

**MINUTES OF THE PLAN COMMISSION**  
**October 25, 2021**

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

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

Members absent: Walter Oakley.

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 Wheeler, to approve the September 27, 2021, Plan Commission meeting minutes.

Motion carried 6 - 0.

**OLD BUSINESS:**

**PC 20-28      Village of Libertyville, Applicant  
1800, 1850, and 1950 N. US Highway 45**

**Request is for Final Approval for an Amendment to the Village of Libertyville Comprehensive Plan Future Land Use Map, located at 1800, 1850 and 1950 N. US Highway 45 in an O-2 Office, Manufacturing and Distribution Park District.**

**PC 20-29      Village of Libertyville, Applicant  
1800, 1850, and 1950 N. US Highway 45**

**Request is for Final Approval for an Amendment to the Special Use Permit for a Planned Development in order to reduce the land area for the Village of Libertyville Sports Complex and for the removal of the Golf Learning Center and Family Entertainment Center, and to add industrial and commercial land uses for property located at 1800, 1850 and 1950 N. US Highway 45 in an O-2, Office, Manufacturing and Distribution Park District.**

**PC 20-30      Village of Libertyville, Applicant  
1800, 1850, and 1950 N. US Highway 45**

**Request is for Final Approval for an Amendment to the Planned Development Final Plan in order to reduce the land area and add additional parking spaces for the**

**Village of Libertyville Sports Complex, removal of the Golf Learning Center (GLC) and Family Entertainment Center (FEC), and to add industrial and commercial land uses for property at 1800, 1850 and 1950 N. US Highway 45 located in an O-2, Office, Manufacturing and Distribution Park District.**

**PC 20-31 Village of Libertyville, Applicant  
1800, 1850, and 1950 N. US Highway 45**

**Request is for Final Approval for an Amendment to the Special Use Permit for a Sports and Entertainment Complex in order to reduce the land area for the Village of Libertyville Sports Complex, removal of the Golf Learning Center (GLC) and Family Entertainment Center (FEC), and to add industrial and commercial land uses for property located at 1800, 1850 and 1950 N. US Highway 45 in an O-2, Office, Manufacturing and Distribution Park District.**

**PC 20-32 Village of Libertyville, Applicant  
1800, 1850, and 1950 N. US Highway 45**

**Request is for Final Approval for an Amendment to the Site Plan Permit for a Sports and Entertainment Complex in order to reduce the land area for the Village of Libertyville Sports Complex, removal of the Golf Learning Center (GLC) and Family Entertainment Center (FEC), and to add industrial and commercial land uses for property located at 1800, 1850 and 1950 N. US Highway 45 in an O-2, Office, Manufacturing and Distribution Park District.**

**PC 20-33 Village of Libertyville, Applicant  
1800, 1850, and 1950 N. US Highway 45**

**Request is for a Final Plat of Subdivision in order to develop industrial and commercial land uses for property located at 1800, 1850 and 1950 N. US Highway 45 in an O-2, Office, Manufacturing and Distribution Park District.**

**PC 20-34 Midwest Industrial Funds, Applicant  
1800, 1850, and 1950 N. US Highway 45**

**Request is for Final Approval for an Amendment to the Village of Libertyville Comprehensive Plan Future Land Use Map, located at 1800, 1850 and 1950 N. US Highway 45 in an O-2 Office, Manufacturing and Distribution Park District.**

**PC 20-35 Midwest Industrial Funds, Applicant  
1800, 1850, and 1950 N. US Highway 45**

**Request is for Final Approval for an Amendment to the Planned Development Final Plan in order to develop industrial land uses for property located in an O-2, Office, Manufacturing and Distribution Park District at 1800, 1850 and 1950 N. US Highway 45.**

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**PC 20-36 Midwest Industrial Funds, Applicant**  
**1800, 1850, and 1950 N. US Highway 45**

**Request is for a Final Plat of Subdivision in order to develop industrial and commercial land uses for property located at 1800, 1850 and 1950 N. US Highway 45 in an O-2, Office, Manufacturing and Distribution Park District.**

*In the matters of PC 20-28 through PC 20-33, Commissioner Steffe moved, seconded by Commissioner Wheeler, to continue these items to the December 13, 2021, Plan Commission meeting.*

*Motion carried 6 - 0.*

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

*In the matters of PC 20-34 through PC 20-36, Commissioner Steffe moved, seconded by Commissioner Pyter, to continue these items to the December 13, 2021, Plan Commission meeting.*

*Motion carried 6 - 0.*

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

**NEW BUSINESS:**

**PC 21-26 Fitfoody Wellness LLC d/b/a Studio Elevate Fit, Applicant**  
**1414 S. Milwaukee Avenue**

**Request is for a Special Use Permit for a Fitness Center in order to allow a physical fitness studio to occupy a commercial tenant space located in the Red Top Plaza Shopping Center in a C-4 Shopping Center Commercial District.**

Ms. Sarah Hellenbrand, Fitfoody Wellness LLC, applicant, presented her request for a Special Use Permit for a physical fitness studio to locate in the Red Top Plaza Shopping Center at 1414 South Milwaukee Avenue. She stated that she is a fitness instructor with experience as a personal trainer. She stated that she wants to open a high quality boutique fitness studio in the Red Top Plaza center which is an ideal location for her clients. She stated that she will offer 50 minute fitness classes for small groups that will use minimal equipment. She stated that she will have between three to four instructors with no more than one or two on site at any one time.

