

MINUTES OF THE PLAN COMMISSION
March 13, 2017

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:00 p.m. at the Libertyville Civic Center, 135 W. Church Street.

Members present: Chairman Mark Moore, Amy Flores, Walter Oakley, and David Semmelman.

Members absent: William Cotey, Matthew Krummick, and Kurt Schultz.

A quorum was established.

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

Commissioner Semmelman moved, seconded by Commissioner Flores, to approve the January 30, 2017, Plan Commission meeting minutes.

Motion carried 4 - 0.

Commissioner Semmelman moved, seconded by Commissioner Flores, to approve the February 13, 2017, Plan Commission meeting minutes.

Motion carried 4 - 0.

OLD BUSINESS:

**PC 16-31 SA Station Square LLC, Applicant
 400 W. Lake Street**

Request is for a Map Amendment to re-zone approximately 2.8 acres of land from C-1, Downtown Core Commercial District and R-6, Single Family Residential District to R-8, Multiple Family Residential District in order construct a residential development on approximately 11 acres of land currently located in a C-1, Downtown Core Commercial District and R-6, Single Family Residential District.

**PC 16-32 SA Station Square LLC, Applicant
 400 W. Lake Street**

Request is for a Special Use Permit for a Planned Development in order construct a residential development on approximately 11 acres of land currently located in a C-1, Downtown Core Commercial District and R-6, Single Family Residential District.

**PC 16-33 SA Station Square LLC, Applicant
 400 W. Lake Street**

Minutes of the March 13, 2017, Plan Commission Meeting
Page 2 of 6

Request is for a Planned Development Concept Plan in order construct a residential development on approximately 11 acres of land currently located in a C-1, Downtown Core Commercial District and R-6, Single Family Residential District.

PC 16-34 SA Station Square LLC, Applicant
400 W. Lake Street

Request is for a Preliminary Plat of Subdivision in order construct a residential development on approximately 11 acres of land currently located in a C-1, Downtown Core Commercial District and R-6, Single Family Residential District.

Mr. David Smith, Senior Planner, introduce the request. Mr. Smith stated that the petitioner, Rick Swanson, appeared before them at their October 10, 2016 meeting requesting approval for a Map Amendment to re-zone approximately 2.8 acres of land from C-1, Downtown Core Commercial District, and R-6, Single Family Residential District to R-8, Multiple Family Residential District; a Special Use Permit for a Planned Development; a Planned Development Concept Plan; and a Preliminary Plat of Subdivision in order to construct a residential development adjacent to existing downtown Metra Station.

Mr. Smith stated that at the October 10, 2016 Plan Commission meeting, Mr. Swanson presented his plans to the Plan Commission, testimony was given by the attending public, questions and discussion were provided by the Plan Commission followed by a motion to continue the matter to December 12, 2016, in order to provide Mr. Swanson the opportunity to make revisions to the plan.

Mr. Smith stated that prior to the December 12, 2016 Plan Commission public hearing, it was agreed upon by both Staff and Mr. Swanson that the itinerary of Mr. Swanson's development proposal for the December 12, 2016 Plan Commission meeting be conducted in a 'workshop' fashion whereby Mr. Swanson would present two or three alternate Site Plans for discussion with the intent that the Plan Commission shall provide direction to Mr. Swanson and then continue the meeting to a future Plan Commission meeting.

Mr. Smith stated that after the December 12, 2016 Plan Commission meeting, Staff provided correspondence to Mr. Swanson advising him of additional plan materials needed in order to complete his revised submittal and for Staff to do a comprehensive review of his application. He stated that instead of submitting a complete petition, Mr. Swanson requested that the context of the March 13, 2017, Plan Commission meeting would again follow a workshop format whereby Mr. Swanson shall present a revised Site Plan to the Plan Commission for discussion without the benefit of Staff review prior to the scheduled meeting.

