

**MINUTES OF THE PLAN COMMISSION**  
**November 26, 2007**

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

Members present: Chairman Kurt Hezner, William Cotey, Howard Jaffe, Mark Moore, Walter Oakley, and Andy Robinson.

Members absent: Terry Howard.

A quorum was established.

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

Commissioner Jaffe moved, seconded by Commissioner Robinson, to approve the October 22, 2007, Plan Commission meeting minutes.

Motion carried 6 - 0.

**OLD BUSINESS:**

**PC 07-21      Carl Wasserman, The Concept Team, Inc., Applicant**  
**1441 N. Milwaukee Avenue**

**Approve Findings of Fact in line with the Plan Commission vote of November 12, 2007.**

Mr. John Spoden, Director of Community Development, stated that the Plan Commission should find attached to their materials memo the Staff drafted 'Findings and Recommendation of the Plan Commission' for their approval. Mr. Spoden stated that this is in connection with the application for Site Plan Permit and application for appeal of the Concept Team pertaining to the property located at 1441 N. Milwaukee Avenue.

Chairman Hezner stated that the date of November 21, 2007 should be part of the motion to approve the 'Findings of Recommendation of the Village of Libertyville Plan Commission in Connection with the Application for Site Plan Permit and Application for Appeal of the Concept Team Pertaining to the Property Located at 1441 North Milwaukee Avenue'.

*In the matter of PC 07-21, Commissioner Jaffe moved, seconded by Commissioner Oakley, to approve the Findings of Recommendation of the Village of Libertyville Plan Commission in Connection with the Application for Site Plan Permit and Application for Appeal of the Concept Team Pertaining to the Property Located at 1441 North Milwaukee Avenue dated November 21, 2007.*

*Motion carried 6 - 0.*

**PC 07-22      Condell Medical Center and Medical Center Properties, Inc., Applicants  
801 S. Milwaukee Avenue**

**Request is for a Special Use Permit for a Planned Development in order to further develop the approximately 76.9 acre Condell Medical Center campus in an IB, Institutional Buildings District.**

**PC 07-23      Condell Medical Center and Medical Center Properties, Inc., Applicants  
801 S. Milwaukee Avenue**

**Request is for a Planned Development with Concept Plan/Master Plan in order to further develop the approximately 76.9 acre Condell Medical Center campus in an IB, Institutional Buildings District.**

**PC 07-26      Condell Medical Center and Medical Center Properties, Inc., Applicants  
3.08 acres largely paved but with no buildings in Libertyville, Illinois. Part of 11-21-415-028.**

**Request is for a Map Amendment to rezone approximately 3.08 acres of land previously known as the rear portion of the Libertyville Chevrolet property, and previously submitted as Plan Commission Case No. PC 06-13, from C-5, Vehicle Dealer Commercial District to IB, Institutional Buildings District.**

**PC 07-27      Condell Medical Center and Medical Center Properties, Inc., Applicants  
215 Coolidge Place 11-21-306-013; 707 Fairview 11-21-306-014; 725 Fairview 11-21-306-019; 737 Fairview 11-21-306-020; 721 Fairview 11-21-306-027; 747 Fairview 11-21-306-024; 735 Fairview 11-21-306-021; 0 Fairview 11-21-306-022; 739 Fairview 11-21-306-023**

**Request is for a Map Amendment to rezone approximately 1.79 acres of land located south of Coolidge Place and along the west side of Fairview Avenue, previously submitted as Plan Commission Case No. PC 06-13, from R-6, Single-Family Residential District to IB, Institutional Buildings District.**

**PC 07-28      Condell Medical Center and Medical Center Properties, Inc., Applicants  
340 Cleveland Avenue 11-21-302-027; 334 Cleveland Avenue 11-21-302-028; 324 Cleveland Avenue 11-21-302-030; 320 Cleveland Avenue 11-21-302-031; 316 Cleveland Avenue 11-21-302-032; 310 Cleveland Avenue P.I.N. 11-21-302-091**

**Request is for a Map Amendment to rezone approximately 1.3 acres of land located along the north side of Cleveland Avenue, most of which was previously submitted as**

**Plan Commission Case No. PC 06-29, from R-6, Single-Family Residential District to IB, Institutional Buildings District.**

**PC 07-29 Condell Medical Center and Medical Center Properties, Inc., Applicants  
708 Fairview Avenue 11-21-307-004; 716 Fairview Avenue 11-21-307-005; 720  
Fairview Avenue 11-21-307-006; Fairview Avenue Parcel 11-21-408-016**

**Request is for a Map Amendment to rezone approximately 1.7 acres of land located along the east side of Fairview Avenue, which was previously submitted as Plan Commission Case No. PC 06-29, from R-6, Single-Family Residential District to IB, Institutional Buildings District.**

**PC 07-30 Condell Medical Center and Medical Center Properties, Inc., Applicants  
0 Stewart Avenue 11-21-302-024; 637 S. Stewart Avenue 11-21-302-025; South  
150 Feet of 319 Austin Avenue 11-21-302-171; South 150 Feet of 323 Austin  
Avenue 11-21-302-173**

**Request is for a Map Amendment to rezone approximately 37,439 square feet of land located along the rear 150 feet of properties located at 319 and 323 Austin Avenue and two (2) properties along Stewart Avenue from R-6, Single-Family Residential District to IB, Institutional Buildings District.**

The applicant has requested that these items be continued to the December 12, 2007, Special Plan Commission meeting.