Ms. Hellenbrand reviewed the parking and traffic impact with the Plan Commission and indicated that there is ample parking and that the peak time of her operations will not impose a parking or traffic conflict within the shopping center parking lot. She stated that there are five (5) points of

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access into the shopping center which should bode well for on-site traffic circulation. She presented ariel photos of the Red Top Plaza Shopping Center parking lot taken at various times of the day in order to show the parking capacity levels at each time.

Commissioner Flores asked if there are any restrictions on parking anywhere in the center's parking lot. Ms. Hellenbrand stated that her fitness class schedules are intended to be flexible and can accommodate the center's parking supply as needed.

Commissioner Wheeler asked about the maximum occupancy of the proposed fitness studio. Ms. Hellenbrand stated that the class group size will range between 10 and 20 students. She stated that she also offers small group training for groups between 2 to 4.

Chairman Moore asked if the applicant is ready for the Plan Commission to render their recommendation. Ms. Hellenbrand stated that she is ready for the Plan Commission to make their recommendation to the Village Board.

*In the matter of PC 21-26, Commissioner Steffe moved, seconded by Commissioner Flores, to recommend that the Village Board of Trustees approve a Special Use Permit for a Fitness Center in order to allow a physical fitness studio to occupy a commercial tenant space located in the Red Top Plaza Shopping Center in a C-4 Shopping Center Commercial District, subject to the following conditions: 1) That any outdoor classes, training or events be prohibited at the site; and 2) That any drop-off or pick-up in the abutting Fire Lane be prohibited.*

*Motion carried 6 - 0.*

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

**PC 21-29 Private Ink, Applicant**  
**320 W. Peterson Road**

**Request is for a Text Amendment to the Zoning Code Article 26-5-4.3 in order to include Other Personal Care Services (81219), but limited to Tattoo Parlors (812199) as a Special Permit Use in the C-3 General Commercial District.**

**PC 21-30 Private Ink, Applicant**  
**320 W. Peterson Road**

**Request is for a Special Use Permit for a Tattoo Parlor for property located in a C-3 General Commercial District.**

Mr. Steve Martin, agent representing the applicant, introduced the request for a Text Amendment to the Zoning Code Article 26-5-4.3 in order to include Other Personal Care Services (81219), but limited to Tattoo Parlors (812199) as a Special Permit Use in the C-3 General Commercial District

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and a request for a Special Use Permit for a Tattoo Parlor, named Private Ink, for property located in a C-3 General Commercial District at 320 West Peterson Road.

Mr. Martin stated that there was a time in the past when tattoo establishments were permitted in the C-3 General Commercial District. He stated that there are currently a few along Peterson Road that have been grandfathered in.

Commissioner Rankin asked for clarification as to the history of these types of uses and when they became restricted from the C-3 District. Mr. John Spoden, Director of Community Development, stated that during the course of a major Zoning Code update in 2013, the Village Board determined that tattoo establishments were better suited to be removed from the C-3 District and permitted in the I-1 Limited Industrial District.

Chairman Moore stated that he is concerned about have this type of land use in close proximity to residentially zoned areas.

Mr. Martin stated that the stigma that was once associated with tattoo establishments has diminished over time as they have become more mainstream.

Chairman Moore stated that consideration could be given to limiting tattoo parlors to certain areas in the Village such as an overlay district.

Ms. Brooke Lenneman, Village Attorney, stated that it might be premature to impose an overlay district at this time without allowing the Village Board to review the matter first.

Chairman Moore asked the petitioner if he is ready for the Plan Commission to render a recommendation for his requests. Mr. Martin stated that he is ready for the Plan Commission to make a recommendation to the Village Board.

*In the matter of PC 21-29, Commissioner Flores moved, seconded by Commissioner Wheeler, to recommend that the Village Board of Trustees approve a Text Amendment to the Zoning Code Article 26-5-4.3 in order to include Other Personal Care Services (81219), but limited to Tattoo Parlors (812199) as a Special Permit Use in the C-3 General Commercial District.*

*Motion carried 4 - 2.*

*Ayes: Moore, Flores, Rankin, Wheeler*

*Nays: Pyter, Steffe*

*Absent: Oakley*

*In the matter of PC 21-30, Commissioner Flores moved, seconded by Commissioner Wheeler, to recommend that the Village Board of Trustees approve a Special Use Permit for a Tattoo Parlor for property located in a C-3 General Commercial District, in accordance with the plans submitted.*

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*Motion carried 4 - 2.*

*Ayes: Moore, Flores, Rankin, Steffe, Wheeler*

*Nays: Pyter, Steffe*

*Absent: Oakley*

**STAFF COMMUNICATIONS AND DISCUSSION:**

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

Motion carried 6 - 0.

Meeting adjourned at 7:52 p.m.