

MINUTES OF THE PLAN COMMISSION
September 26, 2016

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:00 p.m. at the Libertyville Civic Center, 135 West Church Street.

Members present: Chairman Mark Moore, William Cotey, Amy Flores, Matthew Krummick, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: None.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; and Fred Chung, Senior Project Engineer.

Commissioner Oakley moved, seconded by Commissioner Semmelman, to approve the August 22, 2016, Plan Commission meeting minutes.

Motion carried 7 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

PC 16-08 LV 2016, LLC, Applicant
901 N. Butterfield Road

Request is for an Amendment to the Official Map of the Comprehensive Plan from Public/Institutional to Mixed Medium Density Residential in order to construct a single family residential development for property currently located in an IB, Institutional Buildings District.

PC 16-09 LV 2016, LLC, Applicant
901 N. Butterfield Road

Request is for an Amendment to the Village of Libertyville Zoning Map in order to re-zone approximately 40 acres of land from IB, Institutional Buildings District to R-6 Single Family Residential District in order to construct a single family residential development for property currently located in an IB, Institutional Buildings District.

PC 16-10 LV 2016, LLC, Applicant
901 N. Butterfield Road

Request is for a Preliminary Plat of Subdivision in order to subdivide approximately 40 acres of land in order to construct a single family residential

development for property currently located in an IB, Institutional Buildings District.

PC 16-11 LV 2016, LLC, Applicant
901 N. Butterfield Road

Request is for a Special Use Permit for a Planned Development order to construct a single family residential development for property currently located in an IB, Institutional Buildings District.

PC 16-12 LV 2016, LLC, Applicant
901 N. Butterfield Road

Request is for a Planned Development Concept Plan order to construct a single family residential development for property currently located in an IB, Institutional Buildings District.

Mr. John Spoden, Director of Community Development, introduced the petitioner and the requested zoning actions. Mr. Spoden stated that the applicant is the Roanoke Group from Lake Bluff and the contract purchaser of the subject property which is approximately 40 acres. He stated that the subject property is currently owned by the Archdiocese of Chicago and located at 901 N. Butterfield Road. He stated that the land is currently vacant and located on the west side of Butterfield Road and south of Lake Street. He stated that the petitioner is proposing a Planned Development for the subject site to develop 148 single family homes. He stated that the application requests needed by the petitioner in order to develop their proposal include an Amendment to the Comprehensive Plan. He stated that the Plan Commission may recall that in 2010, 33 acres of the subject site was subject to an amendment to the Comprehensive Plan to change the designated land use from IB, Institutional Buildings District to a Mixed Medium Density Residential land use classification. He stated that the petitioner is proposing to add an additional 7 acres for a total of 40 acres for the subject site development and amendment to the Comprehensive Land Use Plan Map. Mr. Spoden stated that the petitioner's second request is to amend the Village's Zoning Map from IB, Institutional Building District to R-6, Single Family Residential District. He stated that the proposed density is similar to the existing residential density located to the southeast. Mr. Spoden stated that the third item requested is a Preliminary Plat of Subdivision. He stated that the fourth and fifth requested zoning actions include the Special Use Permit for the Planned Development and the Planned Development Concept Plan.

Mr. Spoden stated that tonight is the first of a 5-step process. He stated that the Plan Commission is charged with conducting the public hearing for the Special Use Permit for the Planned Development and the Concept Plan. He stated that the Plan Commission will determine the Findings of Fact and forward their recommendation up to the Village Board of Trustees. He stated that once the Village Board approves the Planned Development Concept Plan, then the petitioner would apply for the Final Plan and Final Engineering which would come back before the Plan Commission for their review and recommendation up to the Village Board again.

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Mr. Peter Kyte, Roanoke Development Group, introduced the proposal. He stated that they have been looking for a community like Libertyville who is willing to explore various housing options. He stated that they have been working on this particular project since 2013 and have had the subject site under contract since 2014. He stated that Libertyville's demographics are similar to those communities located along the North Shore. He stated that one aspect that stands out is the high percentage of home ownership.

Mr. Kyte stated that the success of the School Street project can be partly attributed to meeting a market where buyers are looking to downsize not necessarily in square footage, but also in terms of low maintenance conditions of the homes.

