

**MINUTES OF THE PLAN COMMISSION**  
**December 8, 2014**

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, William Cotey, Dan Donahue, Amy Flores, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: None.

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

Commissioner Semmelman moved, seconded by Commissioner Cotey, to approve the November 24, 2014, Plan Commission meeting minutes.

Motion carried 7 - 0.

**OLD BUSINESS:**

**PC 14-24 Village of Libertyville, Applicant**

**Request is for Text Amendments to various sections of the Libertyville Zoning Code.**

*In the matter of PC 14-24(1), Commissioner Cotey moved, seconded by Commissioner Schultz, to continue this item to the January 26, 2015, Plan Commission meeting.*

*Motion carried 7 - 0.*

*Ayes: Moore, Cotey, Donahue, Flores, Oakley, Schultz, Semmelman*

*Nays: None*

*Absent: None*

**NEW BUSINESS:**

**PC 14-18 Swanson Development, LLC, Applicant  
625 W. Winchester Road**

**Request is for an Amendment to the Comprehensive Plan to change the Future Land Use Map from Public/Institutional to Mixed Low Density Residential in order to construct 56 townhome dwelling units on approximately 5.2 acres of land currently located in an IB, Institutional Buildings District.**

**PC 14-19 Swanson Development, LLC, Applicant  
625 W. Winchester Road**

**Request is for a Map Amendment to rezone property from IB, Institutional Buildings District to R-8, Multiple Family Residential District in order to construct 56 townhome dwelling units on approximately 5.2 acres of land currently located in an IB, Institutional Buildings District.**

**PC 14-20 Swanson Development, LLC, Applicant**  
**625 W. Winchester Road**

**Request is for a Special Use Permit for a Planned Development in order to construct 56 townhome dwelling units on approximately 5.2 acres of land in an R-8, Multiple Family Residential District currently located in an IB, Institutional Buildings District.**

**PC 14-21 Swanson Development, LLC, Applicant**  
**625 W. Winchester Road**

**Request is for a Planned Development Concept Plan in order to construct 56 townhome dwelling units on approximately 5.2 acres of land in an R-8, Multiple Family Residential District currently located in an IB, Institutional Buildings District.**

**PC 14-22 Swanson Development, LLC, Applicant**  
**625 W. Winchester Road**

**Request is for a Preliminary Plat of Subdivision in order to construct 56 townhome dwelling units on approximately 5.2 acres of land in an R-8, Multiple Family Residential District currently located in an IB, Institutional Buildings District.**

Mr. David Smith, Senior Planner, introduced the petitioner's requests to the Plan Commission. He stated that the petitioner is requesting an Amendment to the Comprehensive Plan to change the Future Land Use Map from Public/Institutional to Mixed Low Density Residential, a Map Amendment to rezone property from IB, Institutional 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 construct 56 townhome dwelling units in an R-8 Multiple Family Residential District on approximately 5.2 acres of land currently located in an IB Institutional Buildings District at 625 West Winchester Road.

Mr. Rick Swanson, petitioner, described the property and the proposed project to the Plan Commission. He stated that the subject property is approximately 5.2 acres in size. He stated that they are proposing 56 townhomes that will range in size from 1,950 to 2,600 square feet in floor area. He stated that existing park land is located to the south of the subject property. He stated that access to the subject site will come from Ellis Avenue. He stated that he was encouraged by Lake County Department of Transportation. He stated that each unit will be privately owned on fee simple lots. He stated that Parkside Court will be constructed to Village standards.

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Mr. Swanson stated that the Village of Libertyville currently exceeds the minimum requirement of providing enough affordable housing units in accordance with the Illinois Housing Development Authority due to its existing diversity in its housing stock. He stated that he was encouraged to make a contribution into a trust fund that would serve to support existing housing in the community for low to moderate income households. He stated that building the actual affordable units is not always successful. He stated that they were advised that incorporating affordable housing units into the development is not always successful. He stated that to include affordable housing units into a development is typically more successful in Master Planned projects or infill developments. He stated that by helping families stay in their homes by making much needed repairs is better for the community as a whole.