Mr. Rick Swanson, petitioner, presented his revised Site Plan to the Plan Commission and to the public in attendance. He stated that this project is a public/private partnership. He stated that the method of mitigating the contaminated soil on site is to chemically treat the soil and then remove it from the site. He stated that they will address storm water management with their civil engineering plans and will comply with all storm water management regulations. He stated that

Minutes of the March 13, 2017, Plan Commission Meeting
Page 3 of 6

regarding impact upon the local school system he has met with Dr. Schumacher, Superintendent of School District 70, to discuss his proposed residential development. He stated that Dr. Schumacher is not as concerned about the impact that the apartment building would have on the school district. Mr. Swanson stated that they have had two (2) Traffic Impact Studies done so far as the plan has evolved.

Mr. Swanson stated that the plan includes four single family home lots that will front Lake Street and will have rear loaded garages. He stated that the overall land area would allow for 170 dwelling units, but that he revised his plans to provide 130 dwelling units prior to the last meeting. He stated that the current proposal has reduced the dwelling units even further to 92 dwelling units. He stated that the site which currently has the existing house at the northwest corner of the site is no longer part of the over site plan and not available at this time. He stated that the current proposal provides for 41% open space, two (2) pocket parks, the Brainerd entrance has been realigned, a walking trail on the western edge is now part of the plan, and the single family homes fronting Lake Street will be custom built. He further stated that the townhomes will be constructed with brick and stucco on the exterior elevations. He stated that the proposed apartment building will be four stories in height.

Mr. Walter Newton, property owner, stated that they have owned the subject site since 1986 and have tried to sell it since 2002. He stated that it has been under contract at least 8 times.

Mr. Bill Connall, 314 Lake Street, asked for clarification regarding the topographical grade elevation for the area designated for the apartment location. Mr. Swanson stated that the grade is lower towards the tracks and higher towards Lake Street.

Mr. Connall stated that he has concerns about how the traffic will be routed in and out of the site.

Mr. Swanson stated that all traffic entering the site will come in from Lake Street and Brainerd Avenue.

Mr. James Gregg, 332 Lake Street, asked if the developer is willing to install a privacy fence along their southern property line which abuts his rear property line. He stated that he appreciates the fact that the developer has reduced the density from his prior plan versions.

Ms. Ana Draa, 1020 Ashley Lane, asked if Rick Swanson will be the builder. Mr. Swanson stated that he will be the builder.

Ms. Draa stated that the Village should give serious consideration to incorporating policies and goals into the Comprehensive Plan that will slow down residential development.

Mr. Don Banick, 920 Spring Haven Drive, stated that he agrees that the Comprehensive Plan should be studied to address the pace of residential development. He stated that all future projects need experienced developers.

Minutes of the March 13, 2017, Plan Commission Meeting
Page 4 of 6

Ms. Jennifer DeBrueler, 322 Lake Street, stated that she is concerned about the increase in traffic.

Mr. Tim DeBrueler, 322 Lake Street, stated that he likes the reduction in the proposed density. He asked if the developer is addressing affordable housing. Mr. Swanson stated that he is proposing a hybrid of reduced rental rates and a pay in lieu of providing affordable units.

Mr. DeBrueler asked about the price points for the market rate units. Mr. Swanson stated that they may run between \$400,000 and \$500,000.

Mr. Don Anderson, 616 Bridle, asked if there will be any underground parking provided. Mr. Swanson stated that there are 72 underground spaces provided.

Mr. Kevin Dean, 235 Lake Street, asked about the development process from the point they are built until the units are sold. Mr. Swanson stated that he is working on a public/private partnership with the Village at this point and time which may have an influence on how the project gets developed. He stated that he intends to first take out the contaminated soil, then construct the roadways to be followed by the construction of the apartment building, and then the townhomes. He stated that he is not as certain about the single family homes at this point as they will be custom built homes.

Ms. Draa stated that she liked the clock tower and is disappointed to see that it is no longer part of the plan.

Commissioner Oakley asked what where the location of the contaminated soil and what is the remedy to mitigate the contaminated soil. Mr. Swanson pointed to the area where the contaminated soil is on the map. He stated that it is his plan to completely remove the contaminated soil.

