

MINUTES OF THE PLAN COMMISSION
December 9, 2013

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, Scott Adams, William Cotey, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: Dan Donahue.

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 Cotey, to approve the November 11, 2013, Plan Commission meeting minutes.

Motion carried 6 - 0.

Commissioner Cotey moved, seconded by Commissioner Oakley, to approve the November 25, 2013, Plan Commission meeting minutes.

Motion carried 6 - 0.

NEW BUSINESS:

PC 13-26 Associates In Sleep Medicine, LLC, Applicant

Request is for a Text Amendment to Section 6-3.2 of the Libertyville Zoning Code regarding Permitted Uses relating to Outpatient Sleep Disorder Centers and Clinics in an O-2, Office, Manufacturing and Distribution Park District.

Mr. David Smith, Senior Planner, introduced the requested Zoning Code text amendment. Mr. Smith stated that the petitioner, Dan Rheume, Associates In Sleep Medicine, LLC, is proposing a Text Amendment to Section 6-3.2 of the Libertyville Zoning Code regarding Permitted Uses relating to Outpatient Sleep Disorder Centers and Clinics in an O-2 Office, Manufacturing and Distribution Park District. Mr. Smith stated that Outpatient Sleep Disorder Clinics would typically operate similar to that as other medical offices and that the Zoning Code currently lists offices of dentists, physicians and other health practitioners as permitted uses in an O-2 District.

Mr. Dan Rheume, petitioner and representative for The Center for Sleep Medicine, stated that The Center for Sleep Medicine is the largest sleep medicine practice in the State of Illinois. He stated that the centers are staffed by board certified sleep specialists and are considered a medical practice. He stated that their request for the text amendment be allowed so that their business may serve not just the Village of Libertyville, but also the surrounding communities in a way that offers needed medical services to patients, including Medicare recipients, for services that are not currently offered in an O-2 District.

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Mr. Rheume stated that they are interested in taking occupancy at 900 Technology Way which is located in an O-2 District. He stated that there is ample parking and the site is conducive to their proposed use for the subject site.

Commissioner Adams stated that he has concerns about overnight security.

Mr. Rheume stated that the doors will be locked from the outside for security purposes.

Chairman Moore asked what the petitioner would like for the Plan Commission to do tonight. Mr. Rheume stated that he would like for the Plan Commission to give their recommendation for approval of the requested text amendment to the Village Board tonight.

In the matter of PC 13-26, Commissioner Semmelman moved, seconded by Commissioner Oakley, to recommend the Village Board of Trustees approve a Text Amendment to Section 6-3.2 of the Libertyville Zoning Code regarding Permitted Uses relating to Outpatient Sleep Disorder Centers and Clinics in an O-2, Office, Manufacturing and Distribution Park District.

Motion carried 6 - 0.

Ayes: Moore, Adams, Cotey, Oakley, Schultz, Semmelman

Nays: None

Absent: Donahue

OLD BUSINESS:

PC 13-22 M/I Homes, Applicant
200, 216, and 400 W. Lake Street

Request is for a Map Amendment to re-zone approximately 2.8 acres of land from C-1, Downtown Core Commercial District and R-6, Single Family Residential District to R-8, Multiple Family Residential District in order to develop 80 townhome dwelling units on approximately 11 acres of land in an R-8, Multiple Family Residential District.

PC 13-23 M/I Homes, Applicant
200, 216, and 400 W. Lake Street

Request is for a Special Use Permit for a Planned Development Major Adjustment to the Planned Development Final Plan in order to develop 80 townhome dwelling units on approximately 11 acres of land in an R-8, Multiple Family Residential District.

PC 13-24 M/I Homes, Applicant
200, 216, and 400 W. Lake Street

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Request is for a Planned Development Concept Plan in order to develop 80 townhome dwelling units on approximately 11 acres of land in an R-8, Multiple Family Residential District.

PC 13-25 M/I Homes, Applicant
200, 216, and 400 W. Lake Street

Request is for a Preliminary Plat of Subdivision in order to develop 80 townhome dwelling units on approximately 11 acres of land in an R-8, Multiple Family Residential District.

