

**MINUTES OF THE SPECIAL PLAN COMMISSION**  
**March 31, 2008**

The special meeting of the Plan Commission was called to order by Chairman Kurt Hezner at 7:05 p.m. at the Village Hall.

Members present: Chairman Kurt Hezner, William Cotey, Howard Jaffe, Mark Moore, and Andy Robinson.

Members absent: Terry Howard and Walter Oakley.

A quorum was established.

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

**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.**

Mr. David Pardys, Village Attorney, presented proposed changes to the Zoning Code in the C-1, Downtown Core Commercial District. Mr. Pardys stated that the land use categories in the Zoning Code have been reclassified to reflect the industries identified in the North American Industrial Classification System (NAICS). Mr. Pardys stated that Movie Theaters are classified as Information. He stated that Warehouse Centers and Super Stores have been permitted in the C-1 District.

Mr. John Spoden, Community Development Director stated that anything over 10,000 square feet would require a Special Use Permit.

Commissioner Moore asked if big-box retail stores could be excluded from the C-1 District.

Commissioner Robinson concurred that big-box retail should be excluded from the C-1 District.

Commissioner Robinson asked how Adult Uses can be prohibited in the C-1 District. Mr. Pardys stated that they will be Special Permitted Uses in the I-1 District.

Mr. Pardys reviewed the changes as they related to Food Services. He stated that currently, Caterers would be excluded.

Commissioner Cotey asked how the exclusion of Caterers from the C-1 District would impact the Picnic Basket restaurant. Mr. Pardys stated that the catering service at the Picnic Basket is ancillary and not the principal use.

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Chairman Hezner stated that catering services such as Bauer's Catering on North Milwaukee Avenue should be permitted in the C-3 District.

Mr. Pardys stated that Zoos and Botanical Gardens will be excluded from the C-1 District.

Chairman Hezner stated that Environmental Consulting Services should be excluded from the C-1 District because they often have lab testing activities.

Commissioner Robinson stated that Repair and Maintenance Services and Pet Groom Services should be excluded from the C-1 District.

Mr. Spoden stated that asterisks have been included in the C-1 next to those uses that would have otherwise been considered Office or Financial Institution Uses.

Commissioner Moore asked if consideration has been given to rezoning the C-2 District to C-1.

Commissioner Cotey stated that a land use analysis should be done for the C-2 District north of the tracks for the next Comprehensive Plan update.

Mr. Spoden stated that Staff will look at that C-2 area in the future.

Chairman Hezner stated that consideration should be given to the appropriateness of Office Uses in the C-4 District.

Chairman Hezner stated that the IB District does not include enough uses that would cover the Brainerd Community Center building.

Mr. Spoden stated that Staff will study further how to address the situation with the Brainerd Building.

*In the matter of PC 07-04, Commissioner Robinson moved, seconded by Commissioner Cotey, to continue this item to the April 7, 2008, Special Plan Commission meeting.*

*Motion carried 5 - 0.*

**NEW BUSINESS:** None.

**COMMUNICATIONS AND DISCUSSION:**

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

Motion carried 5 - 0.

Meeting adjourned at 8:48 p.m.