

MINUTES OF THE PLAN COMMISSION
May 18, 2015

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 9:10 p.m. at the Village Hall.

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

Members absent: None.

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 Schultz, to approve the April 27, 2015, Plan Commission meeting minutes.

Motion carried 7 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

PC 15-07 BECO Management, Inc., Applicant
600 US Highway 45

Request is for a Site Plan Permit in order to construct a building addition, parking lot improvements, driveway improvements, and landscape improvements for property in an O-2, Office, Manufacturing and Distribution Park District.

Mr. David Smith, Senior Planner, introduce the petitioner's request for a Site Plan Permit. Mr. Smith stated that the petitioner is requesting a Site Plan in order to construct a building addition, parking lot improvements, driveway improvements, and landscape improvements for property in an O-2, Office, Manufacturing and Distribution Park District located at 600 N. US Highway 45.

Mr. Smith stated that the subject site was previously occupied by Motorola who recently sold the property to the current petitioner. Mr. Smith stated that the site is being remodeled as a multi-tenant business destination that will be identified as Innovation Park of Lake County. Mr. Smith stated that the proposed improvements include a building addition that will function as a primary entrance on the north side of the building, reconfigured driveway along said building addition, and certain improvements to the existing parking lot also located in close proximity to the proposed building addition. Mr. Smith stated that no new commercial or industrial tenants are being named at this time. Mr. Smith stated that the parking lot improvements include the incorporation of curbed landscaped parking lot islands where there weren't any before thus adding interior parking lot green space that wasn't there before.

Minutes of the May 18, 2015, Plan Commission Meeting
Page 2 of 3

Mr. Chris Epstein, petitioner, stated that they purchased the property approximately one year ago. He stated that they intend to bring the facility back to life with new uses to the campus. He stated that their intent is to re-use the facility as a multi-tenant campus.

Mr. Mark Nelson, architect for the petitioner, described the proposed improvements. He stated that the overall floor area is approximately 1.2 million square feet. He stated that the facility will be compartmentalized into five distinct buildings. The proposal tonight features an addition to enhance the central entrance and will function as visitor drop-off, sales and marketing, and a visitor's entrance.

Mr. Shawn Benson, architect for the petitioner, described the vehicular drive changes, parking lot changes that incorporate adding landscaped parking lot islands to the existing parking lot, the addition of 40 plus trees and bringing any disturbed areas up to the Storm Water Management code. He stated that bio-swales will be incorporated and permeable brick pavers will be incorporated at the drop off location.

Commissioner Flores stated that the proposed new entrance seems far from the parking lot.

Mr. Epstein stated that there will be an auxiliary entrance, but the proposed expanded entrance is to serve as focal point that includes the drop-off driveway.

Commissioner Cotey stated that he supports the re-purposing of the building. He asked for clarification as to who the future tenants might be. Mr. Epstein stated that they are not limiting as to who the future tenants might be. He stated that they are aggressively marketing the site. He stated that when Motorola was there, there was very little manufacturing going on and it had no focal point.

Commissioner Cotey asked about the future signage plan. Mr. Epstein stated that there will be ample signage when they are ready to apply for the sign program.

Chairman Moore asked the petitioner if they reviewed the DRC Staff report. Mr. Epstein stated that they have reviewed the report.

Chairman Moore asked if they would like the Plan Commission to vote and render their recommendation to the Village Board tonight. Mr. Epstein stated that he is ready for the Plan Commission to vote on their request tonight and render their recommendation to the Village Board.

In the matter of PC 15-07, Commissioner Cotey moved, seconded by Commissioner Schultz, to recommend the Village Board of Trustees approve a Site Plan Permit in order to construct a building addition, parking lot improvements, driveway improvements, and landscape improvements for property in an O-2 Office, Manufacturing and Distribution Park District, in accordance with the plans submitted.

Minutes of the May 18, 2015, Plan Commission Meeting
Page 3 of 3

Ayes: Moore, Cotey, Donahue, Flores, Oakley, Schultz, Semmelman
Nays: None
Absent: None

PC 15-10 Village of Libertyville Applicant

Request is for a Text Amendment to Section 6-3 of the Libertyville Zoning Code to include Management of Companies and Enterprises as a Permitted Use in the O-2, Office, Manufacturing and Distribution Park District.

Mr. John Spoden, Director of Community Development, introduced the proposed Text Amendment to the Zoning Code. He stated that Village Staff is proposing a Text Amendment to Section 6-3 of the Libertyville Zoning Code regarding Permitted Uses relating to Management of Companies and Enterprises in the O-2, Office, Manufacturing and Distribution Park District. He stated that Management of Companies and Enterprises as a land use is not currently listed as a Permitted or Special Permitted Use in the O-2 District, but is permitted in the O-1, Professional Services Office District.

Mr. Spoden stated that by including the Management of Companies land use in the O-2 District, it will enable a variety of economic activities such as corporate and head offices, and other related uses. He stated that Staff is ready for the Plan Commission to vote and render their recommendation to the Village Board tonight.

In the matter of PC 15-10, Commissioner Schultz moved, seconded by Commissioner Semmelman, to recommend the Village Board of Trustees approve a Text Amendment to Section 6-3 of the Libertyville Zoning Code to include Management of Companies and Enterprises as a Permitted Use in the O-2, Office, Manufacturing and Distribution Park District.

Ayes: Moore, Cotey, Donahue, Flores, Oakley, Schultz, Semmelman
Nays: None
Absent: None

COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, shared with the Plan Commission that Associate Planner Johanna Bye recently passed the American Institute of Certified Planners exam.

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

Motion carried 7 - 0.

Meeting adjourned at 9:45 p.m.