Mr. David Smith, Senior Planner, introduced the requests by the petitioner. Mr. Smith stated the petitioner is requesting a Map Amendment to re-zone approximately 2.8 acres of land from C-1, Downtown Core Commercial District and R-6, Single Family Residential District to R-8, Multiple Family Residential District; a Special Use Permit for a Planned Development; a Planned Development Concept Plan, and a Preliminary Plat of Subdivision in order to develop 80 townhome dwelling units on approximately 11 acres of land in an R-8, Multiple Family Residential District. Mr. Smith stated that the subject site includes the six (6) acre Trimm property and approximately five (5) acres of Village owned property that comprises a portion of the existing downtown Metra Station commuter parking lot and certain vacant residential lots fronting Lake Street. Mr. Smith stated that the petitioner is proposing to construct a public street from Brainerd Avenue that runs through the townhome development and will empty onto a reconfigured 275 parking space commuter parking lot to the north located along the Metra commuter rail road right-of-way. Mr. Smith stated that the petitioner is proposing that a land swap be negotiated between M/I Homes and the Village of Libertyville in order to allow the petitioner to develop a portion of the existing Metra parking lot. He stated that the petitioner is proposing seventeen (17) townhome structures with a combination of four, five, or six 3-story townhome dwelling units in each structure for a total of 80 townhome units.

Mr. Smith stated in 1947, Trimm Inc., then a manufacturer of headsets for the military and the non-radio industry, moved to a six (6) acre parcel of land located at 400 Lake Street in Libertyville. He stated that the Trimm property is currently zoned R-8, Multiple Family Residential District and is located south of the Metra Milwaukee District North Railroad Line, west of the downtown Metra Station, east of the Lakeside Cemetery, and north of single family homes that front Lake Street. He stated that access had been provided from Lake Street along the eastern edge of the cemetery property.

Mr. Smith stated that Village zoning maps from the 1950's through the early 1990's indicate that Trimm Inc. was zoned M-1, Light Manufacturing Industrial. He stated that in 1982, Trimm was purchased by Newton Instrument Company in order to enhance the Newton product line.

Mr. Smith stated that the Village's 1985 Comprehensive Plan identified the subject land area as industrial which is in line with the land use activity of the Trimm manufacturing facility and the then current zoning district of M-1. He stated that the subject site and its industrial land use classification had begun to undergo residential development pressure. He stated that the Village of Libertyville's 1990 Downtown Subarea Plan noted that the Trimm property located just west

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of the commuter station should be considered for potential commuter parking expansion and/or residential development.

Mr. Smith stated that in 1995 the Village Board passed and adopted Ordinance No. 95-O-08 amending the Libertyville Municipal Code with respect to the comprehensive revision of the Village's zoning regulations and associated amendments. He stated that as part of this comprehensive Zoning Code amendment, the Village's Zoning Map districts were re-classified. (M) Manufacturing Districts became (I) Industrial Districts, (B) Business Districts became (C) Commercial Districts, and so on. He stated that it was during this 1995 comprehensive Zoning Code amendment and re-districting of the Zoning Map that the Trimm property was rezoned from M-1, Light Manufacturing District to R-8, Multiple Family Residential District.

Mr. Smith stated that Trimm Inc. was grandfathered and continued operation as an industrial use located in a residential district upon its zoning change from M-1 to R-8 in 1995.

In October 2013, the Village of Libertyville entered into an agreement for consent by Village of Libertyville for Village owned property to be included in connection with the application of M/I Homes of Chicago, LLC for a Planned Development of the property commonly known as the "Trimm Property."

Mr. Matt Pagoria, M/I Homes, petitioner, stated that they have the property under contract. He stated that they are proposing a cohesive development that fits in the Libertyville downtown. He stated that the property is approximately eleven (11) acres. He stated that in order to develop the property, they are proposing a land swap between the Village and themselves. He stated that the Settlement Agreement between the Village and Newton Instrument company directed future development to include 130 dwelling units and 200 commuter parking spaces. He stated that the M/I Home proposal includes 12 affordable townhomes and 68 market rate townhomes. He stated that their proposal incorporates 94 additional commuter parking spaces which M/I Homes is to develop and for the Village to cover the cost.

