

**MINUTES OF THE PLAN COMMISSION**  
**October 12, 2020**

The regular meeting of the Plan Commission was conducted virtually due to public health concerns and called to order by Chairman Mark Moore at 7:00 p.m.

Plan Commission Members present: Chairman Mark Moore, Amy Flores, Matthew Krummick, Walter Oakley, Richard Pyter, Kurt Schultz, and Eric Steffe.

Plan Commission Members absent: None.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development, Heather Rowe, Economic Development Coordinator, David Smith, Senior Planner, and Chris Sandine, Associate Planner

Comprehensive Plan Review Committee present: Chairman Bill Cotey, Donna Johnson, Jennifer Clark, Ben Lovinger, and Matt Hickey

Lakota Group representatives present: Nick Kalogeresis and Mike Kritzman

Commissioner Oakley moved, seconded by Commissioner Pyter, to approve the August 24, 2020, Plan Commission meeting minutes.

Motion carried 7 - 0.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**PC 20-25 Village of Libertyville, Applicant**  
**118 W. Cook Avenue**

**Request is for an Update to the Village of Libertyville Comprehensive Plan.**

Mr. Bill Cotey, Chairman of the Comprehensive Plan Review Committee, called to order the Comprehensive Plan Review Committee meeting at 7:05 p.m. He thanked all the members of the CPRC for all of their hard work. He stated that the COVID-19 pandemic has had an adverse impact upon the work and development of the Comp Plan update. He stated that it is recommended that the CPRC remain an active committee for another two years in order to report back to the Plan Commission the efforts to implement the Comp Plan strategies during and post COVID-19 Pandemic.

Chairman Cotey expressed gratitude to the Lakota Group for their work on the Comp Plan as well.

## **Minutes of the October 12, 2020, Plan Commission Meeting**

### **Page 2 of 8**

Mr. John Spoden, Director of Community Development, stated that he would like to thank Chairman Cotey, CPRC member Donna Johnson, and the other members of the CPRC for their involvement and hard work in the development of the Comp Plan update process. Mr. Spoden also thanked the Lakota Group and their sub-consultants for their hard work and contribution to the development of the Comp Plan update. Mr. Spoden stated that the last Comp Plan update was done in 2005. He stated that in 2018 the Village contracted with the Lakota Group to draft the comp plan update. He introduced the Lakota Group to present the draft comp plan to the Plan Commission.

Mr. Nick Kalogeresis, Lakota Group, stated that it has been a year process developing the Comprehensive Plan Update. He stated that they will present the Planning Process Overview, Key Planning Trends and Issues, Planning Vision, Goals and Strategies, Development Opportunities, and Implementation Strategy.

Mr. Kalogeresis stated that the purpose of the proposed Comprehensive Plan is to update the 2005 Comprehensive Plan, engage the community in key planning issues, craft a future vision, create a land use framework, serve as guide for public and private investment, and to provide an implementation program.

Mr. Kalogeresis stated that there were two phases to the Comprehensive Plan development process. He stated that phase one was the State of the Village Assessment that took place between April 2018 to August 2018 which included the first of two community engagement workshops. He stated that phase two was the actual development of the Comprehensive Plan Update which included conducting the second community engagement workshop and the drafting of the comp plan itself. He stated that phase two took place between September 2018 and February 2020.

Mr. Kalogeresis stated that the planning team consists of the Comprehensive Plan Review Committee who the Lakota Group met with eight times. He stated that the other half of the planning team includes the consultants working with the Lakota Group. He stated that the consultants include SB Friedman, Sam Schwartz, Christopher B. Burke Engineering and Duncan Associates.

Mr. Kalogeresis stated that the Comprehensive Plan is organized into four sections and they are (1) Introduction and Background, (2) The Community Speaks, (3) Comprehensive Plan, and (4) Implementation Strategy.

Mr. Kalogeresis stated that section one regarding the introduction and background include sub topics such as Community History, Community Context, Regional Context, Form of Governance, Previous Plans, Comprehensive Plan Purpose, Existing Land Use, and Community Profile and Market Implications.

Mr. Kalogeresis presented Key Housing Trends to the Plan Commission. He stated that some of the trends seem to be shifting to young seniors, empty nesters and young professionals as growing markets. He stated that survey results tended to favor market rate senior housing as an increasing trend.

## **Minutes of the October 12, 2020, Plan Commission Meeting**

### **Page 3 of 8**

Mr. Kalogeresis stated that there is a Transit Oriented Development Plan that was recently adopted in the Village of Libertyville. He stated there are opportunities to develop housing with mixed land uses near the downtown Metra station. He stated that there is a segment in the Libertyville community that may find it difficult to obtain affordable housing. He stated that Libertyville is mostly built out and redevelopment may be the more viable option going forward.

