

MINUTES OF THE PLAN COMMISSION
June 27, 2022

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, Walter Oakley, Thomas Rankin, Eric Steffe, and Gregory Wheeler.

Members absent: Richard Pyter.

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 Rankin, to approve the June 13, 2022, Plan Commission meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS:

**PC 22-11 Jeff Davidson, Cornerstone Automotive, Applicant
 939 E. Park Avenue**

Request is for a Text Amendment to Section 26-16-8.5 of the Libertyville Zoning Code relating to Authorized Variations – Board of Trustees in order to allow the Village Board of Trustees the authority to grant variations as it relates to the screening requirement of outdoor storage in Section 26-16-13-5.1.

**PC 22-12 Jeff Davidson, Cornerstone Automotive, Applicant
 939 E. Park Avenue**

Request is for a Special Use Permit for Rental and Leasing Services for truck and utility trailer rental to include outdoor storage to not exceed fifty (50%) percent of the lot in order to allow a U-Haul moving truck facility for property located in an I-1 Limited Industrial District.

**PC 22-13 Jeff Davidson, Cornerstone Automotive, Applicant
 939 E. Park Avenue**

Request is for a Site Plan Permit in order to construct a building addition and provide outdoor storage for property that requires a Special Use Permit located in an I-1 Limited Industrial District.

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Mr. David Smith, Senior Planner, introduced the petitioner's application. Mr. Smith stated that the applicant appeared before the Plan Commission and ZBA last month seeking approval for a zoning code text amendment, special use permit for the U-Haul facility, site plan permit, and variations for a building addition setback and to reduce the minimum required amount of outdoor storage screening. Mr. Smith stated that the petitioner has made revisions to their plan materials and is back before the Plan Commission and ZBA to present their changes.

Mr. Bob Bleck, architect and agent representing the applicant, presented changes made to the plan materials in response to the prior DRC Staff report review comments and comments provided by the Plan Commission at the last meeting. Mr. Bleck stated that revisions include adding fence screening details to the plans. He stated that the screening around the U-Haul storage area will be 10 feet in height and the screening around the towed vehicle storage will be six feet in height.

Commissioner Wheeler asked the petitioner if they concur with the Staff comments shown in the Supplement Review Memorandum. Mr. Bleck stated that they concur with the Staff comments and that they had additional conversations with the Fire Department and they have found a way to address the Fire Code relative to the proposed building addition.

Chairman Moore asked the petitioner if they are ready for the Plan Commission to render their recommendation to the Village Board. Mr. Bleck stated that they are ready for the Plan Commission to make their recommendation.

In the matter of PC 22-11, Commissioner Wheeler moved, seconded by Commissioner Steffe, to recommend that the Village Board of Trustees approve a Text Amendment to Section 26-16-8.5 of the Libertyville Zoning Code relating to Authorized Variations – Board of Trustees in order to allow the Village Board of Trustees the authority to grant variations as it relates to the screening requirement of outdoor storage in Section 26-16-13-5.1. as follows:

To reduce the minimum required amount of screening of permitted outdoor storage by not more than 25% of areas required for outdoor storage provided however that no such variation shall permit the remaining screening elements be reduced in height to not sufficiently screen said storage areas from view from all adjoining properties and all streets.

Motion carried 6 - 0.

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

In the matter of PC 22-12, Commissioner Oakley moved, seconded by Commissioner Steffe, to recommend that the Village Board of Trustees approve a Special Use Permit for Rental and Leasing Services for truck and utility trailer rental to include outdoor storage to not exceed fifty

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(50%) percent of the lot in order to allow a U-Haul moving truck facility for property located in an I-1 Limited Industrial District, in accordance with the plans submitted.

Motion carried 6 - 0.

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

In the matter of PC 22-13, Commissioner Wheeler moved, seconded by Commissioner Rankin, to recommend that the Village Board of Trustees approve a Site Plan Permit in order to construct a building addition and provide outdoor storage for property that requires a Special Use Permit located in an I-1 Limited Industrial District, in accordance with the plans submitted.

Motion carried 6 - 0.

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

PC 22-14 Ryan Hickman, Tala Coffee Roasters, Applicant
834 Liberty Drive, Unit B

Request is for a Text Amendment to the Libertyville Zoning Code in order to include Food Service and Drinking Places but limited to Snack and Nonalcoholic Beverage Bars as Special Permitted Use in the I-3 General Industrial District.