Mr. Kyte stated that when it comes to the architecture of their product, they focus on the floor plans as the driver for exterior design as much as anything else. He stated that they were before the Appearance Review Commission 4 or 5 times before tonight's public hearing. Mr. Kyte presented the proposed model home styles to the Plan Commission. He stated that their focus has been more so on the home design, not so much on dwelling unit count. He stated that the proposed Site Plan provides about 5.8 homes per acre. He stated that their initial submittal proposed 158 dwelling units, but after working with Staff and the Appearance Review Commission, their unit count has come down to 148 dwelling units with about 70% open space.

Mr. Jason Fick, JZMK Partners, architect for the petitioner, described the surrounding land uses of the subject site. Mr. Fick stated that they attempted to incorporate traditional town planning principles. He stated that they are not building one type of home for a narrow demographic, but that the idea is to address various stages of life with various home model types, varying price points, and varying unit sizes. He stated that the Site Plan is a walkable plan with sidewalks and trails. He stated that the plan includes a variety of pocket parks, a central larger park, and a natural preserve to the south. He stated that due to the site's proximity to Butterfield Road, the homes along that right-of-way are pushed back with an 8 foot sound wall incorporated to act as a noise buffer. He stated that the sound wall will be architecturally designed and landscaped in order to address the aesthetic needs of that portion of the Butterfield Road corridor. Mr. Fick stated that the site will incorporate up to 70% of public and private open space. He stated that entry into the site will come from Butterfield Road.

Mr. Fick presented the individual home elevations. He stated that there will be both an alley rear-loaded garage models and front-loaded garage models. He stated that there will be very small yards making maintenance easier. He stated that in many circumstances the design will provide a quiet side and an open side for the inter side elevations of the proposed home models due to their close proximity to each other. He stated that the alley homes will provide a third parking space for guests.

Mr. Fick stated that the single family homes that are not backing up to an alley are referred to as the single family detached model. He stated that they will have front-loaded garages, but that the garages will be de-emphasized by having them recessed behind the front building line. He stated that they will have three model plans and each plan will have three styles to choose from. He stated that these homes will be placed on lots with three different lot widths including 45 feet, 55 feet and 50 feet wide lots.

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Mr. Phil Brown, 432 Ridgewood Lane, asked what the price points are for these homes. Mr. Kyte stated that the price points are not fixed yet, but they will run around \$200 per square foot.

Dr. Maura Breen, 139 Woodland Road, stated that she is concerned about the traffic impact upon the Kenloch subdivision. She stated that there are three points of access into the Kenloch Subdivision, but there are certain restrictions. She stated that there are many problems with the traffic today. She stated that there should be a traffic signal at the intersection of Lake Street and Butterfield Road.

Mr. Mike Walline, Roanoke Group, that they have submitted their traffic study to the Lake County Department of Transportation. He stated that currently there are no warrants for a traffic signal at Lake Street and Butterfield Road. He stated that they have been working with Staff and that there is an on-going dialogue and they are looking at how they can mitigate the traffic issues.

Ms. Anna Draa, 1020 Ashley Lane, asked about the number of potential school age children that would come with this development. Mr. Kyte stated that they are projecting up to 68 children in the kindergarten through 5th grade range.

Ms. Draa stated that she is concerned about the density, traffic, the houses seem too close together, impact upon taxes, and safety for the children that will walk across Butterfield Road.

Mr. Bob Serkowski, 120 Woodfield Road, stated that he is concerned about the traffic. He stated that he is concerned about the storm water management and the drainage. He stated that he is concerned about the needed utility infrastructure and the impact that it may have on the neighboring properties.

Mr. Kyte stated that they have substantially reduced the density from what the Comprehensive Plan would allow from 191 dwelling units to 148 dwelling units. He stated that they will provide an updated Fiscal Impact Study to address concerns regarding the impact upon the school system and the property taxes.

Mr. Serkowski asked about the 7 additional acres that the Staff report is referencing. Mr. Kyte stated that the 7 acres is located on the very south end of the subject site and that no homes are proposed in that particular area.

Mr. Serkowski stated that he is concerned about the storm water management.

