

MINUTES OF THE PLAN COMMISSION
November 8, 2010

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:13 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Scott Adams, William Cotey, Walter Oakley, and Kurt Schultz.

Members absent: Robert Guarnaccio and Andy Robinson.

A quorum was established.

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

OLD BUSINESS:

**PC 10-37 Life Storage Centers, LLC, Applicant
700-998 East Park Avenue**

Request is for an Amendment to the Special Use Permit for a Planned Development in order to develop a 17.3 acres parcel of land in an I-3 General Industrial District.

**PC 10-38 Life Storage Centers, LLC, Applicant
700-998 East Park Avenue**

Request is for a Planned Development Concept Plan (Phase 3 and 4) in order to develop a 17.3 acres parcel of land in an I-3 General Industrial District.

**PC 10-39 Life Storage Centers, LLC, Applicant
700-998 East Park Avenue**

Request is for a Planned Development Final Plan (Phase 3) in order to develop a 17.3 acres parcel of land in an I-3 General Industrial District.

Mr. David Smith, Senior Planner, introduced the petitioner requests. He stated that the petitioner is requesting approval for an Amendment to the Special Use Permit for the Park Avenue Corporate Center Planned Development, a Planned Development Concept Plan (Phase 3 and 4), and a Planned Development Final Plan (Phase 3) in order to further develop a 17.3 acres parcel of land in an I-3, General Industrial District at 700-998 East Park Avenue.

Mr. Smith stated that the petitioner is requesting that consideration be given to incorporating an additional land use classification into the Phase Three Planned Development Final Plan request. Mr. Smith stated that during the September 27, 2010 Plan Commission meeting, the petitioner

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indicated that they have been discussing a new land use category, more commonly referred to as Specialty Car Care Service. Mr. Smith stated it was not incorporated into the petitions list of uses as they were still working to define this use in such a way that best reflects the NAICS use categorization system. Mr. Smith stated that the Plan Commission allowed the petitioner may come back with a proposal for a defined land use category relative to Specialty Care Car Service. Mr. Smith stated that the petitioner drafted language to further define and classify this use and submitted this to the Community Development Department for review and recommendation to the Plan Commission.

Mr. Smith stated that the petitioner is proposing to change this Three Phase Planned Development into a Four Phase Planned Development.

Mr. Scott Hezner, petitioner's agent, stated that they tied the vehicle repair use to the NAICS code number 8111 and that they are proposing to remove the work, 'minor' from the definition.

Mr. John Spoden, Director of Community Development, explained the Zoning Code definition difference between vehicle repair minor and vehicle repair major. Mr. Spoden stated that it is compatibility issue for this particular site.

Mr. Hezner stated that the prospective tenant for which the vehicle repair land use is subject of discussion will restore automobiles into their condition. He stated that this particular business owner will shop for auto parts from all over the world.

Chairman Moore asked if there will be any outdoor storage.

Mr. Hezner stated that that the vehicles are restored and stored indoors. He stated that customers come to the facility by appointment only.

David Pardys, Village Attorney, clarified further how the NAICS defines the vehicle repair category under code number 8111.

Mr. Hezner read various sub-categories from the NAICS under the vehicle repair category.

Mr. Spoden explained further the Zoning Code definition difference between vehicle repair minor and vehicle repair major. He stated that minor is less intensive land use.

Mr. Pardys clarified further the differences between the NAICS (North American Industrial Classification System) manual and the SIC (Standard Industrial Classification) manual.

Chairman Moore stated that the petitioner has that the petitioner has changed the land uses for this Planned Development and is therefore changing the character of the development to a more commercial – customer oriented development.

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Mr. Hezner stated that they could keep the word minor in the land use category for this development for the time being.

Mr. Hezner presented the proposed Phase Three Final Plan. Mr. Hezner reviewed the first two phases of the Planned Development. He stated that the petitioner has a prospective tenant to occupy Building C. He stated that this tenant is a cross fitness training business.

Mr. Hezner described the proposed improvements to the existing buildings B and C including the proposed new entrance 'nodes'. He stated that the engineering improvements include the driveway entrance at Park Avenue. He stated that other building improvements include creating a walkway between building A2 and the buildings to the north B and C; replacing windows and installing glass on the dock doors. He stated that the architectural features on the existing buildings will be improved. Mr. Hezner described the proposed sign details. He described the on-site traffic patterns.

Commissioner Schultz stated that he is concerned about the proposed drop off lane in front of Building C.

Mr. Hezner stated that the drop off lane is 94 feet long and that bollards could be installed in order to demarcate the drop off lane from the adjacent parking lot aisle for safety. He stated that the drop off lane itself is twenty-two feet wide.

Commissioner Schultz asked if the petitioner has considered any alternative designs for the drop-off lane.

Mr. Spoden stated that there is an inherent traffic movement conflict within the site as presented.

Mr. Hezner stated that the development is driven by parking. He stated that the proposal is a safe design and that the density allows for a safe design.

Commissioner Schultz asked if the petitioner would consider either removing the eight parking spaces located to the east of the lane or flipping the drop-off lane with the adjacent eight parking spaces located along the front of Building C so that the drop off lane is further to the east.

Mr. Hezner stated that it would be odd to eliminate the eight parking spaces.

Commissioner Schultz stated that he does like the proposed architectural changes.

Mr. Hezner stated that the design of the Phase 4 concept plan for the larger parking lot provides a conducive separation between the larger vehicles on the south front half and the smaller passenger vehicles on the north rear half of the parking lot.

