

MINUTES OF THE PLAN COMMISSION
October 10, 2016

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:01 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.

A quorum was established.

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

Commissioner Cotey moved, seconded by Commissioner Semmelman, to approve the September 12, 2016, Plan Commission meeting minutes

Motion carried 7 - 0.

OLD BUSINESS:

PC 16-06 DRH Cambridge Homes, Inc., Applicant
127, 131, and 201 S. Stewart Avenue

Request is for a Preliminary Plat of Resubdivision in order to resubdivide three (3) residential lots into two (2) residential lots for property located in an R-7, Single Family Attached Residential District.

In the matter of PC 16-06, Commissioner Schultz moved, seconded by Commissioner Flores, to continue this item to the October 24, 2016, Plan Commission meeting.

Motion carried 7 - 0.

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

Nays: None

Absent: None

PC 16-27 Conventual Franciscan Friars of Marytown, Applicant
1600 W. Park Avenue

Request is for an Amendment to Section 11, Figure 11-5 of the Libertyville Zoning Code in order to expand the Overlay District for Electronic Message Board Signs for property located in an IB, Institutional Buildings District.

Minutes of the October 10, 2016, Plan Commission Meeting
Page 2 of 13

PC 16-28 Conventual Franciscan Friars of Marytown, Applicant
1600 W. Park Avenue

Request is for a Special Use Permit for an Electronic Message Board Sign for property located in an IB, Institutional Buildings District.

Mr. John Spoden, Director of Community Development, introduced the petitioner's proposal. Mr. Spoden stated that the Plan Commission and Zoning Board of Appeals may recall that the petitioner appeared before them at their September 12, 2016, meeting requesting an Amendment to the Zoning Code Section 11, Figure 11-5, in order to expand the Overlay District for Electronic Message Board Signs, a Special Use Permit for an Electronic Message Board Sign, and approval for certain variations for signage for property located in an IB, Institutional Buildings District at 1600 W. Park Avenue.

Mr. Spoden stated that during the course of the September 12, 2016 Plan Commission and Zoning Board of Appeals meeting, the motion was made to continue these matters to the October 10, 2016 meeting in order to provide the petitioner an opportunity to revise their application materials in response to the DRC Staff report and comments provided by the Plan Commission and Zoning Board of Appeals.

Mr. Spoden stated that the petitioner has submitted revisions to their request. He stated that the proposed number of two (2) freestanding signs remains unchanged, but the new Gift Shop/Conference Center sign (east side) has been reduced from the previously proposed 18'5" in height to 14'3" to include a similar brick base as that of the Chapel monument sign (west side) which is proposed to remain unchanged from the initial plan. He stated that the petitioner is still requesting that Electronic Message Board remain as part of the Gift Shop/Conference Center sign.

Mr. Frank Klepitsch, architect representing the petitioner, stated that in response to the concerns provided by Village Staff and the Plan Commission and Zoning Board of Appeals, they have redesigned the Gift Shop/Conference Center sign by reducing its height while still utilizing the existing sign cabinet and incorporating it into the new sign structure.

Mr. Jim Butts, Project Coordinator for Marytown, stated that the EMB is necessary for the operations of their facility. He stated that the existing Gift Shop/Conference Center sign utilizes a manually operated message board and is over 19 feet in height with a 25 foot setback and the change would be a reduction in height of their sign. He stated that they are one (1) of four (4) National Shrines and they rely on conventions, speakers, and other events. He stated that there is no major difference between an EMB and a manual message board sign. He stated that their property is the only property along Rt. 176 that is large enough to meet the minimum lot area and lot width as established in the Village's EMB Overlay District development standards for EMB's.

Father John Grigus from Marytown, stated that it is important to have the EMB sign. He stated that their services and events bring many people from all over the U.S. and the world to their facility and an EMB will help to facilitate those people searching for their facility. He stated that

Minutes of the October 10, 2016, Plan Commission Meeting
Page 3 of 13

everything is becoming modernized and electronic. He stated that they currently must use a ladder to change the lettering on the manual message board and that this has become hazardous and a hardship, especially in the winter. He stated that modern technology should be used to carry the Gospel.

Commissioner Schultz stated that he is supportive of the materials proposed for the new signage, but does not support the EMB. He stated that he is concerned with the precedent that would be set.

