

MINUTES OF THE PLAN COMMISSION
July 25, 2011

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:55 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Scott Adams, Dan Donahue, Walter Oakley.

Members absent: William Cotey, Kurt Schultz, and David Semmelman.

A quorum was established.

Village Staff present: David Smith, Senior Planner.

Commissioner Donahue moved, seconded by Commissioner Oakley, to approve the June 27, 2011, Plan Commission meeting minutes.

Motion carried 4 - 0.

OLD BUSINESS:

**PC 10-46 118 West Cook Avenue
 Village of Libertyville, Applicant**

Request is for an amendment to Chapter 26 of the Libertyville Municipal Code in order to revise and adopt the Libertyville Zoning Code.

Mr. David Smith, Senior Planner, introduced additional proposed Zoning Code updates. He stated that at the June 27, 2011 meeting, the Commission reviewed changes to Article 6, Article 7, and Article 8. He stated that tonight, Staff proposes to review changes to the Accessory and Temporary Uses and Structures and the Parking and Loading sections of the Code located in Article 9 – Accessory and Temporary Uses and Structures and Article 10 – Parking and Loading. Mr. Smith stated that the proposed changes include the following:

- Add two (2) foot candle limit at non-residential property line for exterior lighting for accessory uses and structures (9-2.12).
- Change in the required number of parking spaces for Multiple Family Dwelling from two and one-half (2 ½) spaces to one and one-half (1 ½) for efficiency/Studio or one bedroom units, and two (2) for each two bedroom unit.
- Change in the required number of parking spaces for Eating Places, excluding drive-in establishments from one (1) space for each two hundred (200) square feet of floor area to one (1) for each one hundred (100) square feet of floor area.
- Revise the Motion Picture theater parking requirement from one (1) for each two (2) persons of design capacity PLUS one (1) space for each one hundred fifty (150) square feet of floor area devoted to office or service uses to a general Theater requirement of one (1) space for every four (4) allowable occupants as defined by the International Building Code.

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- Change in the required number of parking spaces for Day Care Centers-Adult and Child from one (1) for each employee on the largest shift PLUS one (1) for each faculty vehicle PLUS two (2) additional PLUS stacking space for a minimum of five (5) vehicle before the building entrance to two (2) for each one thousand (1,000) square feet of floor area.
- Change in the required number of parking spaces for Funeral Services from one (1) for each seat in each chapel or parlor PLUS one (1) for each company vehicle to one (1) for each one hundred (100) square feet of floor area PLUS one for each vehicle stored on site.
- Change in the required number of parking spaces for Gas Stations from two (2) for each pump island PLUS one (1) for each service bay to one (1) for every two hundred fifty (250) feet of floor area PLUS one (1) for each service bay.
- Revise Golf Courses and Public Parks from spaces as determined by the Village Administrator to Golf Courses having four (4) spaces per hole.
- Add a parking requirement for Auditoriums, Gymnasiums, and Places of Assembly to have spaces equivalent to thirty percent (30%) of the design capacity.
- Revise the School parking requirements to address Elementary and Junior High Schools, High Schools, and Vocational Schools.
- Change in the required number of parking spaces for Public Administrative and General Governmental Buildings from one (1) for each five hundred (500) square feet of floor area to one (1) for each two hundred fifty (250) square feet of floor area.
- Add a parking requirement of one (1) space for every 200 square feet of floor area, with a minimum of five (5) spaces for Restaurants that have only carry-out or delivery services.

Commissioner Oakley stated that he questions why consideration is given to increasing the parking requirement for Government Uses.

Mr. Smith stated that Government uses are varied and may require additional parking to accommodate their impact.

Chairman Moore stated that local public schools may not be in compliance with the parking requirement now.

Commissioner Oakley stated that he favors keeping the parking requirement for Government uses at one space per 500 square feet of floor area. He stated that it seems as though Christmas Trees sales operators are exceeding the Zoning Code regulation of 45 days. He stated that perhaps consideration should be given to changing the Code to be more in line with the actual length of time that Christmas Tree Sales operators are on site. He stated that further consideration should be given to adjusting Zoning Code Section 9-5.8 regarding sidewalk sales as there are sidewalk sale activities taking place in the Village that violate the current code. He stated that there appears to be a Zoning Code discrepancy regarding light glare between Zoning Code Sections 9-2.12 regarding Exterior Lighting and 12-3 regarding Glare and Heat. He stated that consideration should be given to loading requirements for commercial facilities under 10,000 square feet in floor area.

Mr. Smith stated that Staff will examine those issues highlighted by Commissioner Oakley.

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Commissioner Donahue stated that the proposed parking requirements for Golf Course are too stringent.

Mr. Smith stated that Staff will examine those issues highlighted by Commissioner Oakley.

Chairman Moore stated that he agrees that the proposed parking requirements for Government uses are too stringent.

Commissioner Adams asked if the Schertz Building on East Cook Avenue is compliant with the parking regulations. Mr. Smith stated that he was not certain at this time, but will confirm if it is compliant or not after the Plan Commission meeting.

Chairman Moore stated that he cannot envision that there will ever be a time where additional golf courses will be developed in the Village.

In the matter of PC 10-46, Commissioner Oakley moved, seconded by Commissioner Adams, to continue this item to the August 8, 2011, Plan Commission meeting.

Motion carried 4 - 0.

Ayes: Moore, Adams, Donahue, Oakley

Nays: None

Absent: Cotey, Schultz, Semmelman

PC 11-02 Village of Libertyville, Applicant
118 West Cook Avenue

Request is for a Text Amendment to the Libertyville Zoning Code to amend text relative to Electric Power Generation Facilities, but limited to Wind Power, as a Special Permitted Use in the O-2 Office, Manufacturing and Distribution Park District.

In the matter of PC 11-02, Commissioner Oakley moved, seconded by Commissioner Adams, to continue this item to the August 8, 2011, Plan Commission meeting.

Motion carried 4 - 0.

Ayes: Moore, Adams, Donahue, Oakley

Nays: None

Absent: Cotey, Schultz, Semmelman

NEW BUSINESS: None.

PROPOSAL TO CHANGE PLAN COMMISSION RULES:

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Commissioner Oakley moved, seconded by Commissioner Adams, to continue this item to the August 22, Plan Commission meeting.

Motion carried 4 - 0.

Ayes: Moore, Adams, Donahue, Oakley

Nays: None

Absent: Cotey, Schultz, Semmelman

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 4 - 0.

Meeting adjourned at 8:25 p.m.