

MINUTES OF THE PLAN COMMISSION
May 20, 2013

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

Members present: Vice Chairman William Cotey, Dan Donahue, Walter Oakley, and David Semmelman.

Members absent: Chairman Mark Moore, Scott Adams, and Kurt Schultz.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; and Johanna Bye, Associate Planner.

Commissioner Donahue moved, seconded by Commissioner Schultz, to approve the April 22, 2013, Plan Commission meeting minutes.

Motion carried 4 - 0.

OLD BUSINESS:

PC 13-09 Robert Bleck, Applicant
345 North Milwaukee Avenue

Request is for a Special Use Permit for a Microbrewery, but only accessory to an eating or drinking place, for property located in the C-1, Downtown Core Commercial District.

PC 13-10 Robert Bleck, Applicant
345 North Milwaukee Avenue

Request is for a Special Use Permit for an occupancy of more than 10,000 square feet of floor area in a building located in the C-1, Downtown Core Commercial District.

PC 13-11 Robert Bleck, Applicant
345 North Milwaukee Avenue

Request is for a Site Plan Permit for a Microbrewery that is accessory to an eating or drinking place, for property located in the C-1, Downtown Core Commercial District.

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Mr. Robert Bleck, Bleck & Bleck Architects, stated that they had originally planned to place the trash receptacles to the north of the building, just west of the outdoor dining area. He stated that wet garbage will now go to the south of the building, where a refuse container exists for the adjacent property. He stated that Mickey Finn's will be leasing part of the lot and courtyard between the buildings. He stated that dry trash will still be stored in the north location next to the outdoor dining area.

Mr. Bleck stated that plans for a silo have been dropped, though it may be added at a later date.

Mr. Bleck stated that the west entrance has been an access issue, as well as the exit to the south that he hopes to connect to it. He stated that Mr. Terry Wepler, the owner of the property to the west, has not agreed to the exit plan for the west, though they are working on an agreement.

Commissioner Semmelman asked if a fire marshal has signed off on exit capacities. Mr. Bleck stated that all plans are within fire guidelines. Commissioner Semmelman asked if there were any ADA accessibility issues with the exits. Mr. Bleck stated no.

Commissioner Donahue asked about the total number of access easements for the project. Mr. Bleck stated that though there is an easement to the south for garbage, the project could succeed without it. He stated that the only easement required is that with Mr. Wepler.

Mr. John Spoden, Director of Community Development, stated that the Plan Commission needs a complete final packet to vote, as well as all easements to be finalized.

Mr. Bleck stated that they have been working on the restaurant build out, which is less than 10,000 square feet and does not require a special use permit. He stated that he knows this is potential risk.

In the matters of PC 13-09 thru PC 13-11, Commissioner Donahue moved, seconded by Commissioner Oakley, to continue these items to the June 10, 2013, Plan Commission meeting.

Motion carried 4 - 0.

Ayes: Cotey, Donahue, Oakley, Semmelman

Nays: None

Absent: Moore, Adams, Schultz

NEW BUSINESS: None.

WORKSHOP DISCUSSION - ARTICLE 11 OF THE LIBERTYVILLE ZONING CODE

Ms. Johanna Bye, Associate Planner, presented updates to the proposed Sign Code changes. She stated that since the last workshop meeting, Staff has increased the size of real estate signs for single-family residences from 4 to 6 square feet in size, making it the same as real estate sign requirements for multi-family residences.

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Ms. Bye stated that Staff has increased the size of construction signs from 6 to 10 square feet. She stated that non-residential real estate signs in the C-1 and C-2 Districts have changed from 6 to 12 square feet, and 12 to 24 feet in all other districts.

Commissioner Donahue asked about the size of new development announcement signs and if 16 square feet was too small. He stated that 32 square feet might be more appropriate. Mr. Spoden stated that he would like to keep signage to a minimum downtown.

Commissioner Semmelman recommended that new development signs be limited to 16 square feet in the C-1 and C-2 Districts and 32 square feet in all other districts.

Ms. Bye stated that portable sidewalk signs had originally been limited to May through November, but that they would now be permitted all year long.

Ms. Bye stated that incidental information signs have been removed from Section 11-7: Signs Permitted Without Sign Permit of the Sign Code. She stated that the size of private traffic direction signs has been reduced from 4 to 2 square feet.

Ms. Bye stated that she would work with Village Attorney David Pardys to clarify what is permitted in terms of the number of wall and awning/canopy signs in the C-1 and C-2 Districts.

Ms. Bye stated that the revised Sign Code now states that in the C-1, signs may not be placed higher than the first floor, though window signs are still permitted. She stated that it has been recommended that projecting signs fall between 80 and 120 inches in height.

COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 4 - 0.

Meeting adjourned at 8:01 p.m.