

MINUTES OF THE PLAN COMMISSION
January 28, 2008

The regular meeting of the Plan Commission was called to order by Chairman Kurt Hezner at 7:01 p.m. at the Village Hall.

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

Members absent: Howard Jaffe and Mark Moore.

A quorum was established.

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

Commissioner Cotey moved, seconded by Commissioner Robinson, to approve the December 12, 2007, Plan Commission meeting minutes.

Motion carried 5 - 0.

Commissioner Cotey moved, seconded by Commissioner Robinson, to approve the December 17, 2007, Plan Commission meeting minutes.

Motion carried 5 - 0.

OLD BUSINESS:

PC 07-04 Village of Libertyville, Applicant
118 W. Cook Avenue

Request is for amendments to Chapter 26 of the Libertyville Municipal Code.

The applicant has requested that this item be continued to the February 11, 2008, Plan Commission meeting.

In the matter of PC 07-04, Commissioner Howard moved, seconded by Commissioner Cotey, to continue this item to the February 11, 2008, Plan Commission meeting.

Motion carried 5 - 0.

NEW BUSINESS:

PC 07-32 Wynkoop Holdings, LLC, Applicant
210-240 Peterson Road

Request is for an Amendment to the Planned Development Final Plan in order to seek a variation for the minimum required number of parking spaces in a C-3, General Commercial District.

Due to improper notification by the applicant, this item will not be heard.

PC 07-33 TSG Investments LLC, Applicant
801 E. Park Avenue

Request is for an Amendment to the Planned Development Final Plan in order to modify the existing building and parking lot to accommodate additional commercial tenants located in a C-3 General Commercial District.

Mr. David Smith, Senior Planner, introduced the request for amendment to the Planned Development Final Plan for property located at 801 E. Park Avenue. Mr. Smith stated that the petitioner is requesting approval for an Amendment to the Planned Development Final Plan in order to modify the existing building and parking lot to accommodate additional commercial tenants located in a C-3, General Commercial District. Mr. Smith stated that the Planned Development previously approved currently has a Culver's Restaurant on the east side of the property and a structure housing a furniture store and a training center for Mario Tricocci training school on the west side of the property.

Mr. Terry Weppeler, attorney representing the petitioner, stated that at this time, the petitioner does not know who the commercial tenants will be.

Mr. Tim Morgan, architect representing the petitioner, stated that the proposal is a major change to the site. He stated that a major portion of the building to create store fronts and a pedestrian court yard. He stated that the intent is to create streetscape modules of various sizes and new wall masonry. He stated that they have brought the parking spaces off of the property lines as a revision from an earlier site plan submittal. He stated that the proposed changes will have no impact on the Culver's Restaurant facade on the east side. He stated that the sign will have a reduced height of 16'8".

Mr. John Carlson, landscape architect for the petitioner, stated that the front setback creates some unique challenges on the landscape plantings. He discussed the trees and landscape beds located within the public right of way.

Mr. Mike Werchek, petitioner, stated that the existing building has column bar joists every 30 feet which controls how the building re-model is shaped and sized. He stated that between 16,000 and 18,000 square feet of floor area. He stated that they are proposing a mix of tenant sizes.

Minutes of the January 28, 2008, Plan Commission Meeting
Page 3 of 4

Mr. Wepler stated that it is difficult to create a Unified Sign Criteria. He stated that if there are any company logos on future proposed signs, they would have to go back to the Appearance Review Commission for review and recommendation. In response to Staff review comments, he stated that they will correct the plat of survey. Mr. Wepler stated that they have submitted a letter to the Village from IDOT that authorizes the petitioner's request to lease the property formerly known as the North Shore Railroad right of way adjacent to the subject site on the south side, currently owned by Illinois Department of Transportation.

Chairman Hezner stated that the petitioner will need to obtain a permit from IDOT for the proposed curb cut changes.

Mr. Werchek, stated that they cannot move the north wall further south as Staff has requested in their plan review comments. He stated that they will not need an access easement for the proposed parking along the rear of the building as they will lease this area from IDOT. He stated that they are proposing to pick up 6 new parking spaces and landbank 3 parking spaces near the Culver's Restaurant. He stated that they do not want to provide striped loading spaces. He stated that they will address Staff's concern about the lack of curb and gutter improvements for the west end dead-end parking lot configuration. He stated that a construction easement for the rear of the site shall be obtained from IDOT if necessary. He stated that they won't know how the roof top mechanical units will be screened until they know who the commercial tenants will be and how to design their tenant spaces.

Mr. Morgan stated that they will correct the plan sheet size in response to Staff's request. Mr. Morgan stated that any discrepancies found in the traffic study will also be corrected regarding the size of the subject site.

Chairman Hezner stated that there should be sign restraints on the future tenants with sign criteria.

Commissioner Oakley asked where the trash pick-up will take place. Mr. Morgan stated that the trash pick-up will take place behind the building.

Commissioner Cotey stated that the proposed redevelopment fits with the Village's Comprehensive Plan and the proposed plan looks good. He stated that he is concerned about the Appearance Review Commission comments. He stated that he would like to see more information from the traffic study regarding IL Route 176. He stated that he would like to see a better development of the commercial tenant users' covenants and restrictions. He stated that he would like to see more planning into the site to accommodate loading areas.

Commissioner Howard stated that he likes the design. He stated that he is concerned that loading areas have not been incorporated into the site plan. He stated that he is concerned that there does not appear to be an opportunity for an anchor commercial tenant.

Minutes of the January 28, 2008, Plan Commission Meeting
Page 4 of 4

Commissioner Robinson stated that he is concerned about the traffic that would be produced by a grocer tenant. He stated that the nearest traffic signals are located at Fourth Street and St. Mary's Road along IL Route 176. He stated that from an economic development perspective, he is concerned about this development taking business away from the downtown Libertyville shops.

Chairman Hezner stated that IDOT's response to the curb cut improvements will have an influence on the traffic issue. He asked if there are any drainage issues. Mr. Pat Sheeran, Project Engineer for the Village of Libertyville, stated that there would be no new impervious surfaces.

Chairman Hezner stated that he is concerned about the potential impact of the development on the five residential lots located at the southwest from the site. He stated that he would like to see rear elevations of the buildings. He stated that he would like to see complete photometrics of the site. He stated that the proposed sign criteria is too loose. He recommended that the project be continued to a future Plan Commission meeting in order to provide the petitioner an opportunity to address the concerns discussed.

Mr. Spoden stated that a March appearance may work better for the petitioner because they will need to submit revised materials to Staff no later than three weeks prior to the next public hearing.

In the matter of PC 07-33, Commissioner Robinson moved, seconded by Commissioner Howard, to continue this item to the March 17, 2008, Plan Commission meeting.

Motion carried 5 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 5 - 0.

Meeting adjourned at 9:28 p.m.