Representative from Mackie Consultants, engineering firm for the petitioner, stated that the Lake County Watershed Development Ordinance requires that the detention design will not produce an increase in storm water management. He stated that after the development is complete the peak storm water run-off will be smaller than the current rate. He stated that they will design the detention basins to enhance the pre-development hydrology. He stated that the impact on sanitary sewers is currently under study and they will make a determination as to how to lessen the impact on the existing sanitary sewer system.

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Dr. Guy Schumacher, Superintendent for Libertyville School District 70, stated that he is concerned about the growth of the student population within the district. He stated that he is concerned that students from the development will walk across Butterfield Road to get to school and that there is a safety concern.

Mr. Pete LeBlond, 424 Ridgewood Lane, stated that he is concerned that there will be cut-through traffic through their neighborhood. He asked for clarification as to why the developer chose the access point that they did. Mr. Mike Walline, The Roanoke Group and petitioner representative, stated that they have been working with various agencies to resolve the traffic route problems. He stated that the Lake County Department of Transportation will influence many factors that will impact the plan.

Ms. Geriann Hardy, 1005 Springhaven Drive, stated that the traffic along Butterfield Road is fast and furious. She stated that she is concerned about this proposed subdivision accessing Butterfield Road along the curve. She stated that the proposed access needs a turn lane. She stated that Libertyville has both an aging population and younger families that are moving into the area.

Mr. Walline stated that they are proposing a dedicated southbound right-turn lane that will be 200 feet long. He stated that there will be a northbound left turn lane within the median.

Ms. Cathy Rooney, 520 Sedgwick Drive, stated that she is concerned about the potential of cut-through traffic through her street and she is concerned about the impact upon her property taxes.

Mr. Jeff Harger, 1015 Ashley Lane, stated that he is concerned about proposed location of the petitioner's curb cut for their main access point along Butterfield Road.

Mr. Walline stated that the property owner has acquired an agreement with Lake County government to permit a full access point.

Mr. Harger asked how the streets and parks will be regulated. Mr. Walline stated that the streets within the development will be public, but the parks and alleys will be regulated by an H.O.A.

Mr. Fred Chung, Senior Project Engineer, stated that one of the proposed streets does not meet the design standards of the Village. He stated that this issue will have to be reviewed very carefully.

Mr. Walline stated that they will address the required street design standards with revised plans.

Mr. Harger stated that the Village of Libertyville is community of neighborhoods. He stated that the proposal by Roanoke is disconnected from the Village as a whole. He stated that this project does not benefit the Village.

Ms. Kristen Marsden, 1102 Claridge Drive, stated that she is concerned about the children who will have to walk to school from this subdivision. She stated that she is concerned about the impact upon the property values.

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Mr. Kyte stated that they will revisit their school population projections.

Mr. Bill Brown, 433 Ridgeway, stated that it appears that they will have large houses on very small lots. He stated that he would be concerned about guest and visiting relatives not being accommodated for parking.

Ms. Cindy Harger, 1015 Ashley Lane, stated that she is concerned with one entrance and one exit for this site. She stated that Butterfield Road traffic will make it difficult to get in and out of the proposed subdivision. She stated that school buses will have a big challenge getting in and out from the site.

Mr. Walline stated that they are proposing an emergency access at the north end of the proposed cul de sac.

Mr. Erik Russell, KLOA traffic engineer consult for the petitioner, stated they anticipate that there will be between 80 and 100 vehicles leaving the site during morning peak travel time and about the same number entering the site during evening peak travel time. He stated that there will be gaps but some delays due to the Butterfield Road traffic. He stated that the ability for school buses to access the site will be verified.

Ms. Sylvia Carlson, 348 Woodland Road, asked why the developer couldn't include single story homes. Mr. Kyte stated that they will continue to revise and improve their floor plans and eventually incorporate a first floor master bedroom.

Mr. Scott Babler, 917 Windhaven Road, stated that he would like to know the price points of the proposed homes. He stated that he is concerned about the traffic. He stated that turning right from Lake Street onto Butterfield Road is already a challenge. Mr. Kyte stated that the price point range is estimated to be approximately between \$400,000 to \$600,000.

Ms. Jennifer Khan, 212 Harding Avenue, stated that she moved to her Libertyville home because of the schools. She stated that she is concerned about the increase in traffic and how the school bus routes will be affected.

Mr. Don Banick, 920 Springhaven Drive, stated that he is concerned that the vision for the Village of Libertyville is not being addressed. He stated that he is concerned with the developer's plan to cluster the houses close together.