Commissioner Semmelman asked if the EMB would be visible from other homes. Mr. Butts stated that there is a 150 foot wide ComEd easement between their facility and the residential neighborhood to the east. He stated that on the south side of Rt. 176 there is the IDOT bike path which is anywhere between 60 and 100 feet wide, then there is a residential area further south beyond the IDOT bike path.

Commissioner Semmelman stated that he supports the requests.

Chairman Moore stated that he likes the design of the signs, but does not support the EMB.

Commissioner Flores stated that she likes the design of the signs, but does not support the EMB.

Commissioner Oakley stated that he supports the requests.

Commissioner Cotey asked if there are other religious institutions with land area that would qualify for the Overlay District development standards. Mr. Spoden stated that only this property is large enough.

Mr. Butts asked the Plan Commission why there is such negative opinion of EMB's. Commissioner Flores stated that it seems unjustified to change the established Overlay District for EMB's. She stated she is concerned that it would be a distraction for drivers along Rt. 176.

Mr. Butts stated that it is not the intent to bombard onlookers with frequently changing messages. He stated that the EMB will be done and used tastefully.

Commissioner Cotey asked the petitioner if they would like to go to a vote. Mr. Butts stated that they are ready to go to a vote.

In the matter of PC 16-27, Commissioner Oakley moved, seconded by Commissioner Semmelman, to recommend the Village Board of Trustees approve an Amendment to Section 11, Figure 11-5 of the Libertyville Zoning Code in order to expand the Overlay District for Electronic Message Board Signs for property located in an IB, Institutional Buildings District, in accordance with the plans submitted.

Motion carried 4 - 3.

Minutes of the October 10, 2016, Plan Commission Meeting
Page 4 of 13

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

In the matter of PC 16-28, Commissioner Semmelman moved, seconded by Commissioner Oakley, to recommend the Village Board of Trustees approve a Special Use Permit for an Electronic Message Board Sign for property located in an IB, Institutional Buildings District, in accordance with the plans submitted.

Motion carried 4 - 3.

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

PC 16-29 Valent BioSciences Corporation, Applicant
600 N. US Highway 45

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

In the matter of PC 16-29, Commissioner Schultz moved, seconded by Commissioner Flores, to continue this item to the November 28, 2016, Plan Commission meeting.

Motion carried 7 - 0.

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

NEW BUSINESS:

PC 16-31 SA Station Square LLC, Applicant
400 W. Lake Street

Request is for a Map Amendment to re-zone approximately 2.8 acres of land from C-1, Downtown Core Commercial District and R-6, Single Family Residential District to R-8, Multiple Family Residential District in order construct a residential development on approximately 11 acres of land currently located in a C-1, Downtown Core Commercial District and R-6, Single Family Residential District.

PC 16-32 SA Station Square LLC, Applicant
400 W. Lake Street

Request is for a Special Use Permit for a Planned Development in order construct a residential development on approximately 11 acres of land currently located in a C-1, Downtown Core Commercial District and R-6, Single Family Residential District.

PC 16-33 SA Station Square LLC, Applicant
400 W. Lake Street

Request is for a Planned Development Concept Plan in order construct a residential development on approximately 11 acres of land currently located in a C-1, Downtown Core Commercial District and R-6, Single Family Residential District.

PC 16-34 SA Station Square LLC, Applicant
400 W. Lake Street

Request is for a Preliminary Plat of Subdivision in order construct a residential development on approximately 11 acres of land currently located in a C-1, Downtown Core Commercial District and R-6, Single Family Residential District.

Mr. David Smith, Senior Planner, introduced the requests. He stated that the petitioner, Rick Swanson of SA Station Square LLC, is requesting a Map Amendment to re-zone approximately 2.8 acres of land from C-1, Downtown Core Commercial District, and R-6, Single Family Residential District to R-8, Multiple Family Residential District; a Special Use Permit for a Planned Development; a Planned Development Concept Plan; and a Preliminary Plat of Subdivision in order to construct a residential development on approximately 11 acres of land in an R-8, Multiple Family Residential District. The subject site includes the six (6) acre Trimm property and approximately five (5) acres of Village owned property that comprises a portion of the existing downtown Metra Station commuter parking lot and certain vacant residential lots fronting Lake Street.

