

MINUTES OF THE PLAN COMMISSION
October 9, 2023

The regular meeting of the Plan Commission was called to order by Chairman Eric Steffe at 7:43 p.m. at the Village Hall.

Members present: Chairman Eric Steffe, Amy Flores, Walter Oakley, Richard Pyter, Gregory Wheeler, and Aaron Zych.

Members absent: Thomas Rankin.

A quorum was established.

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

Others present: Brooke Lenneman, Village Attorney.

Commissioner Oakley moved, seconded by Commissioner Zych, to approve the September 18, 2023, Plan Commission meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

PC 23-13 Debbie Sainte-Rose, Sainte-Rose, Inc., Applicant
1356 S. Milwaukee Avenue, Suite 1322

Request is for a Text Amendment to the Libertyville Zoning Code Section 26-5-5.2 in order to include Other Personal Care Services, but limited to Proprioceptive Neuromuscular Facilitation (PNF) Stretching Services, as a Permitted Use in the C-4 Shopping Center Commercial District.

Ms. Debbie Sainte-Rose, 4713 Wellington Dr., Long Grove, IL., applicant, introduced the request for the text amendment to the Zoning Code. She stated that her proposed commercial tenant named 'Stretch Lab' is a one on one stretching studio. She stated that Stretch Lab is a franchise operation and there are over 250 Stretch Labs studios in the U.S. and Canada. She stated that it is membership based.

Mr. Steven Sainte-Rose, 4713 Wellington Dr., Long Grove, IL., co-applicant, stated that this will be their first business and they look forward to opening this franchise in the Village of Libertyville.

Commissioner Oakley asked for more clarification regarding what PNF is. Ms. Sainte-Rose stated that Stretch Lab employs skilled flexologists that are certified in a related field such as physical therapy or yoga and then they receive 70 hours of additional training in muscular stretching. She

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stated that each customer is assessed for their stretching needs and a plan is formed that is specific to that customer.

Commissioner Flores stated that she supports the text amendment.

Commissioner Wheeler stated that he supports the text amendment.

Commissioner Zych stated that he supports the text amendment.

Commissioner Pyter asked why this amendment is not going to be listed as a Special Permitted Use. Mr. John Spoden, Director of Community Department, stated that the Stretch Lab business operation and its impact is similar to other uses that are permitted in the C-4 District.

Chairman Steffe asked the applicant if they are ready for the Plan Commission to render their recommendation. Ms. Sainte-Rose stated that she is ready for the Plan Commission to render their recommendation.

In the matter of PC 23-13, Commissioner Wheeler moved, seconded by Commissioner Flores, to recommend the Village Board of Trustees approve a Text Amendment to the Libertyville Zoning Code Section 26-5-5.2 in order to include Other Personal Care Services, but limited to Proprioceptive Neuromuscular Facilitation (PNF) Stretching Services, as a Permitted Use in the C-4 Shopping Center Commercial District.

Motion carried 6 - 0.

Ayes: Steffe, Flores, Oakley, Pyter, Wheeler, Zych

Nays: None

Absent: Rankin

STAFF COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, reminded the Plan Commission that their next meeting will take place at the Libertyville Civic Center.

Commissioner Wheeler moved, seconded by Commissioner Zych, to adjourn the Plan Commission meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:56 p.m.