Mr. Kyte stated that they will revisit the school population projections. He stated that traffic and the impact upon the school system are important factors.

Mr. Chris Kennedy, 630 Kenloch Avenue, stated that he is concerned about the projected number of children that will be incorporated into the school system. He stated that this is not a transit oriented development. He stated that more information should be provided on whether or not the market can accommodate the proposed subdivision.

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Ms. Cindy Harger asked if the proposed 70% open space includes the yards of the homes. Mr. Kyte stated that the 70% proposed open space does include the proposed open space.

Ms. Harger stated that she does not support the project.

Chairman Moore asked the petitioner to address the DRC Staff report regarding the opportunity to design an vehicular access route through the Pine Meadows Golf Course property to reach the Butterfield Road and Lake Street intersection.

Mr. Kyte stated that this project does not meet the warrants for a traffic signal on Butterfield Road. He stated that the Archdiocese benefits from the revenue from the golf course and therefore would not be supportive of an intrusion of a right-of-way from the development going through the golf course property. He stated that Lake County D.O.T. would require the design of the street going through the golf course property to extend further into the golf course to better accommodate an east/west configuration causing the golf course to redevelop the property, i.e. the club house and parking lot, in order to accommodate the encroachment of the development's street configuration.

Mr. Bob Kinnucan, tree arborist representing the petitioner, stated that out of all of the trees on the site, only 38 trees have been identified as worth preserving. He stated that some of those trees include some Oaks and Hickories along the west and southern portions of the property. He stated that the preponderance of trees identified to be removed belong to a long abandoned tree nursery, many of which are dead and falling down.

Mr. Kyte stated many of the trees are prone to disease and that they will not know how feasible it will be to preserve the previously mentioned 38 trees until the other trees are removed.

Mr. Kinnucan stated that the southern area of the project site comprise naturally grown trees, but that there is a lot of undergrowth that should be removed.

Mr. Kyte stated that their proposal includes a substantial tree replanting program.

Mr. John Spoden, Director of Community Development, stated that the Village Staff request for the developer to address affordable housing includes an option to provide dwelling units at a price point that complies with the (IHDA) Illinois Housing Development Authority's definition of affordable housing or to pay a fee in lieu of providing affordable housing. Mr. Spoden mentioned examples in Libertyville in which the affordable housing requirement has been addressed such as The Manchester located in downtown Libertyville in which they are providing apartments for rent at a rate that complies with (IDHA) rent rate guidelines, or the Bolander property whereby the developer of a new townhome development has agreed to pay a fee in lieu that would support affordable housing projects elsewhere in the Village.

Mr. Kyte stated that they may do a pay in lieu program for affordable housing. He stated that they can address this issue at the Village Board level. He stated that they still need to understand the impact of other costs.

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Mr. Walline stated that in response to the Engineering Division comments found in the DRC Staff report they will explore a mixed-use path from the development to an off-site extension to the Lake Street intersection for access to Butterfield School. He stated that they can accommodate the Engineering concern that the proposed street bump-outs will make snow removal problematic. He stated that they will further study Engineering comments Nos. 3 and 4 regarding width of the travel lanes for the main entrance and other roads. He stated that they will have an adequate solution for the Engineering Division's concern for the overland flow for the storm water management. He stated that they understand the need for a multi-jurisdictional easement agreement regarding the water main extension needed through the Pine Meadows Golf Course property. He stated that the necessary scheduling of the off-site sanitary flow tests is underway. He stated that the proper storm water management report will be provided when complete per the Engineering Division comment.

Mr. Walline stated that he does not believe that there are any environment issues to contend with. He stated that the Engineering Division traffic impact concerns will be addressed.

Mr. James Woods, Civiltech Engineering, Village's traffic engineering consultant, stated that Lake County D.O.T. concurred with some of the comments provided by KLOA, but that more coordination with the County is necessary. He stated that there will be substantial delays for vehicles turning left out of the development especially in during the a.m. peak hour.

Commissioner Oakley asked for additional clarification regarding vehicles turning movements coming in and out of the proposed subdivision. Mr. Eric Russell, KLOA and traffic engineer for the petitioner, stated that they anticipate up to one to two vehicles will enter and exit the site per minute during the peak travel times.

