

MINUTES OF THE PLAN COMMISSION
May 14, 2012

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:55 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Scott Adams, Dan Donahue, Walter Oakley, and David Semmelman.

Members absent: William Cotey and Kurt Schultz.

A quorum was established.

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

Commissioner Donahue moved, seconded by Commissioner Semmelman, to approve the April 9, 2012, Plan Commission meeting minutes.

Motion carried 5 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

PC 12-06 Robin Segal, Applicant

Request is for a Text Amendment to Section 5-2.2 of the Libertyville Zoning Code relating to include Pet Care Services limited to Pet Grooming Services as a Permitted Use in the C-1, Downtown Core Commercial District and Text Amendment to Section 5-2.4 of the Libertyville Zoning Code relating to Use Limitations for Pet Grooming Services.

Mr. David Smith, Senior Planner, introduced the proposed Text Amendment. Mr. Smith stated that the petitioner, Robin Segal, is proposing a Text Amendment to Section 5-2.2 of the Libertyville Zoning Code to include Pet Care Services limited to Pet Grooming Services as a Permitted Use in the C-1, Downtown Core Commercial District and Text Amendment to Section 5-2.4 of the Libertyville Zoning Code relating to Use Limitations for Pet Grooming Services.

Mr. Smith stated that the proposal would enable the petitioner to incorporate a self serve bath area for dogs as an accessory use to a proposed eating establishment for pets for property located in the C-1, Downtown Core Commercial District. Mr. Smith stated that the Zoning Code does not currently list Pet Grooming Services as a permitted use in the C-1 District.

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Ms. Robin Segal, petitioner, stated that she is seeking approval to allow her customers to bathe and dry their pets at her facility. She stated that there would be no cutting of pet hair at her facility.

Commissioner Semmelman asked what was the principal aspect of her business other than the dog bathing component. Ms. Segal stated that her business is a dog boutique that will include food service to the pets, a small retail component of pet food, and other pet goods.

In the matter of PC 12-06, Commissioner Oakley moved, seconded by Commissioner Semmelman, to recommend the Village Board of Trustees approve a Text Amendment to Section 5-2.2 of the Libertyville Zoning Code relating to include Pet Care Services limited to Pet Grooming Services as a Permitted Use in the C-1, Downtown Core Commercial District and Text Amendment to Section 5-2.4 of the Libertyville Zoning Code relating to Use Limitations for Pet Grooming Services as follows:

5-2 C-1 DOWNTOWN CORE COMMERCIAL DISTRICT

5-2.2 Permitted Uses.

- i. Services, but limited to:
 - 12) Pet Care (except Veterinary) Services, but limited to:
 - 1) Pet Grooming Services, but only as an accessory use and subject to the requirements of Section 5-2.4 Use Limitations of this code.

5-2.4 Use Limitations.

- k. Pet Grooming Services. The following limitations shall apply to every Pet Grooming Service in the C-1 Downtown Core Commercial District:
 - 1) Floor Area. As an Accessory Use, the floor area devoted to the Pet Grooming Service shall not exceed 10% of the ground floor area of a business occupancy.
 - 2) Separation. When the Pet Grooming Service is an Accessory Use to an Eating Establishment, the Pet Grooming Service shall be separated from all other uses by walls, the openings of which shall be limited to doors and/or grill covered ventilation shafts.
 - 3) Self Serve. When the Pet Grooming Service is an Accessory Use to an Eating Establishment, the Pet Grooming Service area shall be limited to provide baths for pets. Bathing of the pets shall be done by the pet owners only.

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- 4) License. All such uses shall obtain all necessary permits or other licenses.

Motion carried 5 - 0.

Ayes: Moore, Adams, Donahue, Oakley, Semmelman

Nays: None

Absent: Cotey, Schultz

PC 12-07 Village of Libertyville, Applicant

Request is for a Text Amendment to Section 7-2 of the Libertyville Zoning Code regarding Permitted Uses relating to Professional, Scientific, and Technical Services in the I-1 Limited Industrial District.

Mr. John Spoden, Director of Community Development, introduced the proposed Text Amendment. He stated that Village Staff is proposing a Text Amendment to Section 7-2 of the Libertyville Zoning Code regarding Permitted Uses relating to Professional, Scientific, and Technical Services. Mr. Spoden stated that Research, Development, and Testing Services is not currently listed as a Permitted or Special Permitted Use in the I-1, Limited Industrial District, but is permitted in the O-2 Office, Manufacturing and Distribution Park District. Mr. Spoden stated that the proposed land use classification terminology is taken from North American Industrial Classification System manual. He stated that the proposed amendment is consistent with the I-1, Limited Industrial District permitted land uses.

Commissioner Donahue asked what hydraulic cartridge valves are. Mr. Tom Bolas, Keller America, stated that hydraulic cartridge valves are used for vehicles, construction machinery, and other similar type machines to help circulate and control fluids in the machinery.

In the matter of PC 12-07, Commissioner Semmelman moved, seconded by Commissioner Donahue, to recommend the Village Board of Trustees approve a Text Amendment to Section 7-2 of the Libertyville Zoning Code regarding Permitted Uses relating to Professional, Scientific, and Technical Services in the I-1 Limited Industrial District as follows:

7-2 I-1 LIMITED INDUSTRIAL DISTRICT

7-2.2 Permitted Uses.

- k. Architectural, Engineering, and Related Services, but limited to:
- 1) Testing Laboratories, but limited to:
 - i) Electrical testing of hydraulic cartridge valves
 - ii) Flow rate testing of hydraulic cartridge valves
 - iii) Pressure testing of hydraulic cartridge valves

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- iv) Extreme temperature testing of hydraulic cartridge valves
- 2) Engineering Services, but limited to:
 - i) Engineer's Office
- 3) Drafting Service, but limited to:
 - i) Draftsmen's Office

Motion carried 5 - 0.

Ayes: Moore, Adams, Donahue, Oakley, Semmelman

Nays: None

Absent: Cotey, Schultz

COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that there will be a Committee of the Whole meeting on June 19, 2012.

Commissioner Adams moved and Commissioner Donahue seconded a motion to adjourn.

Motion carried 5 - 0.

Meeting adjourned at 8:08 p.m.