Mr. Smith stated that the petitioner is proposing to construct 28 duplex units, (14 duplex structures), and two, 4-story apartment buildings each proposed to contain 54 apartment units for a total of 108 apartment units.

Mr. Rick Swanson, petitioner, introduced the proposed redevelopment project. He presented the Site Plan including a clock tower proposed to be located between the Metra Station and the terminus of the Brainerd Avenue extension into the site. He stated that there are currently 267 commuter parking spaces and that the proposed development will have 461 parking spaces when the project is completed.

Mr. Swanson stated that the apartment building component of the proposal will include a hybrid of affordable units mixed with pay-in-lieu of affordable housing.

Mr. Swanson stated that he is not proposing to change the location of the Metra station building. He stated that he is proposing a residential development that will not exceed the maximum allowed per the previously approved Settlement Agreement. He stated that he is not exceeding the approved density. He stated that he will remove the contaminated soil and clean the site.

Minutes of the October 10, 2016, Plan Commission Meeting
Page 6 of 13

Mr. Swanson stated that the architecture of the proposed townhomes will resemble a colonial style. He stated that the Metra station building is a separate permit. He stated that the Metra station building will incorporate Tuscan columns with black street coach lights.

Mr. Swanson stated that he is proposing a clock tower within the development. He stated that the axis will align with Brainerd Avenue and Milwaukee Avenue.

Mr. Swanson stated that the proposal includes two apartment buildings that are 4 stories in height each. He stated that they will have community room and that there will be studios to one and two bedroom units. He stated that the buildings will have low pitched roofs and they will have underground parking.

Mr. Swanson stated that the townhome duplexes will be 3 stories in height and that there will be 4 to 6 model types, one of which will incorporate a roof garden design.

Mr. Drake Van Beek, 603 Brainerd Avenue, asked how many townhome units are proposed. Mr. Swanson stated that he is proposing 28 townhome units.

Ms. Jennifer DeBruler, 322 Lake Street, asked about the contaminated soil on the property and what the remediation plan involves. She stated that she is concerned about the impact upon traffic. Mr. Swanson stated that his environmental consultant DAI concurs with the Pioneer's report in terms of what the soil contaminants are. He stated that they will chemically treat the soil and then remove it. He stated that the engineers will monitor the removal. He stated that the contaminated soil is not too close to the aquifers.

Ms. DeBruler stated that she would like to have access to the remediation plan and the post-remediation plan.

Mr. James Woods, Civiltech Engineering and the Village's traffic engineering consultant, stated that he has reviewed the Traffic Impact Study by KLOA. He stated that the delay times will increase at the intersection of Lake Street and Milwaukee Avenue. He stated that an on-site circulation analysis should also be done.

Ms. DeBruler stated that she is concerned that the residents along Lake Street will not be able to pull out of their driveways.

Mr. Jim Laughlin, 206 W. Cook Avenue, stated he is concerned about the impact upon traffic.

Mr. Swanson stated that the existing exit out onto Milwaukee Avenue from the Metra parking lot is not safe. He stated that the proposed roundabout will help to control traffic.

Chairman Moore asked about the traffic gaps along Lake Street. Mr. Woods stated that the traffic impact study should address that question.

Mr. Swanson stated that he will provide additional traffic impact information prior to the next meeting.

Minutes of the October 10, 2016, Plan Commission Meeting
Page 7 of 13

Ms. Amy Robillard, 229 Lake Street, stated that she lives in a 2-story bungalow and that the proposed 3- or 4-story townhomes are too tall. She stated that the proposed plans are not keeping with the single family character along Lake Street. She stated that she is concerned about the impact on traffic.

Mr. Swanson stated that he is respecting the height restriction in the Village of Libertyville. He stated that he will show a comparison that is consistent with the other existing homes in the area.

Ms. Susan Magill, 215 Johnson Avenue, stated that she is concerned with the additional parking spaces and the potential increase in traffic flow.

Mr. Lev Sahagian, 237 Lake Street, stated that he is concerned about the increase in density of the townhomes along Lake Street. He stated that the development should include the commercial aspect along the east end of the property.

Mr. Swanson stated that the separation between the buildings will not be less than 10 feet and that he will work closely with Village Staff for an appropriate height of the buildings.