Mr. Greg Sagen, petitioner's site plan and landscape architect, presented the tree survey and landscape plan to the Plan Commission. He stated that there are 595 trees on site and several trees are unfavorable species. Mr. Sagen described the proposed configuration of the new commuter parking lot. He stated that these parking spaces shall run along the northern boundary of the site and lie adjacent to the Metra rail line. He stated that the proposed detention basins shall include substantial native plantings and will offer a visual amenity to the residents, commuters, and the community. He stated that the overall site plan shall provide a sense of community to the residents. He stated that the plan is sensitive to the existing neighbors. He stated that Brainerd Avenue shall be the only curb cut driveway access into the development. He stated that a portion of the proposed townhomes shall front onto Lake Street and will lend to the streetscape. He stated that there will be a strong traditional theme throughout the development. He stated that there will be an interconnected network of sidewalks. He stated that they plan to add landscaped islands in the commuter parking lot. He stated that they will add additional evergreen and deciduous trees to buffer the neighbors.

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Mr. John Adams, 235 Lake Street, stated that he would be concerned if the development called for additional curb cuts onto Lake Street.

Mr. Mike Buscemi, 609 Lange Court, stated that he is concerned about any access to the project coming from the existing driveway entrance along Lake Street on the west end of the property.

Mr. Pagoria stated that they intend to eliminate the existing driveway on the west end.

Mr. Andy Robillard, 229 Lake Street, stated that he has concerns about the traffic patterns coming in and out of the development site.

Mr. Sagen, stated that the site plan layout was intended to allow the north end of the new street that connects to the proposed commuter parking lot to be an emergency access point.

Ms. Patricia Sharp-Gregg, 332 Lake Street, stated that she is concerned about the existing Trimm driveway changing to a multi-family district as it is next to her house.

Mr. Joe Wilson, Lakeside Cemetery, stated that he is concerned about lack of buffer along the west side of the subject site. He stated that he is concerned about how the work to the water main will impact the trees located between the cemetery property and the subject site.

Mr. Sagen stated that they did not want to use the Trimm drive as access to the site, but acknowledged that the Village Fire Department wants to use this drive as an emergency access point.

Mr. Wilson stated that he is concerned about the storm water runoff. He stated that the cemetery was required to add additional fill in order to mitigate a swampy area. Mr. Wilson stated that consideration should be given by the proposed development to install a fence along the west side that will match the existing cemetery fence style. He stated that consideration should be given to incorporating a connecting bike path between the Trimm property and the Bolander property.

Mr. Sagen stated that they would be willing to meet at the site to take a closer look to see if other trees can be preserved. He stated that they would not be interested in constructing a fence.

Mr. Tim DeBruler, 322 Lake Street, stated that he is concerned about the lack of specificity of the petitioner's landscape plan.

Mr. Sagen stated that they have incorporated symbol holders on the preliminary landscape plan, but are supportive of including Spruce, Arborvitae, White Oak, and Freeman Maple trees as they develop their final landscape plan.

Mr. Pagoria stated that additional details will be incorporated into the final plans.

Mr. Wade Wyzukovic, 1049 Lake Street, stated that he is concerned about the traffic backing up on Lake Street.

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Mr. Rich Adams, 787 Garfield Avenue, stated that he is concerned about the potentially necessary topographical grading and its impact upon the site and adjacent sites.

Commissioner Oakley asked if they can incorporate pedestrian access from the northwest end of the proposed commuter parking lot to the Metra platform. Mr. Sagen stated that the grade change between the parking lot and the Metra platform would make it challenging to construct sidewalks and steps to connect them as recommended, but further evaluation could be done.

Commissioner Adams asked for clarification as to what additional buffer enhancements are proposed to be installed between the development and the residents along Lake Street. Mr. Sagen stated that a retaining wall and fencing has been considered.

Commissioner Adams stated that the existing grove of trees on the Trimm property appear to be substantially dense, but additional landscape buffering would be recommended along the western border of the site.

Commissioner Cotey stated that the townhome unit two car garages would seem to contradict the intent of a Transit Oriented Development. He stated that two car garages would not lower the dependency on the passenger vehicle.

Mr. Pagoria stated the proposed development includes a sidewalk and bike path network. He stated that bicyclers and pedestrians would have the ability to route their movement from the subject site, move south on Brainerd Avenue, and then west along Lake Street in order to access Butler Lake Park nearby.

Commissioner Cotey stated that additional way-finding signage should be considered throughout the development.

Mr. Pagoria stated that he is not opposed to additional signage. He stated that he will try to reach out to the cemetery to discuss better connectivity between the proposal and neighboring amenities.

Commissioner Cotey stated that further consideration should be given to reducing potential light pollution. He stated that consideration should be given to utilizing LED lighting elements throughout.

