

MINUTES OF THE PLAN COMMISSION
May 9, 2016

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:11 p.m. at the Village Hall.

Members present: Chairman Mark Moore, William Cotey, Amy Flores, Matthew Krummick, 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 Schultz moved, seconded by Commissioner Semmelman, to approve the March 28, 2016, Plan Commission meeting minutes.

Motion carried 7 - 0.

OLD BUSINESS:

PC 16-07 Robert Colosi, Applicant
760 E. Park Avenue

Request is for a for a Planned Development Concept and Final Plan in order to construct a car wash in Phase 4 of the Park Avenue Corporate Center Planned Development located in an I-3 General Industrial District.

Mr. David Smith, Senior Planner, stated that the petitioner, Robert Colosi of Auto Expo, was before the Plan Commission at their April 25, 2016, meeting proposing to construct a car wash on Lot 6 of the Park Avenue Corporate Center. He stated that the Park Avenue Corporate Center is a multi-phase Planned Development that initiated when Life Storage Centers acquired the 17 acre property from the Solar Corporation in 2008. He stated that since then Life Storage rehabbed and took occupancy of the main building that fronts Park Avenue, followed by CrossFit, the Dance Academy, and Feed My Starving Children in the buildings to the north, and the construction of the Green Tree Animal Hospital to the east. He stated that the proposal to construct the Auto Expo Car Wash will require approval of a Planned Development Concept and Final Plan. He stated that the subject site is located in an I-3, General Industrial District at 760 East Park Avenue.

Mr. Smith stated that during the course of the April 25, 2016, Plan Commission public hearing, testimony was presented and the Plan Commission deliberated. He stated that at the conclusion, the Plan Commission continued the item to the May 9, 2016, Plan Commission meeting agenda in order to provide the petitioner an opportunity to address both Staff and Plan Commission concerns.

Mr. Jim Ferolo, attorney for petitioner, introduced the petitioner and his consultants.

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Mr. Neal Gerdes, architect for the petitioner, introduced the on-site traffic and pedestrian flow of the Site Plan. He stated that the facility will have both a car wash and a detail service. He states that the customer will pull their vehicle up to a drop off point next to the building where the car wash staff will then take the vehicle around the building and up to the car wash entrance. Mr. Gerdes then presented the floor plan to the Plan Commission.

Mr. Bob Colosi, Auto Expo Car Wash owner and petitioner, stated that for the detail service, the customers must make a reservation. He stated that this method prevents being over-booked and allows for smoother on-site traffic flow and it enables all the vehicles to be parked. He stated that they also provide detail service to the auto dealers. He stated that they shuffle vehicles back and forth between their facility and the dealers. He stated that Auto Expo controls the volume which also helps to control on-site vehicle traffic movement and parking of customer's vehicles.

Commissioner Flores asked that the petitioner clarify how stacked vehicles will be able to make the turn around the southeast corner of the building into the car wash entrance. Mr. Gerdes stated that they will agree to remove the last two stacking spaces at the car wash entrance along the east side of the building at the south end per Staff's request in order to allow the other stacked vehicles to make a wide enough turn into the car wash entrance. He stated that they will still have space to stack 10 vehicles.

Commissioner Schultz asked how many parking spaces does the petitioner have at his current site. Mr. Colosi stated that they have 34 parking spaces today.

Commissioner Schultz asked how many parking spaces will be provided at the new location. Mr. Colosi stated that they will provide 36 parking spaces.

Commissioner Schultz stated that he is concerned about the little increase in parking.

Mr. Gerdes stated that the building is about the same size and that the lot is a little larger.

Mr. Ferolo stated that they have an agreement with the larger parking lot to the north that they can use up to 20 additional parking spaces if needed.

Commissioner Schultz asked the petitioner why he wants to move. Mr. Colosi stated that his lease will end in March 2017 at his current location.

Commissioner Schultz stated that the petitioner should consider providing an outdoor break area for his staff.

Mr. Gerdes stated that they will have an indoor break room.

Mr. Colosi stated that his staff will be permitted a 15 minute morning break and a 30 minute afternoon break. He stated that they will not be permitted to smoke in front of the building.

Mr. Gerdes stated that they could utilize the southeastern area of the lot for an outdoor break area as well.

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Mr. Bill Zalewski, Engineer for the petitioner, stated that they have included auto-turn exhibits for passenger vehicle, fire truck, and an ambulance. He stated that the auto-turn exhibit shows that all three vehicle types are able to navigate around the entire building. He stated that he is also the engineer for the Life Storage parking lot adjacent to the north and understands how the two sites will work from a civil engineering perspective. He stated that he has incorporated Best Management Practices in the storm water management design. He stated that the car wash site will make use of bio-swales and landscaping to help to retain storm water.

Chairman Moore stated that the Staff comments should be reviewed in order to make sure that both the Plan Commission and the petitioner are in agreement.