Mr. Swanson stated that the Appearance Review Commission recommended approval for their design. He stated that they still need to go back to the Appearance Review Commission for their review and recommendation for the proposed gazebo and signage. He stated that the architectural vernacular will be the 'Craftsman' style.

Commissioner Oakley stated that he is concerned about how narrow Ellis Avenue is and its impact on traffic accessing in and out of the proposed townhome development. He stated that Ellis Avenue currently has on-street parking and is concerned about traffic being able to maneuver around that street parking.

Mr. Swanson stated that Ellis Avenue is compliant with the Village's width standards.

Commissioner Oakley inquired as to how the townhome residents will get to the train station. Mr. Swanson stated the easiest route would be along Ellis Avenue to get to the Metra train station. He stated that a walking path on the south side of the train tracks was explored, but it was eventually learned that it would not be feasible due to the wetlands and the need to gain an easement from the cemetery property.

Commissioner Oakley asked for additional clarification regarding the applicant's proposal for a provision for affordable housing.

Chairman Moore asked for Staff to comment on the Village's current position on affordable housing. Mr. John Spoden, Director of Community Development, stated that the Village has been a proponent of affordable housing for quite some time. He stated that we do not have an ordinance at this time because the Village is currently exempt from the State requirement to provide an affordable housing plan and ordinance. He stated that the Village's affordable housing stock increased from 12.9% to over 13% in accordance to the Census change from 2000 to 2010. He stated that this may be as a result from the recession and the downturn in property values. He stated that there is still a draft ordinance in place not yet approved by the Village Board, and when projects are proposed, there is still a requirement for a portion of the units to be affordable.

Mr. Spoden stated that Staff informed Mr. Swanson that they are seeking 15% of the number of dwelling units to be affordable. He stated that Mr. Swanson in a prior concept plan for the Bolander property he had shown a multi-family building intended to contain affordable units, but

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has since then remove that aspect of the proposal stating that it would not work financially for them. He stated that they informed Mr. Swanson that the Village is looking for some type of affordable housing component. He stated that Staff encouraged Mr. Swanson to look at alternatives as a fact finding process which included talking to the Lake County Affordable Housing Corporation to see if there is a possibility to pay into a fund in lieu of providing the affordable housing units. He stated that it would be up to the Plan Commission to make a recommendation up to the Village Board. He stated that it isn't necessarily a Code item, but it is in the Comprehensive Plan to promote a diverse housing stock in the Village.

Mr. Spoden stated that the pay in lieu is a different approach, but what the actual fee in lieu amount would be has not yet been determined although the concept is being proposed in order to see if the Plan Commission would endorse it up to the Village Board. He stated that if such a program were to be created, funds from the trust fund created could be used for low interest loans to existing Libertyville homeowners for home repairs, but would not accomplish the goal of creating the affordable housing units which was the direction of the Comprehensive Plan.

Commissioner Semmelman asked if a dollar amount has been discussed. Mr. Spoden stated that it is not known what that dollar amount should be at this time.

Chairman Moore stated that within the petitioner's submittal documents includes a memo from the Lake County Affordable Housing Corporation which suggests that a Libertyville Housing Trust Fund could be given consideration for discussion purposes. He requested that Lisa Pugliese, Executive Director of the Affordable Housing Corporation, (AHC), speak to the Plan Commission about the developer's proposal and the services that her agency provides.

Ms. Lisa Pugliese, Chief Executive Officer for the Affordable Housing Corporation of Lake County located at 1590 South Milwaukee Avenue, Ste. 312, Libertyville, Illinois, stated that her agency helps Lake County residents buy homes, improve homes, and save homes from foreclosure. She stated that their core services include property rehab, financing, and education to the community. She stated that there are challenges to implementing an affordable housing ordinance due to the necessary infrastructure that goes along with its implementation. She stated that for those communities with a trust fund there is typically a Housing Commission needed to manage that fund. She stated that to require a developer to provide the actual affordable housing units is the best way to go provided that the community is able to manage it.