Commissioner Schultz stated that the proposed commuter parking lot seems to lack sufficient green space.

Mr. John Spoden, Director of Community Development, stated that Staff has been asking for a minimum of 10% interior parking lot landscaping.

Commissioner Schultz stated that he is concerned that the proposed seating area adjacent to the detention basin is the only gathering space.

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Mr. Sagen stated that the central gathering area is adjacent to the detention basins. He stated that the proposed commuter parking area has closer to 15% interior parking lot landscaping.

Commissioner Schultz stated that the developer should provide more grassy amenities.

Mr. Sagen stated that they can further investigate planning more open space amenities.

Commissioner Schultz asked what kind of pavement materials are being considered. Mr. Sagen stated that they intend to use traditional pavement materials. He stated that the seating area will incorporate a stamped concrete material as a finished grade.

Commissioner Schultz stated that the site should be as pedestrian friendly as possible.

Mr. Sagen described the internal pedestrian network system.

Chairman Moore stated that he is concerned about the lack of tree preservation.

Mr. Sagen stated that the proposed tree preservation is preliminary at this point.

Chairman Moore stated that he is concerned about the potential for excessive vehicular queuing at the proposed Metra station drop off area.

Mr. Sagen stated that the drop off area is designed to accommodate normal traffic patterns and volume.

Chairman Moore stated that he is concerned about pedestrian safety in the northwest area of the subject site. He stated that consideration should be given to implementing additional traffic calming measures. He asked for clarification of the perimeter buffering proposed. Mr. Sagen stated that they are proposing landscaped buffering approximately 15 feet in width along the western perimeter property line, 10 feet along the south perimeter property line, and between 15 to 25 feet along the Metra right-of-way.

Chairman Moore asked about the alley widths. Mr. Sagen stated that they are 25 feet wide. He stated that there would not be enough space between the alleys and the garage doors of the unit to allow for individual driveway parking.

Mr. Eric Menkie, Manhard Consulting, petitioner's civil engineer, presented a survey, existing and proposed utilities, and existing topography of the subject site. He stated that they intend to be compliant with the Lake County Storm Water Management Ordinance. He stated that the existing topography causes $\frac{3}{4}$ of the overland drainage flows to the south. He stated that the goal is to not worsen the off-site storm water drainage. He further described the proposed drainage and grading plan. He stated that the existing 20" water transmission line will be re-aligned.

Mr. James Greg, 332 Lake Street, asked how the developer will address the over head power lines. Mr. Pagoria stated that the power lines will be buried underground.

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Mr. Tim DeBruler, 322 Lake Street, asked for a description of the detention basins. Mr. Menkie stated that they will be between one (1) to two (2) feet deep and that there will be a variety of native plantings.

Mr. DeBruler asked that consideration be given to creating more dry open space and to vault the detention basins underground in order to mitigate mosquitoes. Mr. Menkie stated that the development will utilize Best Management Practices and use native plantings in and around the detention basins which will help to filter water.

Mr. Sagen stated that the larger basin to the north may be deeper.

Mr. Wilson stated that storm water detention ponds will be expensive to maintain.

Mr. Rich Adams, 787 Garfield Avenue, stated that consideration should be given to the storm water drainage patterns and their effect upon the proposed townhome buildings.

Mr. Menkie presented the proposed future drainage patterns. He stated that there will be less drainage going south to the existing residences along Lake Street.

Commissioner Oakley stated that he is concerned about how the sanitary flow will be addressed.

Mr. Menkie stated that an eight (8") inch service line will be able to handle the sanitary capacity.

Commissioner Adams asked if detention facility can be constructed underground. Mr. Pagoria stated that vaulting cannot be done.

Commissioner Adams stated that the petitioner should show a cost comparison between above ground detention versus vaulting it underground.

Commissioner Cotey asked for clarification as to how the detention basins function. Mr. Sagen described how the basins function regarding how they capture storm water, retain it and release it and the direction it is released.

Commissioner Cotey stated that he is concerned about future carbon emissions and how carbon is filtered.

Mr. Sagen stated sediment does collect within the basins. He stated that dredging the basins periodically may be necessary.

Commissioner Semmelman asked if the neighboring Lakeside Cemetery will be impacted by the proposed development's drainage patterns. Mr. Menkie stated that the cemetery will not be impacted by the developments drainage patterns.

