

MINUTES OF THE PLAN COMMISSION
January 10, 2022

The regular meeting of the Plan Commission was conducted virtually due to public health concerns and called to order by Chairman Mark Moore at 7:08 p.m.

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

Members absent: None.

A quorum was established.

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

Others present: Brooke Lenneman, Village Attorney.

Commissioner Steffe moved, seconded by Commissioner Flores, to approve the November 22, 2021, Plan Commission meeting minutes.

Motion carried 7 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**PC 21-32 Libertyville Hyundai, Applicant
1001 S. Milwaukee Avenue**

Request is for a Special Use Permit for a Planned Development in order to develop a New Vehicle Dealer, with accessory Used Vehicle Sales/Leasing, Vehicle Repair, and Outdoor Display and sales of such vehicles for sale/lease, excluding Mobile Homes for property located in a C-5, Vehicle Dealer Commercial District.

**PC 21-33 Libertyville Hyundai, Applicant
1001 S. Milwaukee Avenue**

Request is for a Planned Development Concept Plan and Final Plan Simultaneous Submission in order to develop a New Vehicle Dealer, with accessory Used Vehicle Sales/Leasing, Vehicle Repair, and Outdoor Display and sales of such vehicles for sale/lease, excluding Mobile Homes for property located in a C-5, Vehicle Dealer Commercial District.

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PC 21-34 Libertyville Hyundai, Applicant
1001 S. Milwaukee Avenue

Request is for a Preliminary and Final Plat of Subdivision Simultaneous Submission in order to develop a New Vehicle Dealer, with accessory Used Vehicle Sales/Leasing, Vehicle Repair, and Outdoor Display and sales of such vehicles for sale/lease, excluding Mobile Homes for property located in a C-5, Vehicle Dealer Commercial District.

Mr. Matthew E. Norton, attorney for the applicant, introduced the property owner, architect, landscape architect, and engineers. He stated that in addition to the listed deviations in their application that they are also seeking deviations for both interior parking lot landscaping and the perimeter landscaping along Milwaukee Avenue.

Mr. Brett Matthews, property owner, business address is 1001 South Milwaukee Avenue, stated that they bought the Chevrolet store in 2005. He stated that it's been a wonderful facility and it has been wonderful to work with Village staff. He stated that they look forward to bringing in a new dealership into the Village. He stated that they estimate that the new Hyundai dealership will bring roughly 60 new jobs to Libertyville

Mr. John Madeja (Studio 222), architect for the applicant, business address is 222 South Morgan St., presented the proposed building architecture and site lighting. He stated that the subject property will be subdivided so that both the existing Libertyville Chevrolet and the proposed Hyundai dealership will be located on their own lot. He stated that the combined land area is approximately 8.7 acres and will front Milwaukee Avenue with a secondary driveway access point from Golf Road to the south. He stated that the Golf Road access point will be used primarily for vehicle delivery and the Milwaukee Avenue access is to be used primarily for customers. He stated that the customer entrance will be shared with the Chevy dealership.

Mr. Madeja stated that the proposed Hyundai building is approximately 26,900 square feet in size and is well below the maximum allowed F.A.R. He stated that the sign plan includes directional signage to direct customers to the service entry, which is located on the north side of the building.

Mr. Madeja stated that the site plan layout is designed so that traffic flow minimizes any conflict in vehicular movement. He stated that the proposal shows parking dedicated for both the existing Chevy dealership and the new Hyundai dealership. He stated that Village requirement for the Chevy dealership is 154 parking spaces and 168 are being provided including six accessible parking spaces. Mr. Madeja stated that the Hyundai site will be required to provide 103 standard spaces but they are providing 106, plus the additional five handicapped, or accessible spaces.

Mr. Madeja stated that because of how the grades are working they had to introduce a retaining wall that will make the grade work for the Hyundai dealership.

Mr. Madeja stated that the design or the architecture of the building will be mainly constructed from precast panels that are painted with a fine texture. He stated that the facia is called a sky shaped Facia, which is a aluminum composite panel that's attached to a backing system with a

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bronze color, the majority of the front elevation will be glass. He stated that the north and south elevations will have a similar design with an introduction of a darker brown base, accent color.

Mr. Madeja stated that the refuse enclosure located to the west of the existing building will be constructed out of CMU and painted with an integral color to match the color of the building itself and there will be landscaping around it. He stated that the trash dumpster would be completely enclosed.

Mr. Madeja presented the signage plan to the Plan Commission. He stated that they are seeking approval for a sign deviation from the Zoning Code regarding the number of signs per building.

Mr. Madeja presented the lighting plan and stated that they are in compliance with the ordinance regarding the foot candle illumination at the property lines.

Mr. Larry Glasscock - LG Workshop, Landscape Architect for the petitioner, presented the proposed landscape plan. He stated that they are seeking approval for a deviation from the Zoning Code to allow the reduction of the perimeter landscape open space between the two car dealerships. Mr. Glasscock stated that the subject property benefits from the existing tree line along the north edge of the property. He stated that the Village has asked them to plant more trees on the north side. He stated that the proposed retaining wall on the north side of the Hyundai building will be landscaped and designed in order to prohibit people from walking off the wall.

Mr. Glasscock stated that they are requesting to reduce the required minimum number of plant units between the front parking area and Milwaukee Avenue in order to not obscure the view of the dealership from Milwaukee Avenue. He stated that they surveyed the other dealerships stated that they also have minimum landscaping in the front. He stated that they are slightly under the interior parking lot landscape requirement and are seeking approval for this deviation from the Zoning Code.

