

MINUTES OF THE PLAN COMMISSION
January 9, 2023

The regular meeting of the Plan Commission was called to order by Chairman Eric Steffe at 7:00 p.m. at the Village Hall.

Members present: Chairman Eric Steffe, Amy Flores, Walter Oakley, Richard Pyter, Thomas Rankin, and Gregory Wheeler.

Members absent: None.

A quorum was established.

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

Others present: Brooke Lenneman, Village Attorney.

Commissioner Oakley moved, seconded by Commissioner Flores, to approve the December 12, 2022, Plan Commission meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS:

**PC 22-32 Community Partners for Affordable Housing, Applicant
500 Peterson Road**

Request is for a Planned Development Final Plan in order to develop a mixed-use building with office on the first floor and residential on the second and third floor of a three story building located in a C-3 General Commercial District.

The applicant requested that this item be continued to the January 23, 2023, Plan Commission meeting.

In the matter of PC 22-32, Commissioner Wheeler moved, seconded by Commissioner Pyter, to continue this item to the January 23, 2023, Plan Commission meeting.

Motion carried 6 - 0.

*Ayes: Steffe, Flores, Oakley, Pyter, Rankin, Wheeler
Nays: None
Absent: None*

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NEW BUSINESS:

**PC 23-01 Sharon Kocken, Applicant
 119 Homewood Avenue**

Request is for a Text Amendment to Section 16-8.5(a) of the Libertyville Zoning Code regarding Village Board of Trustees Authorized Variations relative to the width of shed dormers.

Ms. Haley Spinell, agent for the applicant, introduced the requested text amendment to the Village of Libertyville Zoning Code. She stated that they are proposing a second floor addition to a 100 year old house to include the expansion of the existing shed dormer. She stated that they are requesting a text amendment to the Zoning Code in order to allow the Village Board the authority to grant variations to increase the maximum permitted width of shed dormers on the second floor. She stated that they are requesting a variation to increase the maximum permitted width of a shed dormer for the property located at 119 Homewood Avenue.

Ms. Sharon Kocken, applicant, stated that the proposed addition will not increase the footprint of the house and will respect the architectural integrity of the existing home and the surrounding neighborhood.

Chairman Steffe stated that it is a beautiful house and asked the applicant if she is ready for the Plan Commission to make their recommendation. Ms. Kocken stated that she is ready for the Plan Commission to make their recommendation.

In the matter of PC 23-01, Commissioner Oakley moved, seconded by Commissioner Wheeler, to recommend the Village Board of Trustees approve a Text Amendment to Section 16-8.5(a) of the Libertyville Zoning Code regarding Village Board of Trustees Authorized Variations relative to the width of shed dormers, as follows:

To increase the maximum permitted width of a dormer, without limit, as measured from the exterior framing dimensions of the vertical edges of the dormer but only on a sloping roof of the second story of a single family detached dwelling.

Motion carried 6 - 0.

*Ayes: Steffe, Flores, Oakley, Pyter, Rankin, Wheeler
Nays: None
Absent: None*

STAFF COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that there is a workshop for the Plan Commission and the Human Relations Commission to discuss the draft Attainable Housing ordinance scheduled for January 19, 2023.

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Commissioner Rankin moved, seconded by Commissioner Flores, to adjourn the Plan Commission meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:19 p.m.