Commissioner Schultz stated that consideration should be given installing electric vehicle charging stations at or near the Metra station.

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Chairman Moore stated that the petitioner should address the DRC Staff Report engineering review comments.

Mr. Menkie stated that the engineering review comments will be addressed at time of Final Civil Engineering Plan submission.

Mr. Fred Chung, Village Engineer, stated that there should be a field tile investigation completed by the petitioner.

Mr. Menkie stated that a field tile investigation shall be complete prior to submission of Final Civil Engineering Plans.

Chairman Moore asked for further description of the basin pond (A). Mr. Menkie stated that the intent is to provide ample native plantings in and around the detention basin.

Chairman Moore stated that he is concerned that it may not be adequately sized.

Mr. Menkie stated that it will be adequately sized. He stated that the next step is to compile the necessary storm water capacity data.

Chairman Moore stated that he is concerned as to how the water main will be re-routed and the disruption in the water service to the Village.

Mr. Chung stated that there will be temporary water service interruptions. He stated that proper planning is necessary in order to minimize the disruptions of the water service to certain parts of the Village.

Mr. Menkie stated that he anticipates that there is a secondary feed to this water line.

Chairman Moore stated that he is concerned that the storm water flow will increase.

Mr. Menkie stated that the proposed engineering plan provides for detaining and slow releasing storm water drainage in a steady restricted flow.

Chairman Moore asked where the air conditioning units will be installed. Mr. Pagoria stated that the AC units will be installed behind the units next to the garages.

Mr. Javier Millan, KLOA Traffic consultant for the petitioner, stated that they conducted traffic counts. He stated that traffic queues between 6 to 8 vehicles along Lake Street at the Milwaukee Avenue intersection during peak hours. He stated that up to 20% of the residents are anticipated to use the Metra train. He stated that there is a secondary exit from the Metra parking lot out onto Milwaukee Avenue that was not accounted for and can help provide a vehicular relief valve. He stated that the majority of the anticipated traffic is exiting the site. He stated that up to 80% of the existing traffic will go north and south on Milwaukee Avenue and up to 20% will go west along Lake Street. He stated that consideration should be given to installing 'Do Not Block Traffic' signs at appropriate locations.

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Mr. Wes Swearingin, 533 Brainerd Avenue, stated he is concerned about additional traffic backing up on Lake Street. He stated that he questions the accuracy of Table 3 and Figure 4 of the KLOA Traffic Impact Study.

Mr. Millan stated that the east bound traffic on Lake Street has service level grade of (E).

Mr. Swearingin stated that consideration should be given to providing further traffic analysis to include the intersection of Brainerd Avenue and Cook Avenue.

Mr. Millan stated that the right out exit onto Milwaukee Avenue from the Metra parking lot was not taken into account when completing the KLOA Traffic Impact Study.

Mr. Swearingin stated that he is concerned that the Traffic Study did not take into account the potential impact of the parking deck at Brainerd Avenue and Lake Street.

Mr. Ken Chalifoux, 211 West Cook Avenue, stated that West Cook Avenue is on an incline and would benefit from traffic calming measures.

Ms. Brenda Drehobl, 215 Lake Street, stated that she is concerned about the increase in traffic in the area. She stated that there should not be a mix of commuter and resident traffic in the development. She stated that there should be a signal at the intersection of Lake Street and Brainerd Avenue.

Mr. Millan stated that the Lake Street and Brainerd Avenue intersection would not meet the warrants to qualify for a traffic signal.

Ms. Drehobl stated that with the development of 80 new townhomes, the area will be less safe.

Rich Adams stated that he is concerned about the increase in traffic and reduction in safety.

Mr. Pagoria stated that there will be a double sidewalk along Brainerd Avenue. He stated that they can add an additional crosswalk along Brainerd Avenue.

Mr. Jim McLaughlin, 206 West Cook Avenue, stated that he supports a development with less density.

Mr. Wade Wyzukovic, 1049 Lake Street, stated that the Traffic Impact Study should be expanded to cover the Lake Street and Butterfield Road intersection.

Mr. Andy Robillard, 229 Lake Street, stated that he is concerned about the capacity of the proposed commuter parking lot.

Commissioner Oakley asked for input from the Village's traffic consultant. Mr. Brian DeShell, Civil Tech Engineering and the Village's Traffic Consultant, stated that the petitioner's Traffic Impact Study should have considered a wider time for traffic observations in order to determine appropriate peak times.