Mr. Matt Schumacher, civil engineer for the applicant, stated that the proposed plan includes a plat of subdivision for the overall property. He stated that that the subdivided lot for the Hyundai building will be just over 4 acres and the Libertyville Chevrolet lot will be approximately 4.7 acres in size.

Mr. Schumacher stated that the row of parking stalls in the very front are permeable pavers, which is part of our Stormwater BMP management for this site. He stated that the Village allows for a total of 400 square feet additional impervious area, before triggering detention, as the site currently sits is at 370 square feet of a net increase of impervious area.

Mr. Schumacher stated that the AutoTurn exhibits show that the fire truck can access and loop the entire site and provide coverage that is needed.

Mr. Schumacher stated that vehicle carriers are able access the site from Golf Road. He stated that the sanitary sewer is located at the southeast corner of the Chevy dealership lot and will extend north to serve the Hyundai dealership site. He stated that there is a 12 inch water main located

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along Milwaukee Avenue on the west side of the street which will enable them to tap that full service into the site.

Mr. Schumacher stated that there's an existing storm sewer system within the parking lot, where the Hyundai dealership is located and that the storm sewer system will be modified and connected into as necessary for the drainage of the proposed site.

Mr. Norton reviewed the Development Review Committee Staff report review comments. He stated that they are requesting a waiver of the parking lot screening requirement and a waiver of the 10% interior parking lot landscaping, but are in agreement with the other Planning Division review comments.

Chairman Moore asked if the proposed parking lot permeable pavers will meet engineering standards. Mr. Jeff Cooper, Village Engineer, stated that the Village can accept the pavers and they also can grant a credit against the impervious coverage for the site.

Commissioner Pyter asked for clarification of the timing of the required acceptance by I.D.O.T. and when the project is anticipated to be developed. Mr. Norton stated that they understand that there is a sequence, and, they understand, the Village doesn't control I.D.O.T, nor do they as the petitioner, but we'd like to get as much done with the Village as we can before leaning on either to get approval for them as quickly as we can.

Commissioner Pyter stated that he is concerned about combining the Concept Plan with the Final Plan as a simultaneous application submission. He stated that he objects to four wall signs.

Commissioner Wheeler stated that he does not support the wall sign deviation from the Zoning Code. He stated that he is concerned about the accuracy of the storm water report. Commissioner Wheeler asked for clarification as to how the dealership vehicle inventory will be accommodated on site and how deliveries of new vehicles to the site will be accommodated. Mr. Matthews stated they are confident that they can accommodate the inventory storage on site and the new vehicle deliveries will come in from Golf Road, not from Milwaukee Avenue.

Commissioner Wheeler asked about compliance with A.D.A. regulations. Mr. Madeja stated that they plan to update the accessible parking spaces for the existing Libertyville Chevrolet parking lot. He stated Hyundai will also comply.

Commissioner Steffe stated that he does support the deviation from the Zoning Code regarding the proposed number of wall signs. He stated that he is concerned about how the new vehicles will be delivered to the site.

Commissioner Rankin stated that there seems to be a pinch point between the two buildings and is concerned about Fire Department vehicles traversing throughout the site. He stated that he is concerned that the property owners will lose the driveway access point from Golf Road in the future.

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Mr. Matthews stated that they control the driveway from Golf Road and that this access will never be taken away.

Mr. Norton stated that cross access easements are to be established.

Mr. Cooper stated that Village will look for easement rights to be established for both property owners.

Commissioner Oakley stated that this is a nice project. He asked who maintains the driveway from Golf Road. Mr. Mathews stated that they will maintain that driveway.

Commissioner Oakley asked why they need the word "Libertyville" wall sign. Mr. Mathews stated that they are requesting that wall sign to show that Hyundai is proud to be a part of Libertyville.

Commissioner Flores asked for clarification of the site plan layout along the north side of the proposed new Hyundai building. Mr. Madeja stated that they proposed the driveway lane along the north side of the building in order to enhance vehicular circulation throughout the site.

Commissioner Flores stated that she is concerned that vehicles will stack up and block the driveway along the north side of the building.

Mr. Madeja stated they designed the access point for the service entrance on the north side of the building so that they can stack up to four vehicles outside the garage door entrance with interfering with the vehicular driveway lane circulation along the north side of the building.

Commissioner Flores asked for clarification regarding where new vehicle display/storage will be kept. Mr. Mathews stated that it is possible to store some inventory in front of the building, but they will wait until this Hyundai is open and operating before making a final decision on locating customer parking and vehicle inventory display.

Chairman Moore stated that it appears to be a workable plan to subdivide the property. He asked if the retaining wall would have an impact on any existing trees. Mr. Glasscock stated that the trees will be protected.

Chairman Moore asked if other dealership lots are this narrow. Mr. John Spoden, Director of Community Development, stated that the Planned Development process enables the petitioner to request the deviation from the Zoning Code for the proposed lot widths.

Chairman Moore stated that the petitioner should try to come closer to compliance with the sign plan proposal.

Chairman Moore stated that he has no more questions and noted that Staff has recommended a continuance in order to provide the petitioner the opportunity to address the Staff review comments.

Mr. Norton stated that they are ready to proceed with the continuance.

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In the matters of PC 21-32, PC 2-33, and PC 21-34, Commissioner Oakley moved, seconded by Commissioner Pyter, to continue these items to the February 14, 2022, Plan Commission meeting.

Motion carried 7 - 0.

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

STAFF COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that the applicant for the Liberty Junction development proposal will submit final plans in February 2022.

Commissioner Steffe moved, seconded by Commissioner Pyter, to adjourn the Plan Commission meeting.

Motion carried 7 - 0.

Meeting adjourned at 8:40 p.m.