

MINUTES OF THE PLAN COMMISSION
July 12, 2010

The regular meeting of the Plan Commission was called to order by Vice Chairman William Cotey at 7:02 p.m. at the Village Hall.

Members present: Vice Chairman William Cotey, Scott Adams, Walter Oakley, Andy Robinson, and Kurt Schultz.

Members absent: Chairman Mark Moore and Robert Guarnaccio.

A quorum was established.

Village Staff present: David Smith, Senior Planner; and Fred Chung, Project Engineer.

Commissioner Robinson moved, seconded by Commissioner Adams, to approve the June 14, 2010, Plan Commission meeting minutes.

Motion carried 5 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

PC 10-23 Life Storage Centers, LLC, Applicant
700-998 East park Avenue

Request is for a Major Adjustment to the Planned Development Final Plan for a 17.3 acre parcel of land that will incorporate self storage, warehousing, office uses and veterinary services in order to mass grade and stockpile topsoil in the area identified as Phase Three in order to excavate the detention pond in area identified as part of Phase Two for the Park Avenue Corporate Center Planned Development located in an I-3, General Industrial District.

David Smith, Senior Planner, stated that the petitioner, Life Storage Centers, was before them at their March 22, 2010 meeting requesting approval for an Amendment to Special Use Permit for a Planned Development and a Final Plan for Phase Two (2) to develop a Veterinary Clinic and a Preliminary Plat of Subdivision in order to further develop 17.3 acre parcel of land that will incorporate self-storage, warehousing, office and Veterinary Service uses for property located in an I-3, General Industrial District previously addressed as 100 Solar Drive, now addressed as 700~998 East Park Avenue.

Mr. Smith stated that on April 26, 2010, Life Storage Centers submitted a Mass Grading Plan-Phase Three engineering exhibit to the Village. This exhibit indicated an area for topsoil stockpile, mass grading and two building pads, all of which would encompass a substantial portion of the Phase

Minutes of the July 12, 2010, Plan Commission Meeting
Page 2 of 4

Three area. The proposal would have also encroached into existing parking for the site that was intended to remain to serve future tenants of the existing buildings at the site. It is understood that the proposed regrading is a result of excavated detention spoils taken from the Phase Two (Green Tree Animal Hospital) development. This proposal included development activity in the Phase Three area without the required review and approval of a Final Plan by the Plan Commission and the Village Board.

Mr. Smith stated that Staff does not have the authority to approve the mass grading plan without Plan Commission/Village Board of Trustees approval. Mr. Smith stated that as this is a change to an existing Planned Development, Staff requested that the petitioner apply for an amendment to the Planned Development and appear before the Plan Commission.

Mr. Smith stated that the petitioner submitted an amended application showing a single building pad area encompassing the existing grass area, approximately 59,000 square feet, south of the existing parking lot and west of Lot 9, the Green Tree Animal Hospital development parcel. Mr. Smith stated that within the building pad area the petitioner is showing an area for topsoil stockpile to be removed at completion of mass grading.

Joseph Sclafani, petitioner, stated that they are in agreement with the Staff recommended conditions for approval with the exception of number twelve (12) regarding the LOMR comment. He stated that they cannot secure the LOMR without first digging the pond to get an as built drawing.

Fred Chung, Project Engineer for the Village of Libertyville, stated they are looking for proof of submittal of the application to FEMA.

David Pardys, Village Attorney, recommended re-wording condition number twelve (12) to say that proof of submittal of the application must be provided to the Village prior to a Site Development Permit being issued.

Mr. Sclafani stated that he agrees with the Village Attorney's recommended wording for condition number twelve.

In the matter of PC 10-23, Commissioner Oakley moved, seconded by Commissioner Adams, to recommend the Village Board of Trustees approve a Major Adjustment to the Planned Development Final Plan for a 17.3 acre parcel of land that will incorporate self storage, warehousing, office uses and veterinary services in order to mass grade and stockpile topsoil in the area identified as Phase Three in order to excavate the detention pond in area identified as part of Phase Two for the Park Avenue Corporate Center Planned Development located in an I-3, General Industrial District, subject to the conditions:

- 1. That the topsoil be re-spread, and that the disturbed area seeded and mulched/blanketed prior to issuing occupancy for the Green Tree Animal Hospital per the review and approval of the Director of Public Works.*
- 2. That the Mass Grading Plan sheet MG1 be revised and submitted for review and approval by the Director of Public Works prior to issuance of a site development permit for such grading.*

Minutes of the July 12, 2010, Plan Commission Meeting

Page 3 of 4

3. *That the topographical elevation difference between the top number and bottom number indicated at the 4 corners of the "Potential Future Building Pad" (PFBP) on the Mass Grading Plan sheet MG1 are clarified and subject to review and approval by the Director of Public Works.*
4. *That the proposed 100-year boundary line shall be corrected to reflect where it will be after the currently proposed re-grading is completed. The portion of the proposed 100-year boundary line extending across the parking lot should be re-labeled as "Future Proposed 100-Year Flood Plain Limit" on the Mass Grading Plan sheet MG1.*
5. *That the Mass Grading Plan sheet MG1 be revised to show how far out from each side of the PFBP the re-grading will extend, and where existing elevations will be met by adding proposed contour lines.*
6. *That the Mass Grading Plan sheet MG1 be revised to show that the south line of the PFBP be moved northward, far enough to ensure that the southerly limit of the re-grading will be at least 10 feet north of the 176 ROW.*
7. *That the Mass Grading Plan sheet MG1 be revised to show that the limits of re-grading east of the PFBP perimeter be held back from the existing access road a sufficient distance so as to not create any drainage problems for the road per the review and approval of the Director of Public Works.*
8. *That the Mass Grading Plan sheet MG1 be revised to show additional detail to indicate how the grade along the westerly edge of the PFBP area will be graded; the drainage from the existing pavement must not be impeded.*
9. *That proper erosion control measures must be maintained at each stage of the grading work and indicated on the Mass Grading Plan sheet MG1 and reviewed and approved by the Director of Public Works.*
10. *That the Mass Grading Plan sheet MG1 be revised to show the location of silt fencing which must be provided all the way around the limits of the area to be filed/re-graded. Details for installation of the silt fencing need to be added to the plan.*
11. *That the Mass Grading Plan sheet MG1 be revised to specify how the seeded area will be protected from erosion during the time it takes for the seed to germinate and become established. The applicant must commit to establishing a permanent turf on the re-seeded area.*
12. *The applicant will need to apply to FEMA for a Letter of Map Revision Based on Fill (LOMR-F). Proof of the submittal of the application must be provided to the Village prior to a Site Development Permit being issued.*

Motion carried 5 - 0.

Ayes: Cotey, Adams, Oakley, Robinson, Schultz

Nays: None

Absent: Moore, Guarnaccio

COMMUNICATIONS AND DISCUSSION:

Commissioner Oakley moved and Commissioner Schultz seconded a motion to adjourn.

Minutes of the July 12, 2010, Plan Commission Meeting
Page 4 of 4

Motion carried 5 - 0.

Meeting adjourned at 7:50 p.m.