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Commissioner Adams stated that more efforts should be made to better manage the traffic trips generated.

Commissioner Cotey stated that increased traffic control by the police should be considered.

Commissioner Semmelman stated that consideration should be given to incorporating more public transportation connectivity with this development such as bus stops.

Commissioner Schultz stated that he is concerned about the increase in traffic and an impact on safety.

Chairman Moore stated that the south bound exit will get used more. He stated that the level of traffic will get exacerbated. He stated that the goal of the Village is to provide commuter parking and by mixing the commuter lot with the residential development presents some safety concerns. He stated that further study into proposing 'No Turn On Red' signage should be considered. He stated the broader thinking should be implemented regarding traffic impact, not just at Lake Street, Brainerd Avenue, and Milwaukee Avenue.

Ms. Audra Arnold, Pioneer Environmental Services, the petitioner's environmental consultant, stated that a soil borings were done in 2003 and they identified soil contamination on the Trimm property. She stated that the soil plume can be managed. She stated that a 'No Further Remediation' letter can be applied for at the Illinois Environmental Protection Agency.

Mr. DeBruler asked what the impact upon the contaminated soil is once it is disturbed by new development. He asked what the plan is to remediate the contamination. He asked what, if any, contamination levels are affecting the water tables. Ms. Arnold stated that barriers to contain the contamination can be incorporated and approved by the IEPA. She stated that examples of capping or containing include asphalt or soil capping with clean soil. She stated that provided that contamination levels are low enough, complete removal may not be necessary.

Ms. Amy Robillard, 229 Lake Street, asked what specifically does the soil contamination include.

Ms. Arnold stated that the contamination includes solvent contaminates. She stated that the Risk Assessments instituted from the IEPA are quite stringent.

Ms. Megan Paska-Wells, Pioneer Environmental Services, the petitioner's environmental consultant, stated that in some cases a membrane material is used to contain or encapsulate contaminated soil and in some cases it should be removed. She stated that the detention basins can be lined underneath as well.

Mr. Jim Huff, the Village's environmental consultant, stated that further site investigation is warranted. He stated that not enough information is available to support a remediation plan as of yet. He stated that he is concerned about the possible impact upon the ground water.

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Mr. Pagoria presented the architectural elevations to the Plan Commission.

Mr. DeBruler asked for clarification of the yard sizes in front of the townhome units. Mr. Pagoria stated that the yards in front of the units are approximately 15 feet.

Ms. Amy Robillard, 229 Lake Street, stated that she does not support the plan. She stated that the entire Lake Street used to be all single family homes. She stated that the proposal is a shoe horn development and is not in-keeping with the Heritage neighborhood design.

Mr. Bill Connall, 314 Lake Street, stated that the proposed style of the townhomes are not in sync with the Heritage area.

Ms. Patty Sharpe-Gregg, 332 Lake Street, stated that she is not opposed to a development, but is concerned about the traffic. She stated the plans should improve the drainage in the area and reduce the flooding.

Ms. Nancy Adams, 235 Lake Street, stated that she is concerned about the wetland area and that the trains wake her up at night.

Ms. Brenda Drehobl, 215 Lake Street, asked how tall the buildings will be. Mr. Pagoria stated that they are proposed to be three (3) stories tall.

Commissioner Schultz stated that he is concerned about the heights along Lake Street. He stated that the front doors are too close to each other and they should have covers or front porch eaves over the front entrances.

In the matters of PC 13-22 thru PC 13-25, Commissioner Cotey moved, seconded by Commissioner Adams, to continue these items to the January 27, 2014, Plan Commission meeting.

Motion carried 6 - 0.

Ayes: Moore, Adams, Cotey, Oakley, Schultz, Semmelman

Nays: None

Absent: Donahue

NEW BUSINESS:

PC 13-27 Village of Libertyville, Applicant

Request is for a Text Amendment to the Libertyville Zoning Code in order to regulate the cultivation and dispensing of medical cannabis.

In the matter of PC 13-27, Commissioner Schultz moved, seconded by Commissioner Semmelman, to continue this item to the January 27, 2014, Plan Commission meeting.

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Motion carried 6 - 0.

Ayes: Moore, Adams, Cotey, Oakley, Schultz, Semmelman

Nays: None

Absent: Donahue

COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 6 - 0.

Meeting adjourned at 11:30 p.m.