Ms. Pugliese stated that it is often not feasible to incorporate affordable housing units into projects like the townhome proposal presented tonight as the affordable units are typically small 'shoebox' sized units that typically serve a limited demographic such as people who are just entering the housing market or for people who are in their twilight years, but not the best arrangement for families that you would want to commit long term to.

Ms. Pugliese stated that although the Village of Libertyville might be considered an affluent town by some it is true that there are a substantial number of low to moderate income level households including seniors who don't have the resources to maintain their home adequately that could benefit from services funded by a housing trust fund. She stated that in the past four years, AHC has acquired over 50 residential foreclosed and vacant properties.

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Ms. Pugliese stated that one plan that the Village might consider would be for the developer to pay a fee in lieu of providing the affordable housing units. She stated that the Village then would collect those funds, partner with an agency like ACH, who would then identify those existing residents who would qualify for a low interest loan or grant money that could be used to rehab or repair their homes and report back to the Village. She stated that ACH has the capability to manage it entirely or manage a portion of it so that the Village has more control.

Ms. Pugliese stated that the idea would be to help further accomplish the Village's goals while minimizing the administrative burden on the Village Staff.

Chairman Moore stated that the options so far seem to include either a fee in lieu of providing affordable housing or for the developer to provide the affordable housing units. He stated that at this point and time there is not enough information to decide which way is the more appropriate route to go. He stated that a fee in lieu would not meet the intent and purpose of actually providing the affordable housing units. He stated that he prefers the incorporation of inclusionary affordable units where possible and advised that consideration should be given to not abandoning the affordable units altogether.

Ms. Pugliese stated that the dollar amount for a fee in lieu is determined in a variety of ways and is often subject to the conditions of the local community. She stated that in some cases it is based upon the equivalent of the gap between what it would take to build a housing unit and the price point that is affordable to a low to moderate income household with an average size family. She stated that this gap could be as much as \$200,000 per unit. She stated that there are various formulas to determine the fee in lieu that could be implemented.

Ms. Pugliese stated that affordable housing units should be created whenever possible, but there is a practical side that would suggest it may be difficult for a developer to make that happen. She stated that ACH can be a resource for the Village to help navigate how those dollars from a trust fund can be utilized in fee in lieu scenario.

Chairman Moore stated that the prior petitioner requesting the variations is proposing to demo a single family house that might be considered affordable, but is replacing it with a single family home that might not be considered affordable. He stated that this might be a case where a fee in lieu might be more appropriate. He stated that there has been a concern for the turnover in housing stock from existing affordable housing stock to non-affordable housing stock.

Chairman Moore stated that the Village does not have many opportunities where a new development will have the housing unit numbers such as the one currently being proposed while including a portion of the units as affordable.

Commissioner Oakley asked how property taxes are addressed as it relates to affordable housing.

Ms. Pugliese stated that the property taxes are determined by the Assessor's office. She stated that for communities that have community land trusts, the Assessor has made some adjustments on the property taxes for households that qualify. She stated her agency is better suited to

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counsel future home buyers prior to them making the purchase, but ACH has no authority as to how property taxes are assessed by the Assessor.

Commissioner Oakley asked how the affordable housing aspect influences households who rent versus those who own. Ms. Pugliese stated that it depends on the circumstances for each household on a case by case basis as to what is most appropriate in terms of renting or owning.

Commissioner Donahue asked how the suggested \$25,000 pay in lieu fee was determined as proposed by Rick Swanson. Ms. Pugliese stated that this amount was only intended as placeholder.

Commissioner Donahue asked to confirm that Libertyville is not required by the State to require affordable housing. Mr. Spoden stated that it is a policy, not an ordinance.

Commissioner Donahue asked how many affordable housing units would be required if Libertyville was subject to the State's Affordable Housing requirement. Mr. Spoden stated that the proposed Village ordinance states that 15% of the housing units should be affordable.