Mr. Kalogeresis presented key commercial trends, key office trends and key industrial trends to the Plan Commission. He stated that it might be likely that the auto dealerships will need less space to store cars and this potential trend should be anticipated and planned for in the future. He stated that it would be more likely that big box retail will locate elsewhere in Lake County outside of the Village. He stated that Lake County is anticipating that over 750 million square feet of industrial space will be added in the county through 2050. He stated there are growth opportunities in the northwest industrial corridor especially if the I-53/120 extension takes place.

Mr. Kalogeresis presented the “Community Speaks” section of the Comprehensive Plan. He described the open houses and surveys provided to the Libertyville community and the results of those activities. He stated that the intent of the community engagement activities was to gain feedback from Libertyville residents regarding the key trends and issues taking place in the Village and to gain preliminary feedback on some of the proposed Comp Plan planning strategies.

Mr. Kalogeresis presented Section Three of the Comprehensive Plan which included the Plan Vision and Policies, Plan Values and Principals, Community Vision Statement, Future Land Use Strategy, the Downtown, Corridors, Neighborhoods, Employment Centers, Placemaking, Arts and Culture, and Community Systems that deals with transportation infrastructure. He described the Comp Plan framework which begins with Vision Statement that leads to Goal Statements which lead to Policies and finally Strategies.

Mr. Kalogeresis presented the Comp Plan goals which include have a Vital Downtown Libertyville, a Vital Village and Commercial Corridors, Prosperous Employment Centers, Quality Livable Neighborhoods, Community Heritage and the Arts, and Community Systems. He presented the Future Land Use matrix found in the Comp Plan and mentioned that the land use types are formatted in a side by side arrangement in this section in order to allow user friendly comparability. He stated that there are five residential land use categories, four commercial land use categories, three Employment Center land use categories, and three land use categories listed as “Other” that include Parks and Open Space, Institutional and the Prairie Crossing Station District. He then presented the proposed Comp Plan Key Downtown Strategies.

Mr. Mike Kritzman, The Lakota Group, presented three Downtown Station Area concept plans shown in the Comp Plan.

Mr. Kalogeresis presented Key Corridor Strategies shown in the Comp Plan.

Mr. Kritzman presented the two South Milwaukee Avenue Area concept plans shown in the Comp Plan. He stated that this area can be promoted as a gateway into the downtown with the

**Minutes of the October 12, 2020, Plan Commission Meeting**  
**Page 4 of 8**

proper development. He stated that this area along South Milwaukee Avenue could address ancillary medical uses that could compliment the Advocate Condell Medical Center campus. He presented two Concept Plans for the area located at the southwest corner of Milwaukee Avenue and Rt. 137 (Peterson Road). He stated that although this corner is zoned commercial, it does not have commercial value beyond the first 100 feet from Milwaukee Avenue due to being land locked. He stated that there is potential for a hotel/restaurant use fronting Milwaukee Avenue with alternative residential to the west such as single family or duplex residential dwelling types. He stated that the first concept could range from 30 to 60 dwelling units. Mr. Kritzman presented a townhome concept for the second idea for this corner.

Mr. Kalogeresis presented Key Livable Neighborhood Strategies. He stated that it will be important to integrate alternative housing types including attainable housing for working class families. He presented Key Employment Center Strategies. He presented Heritage/Placemaking Strategies and reminded the Plan Commission that the Fould's Macaroni Factory Building is listed on the National Register of Historic Places. He presented Arts and Culture Strategies,

Mr. Kritzman presented two Foulds/East Side Manufacturing District redevelopment concept plans incorporated into the Comp Plan. Both concepts incorporated mix land uses, shared parking, and extending Third Street.

Mr. Kalogeresis presented Transportation Strategies that included Urban Corridor Concepts. He stated that the establishment of a community wide bicycle route plan is important. He stated that shuttle service between the Metra stations and employment centers should be studied. He stated that coordination with Metra to study the feasibility of a reverse commuter line along the Milwaukee District – North line should be undertaken. He stated that intersection pedestrian safety features should be implemented. He presented Corridor Urban Design Concepts from the proposed plan. He presented additional Community System Strategies as it relates to stormwater maintenance and wastewater treatment.

Mr. Kalogeresis introduced the Implementation section of the proposed Comp Plan. He stated that consideration should be given to promoting TOD objectives in the downtown by amending the Planned Development section in the Zoning Code. He stated that the corridor enhancement strategies could be accomplished by either establishing certain overlay districts or amending the C-3 General Commercial District section in the Zoning Code.