Ms. Sheila Maliekel, 238 Lake Street, stated she is concerned about how she will be able to live next to the construction. She stated that she is concerned that any new landscaping will have an impact on the storm water management.

Mr. Swanson stated that they are required to engineer the development so that it will not create or exacerbate drainage issues downstream. He stated that there are regulations in place that control negative impacts that construction could have on neighboring properties.

Ms. Patty Gregg, 332 Lake Street, stated that her home is next to the old Trimm factory driveway. She stated that she is concerned about the impact on traffic. She stated that cars que a full block in the morning along Lake Street waiting to turn onto Milwaukee Avenue. She stated that she is concerned about the proposed apartment building height of 4 stories.

Mr. Swanson stated that he intends to leave the old Trimm access driveway alone or turn it into a bike path, but will not allow it to be used for cars.

Mr. James Gregg, 332 Lake Street, stated that he is concerned as to how power will be brought to the development.

Mr. Swanson stated that power lines will be buried and made safer. He stated that they are still engineering how the power supply will be incorporated into the development.

Mr. Bill Connal, 314 Lake Street, stated that he is concerned about the soil contamination and drainage. He stated that he is concerned about the impact upon traffic and pedestrian safety. He stated that he is concerned that the development will not embrace the heritage character in the area. He stated that he is concerned about the removal of the existing trees as they have provided a visual and noise buffer from the Metra tracks.

Minutes of the October 10, 2016, Plan Commission Meeting
Page 8 of 13

Mr. Fred Chung, Senior Project Engineer, stated that the site is encumbered with a wetland area. He stated that the developer shall need approval from the Army Corp of Engineers to develop the property.

Chairman Moore asked how the homes along Lake Street will be buffered from the development. Mr. Swanson stated that there will be a 15 to 20 foot landscape buffer along the site's southern property line.

Ms. Gregg stated that she is concerned about having the proposed townhome garage doors facing her property.

Mr. Swanson stated that they will incorporate a buffer between the two properties. He stated that he may consider using a fence.

Mr. Steve Borgstrom, 211 Johnson Avenue, stated that the zoning should be changed. He asked about the parking provided for the townhomes. Mr. Swanson stated that each unit will have 4 parking spaces, 2 inside and 2 outside.

Mr. Borgstrom stated that there will be unintended costs to the Village such as flooding. He stated that the developer must comply with the Standards for the Planned Development.

Ms. Amy Robillard, 229 Lake Street, asked if the detention pond will be aerated. Mr. Swanson stated that if the detention pond will be a wet bottom pond then he agrees that it should be aerated.

Mr. Kevin Dean, 235 Lake Street, stated that he is concerned about the retention pond. He stated that the traffic study should be done again. He stated that he is not certain that the Village needs this development or if there is a demand for it in the market.

Mr. Swanson stated that the detention pond is necessary for storm water management and it will also serve as an aesthetic amenity for the development.

Mr. Chung stated that the proposed storm water management must comply with the Lake County Watershed Development Ordinance.

Ms. Jennifer DeBruler stated that the traffic is different during the school year and that the traffic impact study should capture those school year calculations as well.

Ms. Brenda Drehobl, 215 Lake Street, stated that she is concerned about the traffic. She stated that she is concerned about the lack of emergency access for fire and police. She stated that her proposed roundabout is impractical. She stated that a school bus stop should be incorporated into the plan for the children.

Mr. Swanson stated that the Fire Department has reviewed the plans and will continue to review the plans as they develop and make certain that the Site Plan can accommodate their fire trucks and other apparatus.

Minutes of the October 10, 2016, Plan Commission Meeting
Page 9 of 13

Mr. Ravi Rajagopalan, 326 Lake Street, stated that he is concerned about the height of the apartment buildings. He stated that it will feel like the new apartment buildings will be looking down on top of his property.

Mr. Swanson stated that they will incorporate landscape buffering. He stated that the zoning allows for multi-family development. He stated that he may look at changing the units along Lake Street into single family homes.

Ms. Gregg stated that she is concerned about the parking lot lighting.

Mr. Swanson stated that he will comply with the maximum allowed foot candle illuminations understanding that the proposed development is adjacent to residential property.

Ms. Mary Carol Cowsky, 320 Merrill Court, is concerned about the impact upon traffic from the proposed development.

