

Commissioner Schultz moved, seconded by Commissioner Semmelman, to approve the March 28, 2016, Plan Commission meeting minutes.

Motion carried 5 - 0.

OLD BUSINESS:

PC 15-27 Village of Libertyville, Applicant

Request is for a Text Amendment to the Libertyville Zoning Code in order to further regulate lot coverage in residential zoning districts.

In the matter of PC 15-27, Commissioner Krummick moved, seconded by Commissioner Schultz, to continue this item to the May 23, 2016, Plan Commission meeting.

Motion carried 5 - 0.

Ayes: Oakley, Flores, Krummick, Schultz, Semmelman

Nays: None

Absent: Moore, Cotey

PC 15-25 Village of Libertyville, Applicant

Request is for a Text Amendment to the Libertyville Zoning Code in order to regulate tobacco stores, vape stores, and e-cigarette stores in the Village of Libertyville.

In the matter of PC 15-25, Commissioner Schultz moved, seconded by Commissioner Semmelman, to continue this item to the May 23, 2016, Plan Commission meeting.

Motion carried 5 - 0.

Ayes: Oakley, Flores, Krummick, Schultz, Semmelman

Nays: None

Absent: Moore, Cotey

NEW BUSINESS:

PC 16-06 DRH Cambridge Homes, Inc., Applicant
127, 131, and 201 S. Stewart Avenue

Request is for a Preliminary Plat of Resubdivision in order to resubdivide three (3) residential lots into two (2) residential lots in order construct six (6) single family attached dwelling units, three (3) per lot, for property located in an R-7, Single Family Attached Residential District.

Mr. David Smith, Senior Planner, introduced the request for the Preliminary Plat of Resubdivision. Mr. Smith stated that the petitioner is requesting for approval of a Preliminary Plat of Resubdivision in order to resubdivide three (3) residential lots into two (2) residential lots in order construct six (6) single family attached dwelling units, three (3) per lot, for property located in an R-7, Single Family Attached Residential District at 127, 131, and 201 South Stewart Avenue.

Mr. Smith stated that the subject lots are three adjacent lots on Stewart Avenue. He stated that it is the intent of the petitioner to change the dimensions of these lots in order to facilitate the development of six townhomes, three dwelling units per structure with rear loaded garages, and to be compliant with the Zoning Code in terms of the bulk requirements.

Mr. David Munaretto, DRH Cambridge Homes, petitioner, stated that the existing homes currently located at the subject site are in poor condition. He stated that the net gain in dwelling units will be two with this proposal. He stated that they will meet on-site detention and stormwater management requirements. He stated that they will not seek any variations. He stated that their proposal will complement the Heritage area. He stated that the proposed townhomes will be approximately 1,800 square feet in floor area. He stated that the plan will reduce ingress/egress on Stewart Avenue. He stated that the tree survey shows nine (9) trees on the subject site and that six (6) of them are 10 inches in size and one of them is a dead Ash tree. He stated that this portion of Stewart Avenue is an ambulance route and therefor is why they are

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proposing the new driveway accessing the site to come from Florence Court. He stated that he hopes to get preliminary approval tonight with the condition that they will be able to work out an easement agreement between the subject site and the property owners to the west.

Ms. Eileen Michel, 160 Sunnyside, asked who will do the construction and maintenance of the property after it is constructed. Mr. Munaretto stated that DRH Cambridge Homes will do the construction after they acquire the property. He stated that a Homeowners Association will regulate the maintenance of the property after the units are sold and occupied.

Ms. Michel asked what the units will sell for. Mr. Munaretto stated that they may sell between \$400,000 and \$450,000.

Ms. Michel asked if this will affect our property taxes. Mr. John Spoden, Director of Community Development, stated that the Libertyville Township Assessor's office calculates the required property taxes.

Ms. Michel asked if there is a limitation on the number of tear downs allowed in the Village. Mr. Spoden stated that there is no regulation in the Village of Libertyville that limits the percentage of tear downs in the Village.

Ms. Debra Galvin, 155 Sunnyside Place, stated that she is concerned about the net increase in the number of dwelling units for the subject site. She stated that the neighborhood is cute and quaint with mostly one and two family dwellings. She stated that no two houses are alike and most of them are of a Craftsman architectural style. She stated that she is concerned about the proposed development not fitting in with the character of the neighborhood. She is concerned about the proposed massing of the structures standing out like a sore thumb. She stated that the new duplex on Maple Avenue was nicely done.

Ms. Linda Valdez, 220 Florence Court, stated that she lives on a quiet street with a dead-end and it is very peaceful area. She stated that several cars have been parking in the alley located behind the existing houses on the subject site. She stated that the existing houses are an eye sore. She stated that once the townhomes are constructed and occupied that there will be 27 cars coming and going in and out of the alley that is adjacent to her property. She stated that a garbage truck cannot access the alley because of its condition.

Mr. Jack Lantz, 205-203 Florence Court, stated that the new proposal should not look like School Street. He stated that he is concerned about the future increase of garbage cans.

Commissioner Schultz asked how much more has the impervious surface increased with the new development. Mr. Munaretto stated that there will be a minor increase, but will be accommodated with their storm water management plan.