Mr. Kalogeresis stated that consideration should be given to including a broader base of land uses for the Employment Centers and eliminating the NAICS based land use system as it is sometimes incongruent with zoning. He stated that consideration should be given to allowing Accessory Dwelling Units in order to help address affordable housing. He stated that there is also an Annexation Strategy in the Comp Plan.

Question from member of the public requested how to access the Comprehensive Plan document.

Mr. John Spoden, Director of Community Development stated that the Comp Plan is available on the web site [www.LibertyvilleComprehensivePlan.com](http://www.LibertyvilleComprehensivePlan.com). He stated that if anyone would like to view the 2005 Comp Plan it is available on the Village web site [www.libertyville.com](http://www.libertyville.com).

**Minutes of the October 12, 2020, Plan Commission Meeting**  
**Page 5 of 8**

Commissioner Oakley asked if consideration could be given to establishing additional T.I.F. districts as a financing tool.

Mr. Kritzman stated that T.I.F. districts could be considered but it is important to know where and how to use them and what land uses would be impacted by the T.I.F.

Commissioner Oakley asked if the Foulds property could benefit from a T.I.F.

Mr. Kalogeresis stated that a portion of the Fould's property could benefit from a T.I.F. but there are other financial resources that should be considered as well.

Commissioner Oakley stated that he is concerned about how motivated developers would be if they have to undergo multiple application processes with the government and the length of time it would take in order to redevelop the Fould's site.

Mr. Kritzman stated that there will be opportunities for public-private partnership development in that east side industrial area.

Commissioner Oakley stated that Vernon Hills seems to be using a substantial number of T.I.F.'s quite effectively.

Commissioner Flores stated that there will be a need for empty nester housing for Libertyville residents who want to remain in the Village. She stated that the Village seems to be overlooking opportunities for residential development with first floor master bedrooms. She stated that there are portions of Milwaukee Avenue near the downtown that feel somewhat hazardous to be a pedestrian and she would like to see that addressed in the comp plan. She stated that she supports proposed enhancements for pedestrians behind the buildings that front Milwaukee Ave. in the downtown. She stated that she would like to see a stronger emphasis on bike path development in the downtown as well. She stated that she would like to see a stronger enhancement of safety features for the crosswalk on Milwaukee Avenue near the Metra station. She stated that the impact upon the school district as a result of housing development should be given careful consideration. She stated that she appreciates everyone's work on the comp plan so far.

Commissioner Steffe thanked the Comp Plan Review Committee and the consultants for all of their work on the comp plan update. He stated that he appreciates having the various concepts for the subarea plans within the document. He stated that he likes having alternative concept plans for South Milwaukee Avenue and their attempt to address the pedestrian aspect in each. He stated that the Foulds building is an untapped opportunity to do something really significant there and the use of the alternative concept plans for that area are quite useful.

Commissioner Schultz stated that he really appreciates everyone's work on the comp plan. He stated that he is anticipating how the COVID pandemic will impact the implementation of the comp plan as it relates to working remotely, the purchasing of new vehicles and other retail, and the expansion of outdoor dining.

**Minutes of the October 12, 2020, Plan Commission Meeting**  
**Page 6 of 8**

Commissioner Pyter stated that he would like to see more emphasis on the Peterson Road and South Milwaukee Avenue corridors as they seem unindicative of Libertyville and somewhat neglected. He stated that they are lacking in sidewalks and connectivity to trails. He stated that preparation should be considered as it relates to the evolving automobile industry and the Village's own car dealership area along South Milwaukee Avenue. He stated that he does not believe that it is important to save the True Value Hardware Store located on the parcel on South Milwaukee Avenue. He stated that he is concerned about the residential tear downs and it is his hope that any redevelopment maintains the current residential character of the older neighborhoods. He stated that it is not clear why some believe that there is a market for more hotels in the area.

Ms. Heather Rowe, Economic Development Coordinator for the Village, stated that the Village has heard from corporations that they have been looking for more full service hotel options that would be able to accommodate meeting venues, and provide restaurants.

Commissioner Pyter stated that he understands that there might be a need to provide hotel accommodations for the recruits, graduates and their family members of the Naval Station Great Lakes Base and wedding parties taking place at Independence Grove, etc. but was uncertain if more hotels were needed in the area.

Commissioner Pyter stated that he likes the Arts and Culture branding of the Village. He stated that there did not seem to be an adequate amount of attention given to the Trimm property.

Mr. Spoden stated that the 2017 TOD plan that was already adopted addressed the redevelopment issues for the Trimm property.

Commissioner Pyter asked the Lakota Group consultants what they see as weak areas that should be addressed going into the future.

