

**MINUTES OF THE PLAN COMMISSION**  
**September 26, 2011**

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

Members present: Chairman Mark Moore, Scott Adams, William Cotey, Dan Donahue, Kurt Schultz, and David Semmelman.

Members absent: Walter Oakley.

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 Schultz, to approve the August 8, 2011, Plan Commission meeting minutes, as revised.

Motion carried 6 - 0.

Commissioner Cotey moved, seconded by Commissioner Donahue, to approve the August 22, 2011, Plan Commission meeting minutes.

Motion carried 6 - 0.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**PC 11-09 Volkswagen Credit, Inc., Applicant**  
**1401 Franklin Boulevard**

**Site Plan Permit in order to construct a building addition on 12.4 acres, including Lot 7 in Lincoln Commerce Center Resubdivision No. 1, and Lot 1 Resubdivision of Lots 5 and 6 in Lincoln Commerce Center Resubdivision No. 1, all in an O-2, Office Manufacturing and Distribution Park District.**

Mr. David Smith, Senior Planner, introduced the petitioner and their request for a Site Plan Permit. Mr. Smith stated that the petitioner is requesting a Site Plan Permit in order to construct a building addition on 12.4 acres located in an O-2, Office Manufacturing and Distribution Park District at 1401 Franklin Boulevard. Mr. Smith stated that a Site Plan Permit is required due to the size of the property exceeding 10 acres.

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Mr. Steve Smith, CB Richard Ellis, agent for the petitioner, stated he anticipates that Volkswagen Credit will grow up to 200 more jobs in the years to come.

Commissioner Schultz asked if the subject site and its use is an office use. Mr. Steve Smith stated that it is an office use.

Commissioner Schultz asked why it is necessary to double the number of parking stalls. Mr. Steve Smith stated that the number of parking stalls proposed reflects the anticipated growth in employees for the site.

Mr. Kent Archambo, Volkswagen Credit, petitioner, stated that the subject site will have four or five work shifts. He stated that their goal is to eventually have up to 650 employees, but they would not all be on site at once.

Mr. Steve Smith stated that they maintain a small number of fleet vehicles.

Commissioner Schultz stated that he is concerned that the subject site could be turned into a dealership site.

Mr. Steve Wright, architect for the petitioner, stated that there is a certain amount of consolidation intended and that there will be a higher intensity of use for the subject site with a smaller building, increase of employees, and a need for more parking.

Commissioner Schultz stated that it appears that more parking is planned than actually needed.

Mr. Wright stated that the plan does include a proposal to landbank up to 35 parking spaces along the west side of the property.

Commissioner Schultz stated that more should be landbanked. He stated that the proposed parking appears to exceed the occupancy load.

Mr. Wright stated that the IBC permits one per 100 for occupancy load.

Commissioner Schultz asked if alternative forms of transportation have been considered such as installing bike racks or the use of van pools. Mr. Archambo stated that their employees drive low emission vehicles and that most of the employees do not live within the Village of Libertyville.

Commissioner Schultz asked if there are any times when all of the employees will be on site at the same time. Mr. Archambo stated that there are certain times when all employees will come to the site for certain meetings.

Commissioner Adams stated that Commissioner Schultz has asked valid questions, but that he welcomes the proposal from the petitioner.

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Mr. Scott Wilson, engineer for the petitioner, stated that they have just received wetland permit approval from Lake County.

Chairman Moore asked what the wetland size is. Mr. Wilson stated that it is approximately 0.31 acres.

Mr. Wilson stated that the wetland permit approval requirement includes banking off-site property. He stated that the onsite detention is adequate.

Chairman Moore asked the petitioner if they desire to move forward. Mr. Steve Smith stated that they are ready to move forward.

Chairman Moore stated that the DRC Staff Report condition be stricken.

*In the matter of PC 11-09, Commissioner Cotey moved, seconded by Commissioner Semmelman, to recommend the Village Board of Trustees approve in order to construct a building addition on 12.4 acres, including Lot 7 in Lincoln Commerce Center Resubdivision No. 1, and Lot 1 Resubdivision of Lots 5 and 6 in Lincoln Commerce Center Resubdivision No. 1, all in an O-2, Office Manufacturing and Distribution Park District, in accordance with the plans submitted.*

*Motion carried 5 - 1.*

*Ayes: Moore, Adams, Cotey, Donahue, Semmelman*  
*Nays: Schultz*  
*Absent: Oakley*

**COMMUNICATIONS AND DISCUSSION:**

Mr. John Spoden, Director of Community Development, stated that the Lake County Government petition for their Master Plan shall be heard at the Village Board meeting on September 27, 2011, at the Libertyville Civic Center.

Commissioner Schultz debated the ramifications of going paperless for future Staff distributions of reports and agendas.

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

Motion carried 6 - 0.

Meeting adjourned at 7:28 p.m.