

MINUTES OF THE PLAN COMMISSION
July 23, 2018

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, Matthew Krummick, Walter Oakley, Richard Pyter.

Members absent: Kurt Schultz and Eric Steffe.

A quorum was established.

Village Staff present: David Smith, Senior Planner; and Jeff Cooper, Village Engineer.

Commissioner Pyter moved, seconded by Commissioner Flores, to approve the June 25, 2018, Plan Commission meeting minutes.

Motion carried 5 - 0.

OLD BUSINESS:

**PC 18-08 Swigert Enterprises LLC, Applicant
716 S. Milwaukee Avenue**

Request is for an amendment to the Libertyville Zoning Map in order to rezone property from a C-4, Shopping Center Commercial District to a C-3, General Commercial District.

Mr. David Smith, Senior Planner, introduced the petitioner's request. Mr. Smith stated that the petitioner, Swigert Enterprises LLC, is seeking approval for a variation for signage for the American Center for Spine Neurosurgery & Corporate Wellness Partner located in a C-3, General Commercial District at 716 S. Milwaukee Avenue.

Mr. Smith stated that the petitioner is also seeking approval for an Amendment to the Libertyville Zoning Map in order to rezone property from a C-4, Shopping Center Commercial District to a C-3, General Commercial District located at 716 S. Milwaukee Avenue.

Mr. Smith stated that Staff has completed an overall cursory review of the site plan and although the proposed site plan, including the building, parking lot, and resulting on-site traffic flow, is not subject to Plan Commission and Zoning Board of Appeals purview, Staff has provided review comments listed in the DRC Staff report in order for the applicant to give consideration to them prior to the submission of a building permit application and a site development permit application. Mr. Smith stated that the Plan Commission and Zoning Board of Appeals are requested to make a recommendation on the sign variation request and the Zoning Map Amendment request only.

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Mr. Brad Kang, architect for the petitioner, stated that the subject site was previously developed with a residence that was added onto and converted into a medical office building by Advocate Condell Medical Center. He stated that the building was demolished last year but that the ancillary parking lot was left intact on the east side of the building site. Mr. Kang stated that they are proposing to rezone the adjacent parking lot from C-4 to C-3 so that the entire site has a contiguous C-3 zoning. He stated that as part of their new medical office building they are seeking two wall signs, one of which is proposed on the west elevation of their proposed new medical office building and one located at the southeast corner of the building above the proposed entrance into the building. He stated that they are asking for approval for a freestanding sign as well.

Commissioner Pyter asked about the existing road that dead ends at the north side of the parking lot. Mr. Kang stated that that road is Second Avenue.

Commissioner Flores stated that it did not seem that the proposed wall sign on the west elevation would be difficult to see by passing traffic and indicated that there did not seem to be sufficient merit for this sign. She stated that it makes sense to keep the freestanding sign and the proposed wall sign at the southeast corner of the building which could be seen from the parking lot.

Commissioner Oakley stated that he agrees that the wall sign on the west elevation of the building is not necessary. He stated that the proposed location for the trash enclosure is too far away from the proposed building and too close to the existing residences to the north. He stated that he is concerned about how the proposed medical facility will dispose of the medical waste.

Mr. Kang stated that it is better that the proposed trash enclosure is further away from the building due to the parking lot configuration. He stated that they are proposing to remove some of the older trees on the property along Milwaukee Avenue which will help to remove any of the line of sight obstruction for the wall sign on the west elevation.

Commissioner Krummick stated that he concurs with Commissioner Oakley regarding the location of the trash enclosure and that consideration should be given to locating closer to the northwestern corner of the parking lot.

Chairman Moore stated that he concurs with the Staff review comment regarding the traffic flow and that consideration should be given to revising the traffic flow pattern. He stated that he is not in favor of the sign variation.

Chairman Moore asked the petitioner what he would like for the Plan Commission to do this evening. Mr. Kang stated that he is ready for a recommendation to be given to the Village Board.

In the matter of PC 18-08, Commissioner Pyter moved, seconded by Commissioner Krummick, to recommend the Village Board of Trustees approve an amendment to the Libertyville Zoning Map in order to rezone property from a C-4, Shopping Center Commercial District to a C-3, General Commercial District, in accordance with the plans submitted.

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Motion carried 5 - 0.

Ayes: Moore, Flores, Krummick, Oakley, Pyter

Nays: None

Absent: Schultz, Steffe

NEW BUSINESS: None.

STAFF COMMUNICATIONS AND DISCUSSION:

Mr. David Smith, Senior Planner, stated that an open house was held at the Libertyville Civic Center last Wednesday regarding the Village's Comprehensive Plan Update and that it was well attended.

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

Motion carried 5 - 0.

Meeting adjourned at 7:22 p.m.