

**MINUTES OF THE PLAN COMMISSION**  
**April 9, 2012**

The special workshop meeting of the Plan Commission was called to order by Chairman Mark Moore at 8:03 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Scott Adams, William Cotey, Dan Donahue, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: None.

A quorum was established.

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

Commissioner Semmelman moved, seconded by Commissioner Schultz, to approve the March 12, 2012, Plan Commission meeting minutes.

Motion carried 7 - 0.

**WORKSHOP DISCUSSION:**

Mr. John Spoden, Director of Community Development, presented the proposed changes to Section 4.1 of the Comprehensive Plan. Mr. Spoden stated that since the 2005 Comprehensive Plan was adopted, the public storage facility Life Storage was granted approval for a Planned Development for the site previously occupied by the Solar industrial company along Rt. 176 in the I-3 District. He stated that this Planned Development incorporated a list of proposed future land uses that included industrial uses as well as commercial uses. Mr. Spoden stated that since 2005, Condell Medical Center was granted a Special Use Permit for a Master Plan that incorporates the entire medical campus with a new set of development standards and bulk requirements that will regulate the campus's future development without the need to seek an amendment to their Special Use Permit for every building addition.

Commissioner Cotey asked for clarification as to Condell's Master Plan boundary. Mr. Spoden stated that the Master Plan's north boundary line was drawn between Cleveland Avenue and Austin Avenue.

Commissioner Adams asked for clarification as to Condell's setback requirements along Garfield Avenue. Mr. Spoden stated that there were development standards created for the Condell Master Plan to include substantial setbacks especially where their campus abuts other residential districts.

Mr. Spoden stated the Condell Master Plan process became a model that carried over to the Lake County Government farm property. He stated that no applications have been received yet for the redevelopment for the Winchester House nursing home.

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Mr. Spoden stated that the Woolridge and Wright Quarter has remained unchanged except for the development of School Street. He stated that 15 building permits have been issued for houses so far and that a limit to building permits for the houses is in place prior to issuing a permit for the redevelopment of the old Central School building.

Mr. Spoden stated Staff is taking a closer look at the East Side Industrial Area and the transitional uses that separate the residential area from the industrial area. He stated that the re-use of certain older industrial uses should be examined in the near future and incorporated into the Comprehensive Plan. He stated that it would be beneficial to bring in the owner of the Foulds factory to ascertain the company's future plans for their building on Church Street.

Commissioner Cotey stated that parking will be a challenge in the east side area depending upon how the area evolves from industrial to residential.

Chairmen Moore stated that he is interested in the Work-Live concept.

Commissioner Cotey stated that the Foulds building should stay as a factory for as long as possible, but if the use should change, then Affordable Housing should be considered for that site.

Mr. Spoden stated that the proposed ordinance requires that 15% of the dwelling units for new residential developments shall be affordable. He stated that they are still waiting for Village Board approval for this ordinance.

Commissioner Cotey stated that other considerations for the Foulds building could be civic uses and that its historical significance should be emphasized.

Mr. Spoden stated that Historical Preservation is also incorporated into the Comprehensive Plan update proposal. He stated that the Trimm property is subject to a new concept plan proposal for future development. He stated that the Young property located at the southwest corner of Peterson Road and Milwaukee Avenue has also been the subject of development interest and merits consideration as a subarea plan of the Comprehensive Plan update.

Chairman Moore stated that Marilyn Frederickson's strip center adjacent to the Young property should be incorporated into a development as part of the Young property. Chairman Moore stated that subarea plan consideration should also be given to the southeast corner of Milwaukee Avenue and Rt. 176.

Mr. Spoden stated that consideration should be given doing a subarea plan for the Roppelt Farm as it is near the future extension of Route 53 and is a priority annexation area.

**COMMUNICATIONS AND DISCUSSION:**

Commissioner Cotey moved and Commissioner Oakley seconded a motion to adjourn.

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Motion carried 7 - 0.

Meeting adjourned at 8:42 p.m.