Mr. Chung stated that the Village will work with the Police and Fire Departments regarding the ingress and egress to and from the site.

Ms. Borgstrom stated that approving this proposed development is not looking out for the existing residents of the Village. She stated that closer monitoring of the traffic is vital during peak traffic hours.

Chairman Moore asked about the level of completion of the Civil Engineering plans. Mr. Swanson stated that it is his intent to present plans at their preliminary development in search of a comfort level from the Plan Commission before developing the plans further. He stated that he participated in the TOD Steering Committee meeting with Teska. He stated that he is not overly optimistic with Teska's plan for the Trimm property.

Commissioner Oakley stated that he is concerned about the impact on the school system.

Mr. Swanson stated that many of the apartment units are 1 bedroom units which should have an improved impact upon the school demographics.

Commissioner Flores stated that it appears that driveway behind the townhomes will encourage cut-through traffic.

Mr. Swanson stated that the Site Plan design will inhibit cut-through traffic.

Commissioner Flores stated that the petitioner should consider changing the proposed townhomes facing Lake Street to single family homes.

Mr. Swanson stated that he will study that option, but needs to make sure that the financial numbers will enable him to do so. He stated that he will explore the density of his proposal along Lake Street.

Minutes of the October 10, 2016, Plan Commission Meeting
Page 10 of 13

Mr. John Spoden, Director of Community Development, stated that Staff has always advised developers who have looked at Trimm to design their Site Plan in a way that is conducive to the future commercial redevelopment on the east end of the site along Milwaukee Avenue.

Mr. Swanson stated that he has shown a concept for the commercial component previously. He stated that his concept includes retail uses on the first floor and offices on the second floor of his proposed concept.

Commissioner Cotey asked for clarification of the meaning for T.O.D. Mr. Spoden stated that Transit Oriented Development typically includes a higher density development in close proximity to mass transportation with fewer cars.

Commissioner Cotey stated that consideration could be given to allowing only 1 car garages. He stated that to encourage the principals of a T.O.D. development then a lower car density should be considered. He stated that he is concerned about the impact upon the schools and that the developer should work with the school system. He stated that a 3-story townhome is not conducive for empty nesters. He stated that the development should consider mixing in a 55(+) component.

Mr. Swanson stated that the parking ratio planned for the apartment buildings is 1.5 cars per unit for the apartments.

Commissioner Semmelman asked how the proposed clock tower will be maintained. Mr. Swanson stated that the clock tower would most likely be maintained by the H.O.A., but this detail needs to be worked out yet.

Commissioner Semmelman asked about the height of the proposed apartment buildings. Mr. Swanson stated that they will be approximately 45 feet in height and 4 stories.

Commissioner Semmelman stated that he would be supportive of an updated traffic study and the inclusion of single family homes along Lake Street as part of the proposed development.

Commissioner Krummick stated that he is concerned about the proposed density especially along Lake Street. He stated that he is concerned about the access to the site. He stated that he is concerned about the impact upon the schools.

Mr. Swanson stated that he is proposing a mix of 1, 2, and 3 bedroom units and studios. He stated that the apartment will be mostly 1 and 2 bedroom units. He stated that 40% will be 1 bedroom units, 20% will be studio units, and that 40% will be 2 and 3 bedroom units.

Commissioner Schultz stated that the proposal shows nice products. He stated that he would support a pedestrian/bike trail along the old Trimm factory driveway entrance next to the cemetery into the development. He asked about the unit size of the apartments.

Chairman Moore asked about the proposed height of the clock tower. Mr. Swanson stated that it is approximately 40 feet in height.

Minutes of the October 10, 2016, Plan Commission Meeting
Page 11 of 13

Chairman Moore asked if there is an alternate plan for the roundabout. Mr. Swanson stated that if the roundabout is removed from the plan then he would have to consult with his traffic consultant relative to an alternative plan.

Chairman Moore stated that he has concerns for the close proximity of the apartment surface parking lot and the existing residents along Lake Street.

Mr. Swanson stated that he can make some adjustments to the Site Plan to respond to these concerns.

Chairman Moore stated that the proposed location of the detention pond seems close to the residents. He stated that he would like to see an exhibit illustrating line of sight for the neighboring residents. He agrees that any proposed residential units along Lake Street should be single family.