Commissioner Oakley stated that he is concerned about the line of sight for vehicles coming in and out of the site.

Commissioner Flores asked for clarification regarding perimeter fencing and if there will be a sidewalk added along Butterfield Road. Mr. Walline stated that they are not proposing perimeter fencing except along the golf course and the sound wall along Butterfield Road. He stated that the scope of the project does not include adding a sidewalk along Butterfield Road.

Commissioner Flores asked if the proposed park areas will include basketball courts or if basketball goals will be permitted in the driveways of the homes. Mr. Kyte stated that the H.O.A. covenants and restrictions will address park and driveway restrictions for basketball goals.

Commissioner Flores stated there will probably be a turnover of children and families over a period of time. She asked about the design of the homes relative to how they will accommodate family size. Mr. Kyte stated that the proposed home types are designed to meet the anticipated demographics. He stated that there will be primarily two home types proposed which he refers to the alley homes, and the single family homes which do not back up to the alleys and are a little larger. He stated the larger homes will have 3 to 4 bedrooms. He stated that the overall development address a wide range of demographics and family size.

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Commissioner Cotey asked for clarification as to how the open space was calculated. Mr. Kyte presented an exhibit to illustrate the proposed park and open space areas of the site.

Commissioner Cotey asked about the off-site lift station. Mr. Chung stated that it is quite old and will need analysis as to whether or not the proposed development can be accommodated by the existing sanitary utilities.

Commissioner Semmelman stated he is concerned about the impact upon the schools.

Commissioner Krummick stated that the proposal includes a good product, but that he is concerned about the location of the proposed development and that it does not seem to integrate into the Libertyville residential fabric. He asked about the need for the sound wall. Mr. Spoden stated that Staff suggested that the petitioner include some type of sound buffer along Butterfield Road due to the proximity of the proposed homes along Butterfield Road.

Mr. Kyte stated that the proposed sound wall incorporates an architectural design emphasis and substantial amount of landscaping to improve the aesthetic appeals for that portion of the Butterfield Road right of way corridor.

Commissioner Krummick asked about the detention ponds and any of the other off-site public improvements. Mr. Chung stated that the Village will ensure compliance with the appropriate regulations related to the public improvements.

Commissioner Schultz stated that he likes the proposed housing product. He suggested that single story homes could be considered. He stated that he believes that a traffic signal is needed at the entrance. He stated that he supports a plan that provides a better connection to the Village. He stated that he supports a plan that provides a safe and controlled access into the project.

Chairman Moore stated he applauds the developer for their effort to cooperate with the Appearance Review Commission as they worked through the home designs. He stated that there should be a traffic signal.

Mr. Russell stated that the project does not meet the volume warrants.

Chairman Moore asked if the proposed project lies within a flood plain. Mr. Walline stated that it does not lie within a flood plain.

Mr. Chung stated that there may be some wetlands to contend with and that the developer should review this issue very carefully.

Chairman Moore asked if the developer has confronted these site development challenges before. Mr. Kyte stated that they have dealt with these challenges before. He stated they have done infill developments before.

Chairman Moore asked about the construction phasing and how that might impact monotony. Mr. Kyte stated that that alternate lot sizes will reduce the risk of creating monotony. He stated

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that they will go back to the Appearance Review Commission for their final plans and monotony will be addressed at that point and time.

Chairman Moore stated that there needs to be a traffic signal and that he is concerned about the impact upon the school system. He stated that the petitioner should provide updated demographic data to support their proposal.

Mr. Walline stated that they are collaborating with the Village of Mundelein and Lake County Department of Transportation to address the pertinent issues.

Chairman Moore stated that this should be continued in order to provide the petitioner the opportunity to address the comments provided by Staff, the public, and the Plan Commission.

In the matters of PC 16-08, PC 16-09, PC 16-10, PC 16-11, and PC 16-12, Commissioner Schultz moved, seconded by Commissioner Semmelman, to continue this item to the November 14, 2016, Plan Commission meeting at the Village Hall, 118 West Cook Avenue.

Motion carried 7 - 0.

Ayes: Moore, Cotey, Flores, Krummick, Oakley, Schultz, Semmelman

Nays: None

Absent: None

COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 7 - 0.

Meeting adjourned at 10:45 p.m.