

MINUTES OF THE PLAN COMMISSION
February 11, 2019

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 8:05 p.m. at the Village Hall.

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

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.

Commissioner Schultz moved, seconded by Commissioner Krummick, to approve the January 28, 2019, Plan Commission meeting minutes.

Motion carried 5 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

PC 19-03 Waking Lions, LLC, Applicant
1177 S. Milwaukee Avenue

Request is for a Text Amendment to the Libertyville Zoning Code in order to include Arts, Entertainment and Recreation, but limited to Indoor Golf Simulator Centers, as a Special Permit Use in the C-4, Shopping Center Commercial District.

PC 19-04 Waking Lions, LLC, Applicant
1177 S. Milwaukee Avenue

Request is for a Special Use Permit for an Indoor Golf Simulator Center for property located in a C-4, Shopping Center Commercial District.

Mr. Nick Morcom, Waking Lions, petitioner, introduced the proposed land use for 1177 S. Milwaukee Avenue located in the Green Tree Plaza Shopping Center. He stated that Waking Lions is representing the XGolf Indoor Golf Simulator facility proposal. He stated that XGolf is seeking approval for a Text Amendment to the Zoning Code and a Special Use Permit in order to obtain occupancy for 1177 S. Milwaukee Avenue.

Mr. Morcom stated that the benefits to indoor golf are year round opportunities to play golf, join tournaments and leagues, and to take golf lessons. He stated that this will be the first XGolf

Minutes of the February 11, 2019, Plan Commission Meeting
Page 2 of 3

franchise in Illinois and will have seven (7) golf simulator stations in a family friendly environment in the Green Tree Plaza tenant space location.

Mr. Morcom stated that the indoor golf simulator technology has been 12 years in the making with 19 patents. He stated that the simulator stations can measure golf ball speed, spin, direction, launch, and club path. He stated that the proposed XGolf tenant occupancy at Green Tree Plaza Shopping Center will help to attract new customers for the other tenants at the shopping center. He stated that he has never seen the parking lot full at the shopping center and that parking should not be a problem after XGolf obtains occupancy.

Commissioner Krummick asked the applicant if they are proposing signage now. Mr. Morcom stated that they will come back with their sign plan.

Commissioner Krummick asked what type of alcohol will be sold at their establishment. Mr. Morcom stated that they will have beer, wine, and spirits. He stated that they are working on their Liquor License application now with the Liquor License Commissioner.

Commissioner Flores asked if this establishment will have an age limit. Mr. Morcom stated that there is not an age limit.

Commissioner Flores asked if this establishment will provide parking in the rear of the building. Mr. Morcom stated that the area behind the building will be used deliveries and not for customer parking. He stated that there are at least 52 parking spaces directly in front of the tenant space which should be more than enough to accommodate their use of the space and parking needs.

Commissioner Schultz asked the petitioner how XGolf compares to Top Golf in Lincolnshire. Mr. Morcom stated that Top Golf is a bigger structure, it does not provide the ability to play 18 holes, and the simulators are stationed outdoors.

Commissioner Schultz stated that he often finds that Green Tree Plaza Shopping Center parking lot to have a substantial amount of litter and hopes that this gets cleaned up.

Chairman Moore asked about the peak hours of operation. Mr. Morcom stated that the peak times are generally after work hours during the weekdays and can become busier on the weekends. He stated that the peak times may have as many as 35 to 45 customers at a time.

Chairman Moore stated that there may be some minor overlapping time periods where the customers of both the XGolf and XSport visit their prospective facilities at the same time, but not in alarming numbers.

Chairman Moore asked the petitioner what he would like for the Plan Commission to do this evening. Mr. Morcom stated that he would like for the Plan Commission to give their recommendation tonight.

In the matter of PC 19-03, Commissioner Krummick moved, seconded by Commissioner Schultz, to recommend that the Village Board of Trustees approve a Text Amendment to the Libertyville

Minutes of the February 11, 2019, Plan Commission Meeting
Page 3 of 3

Zoning Code in order to amend Section 5-5.3(b) to add subsection number two (2), Indoor Golf Simulator Centers, as a Special Permit Use in the C-4, Shopping Center Commercial District, in accordance with the plans submitted.

Motion carried 5 - 0.

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

In the matter of PC 19-04, Commissioner Oakley moved, seconded by Commissioner Krummick, to recommend that the Village Board of Trustees approve a Special Use Permit for an Indoor Golf Simulator Center for property located in a C-4, Shopping Center Commercial District, in accordance with the plans submitted.

Motion carried 5 - 0.

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

STAFF COMMUNICATIONS AND DISCUSSION: None.

Commissioner Oakley moved, seconded by Commissioner Flores, to adjourn the Plan Commission meeting.

Motion carried 5 - 0.

Meeting adjourned at 8:30 p.m.