

MINUTES OF THE PLAN COMMISSION
January 22, 2018

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:02 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Amy Flores, Matthew Krummick, Walter Oakley, and Eric Steffe.

Members absent: Richard Pyter and Kurt Schultz.

A quorum was established.

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

Commissioner Steffe moved, seconded by Commissioner Flores, to approve the January 8, 2018, Plan Commission meeting minutes.

Motion carried 5 - 0.

OLD BUSINESS:

**PC 17-19 Lake County Dental Care, Applicant
1298 S. Milwaukee Avenue**

Request is for an Amendment to the Planned Development Final Plan in order to construct a dental office in the Red Top Plaza Shopping Center in a C-4, Shopping Center Commercial District.

Mr. David Smith, Senior Planner, introduced the petitioner's request to amend the Red Plaza Shopping Center Planned Development Final Plan. He stated that the petitioner, Lake County Dental Care, is requesting approval for an Amendment to the Planned Development Final Plan in order to allow renovation of an existing building into a dental office in the Red Top Plaza Shopping Center Planned Development located in a C-4, Shopping Center Commercial District at 1298 South Milwaukee Avenue.

Mr. Scott Hezner, architect and agent for the petitioner, stated that the petitioner is currently located in the Liberty Mill Plaza shopping center. He stated that the applicant would like to stay in the Village of Libertyville. He stated that they have a need to expand their dental office space and that the subject site has become available and they are interested in relocating there. He stated that the Lake County Dental Care is planning to rehab and reuse the existing 7,020 square foot building previously occupied by Patti Cake Child Care Center. He stated that the subject site is bounded by Red Top Drive along the north and east and the Jewel Osco grocery store to the south. He stated that current access to the triangular shaped site comes from an ancillary driveway along the south edge of the subject lot located between the subject site and the north end of the Jewel Osco building.

Minutes of the January 22, 2018, Plan Commission Meeting
Page 2 of 4

Mr. Hezner stated that the subject out lot is part of the Red Top Plaza Shopping Center Planned Development. He stated that the Planned Development allows for certain deviations from the Zoning Code. He stated that the proposed plan allows for a parking lot expansion to include a total of 34 parking spaces divided into two areas, one on the north side of the building for staff parking and the second over the existing parking area on the south side of the building intended for visitors and patients. He stated that they are proposing new landscaping throughout. He stated that the floor plan allows room for future growth.

Commissioner Oakley asked about the located for the outdoor refuse enclosure. Mr. Hezner pointed to the southeast corner of the building.

Commissioner Flores asked for clarification regarding the access to the site and the route that traffic would take to and from the site. Mr. Hezner stated that traffic reaching the site as its destination should come from Red Top Drive.

Commissioner Flores stated that directional signage should be considered in order to improve traffic accessibility.

Mr. Hezner stated that it is intended that the building will have wall signage, but that additional signage was not contemplated and they would address that issue if the need were to arise.

Chairman Moore asked the petitioner to explain the justification for the encroachment into the Perimeter Landscaped Open Space. Mr. Hezner stated that they discussed with the petitioner Staff's recommendation to landbank two strategically located parking spaces in order to preserve green space. He stated that it is their preference to construct all 34 parking spaces up front so that they do not have to disrupt services to patients at a later date if the two landbanked parking spaces were deemed necessary to be installed at a later date.

Chairman Moore asked if there was any parking available elsewhere in the shopping center. He asked how many parking space could be occupied at any one time. Ms. Whitney Booth, representing Lake County Dental Clinic, stated that anywhere between 15 and 20 patients could be in their building at one time and that is in addition to the presence of Staff. She stated that the 34 parking spaces are ideal for their facility.

Commissioner Steffe asked for clarification as to the petitioner's plan for growth and how that will be accommodated on site. Ms. Booth stated that not all 18 patient rooms will be needed initially.

Commissioner Steffe asked if there will be an opportunity for spill over parking to park in the Jewel Osco parking lot if needed. Mr. Hezner stated that they have attempted to negotiate parking space leasing opportunities, but the Jewel will not grant an easement for such purpose. He stated that the Red Top Plaza is already under-parked by approximately 80 spaces in accordance to the Zoning Code.

Chairman Moore stated that there may be additional parking along the south side of Red Top Drive.

Minutes of the January 22, 2018, Plan Commission Meeting
Page 3 of 4

Commissioner Steffe stated that the proposed function of the dental office may exceed the minimum requirement of the Zoning Code relative to parking spaces.

Mr. Hezner stated that they have no problem relocating the fire connection to the southwest corner of the building as requested by the Fire Department. He stated that they will comply with the screening requirement for the ground mounted mechanical equipment.

Commissioner Krummick stated that he is concerned that the intensity of the use may overwhelm the proposed number of parking spaces.

Mr. Hezner stated that they comply with the Zoning Code requirement for the minimum required number of parking spaces and that their traffic study indicated that their land use will provide a low impact on parking and traffic trips generated. He stated that the staff will work in staggered shifts.

Ms. Booth stated that they would start out with 10 employees with potential growth of 5 more. She stated that they would initially begin using 8 patient chairs with a potential growth to 12.

Chairman Moore stated that from a safety standpoint that it may make sense to landbank the two parking spaces that Staff has identified on the site plan and recommended as a condition for approval.

Mr. Hezner stated that they will agree with the Staff recommendations and are ready for a Plan Commission recommendation to the Village Board.

In the matter of PC 17-19, Commissioner Oakley moved, seconded by Commissioner Krummick, to recommend the Village Board of Trustees approve an Amendment to the Planned Development Final Plan in order to construct a dental office in the Red Top Plaza Shopping Center in a C-4, Shopping Center Commercial District, subject to the following conditions:

1. *Preserve tree identified as number #12 on the petitioner's Tree Inventory Plan dated 12/08/2017 by David R. McCallum Associates, Inc.*
2. *The proposed parking space located on the west end of the south side of the proposed northern parking area shall be landbanked and remain a landscaped area until such time as to when the Village Administrator shall deem it required to construct said parking space per Zoning Code Section 10-1.6.*
3. *The proposed parking space located in the far southeastern corner of the site shall be landbanked and remain a landscaped area until such time as to when the Village Administrator shall deem it required to construct said parking space per Zoning Code Section 10-1.6.*
4. *The sprinkler connection shall be located on the southwest corner of the building.*
5. *At the time of Building Permit application submittal, a revised landscape plan shall show that all ground mounted mechanical units shall be screened in accordance to the Zoning Code Section 13-8.2.*
6. *At the far NW corner of the site, connect the two concrete walks and re-work the curb ramp at the connection in accordance to I.D.O.T. and A.D.A. design standards.*

Minutes of the January 22, 2018, Plan Commission Meeting
Page 4 of 4

Motion carried 5 - 0.

Ayes: Moore, Flores, Krummick, Oakley, Steffe

Nays: None

Absent: Pyter, Schultz

NEW BUSINESS: None.

STAFF COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 5 - 0.

Meeting adjourned at 7:37 p.m.