Mr. Ferolo stated that he would like to see the Condition No. 1 be revised so that the requirement for a Construction Permit and the Site Development Permit for the Park Avenue Corporate Center (Life Storage) parking lot shall be issued and construction begun prior to a Building Permit for the Auto Expo car wash be issued be removed. Mr. Ferolo stated that they are in agreement with the condition that states that a Completion Certificate shall be issued for the Park Avenue Corporate Center (Life Storage) parking lot prior to an Occupancy Permit of any kind be issued for the car wash.

Mr. Spoden stated that Staff will agree with Mr. Ferolo's revision to Condition No. 1.

Mr. Gerdes stated that they are in agreement with the rest of the Planning Division review comments which are numbered to 7.

Mr. James Woods, CivilTech, stated that the turning radius appears to be very tight at the southeast corner of the building for the vehicle stacking along the east side of the building at the south end. He stated those stacked vehicles at that location may block cars parked in the angled parking spaces located along the east row of parking at the south end of that row.

Mr. Gerdes stated that they have agreed to remove the proposed stacked parking spaces along the east side of the building at the south end of the building in order to remove that potential traffic movement conflict.

Mr. Gerdes stated that the Libertyville Fire Chief has agreed that the construction of the parking pavement can be made to withstand 40,000 pounds, not the 80,000 pounds previously requested by the Fire Department.

Mr. Zalewski stated that the Plat of Resubdivision has been submitted last week.

Mr. Fred Chung, Senior Project Engineer, stated that it is important to keep track the detention calculations and that this should remain as condition for approval.

Mr. Zalewski stated that he will be compliant with the Watershed Development Ordinance for both the car was parcel and for the Life Storage parking lot area.

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Mr. Ferolo stated that he is concerned as how the condition for approval in the Staff recommendation section of the DRC Staff Report No. 6 is worded.

Mr. David Pardys, Village Attorney, stated that the intent is that detention be required in compliance with the Watershed Development Ordinance.

Chairman Moore requested that further attention for discussion should be given to conditions for approval numbered from 27 and after.

Mr. Woods, CivilTech, stated that the last line in condition for approval No. 34 can be removed. He stated that Condition No. 35 was intended to advise the petitioner of his concern about the building obstructing the line of sight of driver's exiting the site out onto the Life Storage parking lot. He stated that the petitioner can reference IDOT's BDE Manual, Section 36-6 regarding the design of proper a Site Distance Triangle at vehicular intersections.

Mr. Woods stated that he is also concerned about the probable blocking of traffic movement on site by storing parked cars in the parking lot aisles and cautioned the petitioner to not let this happen.

Mr. Keith Colosi, petitioner, stated that their business model will change considerably in order to address the problem of vehicle overflow onto the parking lot drive aisles. He stated that as vehicles are serviced they will be efficiently shuffled back and forth between the dealers and that they will not overbook detailing appointments.

Mr. Gerdes stated that the new site is much improved and with the adjustment of Mr. Colosi's business model, the traffic movement on site will also be much improved.

Chairman Moore asked the petitioner what they would like for the Plan Commission to do tonight. Mr. Ferolo stated that they are ready for the Plan Commission to render their recommendation to the Village Board.

Chairman Moore stated that Condition No. 1 and No. 34 have been revised.

In the matter of PC 16-07, Commissioner Semmelman moved, seconded by Commissioner Oakley, to recommend the Village Board of Trustees approve a Planned Development Concept and Final Plan in order to construct a car wash in Phase 4 of the Park Avenue Corporate Center Planned Development located in an I-3, General Industrial District at 760 East Park Avenue, subject to the following conditions:

- 1. That a Completion Certificate shall be issued for the Park Avenue Corporate Center (Life Storage) parking lot prior to an Occupancy Permit of any kind be issued for the car wash. This shall be a condition of approval.*
- 2. That a current plat of survey for the entire 17 acre Park Avenue Corporate Center be submitted prior to Village Board approval.*
- 3. That a Plat of Re-Subdivision be applied for and approved prior to the issuance of a Final Occupancy Permit for the Auto Expo Car Wash if lots 6 and 11 do not exist as legally created lots of record.*

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4. *That additional evergreen plantings be installed between the parking lot and the Park Avenue public right of way property line in accordance to Zoning Code Section 13-3.1.*
5. *That all geometric differences between AKL Architectural Services site plan and landscape plan sheets and the VantagePoint Engineering Geometric Plan sheet match in configuration. This can be addressed at time of Building Permit application submittal.*
6. *That detention be required for the new impervious surface area in accordance to the WDO and provided in the Civil Engineering Plans prior to Village Board approval.*
7. *That Water Quality Treatment should be provided, with the location of the bio-swale indicated in the Civil Engineering Plans prior to Village Board approval.*
8. *That Tail Water Elevation hydraulic and hydrology analysis be provided for the existing storm sewer where the connection is to be made prior to Village Board approval.*
9. *That a Plat should be submitted with all appropriate easements and restrictions for stormwater facilities, storm sewer, wetland buffer, utilities, access, etc. prior to Village Board approval.*
10. *That Storm water release rates and discharges should be submitted and should meet Section 502. A Tail Water Analysis shall be submitted for Staff review and approval prior to Village Board approval.*
11. *That a Runoff Volume Reduction (RVR) should be submitted for Staff review and approval and should meet Section 503 prior to Village Board approval.*
12. *That all Flood Routes should be shown on the plans, and all supporting calculations should be submitted for Staff review and approval prior to Village Board approval.*