PC 22-15 Ryan Hickman, Tala Coffee Roasters, Applicant
834 Liberty Drive, Unit B

Request is for a Special Use Permit for a Snack and Nonalcoholic Beverage Bar in order to allow a Coffee Shop with on-premise brewing for property located in an I-3 General Industrial District.

Ms. Joanna Tong, presented changes that they made to their plan materials to the Plan Commission. She stated that they have reduced the gross sign area on the wall signs in addition to removing one of the previously proposed wall signs. She stated that they just received the plat of survey from the adjacent property owner as well.

Commissioner Rankin stated that he likes the changes in the applicant's sign plan.

Commissioner Wheeler asked what the status is with the negotiations between Tala Coffee and the adjacent property owner relative to the use of their parking lot. Mr. Ryan Hickman, applicant, stated that the L.O.I. (letter of intent) will address the parking agreement.

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Chairman Moore asked for clarification regarding the process for making the required improvements to the property. Mr. John Spoden, Director of Community Development, stated that the applicant will apply for a permit to make the improvements and the Village will inspect for completion.

Chairman Moore asked the applicant if they are ready for the Plan Commission to render their recommendation to the Village Board. Mr. Hickman stated that they are ready for the Plan Commission to make their recommendation.

In the matter of PC 22-14, Commissioner Steffe moved, seconded by Commissioner Oakley, to recommend that the Village Board of Trustees approve a Text Amendment to the Libertyville Zoning Code in order to include Food Service and Drinking Places but limited to Snack and Nonalcoholic Beverage Bars as Special Permitted Use in the I-3 General Industrial District.

Motion carried 6 - 0.

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

In the matter of PC 22-15, Commissioner Steffe moved, seconded by Commissioner Rankin, to recommend that the Village Board of Trustees approve a Special Use Permit for a Snack and Nonalcoholic Beverage Bar in order to allow a Coffee Shop with on-premise brewing for property located in an I-3 General Industrial District, in accordance with the plans submitted.

Motion carried 6 - 0.

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

NEW BUSINESS:

PC 22-20 Precision Golf, Applicant
444 Peterson Road

Request is for a Text Amendment to the Zoning Code in order to include Indoor Golf Simulator Centers as a Special Permit Use in the C-3 General Commercial District.

PC 22-21 Precision Golf, Applicant
444 Peterson Road

Request is for a Special Use Permit for a Golf Simulator Center for property located in the C-3 General Commercial District.

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Mr. Steve Martin, introduced the requested text amendment and special use permit.

Commissioner Wheeler asked if there will be enough parking at the subject site. Mr. Martin stated that the subject shopping center has a surplus of over 50 parking spaces by Zoning Code standards.

Commissioner Wheeler asked what kind of security the proposed golf simulator facility will utilize. Mr. Martin stated minimal security is considered. He stated that they do not believe that security cameras are necessary.

Commissioner Wheeler asked the petitioner to describe their business model. Mr. Martin stated that it will function on a membership basis and require dues.

Commissioner Flores stated that she is concerned about the lack of security and has a safety concern. Mr. Martin stated that it is anticipated that the operations of this facility will be self-policing.

Chairman Moore asked for clarification as to how this type of land use should be defined. Mr. Martin stated that the simulators will be set up to provide training and instruction.

Chairman Moore asked the petitioner if he is ready for the Plan Commission to render their recommendation to the Village Board.

Mr. Martin stated that he is ready for the Plan Commission to render their recommendation.

In the matter of PC 22-20, Commissioner Wheeler moved, seconded by Commissioner Steffe, to recommend that the Village Board of Trustees approve a Text Amendment to the Zoning Code in order to include Indoor Golf Simulator Centers as a Special Permit Use in the C-3 General Commercial District.

Motion carried 6 - 0.

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

In the matter of PC 22-21, Commissioner Oakley moved, seconded by Commissioner Flores, to recommend that the Village Board of Trustees approve a Special Use Permit for a Golf Simulator Center for property located in the C-3 General Commercial District, in accordance with the plans submitted.

Motion carried 6 - 0.

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

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STAFF COMMUNICATIONS AND DISCUSSION: None.

Chairman Moore asked what the current development status is for the Lake County Government property at the northwest corner of Milwaukee Ave and Winchester Road. Mr. John Spoden, Director of Community Development, stated that no new applications for development have been submitted as of yet.

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

Motion carried 6 - 0.

Meeting adjourned at 7:51 p.m.