Mr. Kalogeresis stated that one of the more prime areas in the Village that would benefit from the most from attention would be the South Milwaukee Avenue corridor and building upon the Village's assets in the downtown would always be beneficial.

Mr. Kritzman stated that the retail industry is changing and will continue to do so. He stated that the new vehicle dealer area along South Milwaukee Avenue will change and evolve and should be closely watched over the near future. He stated that the downtown area is somewhat hemmed in and provides a different sense of place relative to the South Milwaukee Avenue and North Milwaukee Avenue corridors that may convey a different appeal. He stated that the South Milwaukee Avenue area located between the auto row and the downtown provides an older and less appealing corridor and should get more attention in the near future.

Mr. Kritzman stated that the Village's demographic make-up is important and because of the that it may be important to be able to introduce a wider range of housing types.

Mr. Kalogeresis stated that the Foulds Macaroni Building property should be a priority for the Village to address as well.

**Minutes of the October 12, 2020, Plan Commission Meeting**  
**Page 7 of 8**

Trustee Johnson stated that the Comprehensive Plan is a guidepost that requires the Village to be open to change when negotiating with developers in the future if the Village wants to remain competitive with neighboring communities.

Commissioner Krummick stated that it is a good comp plan done by good consultants. He stated that he is concerned about that lack of development happening on the Trimm and Young properties for a substantial amount of time. He stated that the outcome from the implementation of the comp plan is important. He stated that the Village's success will rely upon the outcome of successful development. He stated that he concurs with Trustee Johnson's comments relative to rethinking how to promote development opportunities in the Village. He stated that it is difficult to get approvals for development in Libertyville. He stated that there needs to be a way to respect the Village' desire to control density while promoting good development.

Chairman Moore stated that he likes the process whereby the Village's assets are considered. He stated that the downtown, the unique character that comes from the downtown, the architecture, the environment, the ambiance of the downtown is the biggest asset of the Village. He stated that long range planning in order to maintain the downtown as the biggest asset is important. He stated that the COVID-19 Pandemic has made it difficult to finish the Comp Plan update. He stated that the Advocate Condell Medical Center is a major asset in the community. He stated that there are many opportunities in and around the medical center campus from a planning perspective that can continue to make it an asset for the community. He stated that he supports the attention that the Comp Plan gives the area bounded by Milwaukee Ave., Rockland Road, Lincoln Avenue and Prairie Avenue for potential mixed use redevelopment that could potentially be supportive of the medical center campus in terms of the land uses. He stated that the schools continue to be an important asset for the Village and how to best manage growth and development that may impact schools is important. He stated that he is supportive of the mixed use concept plans in the Comp Plan for the southwest corner of Peterson Road and Milwaukee Ave. He stated that he does not object to a hotel but this site lends itself to other opportunities as well. He stated that both COVID and how the community now uses technology has had an impact on retail. He stated that Peterson Road has a lot of retail and that he is concerned about how that corridor will be affected in the long term in the face of evolving technology. He stated that it is his hope that the auto dealerships along the South Milwaukee Avenue corridor continues to thrive but is concerned about how the evolving technology may impact those land uses and that this should be planned for. He stated that it may serve the Libertyville community better if the Village becomes more nimble in responding to the ever rapid changing technological advances. He praised the Lakota Group, Village Staff and the CPRC in their efforts in developing the Comp Plan update and for their outreach to engage the community as a whole.

Mr. John Spoden, Director of Community Development, stated that he thought that it would be prudent if the Lakota Group added some additional language to the Comp Plan relative to the COVID pandemic and the impact it has had on the community. He stated that another section should be added to the Comp Plan implementation section that would stipulate that the CPRC remain active at a reduce number throughout the Comp Plan's implementation activities. He suggested that the Plan Commission meeting be continued for one more month and meet again on the Comp Plan on November 9, 2020 in order to have the opportunity to fine tune the comp plan document.

**Minutes of the October 12, 2020, Plan Commission Meeting**  
**Page 8 of 8**

CPRC Chairman Bill Cotey stated that he agrees that the comp plan should come back to the Plan Commission one more time before they make their final recommendation to the Village Board.

Chairman Moore stated that when it does come back to the November 9, 2020 Plan Commission that it may best serve everyone if the focus at the meeting would be the changes to the document itself.

*In the matter of PC 20-25, Commissioner Flores moved, seconded by Commissioner Steffe, to continue this item to the November 9, 2020, Plan Commission meeting.*

*Motion carried 7 - 0.*

*Ayes: Moore, Flores, Krummick, Oakley, Pyter, Schultz, Steffe*

*Nays: None*

*Absent: None*

**STAFF COMMUNICATIONS AND DISCUSSION:**

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

Motion carried 7 - 0.

Meeting adjourned at 9:05 p.m.