

MINUTES OF THE PLAN COMMISSION
April 10, 2023

The regular meeting of the Plan Commission was called to order by Chairman Eric Steffe at 7:09 p.m. at the Village Hall.

Members present: Chairman Eric Steffe, Amy Flores, Walter Oakley, Richard Pyter, Thomas Rankin, and Gregory Wheeler.

Members absent: None.

A quorum was established.

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

Others present: Marcus Martinez, Village Attorney.

Commissioner Rankin moved, seconded by Commissioner Wheeler, to approve the March 20, 2023, Plan Commission meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**PC 23-04 Lake County Government, Applicant
500, 600, and 650 W. Winchester Road**

Request is for an update as to status of the Planned Development Master Plan for the Lake County Campus Planned Development Master Plan in accordance with Ordinance No. 12-O-65, for property located in an IB, Institutional Buildings District.

Mr. David Smith, Senior Planner, introduced the request by Lake County Government to present the current status of the Planned Development Master Plan for the Lake County Campus Planned Development Master Plan. Mr. Smith stated that over ten (10) years ago the Lake County Government applied for and was approved for a Planned Development Master Plan for their Libertyville campus. He stated that the purpose of the update is to inform the Plan Commission what has transpired on the campus for the past five years, what is currently being developed and what the next five years will bring.

Mr. Carl Kirar, Lake County Government, gave a brief presentation to the Plan Commission. Mr. Kirar stated that the original Master Plan was approved in 2012, they came back in 2017 for the first five year update to the Plan Commission and now they are back for their second five year update to the Master Plan. Mr. Kirar stated that the construction projects completed to date under

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the guidance of Master Plan Development Standards include Share Storage Facility, New DOT Body Shop, the new DOT Heavy Duty Shop, added sections to the campus inner loop road, the demolition of the Winchester House nursing home care facility. Mr. Kirar stated that the work anticipated within the next five years includes Regional Operations and Communications Facility, Libertyville Solar field array and the extension of bike trails. He stated that projects for future development of the campus beyond the next five years include the Consolidated Public Safety Building.

Mr. Les Zematis, 207 Adler Drive, asked for clarification regarding the solar panel field and if they can be seen from neighboring properties. Mr. Kirar stated that the solar panels will be completely screened with a combination of opaque fencing, landscaping, and berming.

Commissioner Pyter asked about the construction timing for the new 911 call center. Mr. Kirar stated that it still needs to go before the Lake County Board for approval, but they hope to break ground in June.

Commissioner Rankin asked about the sizing of the campus detention ponds. Mr. Kirar stated that the detention ponds have been sized to accommodate the entire campus when completely developed.

Commissioner Rankin asked what the plans for the corner parcel are where the former Winchester House was located. Mr. Kirar stated that the county has not decided yet.

Commissioner Oakley stated that he is concerned about the storage of electric vehicles on the property in close proximity to other chemicals. Mr. Kirar stated that the County follows the most stringent codes relative to environmental compliance.

Commissioner Oakley asked if the County is addressing attainable housing needs. Mr. Kirar stated that a residential component is not contemplated for the campus at this time but stated that attainable housing will be taken into consideration for any future residential development.

Commissioner Flores asked for clarification regarding the proposed bike path extensions. Mr. Kirar stated that the graphics in the site plan as shown is only a concept at this point and time and subject to collaboration with both the County and the Village to determine the best bike path layout.

Mr. John Spoden, Director of Community Development, stated that the future bike path routes are currently under study.

Commissioner Wheeler asked when the entire Master Plan will be completed. Mr. Kirar stated that the Master Plan is a guide for future development that includes development standards that can be complied with while allowing revisions to the overall campus site plan. He stated that the relocation of the Winchester House is a case in point. He stated that the Master Plan site plan envisions the Winchester House to be relocated on the same campus grounds, but in reality the Winchester House facility and program services have been relocated off site.

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Commissioner Wheeler stated that it is important to understand both the short term and long term needs for the Lake County Government Libertyville Campus. He stated that he is strongly in support of more bike paths.

Chairman Steffe concluded the hearing of the Lake County Government Master Plan five year update and stated that he looks forward to what comes next from the County.

STAFF COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that a new Plan Commission member will be appointed by the Village Board at their next meeting and will be joining the Plan Commission shortly thereafter.

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

Motion carried 6 - 0.

Meeting adjourned at 7:42 p.m.