Commissioner Oakley asked for clarification as to what studies have been done regarding the environmental aspect of the project. Mr. Fred Chung, Senior Project Engineer, stated that the Village's consultant Jim Huff has been engaged in the process and will provide review and consultation on the manner by which the developer will address the environmental issue for the project.

Commissioner Flores asked if street parking will be available in the development. Mr. Swanson stated that the proposed roadway system will be dedicated roads with the ability to park on one side of the street. He stated that Metra commuters will be prohibited from parking within the residential development portion of the site.

Commissioner Semmelman stated that he likes the reduction in the density. He stated that he would like to see additional exhibits that provide additional line of site perspectives.

Minutes of the March 13, 2017, Plan Commission Meeting
Page 5 of 6

Chairman Moore stated that he would like to see more pond park details. He stated that the drive up lane next to the train station did not appear to provide ample space for vehicles waiting to pick up or drop off commuters.

Chairman Moore stated that it is understood that tonight is just a workshop for this project and that a continuance was expected.

In the matters of PC 16-31, PC 16-32, PC 16-33, and PC 16-34, Commissioner Oakley moved, seconded by Commissioner Flores, to continue these items to the April 24, 2017, Plan Commission meeting at the Libertyville Civic Center, 135 W. Church Street, at 7:00 p.m.

Motion carried 4 - 0.

Ayes: Moore, Flores, Oakley, Semmelman

Nays: None

Absent: Cotey, Krummick, Schultz

NEW BUSINESS:

PC 17-08 Gloria Enterprises, LLC, Applicant
1920 Enterprise Court

Request is for a Special Use Permit for a Fitness Center in order to allow Gloria Enterprises, LLC, an athletic and soccer training facility for youth, to occupy a tenant space in an I-1, Limited Industrial District.

Mr. David Smith, Senior Planner, introduced the request for a Special Use Permit by the applicant. Mr. Smith stated that the petitioner, Gloria Enterprises, is requesting approval for a Special Use Permit for a Fitness Center, a sub-category of the Amusement & Recreation Industry, a Special Permitted Use in an I-1, Limited Industrial District in order to allow Gloria Enterprises, LLC, an athletic and soccer training facility for youth, to occupy a tenant space at 1920 Enterprise Court located in an I-1, Limited Industrial District.

Mr. Paul Kelly, owner of the property and agent for the petitioner, stated that the applicant is seeking to occupy an existing tenant space approximately 5,748 square feet of floor area located in a 76,623 square foot building that is currently occupied by other office/warehouse/manufacturing tenants including Fabrication Technologies, Inc., Impact XM, and Mester Manufacturing located at the northeast end of the Enterprise Court cul de sac. He stated that the tenant space is located at the southeast corner of the building with a separate entrance and ample separation from the other tenants in the building and it will have its own parking area that the other tenants will not use. He stated that Gloria Enterprises will have hours of operation between 6:00 p.m. and 10 p.m.

Chairman Moore asked if Mr. Kelly has had the opportunity to see the DRC Staff report and in particular the Fire Department review comments therein. Mr. Kelly stated that he has reviewed

Minutes of the March 13, 2017, Plan Commission Meeting
Page 6 of 6

the report and that the subject tenant space will have a separate alarm system and that the Fire Department has already done a walk-through of the space.

Chairman Moore asked Mr. Kelly how he would like for the Plan Commission to proceed this evening. Mr. Kelly stated that he would like for the Plan Commission to give a positive recommendation to the Village Board for their request for the Special Use Permit.

In the matter of PC 17-08, Commissioner Oakley moved, seconded by Commissioner Semmelman, to recommend the Village Board of Trustees approve a Special Use Permit for a Fitness Center in order to allow Gloria Enterprises, LLC, an athletic and soccer training facility for youth, to occupy a tenant space in an I-1, Limited Industrial District, in accordance with the plans submitted.

Motion carried 4 - 0.

Ayes: Moore, Flores, Oakley, Semmelman

Nays: None

Absent: Cotey, Krummick, Schultz

COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that the upcoming Plan Commission meeting scheduled for March 20, 2017 will take place at the Village Hall.

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

Motion carried 4 - 0.

Meeting adjourned at 8:20 p.m.