

MINUTES OF THE PLAN COMMISSION
February 24, 2020

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:03 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Amy Flores, Matthew Krummick, Walter Oakley, and Eric Steffe.

Members absent: Richard Pyter and Kurt Schultz.

A quorum was established.

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

Commissioner Flores moved, seconded by Commissioner Steffe, to approve the February 10, 2020, Plan Commission meeting minutes.

Motion carried 5 - 0.

OLD BUSINESS:

**PC 20-03 Triboyo Libertyville, LLC, Applicant
1201 S. Milwaukee Avenue**

Request is for a Planned Development Final Plan in order to develop a New Vehicle Dealer, with accessory Used Vehicle Sales/Leasing, Vehicle Repair, and Outdoor Display and sales of such vehicles for sale/lease, and a car wash, but excluding Mobile Homes for property located in a C-4, Shopping Center Commercial District.

Mr. Todd Roberts, Merit Corp Engineering, representing the applicant, stated that they have addressed all of the Auto Turn questions as it relates to fire truck access and turning radii.

Mr. Bob Remsing, agent representing the applicant, stated that they concur with the Village Staff report and recommendation. He stated that all three pay stations at the car wash kiosk will allow anyone from the public use them. He stated that they cannot reconfigure the internal lane accessing the car wash as it would impact the grading and landscaping. He stated that they have changed the car wash blowers with a reduced noise impact. He stated that the blowers are also moved further back into the car wash building which will further mitigate the noise.

Dr. Tom Thunder, sound consultant for the Village stated that the data provided by the applicant has helped to substantiate the indicated noise levels by the car wash blowers. He stated that it appears that the noise level will not exceed 53 decibels at the western property line.

Mr. Remsing stated that they agree with the restriction that car transport trucks will not be permitted to stand or park on Greentree Parkway or Milwaukee Avenue. He stated that they

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have determined that the structural integrity of Greentree Parkway is sufficient to accommodate the car transport trucks. He stated that they are refraining from making new driveway access improvements within the Milwaukee Avenue right-of-way, but they still anticipate a response from I.D.O.T. relative to the storm water management calculations and improvements. He stated that they have amended the exterior finishes on the vacuum equipment with more subdued colors, predominately black.

Mr. Greg Gesualdo, applicant, stated that the car wash hours of operation are from 7:00 a.m. to 9:00 p.m. Monday through Friday and 8:00 a.m. to 8:00 p.m. Saturday and Sunday.

Ms. Janet Salstrom, 1292 Briarwood Lane, stated that she is concerned about the increase in traffic from this development and the ability for vehicles to maneuver in and out of the site.

Mr. Roberts presented the updated Auto Turn exhibits and stated that vehicle maneuverability within the site and accessing the site should not be a problem.

Ms. Salstrom asked if the car wash hours of operation could be shorter.

Mr. Gesualdo stated that they did shorten the car wash hours to be the same as the dealership hours. He stated that do not want to change the hours as proposed.

Ms. Salstrom asked if the car wash could be moved to the Baker's Square site across the street. She stated that it is her understanding that the existing zoning regulations would not permit the car wash as part of the Infiniti dealership.

Mr. John Spoden, Director of Community Development, stated that the Planned Development allows the applicant to ask for a land use that is not listed in the district where it is proposed with changing the zoning district. He stated that the applicant has received Village Board approval for his Planned Development Concept Plan and is now seeking approval for the Final Plan.

Mr. Remsing stated that the neighbors have requested that the fence be installed first so that the construction noise from the dealership and car wash can be mitigated as much as possible.

Chairman Moore stated that it seems as though other car washes close earlier on the weekends.

Mr. Gesualdo stated that his car wash is different, high end and more efficient. He stated that it is anticipated that the car wash will close during inclement weather as well.

Commissioner Flores asked what is the difference between when the cars from the public have access to the car wash versus how late the cars being serviced by Infiniti will have access to the car wash.

Mr. Gesualdo stated that the reason for his request for the proposed hours of operation for the car wash is to enable him to wash vehicles being serviced by Infiniti within those hours.

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Chairman Moore asked the applicant if they are ready for the Plan Commission to make a recommendation to the Village Board.

Mr. Gesualdo stated that he is ready for the Plan Commission vote.

In the matter of PC 20-03, Commissioner Oakley moved, seconded by Commissioner Steffe, to recommend that the Village Board of Trustees approve a Planned Development Final Plan in order to develop a New Vehicle Dealer, with accessory Used Vehicle Sales/Leasing, Vehicle Repair, and Outdoor Display and sales of such vehicles for sale/lease, and a car wash, but excluding Mobile Homes for property located in a C-4, Shopping Center Commercial District, subject to the following condition: 1) That car transport trucks will not be permitted to stand or park on Greentree Parkway or Milwaukee Avenue.

Motion carried 5 - 0.

Ayes: Moore, Flores, Krummick, Oakley, Steffe

Nays: None

Absent: Pyter, Schultz

NEW BUSINESS: None.

STAFF COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 5 - 0.

Meeting adjourned at 7:32 p.m.