

MINUTES OF THE PLAN COMMISSION
November 12, 2007

A special meeting of the Plan Commission was called to order by Chairman Kurt Hezner at 7:05 p.m. at the Village Hall.

Members present: Chairman Kurt Hezner, William Cotey, Terry Howard, Mark Moore, Walter Oakley, and Andy Robinson.

Members absent: Howard Jaffe.

A quorum was established.

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

Commissioner Cotey moved, seconded by Commissioner Howard, to approve the October 8, 2007, Plan Commission meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS:

PC 07-21 Carl Wasserman, The Concept Team, Inc., Applicant
1441 N. Milwaukee Avenue

Request is for an appeal of a denial of a Site Plan Permit by the Village Administrator pertaining to the property located at 1441 N. Milwaukee Avenue.

(See Report of Proceedings drafted by Mary Woolsey, C.S.R., court reporter)

In the matter of PC 07-21, Board Member Howard moved, seconded by Board Member Oakley, to recommend approval to the Village Board of the Site Plan Permit for 1441 N. Milwaukee Avenue dated November 6, 2007.

Motion failed 0 - 6.

Ayes: None

Nays: Hezner, Cotey, Howard, Moore, Oakley, Robinson

Absent: Jaffe

In the matter of PC 07-21, Board Member Howard moved, seconded by Board Member Oakley, the Plan Commission directed Staff to prepare written findings in accordance with Section 16-10.6.b to be reviewed and voted upon at the next meeting of the Plan Commission.

Motion carried 6 - 0.

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PC 07-04 Village of Libertyville, Applicant
118 W. Cook Avenue

Request is for amendments to Chapter 26 of the Libertyville Municipal Code.

Mr. John Spoden, Director of Community Development, stated that Staff has completed the draft updates to the Residential Section of the Zoning Code. He stated that Staff will present proposed draft updates to Section 12 of the Zoning Code at the December 10, 2007, Plan Commission meeting. He stated that Staff will present a proposed draft ordinance for Affordable Housing at the January, 2008 Plan Commission meeting. He stated that Staff will present proposed draft updates to the Commercial, Industrial, Office, Institutional Building, and Open Space Districts of the Zoning Code at the February, 2008 Plan Commission meeting. He stated that Staff will present proposed draft updates to the Sign Section of the Zoning Code at the March, 2008 Plan Commission meeting. He stated that Staff will present proposed draft updates to the Administration Section of the Zoning Code at the April, 2008 Plan Commission meeting.

Commissioner Robinson asked if the proposed changes to the Parking Section of the Zoning Code will create new variations.

Chairman Hezner stated that the proposed changes will work in concert with the Pay Fee-In-Lieu of required parking ordinance.

Commissioner Moore stated that he is concerned with the proposed commercial parking changes and what effect it may have on existing businesses that wish to expand or remodel. The proposal could have a very negative impact.

Mr. Spoden stated the current parking requirement is very lenient for restaurants compared to other communities. He stated that more parking should be required for restaurants. He stated that Staff would continue to review this issue.

Commissioner Howard stated that Staff should consider researching information from the National Restaurant Association for appropriate parking regulations.

Chairman Hezner stated that he is concerned about the commercial parking regulations.

Mr. Spoden distributed the recently published housing study, "Homes for a Changing Region". He stated that Staff is working on the draft ordinance that is contemplating that for all future residential developments with five (5) dwelling units or more, that at least 15% be affordable units.

In the matter of PC 07-04, Board Member Howard moved, seconded by Board Member Cotey, to continue this item to the December 10, 2007, Plan Commission meeting.

Motion carried 6 - 0.

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NEW BUSINESS: None.

COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, proposed a choice of December 12 or December 13, 2007, for Condell Medical Center's proposed Planned Development to be before the Plan Commission for their Special Meeting.

Commissioner Jaffe moved and Commissioner Moore seconded to accept December 12, 2007 as the Special Meeting of the Plan Commission to hear the petitioner, Condell Medical Center, for their request for a Planned Development.

Commission Jaffe moved and Commission Moore seconded a motion to adjourn.

Motion carried 6 - 0.

Meeting adjourned at 9:30 p.m.