

MINUTES OF THE PLAN COMMISSION
February 12, 2018

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:04 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Amy Flores, Walter Oakley, Eric Steffe, and Kurt Schultz.

Members absent: Matthew Krummick and Richard Pyter.

A quorum was established.

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

Commissioner Flores moved, seconded by Commissioner Schultz, to approve the January 22, 2018, Plan Commission meeting minutes.

Motion carried 5 - 0.

OLD BUSINESS:

PC 18-01 Village of Libertyville, Applicant

Request is for Text Amendments to various sections of the Libertyville Zoning Code in order to address regulations regarding impervious surfaces.

Mr. David Smith, Senior Planner, presented proposed Zoning Code text amendments relative to regulating impervious surfaces. Mr. Smith reviewed the recent Village Board approval to amend the Municipal Code as it relates to additional storm water management regulations and reminded the Plan Commission that the Village is currently undergoing a Village-wide Stormwater Master Plan Study currently being conducted by Christopher B. Burke Engineering.

Mr. Smith presented proposed Zoning Code changes regarding the regulations of impervious surface including changes to the maximum allowed building coverage for certain residential zoning districts. He stated that the existing regulations for Lot Coverage are very restrictive as compared to other Lake County municipalities. He stated that Staff had begun to study whether or not it makes sense to impose a setback for at-grade impervious surfaces such as driveways and patios. He stated that this issue is still under review by Staff and Staff is not ready to make a recommendation on this particular proposal at this time.

Mr. Smith stated that Staff is recommending to remove Zoning Code Section 14-4.1(b) regarding nonconforming lots of record and their reduction of the minimum side yard setback requirements and thus requiring the same side yard setback requirement as is currently done for lots that meet the current Code requirement for side yard setbacks.

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Mr. Smith stated that Staff is recommending the ribbon driveways be prohibited for single family development. He stated that they often become filled in anyway overtime which defeats their purpose for reducing lot coverage to begin with. He stated that the grass strip between the two driveway strips become a maintenance issue as well.

Mr. Smith stated that Staff is recommending that the Village Board's authority to increase the maximum allowable lot coverage does not exceed more than 15% of the district requirement. He stated that this is a reduction from the Village Board's current authority to allow a Lot Coverage variation of 20% of the current Code requirement.

Mr. Smith presented a table illustrating the current maximum allowed building coverage percentages for each residential district to the Plan Commission.

Mr. Smith presented a graphic illustration showing permits issued for the construction of new single family homes for the past three years and the building coverage for each lot presented.

Mr. Smith presented a graphic illustration showing both a typical Code conforming site plan for a single family lot that included the house footprint, driveway and detached garage and a legal non-conforming lot of record sample which shows a 50 foot wide lot and all other on site improvements.

Mr. Brad Meyer, 232 Third Street, stated that he is concerned about the proposed building coverage changes to the Zoning Code. He stated that properties with building coverages above 30% are often those with detached garages. He stated that he questions how practical it will be to make these changes. He stated that he is concerned about the potential impact that these changes will have on the aesthetics in the more historical areas of the Village.

Mr. David Munaretto, Emerald Homes – DR Horton, stated that he is concerned about the proposed removal of Zoning Code Section 14-4.1(b) regarding nonconforming lots of record and their reduction of the minimum side yard setback requirements.

Mr. Meyer stated that consideration could be given to curving up the driveway edges to help control stormwater runoff.

Commissioner Oakley stated that it did not seem that these proposed changes will have much of an impact the Village wide flooding issues.

Mr. Jeff Cooper, Village Engineer, stated that these proposed measures are smaller steps intended to play a part in the bigger picture. He stated that by reducing the building coverage allowance may help to reduce the variation requests for increases in lot coverage. He stated that it is better to have more green space and these measures would help to facilitate that end.

Commissioner Flores asked how changing the Building Coverage requirement help with Lot Coverage. Mr. Cooper stated that in some cases it is too difficult for a homeowner to construct a larger patio unless the building coverage maximum allowance is reduced.

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Commissioner Schultz stated he supports the proposed reduction of the maximum permitted building coverage requirement. He stated that he is concerned about requiring a setback for at grade improvements such as driveways and patios. He stated that he is concerned about the proposed elimination of Zoning Code Section 14-4.1(b). He stated that he supports the elimination of ribbon driveways. He stated that he supports the reduction of the maximum allowed percentage for which the Village Board has the authority to grant variations for lot coverage.

Commissioner Schultz stated that the Village could consider reviewing commercially zoned land for additional ways to reduce the lot coverage. He stated that consideration could be given to reducing the driveway lengths for detached garages in residentially zoned districts. He stated that consideration could be given to reducing the front yard setbacks. He stated that consideration could be given to encouraging shared driveways. He stated that consideration could be given to allowing and regulating green roof tops and density bonuses in commercially zoned districts.

Commissioner Steffe stated that he is concerned about the number of lot coverage variations requested and the red tape that the applicant must endure as part of the application process.

John Spoden, Director of Community Development Department, stated that each amenity desired by the home owner adds up the lot coverage incrementally such as the deck, the patio, the walk, the outdoor fire pit, and other hardscape improvements, etc. and the home owner often max out the lot coverage allowance by self-creating the hardship or difficulty in being code compliant.

Chairman Moore stated that an alley access versus a driveway coming from the front has influence on the lot coverage and what the home owner can or cannot do on their property. He stated that he would be interested to know how many detached garages exceed 500 square feet. He stated that their needs to be a balance between the structures and the aesthetics of a property. He stated that he would like to know more if there is a correlation between the housing product quality and the drainage impact that a single family home development may have.

Mr. Spoden stated that it is not the intent of the proposed amendments to impact architectural design.

Chairman Moore stated he does not support the proposed reduction of the maximum permitted building coverage requirement. He stated that he does not support the proposed setback for at grade improvements such as driveways and patios. He stated that he does not support the proposed elimination of Zoning Code Section 14-4.1(b). He stated that he supports the elimination of ribbon driveways. He stated that he supports the reduction of the maximum allowed percentage for which the Village Board has the authority to grant variations for lot coverage.

Commissioner Steffe stated that he supports the reduction of the maximum allowed percentage for which the Village Board has the authority to grant variations for lot coverage.

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Chairman Moore stated that Staff should consider separating out each proposed amendment so that the Plan Commission can make a separate motion on each one.

Commissioner Flores stated that she would like more information about the single family homes constructed such as their locations.

Commissioner Steffe stated that he would like to know both the building coverage and lot coverage for those single family homes permitted.

Commissioner Oakley stated that would like more historical information lot coverages.

In the matter of PC 18-01, Commissioner Oakley moved, seconded by Commissioner Steffe, to continue this item to the March 12, 2018, Plan Commission meeting.

Motion carried 5 - 0.

Ayes: Moore, Flores, Oakley, Steffe, Schultz
Nays: None
Absent: Krummick, Pyter

NEW BUSINESS: None.

STAFF COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 5 - 0.

Meeting adjourned at 8:00 p.m.