

MINUTES OF THE PLAN COMMISSION
January 12, 2015

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 9:27 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Amy Flores, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: William Cotey and Dan Donahue.

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

Commissioner Oakley moved, seconded by Commissioner Semmelman, to approve the December 8, 2014, Plan Commission meeting minutes.

Motion carried 5 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

PC 15-01 Donald O'Shea, Applicant

Request is for a Text Amendment to Section 5.2 of the Libertyville Zoning Code to allow Motor Vehicles and Parts Dealers (441), but limited to Motorcycle Dealers (44121), as a Special Permitted Use in the C-1, Downtown Core Commercial District.

Mr. John Spoden, Director of Community Development, introduced the requested text amendment. Mr. Spoden stated the petitioner is requesting a text amendment to the Zoning Code in order to include Motor Vehicles and Parts Dealers, but limited to Motorcycle Dealers, as a Special Permitted Use in the C-1, Downtown Core Commercial District. Mr. Spoden stated that it is Staff's understanding that if the text amendment is approved, the applicant will apply for a Special Use Permit to locate at 416 N. Milwaukee Avenue, the former Arden's Furniture store. He stated that years ago, Auto Sales were existing uses in the downtown. He stated that the petitioner would condition an approval to not allow outdoor storage and limit it to motorcycles only, not automobiles. He stated that tonight is only for the text amendment, the Special Use Permit would come later for a site specific location.

Mr. Donald O'Shea, petitioner, stated that it is their intent to one day soon to locate an Indian Motorcycle Dealership in the old Arden's Furniture store space. He stated that they have every intention to be good commercial neighbors and hope to be open in the spring time.

Minutes of the January 12, 2015, Plan Commission Meeting
Page 2 of 3

Commissioner Oakley asked if there will be test driving originating from the site. Mr. Todd Gaines stated that there will be a garage door in the rear of the Arden's space and that test drives will be routed along Church Street.

Commissioner Semmelman stated that he is concerned with the future signage and hoped that it would be low key.

Commissioner Schultz stated that he is concerned that future dealerships will insist on outdoor storage.

Chairman Moore asked why the petitioner is interested in the downtown location. Mr. Gaines stated that the Arden's space makes a good fit for the proposed use. He stated that the Indian Motorcycle Company is currently the oldest motorcycle dealer in the country.

Commissioner Schultz stated that he is concerned about the potential branding display and its appropriateness.

Mr. O'Shea stated that the motorcycle culture has changed over the years and the branding shouldn't be too extreme.

Mr. Gaines stated that any branding displays will be respectful and subject to the future Special Use Permit application review.

Chairman Moore asked for clarification for permitted accessory uses as it would pertain to this proposal, such as outdoor display, or outdoor storage, or demonstrations. Mr. Gaines stated that those ancillary activities are the reasons why the Village moved Motor Vehicle Sales out of the C-1 District to begin with. He stated that their intent is to keep everything indoors.

Commissioner Schultz asked if the text amendment is approved, can the Village limit the number of motorcycle shops in the C-1 District. Mr. Spoden stated that it would be legally difficult to limit the number, but each motorcycle shop would be subject to the Special Use Permitting process.

Mr. O'Shea stated that in addition to showcasing the motorcycles in the showroom, there would be other retail items sold such as Indian branded apparel and other items.

Chairman Moore asked the petitioner what they would like for the Plan Commission to do tonight. Mr. O'Shea stated that he would like for the Plan Commission to render a positive recommendation to the Village Board for their proposed text amendment.

In the matter of PC 15-01, Commissioner Schultz moved, seconded by Commissioner Flores, to recommend the Village Board of Trustees approve a Text Amendment to Section 5.2 of the Libertyville Zoning Code to allow Motor Vehicles and Parts Dealers (441), but limited to Motorcycle Dealers (44121), as a Special Permitted Use in the C-1, Downtown Core Commercial District, subject to the following condition: 1) Section 5-2.4, Use Limitations, of the Libertyville Zoning Code be further amended to require that all aspects of the use be conducted

Minutes of the January 12, 2015, Plan Commission Meeting
Page 3 of 3

entirely within an enclosed building and that no outdoor storage or outdoor display and sales be allowed.

Motion carried 4 - 1.

Ayes: Flores, Oakley, Schultz, Semmelman

Nays: Moore

Absent: Cotey, Donahue

COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that the Bolander townhome proposal is still an open item. He stated that it is scheduled to come back to the Plan Commission in two weeks from today. He stated that they have not made any progress on the affordable housing component at this point.

Mr. Fred Chung, Village Engineer, stated that they have received a letter from the Township expressing concerns about the proposed development and its impact onto Ellis Avenue.

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

Motion carried 7 - 0.

Meeting adjourned at 10:00 p.m.