Commissioner Krummick stated that it appears that the applicant will remove a 25 inch Maple tree and asked how the Village's Tree Preservation Ordinance would respond to tree removal. Mr. Spoden explained the basic tenets of the Village's Tree Preservation Ordinance.

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Commissioner Krummick asked about the proposed height of the townhomes. Mr. Munaretto stated that the townhomes will not exceed the maximum permitted height that is allowed in the R-7, Single Family Attached Residential District.

Commissioner Krummick asked the petitioner if they considered single family detached homes for this site. Mr. Munaretto stated that this particular site is better suited for a townhome development.

Commissioner Semmelman stated that it seems like this case is not ready to move on to the Village Board yet until further study is completed on the alley and what the appropriate access to the site should be and how the refuse pickup will be managed.

Mr. Keith Wisniewski, DRHorton, Inc., 800 South Milwaukee Avenue, Libertyville, stated that the alley will be completely rehabbed.

Commissioner Flores asked how the snow will be removed. Mr. Munaretto stated that there are areas available to push snow to on the site.

Commissioner Flores asked if the alley is improved if it will be easier to remove snow. Mr. Munaretto stated that the improved alley will help snow removal.

Commissioner Flores stated that she is concerned about vehicle headlights causing a nuisance for the next door neighbors.

Commissioner Krummick asked how the project will address the neighbors storm water management concerns. Mr. Munaretto stated that as part of the storm water management there will be rain gardens that will help to retain storm water before being released into storms sewers.

Chairman Oakley stated that it is in the best interest of both the petitioner and the Village that this item be continued in order to provide the petitioner an opportunity address both Staff's and the Plan Commission's concerns with revised and additional petition materials.

In the matter of PC 16-06, Commissioner Schultz moved, seconded by Commissioner Flores, to continue this item to the May 23, 2016, Plan Commission meeting.

Motion carried 5 - 0.

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

PC 16-07 Robert Colosi, Applicant
760 E. Park Avenue

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Request is for a for a Planned Development Concept and Final Plan in order to construct a car wash in Phase 4 of the Park Avenue Corporate Center Planned Development located in an I-3 General Industrial District.

Mr. David Smith, Senior Planner, introduced the request for the Planned Development Concept and Final Plan. He stated that the petitioner, Robert Colosi of Auto Expo, is proposing to construct a car wash on Lot 6 of the Park Avenue Corporate Center. He stated that Park Avenue Corporate Center is a multi-phase Planned Development that was initiated when Life Storage Centers acquired the 17 acre property from the Solar Corporation in 2008. He stated that since then Life Storage rehabbed and took occupancy of the main building that fronts Park Avenue, followed by CrossFit, the Dance Academy, and Feed My Starving Children in the buildings to the north, and the construction of the Green Tree Animal Hospital to the east. He stated that the proposal to construct the Auto Expo Car Wash will require approval of a Planned Development Concept and Final Plan. He stated that the subject site is located in an I-3, General Industrial District at 760 E. Park Avenue.

Mr. James Ferolo, attorney for the petitioner, introduced the petitioner and the request on behalf of the petitioner. He stated that a car wash is listed as a permitted use for this Planned Development.

Mr. Neal Gerdes, architect for the petitioner, introduced the Site Plan and proposed architecture of the car wash. He described the anticipated traffic movement both on site and in and out of the site. He stated that although Staff has recommended a continuance, he hopes that the Plan Commission can make a recommendation to the Village Board tonight so that this application can keep moving forward.

Mr. John Spoden, Director of Community Development, asked why a portion of the proposed car wash's parking lot aisle is two-way when most of it is one-way. Mr. Gerdes stated that the proposed parking lot traffic pattern makes for better circulation and keeps the stacking number up where they want it.

Mr. Bob Colosi, Auto Expo Car Wash owner and petitioner, stated that all of the cars are hand dried at the end fast enough that it should not create a vehicle stacking problem.

Mr. James Woods, CivilTech and traffic consultant for the Village, stated that a one-way loop aisle around the building should be considered.

Mr. Gerdes stated that they are saving an unnecessary loop for traffic with the two-way section at the northwest area of the site.

Mr. Woods stated that a one-way loop with parking stalls with a 75% angle would be conducive for traffic flow on the site.

Mr. Fred Chung, Senior Project Engineer, stated that it did not seem that Best Management Practices were incorporated into the engineering plans relative to storm water detention.

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Mr. Bill Zalewski, Engineer for the petitioner, stated detention has been accommodated.

Chairman Oakley stated that it is in the best interest of both the petitioner and the Village that this item be continued in order to provide the petitioner an opportunity address both Staff's and the Plan Commission's concerns with revised and additional petition materials.

In the matter of PC 16-07, Commissioner Schultz moved, seconded by Commissioner Semmelman, to continue this item to the May 9, 2016, Plan Commission meeting.

Motion carried 5 - 0.

Ayes: Oakley, Flores, Krummick, Schultz, Semmelman

Nays: None

Absent: Moore, Cotey

COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that a contract to construct the new parking garage has been awarded.

Commissioner Schultz moved, seconded by Commissioner Semmelman, to adjourn the Plan Commission meeting.

Motion carried 5 - 0.

Meeting adjourned at 8:15 p.m.