Commissioner Donahue asked what the total value of the project is. He stated that consideration could be given to requesting 15% of the value of the project could go into the affordable housing trust fund.

Mr. Swanson stated that their initial plan included a portion of the housing units to be multi-family rental units. He stated that the issue of the rentals was not due to it being infeasible. He stated that he was advised by AFC to consider a fee in lieu of providing affordable housing units. He stated that he became concerned about the administration of owner occupied affordable housing units. He stated that doing affordable housing is a complicated process and that is why there are Affordable Housing developers who do this niche. He stated that it seems that it would be easier to develop and manage renter occupied affordable housing than it would be to development and administer owner occupied affordable housing. He stated often times developers are forced to construct smaller and cheaper units in a development where a portion of the development includes affordable housing units. He stated that AFC advised that consideration should be given to paying a fee in lieu of the affordable units to better serve the low to moderate income households who are already in the Village.

Mr. Swanson stated that the proposed \$25,000 fee in lieu of eight (8) affordable housing units was suggested by AFC as a plug in number and a basis to work from. He stated that if the \$25,000 multiplied by eight was deposited into a fund that would be a significant amount of money. He stated that he wants to do the right thing.

Ms. Pugliese stated that the \$25,000 per housing unit was only a plug in number for discussion purposes and not intended as a recommendation. She stated that AHC is not in a position to make that kind of recommendation at this time. She stated that affordable housing developments come with multiple government restrictions. She stated that there are affordable housing developers who specialize in affordable housing development. She stated that the proposed number came from a conversation with Mr. Swanson in the context of what would make the

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project economically feasible. She stated that she is not the one who should determine what that contribution should be.

Mr. Swanson stated that the contribution should be a mutually beneficial endeavor. He stated that the \$25,000 is per unit for eight units. He stated that he was willing to construct actual affordable housing units, but it would be a separate building, not units attached to the market rate units. He stated that they would not be the same kind of townhome product currently proposed.

Chairman Moore stated that if the Village were not exempt from the State of Illinois Affordable Housing Planning and Appeal Act then the Village could require developers to provide a minimum of 15% of a residential development with affordable housing units.

Mr. Spoden stated that the Village of Libertyville has somewhere between 7,000 to 8,000 housing units in the Village and of those approximately 13.8% are considered affordable, thus making the Village exempt from the Affordable Housing Planning and Appeal Act that would require the Village to adopt an affordable housing plan.

Chairman Moore asked what the trend has been with residential development as it relates to affordable housing units versus market rate housing units. Mr. Spoden stated that the Village was told by the Mayor's Caucus in the mid 2000's that Libertyville's affordable housing stock was at 12.9% and that a study had revealed that this percentage was expected to drop below 10% by the 2010 census. He stated that the Village was currently updating the Comprehensive Plan and felt that affordable housing should be incorporated into the Comprehensive Plan as a goal. He stated that the value of real estate declined as a result of the recent recession causing the affordable housing stock to actually go up to over 13%.

Mr. Smith stated that although the Village of Libertyville's affordable housing stock is above the 10% mark at 13.9%, it is still on IHDA's watch list as it falls below 20%.

Commissioner Flores stated that it seems that as the Village continues to develop market rate housing units that the affordable housing unit stock percentage will decline over time. She stated that by only using the trust fund as a tool, the affordable housing stock percentage is not affected or may not increase.

Mr. Spoden stated that the affordable housing stock percentage would not increase in that scenario.

Chairman Moore stated that the housing trust fund money could be used to help low to moderate income households make a down payment for an affordable home.

Ms. Pugliese stated that one of the nice things about having a trust fund is that it allows you to use it in a variety of ways. She stated that these ways may include rehabbing owner occupied units or the Village can accumulate funds to build affordable housing units. The trust fund can allow, as an example, to rehab 10 units instead of building one affordable unit.

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Chairman Moore stated that as more housing is constructed the affordable housing stock goes down.

