

MINUTES OF THE PLAN COMMISSION
November 28, 2011

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:03 p.m. at the Village Hall.

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

Members absent: None.

A quorum was established.

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

Commissioner Cotey moved, seconded by Commissioner Oakley, to approve the October 24, 2011, Plan Commission meeting minutes.

Motion carried 7 - 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. John Spoden, Director of Community Development, stated that the members of the Plan Commission may make a motion to recommend approval for the Zoning Code in its entirety except for those articles that they wish to discuss separately.

Commissioner Schultz asked for clarification regarding how quiet hours are regulated relative to revving vehicle engines. Mr. Spoden stated the Zoning Code does not prohibit ordinary vehicle noise.

Commissioner Schultz asked if vehicles are not on public roads, but instead are racing on a dirt track and created a noise nuisance. Ms. Karen Marren, Associate Planner, stated that the noise regulation should apply to a single site noise source as opposed to vehicles moving along a public street.

Chairman Moore asked if the Zoning Code Performance Standards can be applied to the odor coming from the Mundelein Waste Treatment facility. Mr. Spoden stated that the Community Development Department has not received any complaints regarding the Mundelein Waste Treatment facility.

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Commissioner Schultz asked for clarification regarding the proposed parking regulations for restaurants. Mr. Spoden stated that Staff is recommending that the parking requirement for restaurants be increased to 10 spaces per 1,000 square feet of restaurant floor area. He stated that commercial centers such as Adler Square and Libertyville Crossings have demonstrated the need for the increase.

Ms. Marren stated that the existing Zoning Code has not had a parking ratio requirement for carry-out restaurants, but the proposed code revisions will.

Mr. Spoden stated that in many instances more effort has been made to revise the Zoning Code so that it is more relative to the Building Code in order to create a consistent approach to administering the Village Codes.

Commissioner Donahue stated that he defers to Staff to make the appropriate Zoning Code changes.

Commissioner Semmelman stated that Staff has been very responsive to the Plan Commission during the public hearings on the Zoning Code updates. He stated that he supports the proposed Zoning Code changes.

Commissioner Cotey stated that Staff has done a good job with the Zoning Code changes, but looks forward to discussing the sign code changes when they are ready.

Commissioner Oakley stated that Staff has done a good job with the Zoning Code changes.

Mr. David Pardys, Village Attorney, stated that there are revisions yet to be made to the Residential Bulk Requirements. He stated that these revisions will be presented to the Plan Commission at a later date. He stated that the existing bulk requirements shall remain in effect until they are changed.

Chairman Moore stated that Staff has put a lot of work into the proposed Zoning Code update.

In the matter of PC 10-46, Commissioner Schultz moved, seconded by Commissioner Cotey, to recommend the Village Board of Trustees approve an amendment to Chapter 26 of the Libertyville Municipal Code in order to revise and adopt the Libertyville Zoning Code, submitted as Exhibit A, subject to the following condition: 1) That no amendment be made at this time pertaining to Article 11 Signs as that section shall be considered separately at a later date.

Motion carried 7 - 0.

Ayes: Moore, Adams, Cotey, Donahue, Oakley, Schultz, Semmelman
Nays: None
Absent: None

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COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that Staff will make revisions to the Adult Use Ordinance per the direction of the Plan Commission and present those changes to the Plan Commission at their December 12, 2011 meeting.

Mr. Spoden stated that the Village Board has approved Lake County Government's request for the Special Use Permit for a Planned Development Master Plan. He stated that Village resident Mr. Marder spoke in favor of the Plan as well. He stated that the Village Attorney and the State's Attorney will begin their work on the associated Development Agreement.

Chairman Moore stated that Lake County has been very patient throughout the public hearing process regarding their Master Plan.

Mr. Spoden stated that John McLinden has a contract to purchase the Trimm property. He stated that Rick Swanson has a contract to purchase the Young property.

Commissioner Oakley moved, seconded by Commissioner Semmelman, to approve the 2012 Plan Commission meeting dates.

Motion carried 7 - 0.

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

Motion carried 7 - 0.

Meeting adjourned at 7:35 p.m.