*In the matters of PC 07-22, PC 07-23 and PC 07-26 thru PC 07-30, Commissioner Oakley moved, seconded by Commissioner Robinson, to continue these items to the December 12, 2007, Special Plan Commission meeting.*

*Motion carried 6 - 0.*

**PC 07-25 Village of Libertyville, Applicant  
118 W. Cook Avenue**

**Request is for Text Amendments to the Libertyville Zoning Code relating to Planned Developments in Zoning Code Articles 8 and 16.**

The applicant has requested that this item be continued to the December 12, 2007, Special Plan Commission meeting.

*In the matter of PC 07-25, Commissioner Jaffe moved, seconded by Commissioner Cotey, to continue this item to the December 12, 2007, Special Plan Commission meeting.*

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*Motion carried 6 - 0.*

**NEW BUSINESS:**

**PC 07-31 Michael Geib, Applicant**  
**1900 Enterprise Court**

**Request is for a Special Use Permit for a Strength Development Center, a sub-category of the Amusement & Recreation Industry, a Special Permitted Use in an I-1, Limited Industrial District in order for Athlete Unlimited a Strength Development Service to occupy a tenant space an I-1, Limited Industrial District.**

Mr. David Smith, Senior Planner, stated that the petitioner, Athlete Unlimited, is requesting approval for a Special Use Permit for a Strength Development Center, being a sub-category of the Amusement & Recreation Industry, a Special Permitted Use in an I-1, Limited Industrial District. Mr. Smith stated that the petitioner is seeking to occupy an existing tenant space approximately 5,769 square feet in floor area located at 1900 Enterprise Court. Mr. Smith stated that the 76,600 square foot building is currently located at the northeast end of the Enterprise Court cul-de-sac.

Mr. Smith stated that the I-1, Limited Industrial District of the Zoning Code lists the general category Amusement Establishments, Indoor and Outdoor, as a Special Permitted Use. Mr. Smith stated that the NAICS manual identifies Strength Development Centers as a sub-category of the Amusement & Recreation Industry.

Mr. Michael Geib, petitioner, stated that his company, Athlete Unlimited, is a facility that provides strength improvement training to help improve young athletes' sports performance. He stated that it is a one-on-one service.

Ms. Jody Geib, petitioner, stated that they will have a quiet entrance with no through traffic. She stated that the whole building is currently vacant. She stated that the landlord will be installing two new doors on their tenant space building facade. She stated that at any peak operating time, they will not have more than 10 to 12 athletes and up to four trainers on site. She stated that their service is not a typical health club and that they create specific exercise plans for their clients.

Mr. Geib stated that there will be no interior alterations.

Ms. Geib stated that the general area is a sports-minded region and they want to stay in the community.

Mr. Geib stated that the hours of operation are 4:00 p.m. to 9:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on weekends. He stated that the typical client age range begins from 10 years old and up. He stated that the services provided is to focus on the athlete.

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Commissioner Robinson asked if there is enough parking. Mr. John Spoden, Director of Community Development, stated that the parking lot exceeds the minimum required number of parking per the Zoning Code.

Commissioner Robinson asked if the proposed facility is a franchise. Mr. Geib responded that it is a franchise facility.

Commissioner Jaffe asked if there will be exercise equipment. Mr. Geib responded that there will be exercise equipment.

Commissioner Moore asked if there will be any retail operations at the proposed location. Mr. Geib stated that there may be a minimal amount of merchandise sold such as sweat shirts and the like, but there will not be a predominant retail component in the forecast.

Commissioner Cotey stated that the proposed use is a great idea. He asked what type of flooring will be used. Mr. Geib stated that part of the floor area will be comprised of Astro Turf, part will be indoor sports court flooring, and other parts will be comprised of running track material.

Commissioner Cotey stated that he is concerned about the potential locker room design.

Ms. Geib stated that there will be some lockers provided to allow customers to store their belongings during their sessions. She stated that there will not be a traditional sports locker room with showers. She stated that customers shall arrive already dressed for their training sessions.

Commissioner Cotey asked if the Geibs are the athletic trainers. Mr. Geib stated that they are trainers and they will also have other staff on site to provide training.

Commissioner Cotey asked if there will be possible space expansion considerations. Mr. Geib stated that the current space is more than enough.

Chairman Hezner stated that he is concerned that the proposed doors do not have glass that will permit visual transparency into the tenant space. He stated that the doors will swing out into a parking space and that this will cause the site to lose at least two parking spaces.

Mr. Smith stated that the site is overparked and that it can afford to lose the necessary parking spaces to allow for the doors to swing out unencumbered.

Chairman Hezner asked if the petitioner has a sign proposal. Ms. Geib stated that they will come back through the process when they are ready to present a sign plan to the Village.

Chairman Hezner asked the petitioners what their background is. Mr. Geib stated that he has experience playing rugby. He stated that he has researched and studied athletic training.

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Chairman Hezner asked the petitioner if they would like for the Plan Commission to render their recommendation regarding the request for the Special Use Permit. Mr. Geib responded in the affirmative.

*In the matter of PC 07-31, Commissioner Moore moved, seconded by Commissioner Robinson, to recommend the Village Board of Trustees approve a Special Use Permit for a Strength Development Center, a sub-category of the Amusement & Recreation Industry, a Special Permitted Use in an I-1, Limited Industrial District in order for Athlete Unlimited, a Strength Development Service, to occupy a tenant space an I-1, Limited Industrial District, in accordance with the plans submitted.*

*Motion carried 6 - 0.*

**COMMUNICATIONS AND DISCUSSION:**

Commissioner Jaffe moved and Commissioner Robinson seconded a motion to adjourn.

Motion carried 6 - 0.

Meeting adjourned at 7:37 p.m.