Chairman Moore stated that he is also concerned about the impact on traffic. He stated that he is looking for confirmation that the roundabout will work to help control traffic. He stated that this item should be continued to November in order to give the applicant an opportunity to address the concerns provided by the DRC Staff report and from the Plan Commission and public.

In the matters of PC 16-31, PC 16-32, PC 16-33, and PC 16-34, Commissioner Schultz moved, seconded by Commissioner Flores, to continue these items to the November 28, 2016, Plan Commission meeting.

Motion carried 7 - 0.

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

Nays: None

Absent: None

PC 16-35 N3 Property Advisors, LLC, Applicant
175 W. Peterson Road

Request is for a Special Use Permit for a Drive-In Establishment accessory to a restaurant in order to construct a Burger King restaurant with drive-thru for property in a C-3, General Commercial District.

PC 16-39 N3 Property Advisors, LLC, Applicant
175 W. Peterson Road

Request is for a Site Plan Permit for a Drive-In Establishment accessory to a restaurant in order to construct a Burger King restaurant with drive-thru for property in a C-3, General Commercial District.

Minutes of the October 10, 2016, Plan Commission Meeting
Page 12 of 13

In the matters of PC 16-35 and PC 16-39, Commissioner Schultz moved, seconded by Commissioner Cotey, to continue these items to the October 24, 2016, Plan Commission meeting.

Motion carried 7 - 0.

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

Nays: None

Absent: None

PC 16-37 Libertyville School District 70, Applicant
160 W. Rockland Road

Request is for a Special Use Permit for a Planned Development in order to construct building additions, parking lot, and other site improvements to the Rockland Elementary School located in an IB, Institutional Buildings District.

PC 16-38 Libertyville School District 70, Applicant
160 W. Rockland Road

Request is for a Planned Development Concept Plan in order to construct building additions, parking lot, and other site improvements to the Rockland Elementary School located in an IB, Institutional Buildings District.

Mr. David Smith, Senior Planner, introduced the petitioner's request for a Planned Development to the Plan Commission. He stated that the petitioner, Libertyville School District 70, is requesting approval for a Special Use Permit for a Planned Development and a Planned Development Concept Plan in order to construct building additions, parking lot, and other site improvements to the Rockland Elementary School located in an IB, Institutional Building District at 160 W. Rockland Road.

Mr. Peter Graves, architect representing the applicant, introduced and described the proposed building additions, landscaping and the parking lot expansion. He stated that the site currently has 35 existing parking spaces and that they want to add an additional 24 parking spaces.

Commissioner Schultz asked how the petitioner came up with needing 24 new parking spaces and why the proposed location. Mr. Graves stated that the proposed location will not impact the play field to the west and due to the location of the existing building, also constrains any alternative location.

Commissioner Schultz stated that he is concerned about the safety of the school children. He stated that the proposed location of the parking lot expansion is too close to the play area. He stated that there should be more parking lot screening. He stated that the proposed gym addition seems okay. He asked about the impact upon the storm water management. Mr. Graves stated that they will comply with the compensatory storm water storage under the parking lot.

Minutes of the October 10, 2016, Plan Commission Meeting
Page 13 of 13

Commissioner Krummick stated that the building addition has been needed for this school, but that he has concerns about the parking expansion.

Commissioner Semmelman stated that he is concerned about the proposed parking.

Commissioner Cotey stated that consideration should be given to installing a safety fence around the parking lot.

Commissioner Flores stated that she is concerned about the close separation between the school building and the proposed parking lot.

Chairman Moore stated that he is concerned about the setback encroachment along the east property line. He stated that it is too close. He stated that he is concerned with multiple curb cuts along Rockland Road. He stated that the building addition is too close along the north and east property lines.

Mr. Fred Chung, Senior Project Engineer, stated that Civiltech should review the plans due to the vehicular access concerns.

Chairman Moore stated that these items will be continued to November 28, 2016 in order to provide the petitioner the opportunity to revise their plans and provide additional information as it relates the DRC Staff report.

In the matters of PC 16-37 and PC 16-38, Commissioner Schultz moved, seconded by Commissioner Cotey, to continue these items to the November 28, 2016, Plan Commission meeting.

Motion carried 7 - 0.

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

Nays: None

Absent: None

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 7 - 0.

Meeting adjourned at 11:25 p.m.