The following items are recommended conditions for approval and shall be provided for review and Staff approval prior to any permit issuance for this work:

13. *Watershed Development Permit Application shall be submitted.*
14. *Compensatory Storage should be 1.2 to 1.0 ratio, supporting documents, shall be submitted.*
15. *Stormwater detention provided in the regulatory floodplain would not be permitted (WDO Section 507).*
16. *Performance Standards for the development to meet Article 5 – Section 500;*
17. *Runoff Calculations shall be submitted and shall meet Article 5 – Section 501, confirm authorization of existing detention within the Regulatory Floodplain.*
18. *Storm water Conveyance System design calculations shall meet Section 506; provide the Tail water analysis.*
19. *Water Quality Treatment calculations shall be submitted and shall meet Sections 300 and 504, show the bio-swale locations.*
20. *Soil Erosion and Sediment Control Plan shall be submitted and shall meet Sections 401.08 and 401.09 and Article 6.*
21. *Application Requirements for Major Development shall meet Section 401.*
22. *Indicate the location of the Bench Mark, all elevations shall be referenced to North American Vertical Datum of 1988 (NAVD 88) per Section 401.02.*
23. *A written narrative description of the proposed phasing (Construction sequencing) of development of the site be submitted.*
24. *A maintenance Plan for the ongoing maintenance of all storm water management system components be submitted.*

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25. *A copy of the consultation application to the Illinois Department of Natural Resources (IDNR) shall be submitted (Article 4 – Section 401.16).*
26. *The property is within a regulatory floodplain and must comply with all applicable provisions of Article 7. Since the property was not subdivided, therefore, Article 7 will apply.*
27. *Engineering Division approval for the Auto Expo site plan cannot be issued before the site design for the full parking lot is reviewed and approved.*
28. *Additional permits may be required from the Illinois Environmental Protection Agency (IEPA), Illinois Department of Transportation (IDOT), Lake County Stormwater Management Commission (LCSMC), U.S. Army Corps of Engineers (USACE), Illinois Historic Preservation Agency (IHPA) and/or Illinois Department of Natural Resources (IDNR).*
29. *Indicate on the SESC plans the location of the concrete washout;*
30. *Provide valve vault at the easterly watermain connection for isolation purposes;*
31. *Provide sanitary sewer flow calculations for the proposed Auto Expo project;*
32. *Water and sanitary sewer permits from the IEPA are required;*
33. *Engineering cost estimate shall be submitted.*
34. *That a double 4” yellow stripe shall be placed that separates the northbound and southbound traffic within the two-way section, stretching between the stop bar at the northwest corner of the building and the curved striping at the exit of the wash tunnel. The curved/hatched striping area shall be yellow. A 24” white stop bar shall be placed at the location where the customer will pull up and exit the vehicle. A single 6” solid white line shall begin at the stop bar and curve around the south side of the building to delineate the limits of the stacking area.*
35. *Provide a proper intersection sight distance clear sight triangle which indicates that a motorist turning left will be able to see a vehicle approaching from the east at 15 mph with enough time to make the turn without undue interference or conflicts with the approaching vehicle shall be provided. The petitioner shall reference IDOT’s BDE Manual, Section 36-6.*
36. *Shift the south row of 14 spaces to the east in order to provide a full curb line adjacent to the handicapped stall located at the south end of the western row of parking spaces.*
37. *Remove the stacking of two vehicles on the south end of the east side of the building in order to reduce potential conflicts in the traffic movement in that area of the site.*

Motion carried 7 - 0.

Ayes: Moore, Cotey, Flores, Krummick, Oakley, Schultz, Semmelman

Nays: None

Absent: None

NEW BUSINESS: None.

COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that Village Staff will host a pre-construction meeting with the builder of the parking garage. He stated that there will be a

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Committee of the Whole meeting next week regarding a proposal to develop the Trimm property on Tuesday May 17, 2016. He stated that the Roanoke Development Group will present their proposed residential development for the Archdiocese property on Butterfield Road. He stated that this project will be in front of the Plan Commission at their June 27, 2016 meeting which will be held at the Civic Center.

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

Motion carried 7 - 0.

Meeting adjourned at 8:30 p.m.