Chairman Moore stated that the initial intent of the Planned Development was to construct the overall parking lot improvements with Phase 2.

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Mr. Hezner stated that there is not enough funding to improve the parking lot at this time. He stated that for the smaller parking improvements proposed for Phase 3 Final Plan, they will make certain that they are code compliant. He stated that the reason for the proposed large wall sign for Building C is because of its distance from Park Avenue. He stated that awnings for the building façades in Phase 1 are on order. He stated that they agree to remove the parking along the front of Building C. He stated that they are seeking parking stall lengths of 17 feet with a two foot overhang.

Mr. Spoden stated that parking stall overhang is permitted for perimeter parking spaces only that front green space.

Mr. Hezner stated that they have already provided a tree survey in response to the Engineering Division's comment. He stated that they have provided calculations on existing and proposed impervious areas on the property in response to the Engineering Division review comment. He stated that will provide plan/profile views for all improvements with the Final Civil Engineering drawings in response to the Engineering Division review comments. He stated that they will address Village maintenance issues related to the existing storm sewers located within storm sewer easement along the northern limits of the development site with Final Civil Engineering drawings in response to the Engineering Division review comments. He stated that they will tie in pedestrian connections across from Building A2 to cross Fifth Street.

Mr. Spoden stated that it is Staff's position that the larger parking lot improvements be done at this time with Phase 3 Final Plan and that the site plan be re-worked.

Commissioner Schultz stated that the drop off lane should be revised as well.

Mr. Hezner stated that they will agree to give up the eight parking spaces along the front of Building C.

Commissioner Cotey stated that he is concerned about the sign plan and that it appears too industrial.

Mr. Hezner stated that the sign materials and colors include dark metal punched mesh back drop which was previously approved.

Commissioner Cotey stated that consideration should be given to a more eco-green design with bio-swales in the parking lot.

Mr. Hezner stated the parking lot improvements cannot be done during Phase 3. He stated that those eco-friendly opportunities for the parking lot improvements could present themselves during Phase 4.

Chairman Moore stated that he has disagreed with the change in direction that the project has taken. He stated that it began as Industrial and is now changing to Commercial. He asked the petitioner if what they would like for the Plan Commission to do.

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Mr. Hezner stated that they are seeking a recommendation from the Plan Commission to the Village Board tonight.

Chairman Moore stated that the changes to the plan that the Plan Commission have acknowledged include bringing the parking spaces along the west and north side of Building B into code compliance and to remove the eight parking spaces along the south side of Building C that front the building.

In the matter of PC 10-37, Commissioner Oakley moved, No Commissioner seconded, to approve a request for an Amendment to the Special Use Permit for a Planned Development in order to develop a 17.3 acres parcel of land in an I-3 General Industrial District located at 700~998 East Park Avenue subject to the following conditions: 1) That the parking spaces proposed for Phase 3 Final Plan be constructed to be code compliant; and 2) That the eight parking spaces located adjacent to the front of Building C be eliminated.

Motion did not carry with a second.

In the matters of PC 10-37, PC 10-38, and PC 10-39, Commissioner Schultz moved, seconded by Commissioner Oakley, to continue these requests to the November 22, 2010, Plan Commission meeting in order to allow Staff an opportunity to draft a motion for the Plan Commission to make regarding the requests.

Motion carried 5 – 0.

Ayes: Moore, Adams, Cotey, Oakley, Schultz

Nays: None

Absent: Guarnaccio, Robinson

PC 10-40 Village of Libertyville, Applicant
118 West Cook Avenue

Request is for a Text Amendment to Sections 2, 4, and 10 of the Libertyville Zoning Code relating to residential garage size and height.

Mr. David Smith, Senior Planner, introduced the proposed Zoning Code text amendment. Mr. Smith stated the Zoning Code requires that the maximum permitted height of a detached garage not exceed 15 feet. He stated that there is a current proposal under a separate petition by Village Staff to do a comprehensive Zoning Code amendment. He stated that one aspect of the revised Zoning Code amendment draft is to allow detached garages to be as high as 20 feet in residential districts without requiring a variation. He stated that the logic to this amendment is to allow architectural roof lines to have a consistent pitch/slope between detached garages and the principal residential structure.

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Mr. Smith stated that due to an increase in requests for residential detached garage height variations, Staff is pulling excerpts from the revised Zoning Code draft relative to the proposed residential detached garage height text language for prompt Plan Commission consideration.

Mr. Smith stated that currently the Village Board is authorized to grant a variation for maximum permitted building height by not more than 25%. This would limit the maximum allowed height to 18.75 feet with a Village Board approved variation for the detached garage.

Mr. John Spoden, Director of Community Development, stated that Staff has withdrawn the portion of the proposed text amendment relative to the definition of grade in order to provide an opportunity to further study and clarify this definition.

Commissioner Schultz asked for further clarification to the term 'habitable' presented in the proposed text amendment. Mr. Spoden stated that the 'habitable' term is closely tied to limiting the accessibility to the attic of a detached garage.

In the matter of PC 10-40, Commissioner Cotey moved, seconded by Commissioner Adams, to approve a Text Amendment to Sections 2, 4, and 10 of the Libertyville Zoning Code relating to residential garage size and height as proposed in the November 5, 201, Development Review Committee Staff Report, subject to the following condition: 1) Remove the proposed definition of Grade from this amendment.

Ayes: Moore, Adams, Cotey, Oakley, Schultz
Nays: None
Absent: Guarnaccio, Robinson

NEW BUSINESS: None.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 5 - 0.

Meeting adjourned at 9:20 p.m.