Ms. Pugliese stated that the Village will be in a position to consider how the affordable housing trust fund will be administered. She stated that the Village will need to consider if a housing commission will need to be appointed or not depending upon the complexity of the trust fund. She stated that AHC can be a resource to offer the Village in support of any direction that the Village may choose to go with their future affordable housing program.

Chairman Moore stated presently the Village is in a very preliminary phase in terms of developing an affordable housing infrastructure whether it is a trust fund or establishing a housing commission.

Mr. Spoden stated he is concerned that he didn't want to the petitioner to continue to move through the process if the Plan Commission or the Village Board ultimately decided that the trust fund was not going to work. He stated that this is why Staff insisted that the issue be brought up now and not later.

Chairman Moore stated that he is not comfortable making a recommendation at this time as it is not yet known what the appropriate pay in lieu of affordable housing units should be and the decision should not be arbitrary. He stated that at this time the Village is not ready to decide as to how the funds would be distributed.

Mr. Spoden stated that as far as what other communities are doing, it is mixed. He stated that Highland Park has their own housing commission. He stated that other communities have trust fund and other communities are not doing anything.

Commissioner Oakley stated that he assumes that other communities have formulas in place that help to determine what the appropriate amount of fees in lieu should be for affordable housing.

Mr. Swanson stated that not all communities are created equal and how those numbers are determined are influenced in a case by case circumstance depending upon each community.

Chairman Moore stated that the Village does not yet have in place a policy or ordinance that can be used to determine which project will be required to pay in lieu of providing affordable housing units and which project will be required to construct and maintain affordable housing units. He stated that more work needs to be done on establishing this framework. He stated that the concept is a good one and worth pursuing. He stated that he does not feel comfortable making a recommendation one way or another at this point.

Commissioner Oakley stated that he acknowledges that an affordable housing component of some sort is important. He is concerned about putting that responsibility on the developer.

Commissioner Flores stated that it may be premature to make a recommendation on the affordable housing component during this meeting tonight.

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Commissioner Cotey stated that the affordable housing component seems to merit consideration as a policy issue more so than as part of the requested Planned Development and should be taken up in a discussion in a workshop. He stated that he is not certain that he can have a position on the affordable housing issue at this point and time. He is concerned that the outcome on a policy may burden the developer and drive up our housing costs. He stated that he is concerned that existing residents have expressed concern that the bigger developments will have a negative financial impact upon their properties. He stated that if an affordable housing trust fund is created that it could be used for the preservation of existing homeowners in the Village to ward off the tear downs happening in the Village.

Commissioner Cotey stated that he is concerned with how the affordable housing policy may impact current regulations regarding non-conforming lots. He stated that consideration needs to be given to preserving the character of the existing housing stock. He stated that he is concerned with the burden that will be placed upon the homebuyer and the developer by an affordable housing policy. He stated that the affordable housing discussion should be segregated out and placed as discussion item in a workshop. He stated that Staff from the AHC can be invited back for this workshop.

Commissioner Semmelman stated that the Village needs an affordable housing policy and for the Village to not do this piece meal. He stated that an affordable housing initiative does not make sense to apply to this one project at this time without a policy.

Commissioner Donahue stated that he agrees with the comments of the Commissioners given so far. He stated that the intent of an affordable housing policy is to allow the more affluent and the low to moderate income households to occupy residency in developments together in a conducive and collaborative framework.

Commissioner Schultz stated that he agrees that it may be premature to make a recommendation on the affordable housing aspect of tonight's discussion.

Mr. Swanson stated that he would like to know which direction the Staff and the Plan Commission wants to go regarding the affordable housing aspect for his project.

Chairman Moore stated that in the past with residential planned developments that Staff and the Plan Commission have encouraged an inclusionary affordable housing component.

Commissioner Semmelman stated that perhaps the Plan Commission can review the alternative plan previously presented to Staff by the developer of the plan incorporating the multi-family affordable apartment housing building on the site.

Mr. Swanson stated that this is how they came up with the fee in lieu proposal that envisions the elimination of the multi-family apartment building and providing the donation to the trust fund instead.

Chairman Moore stated that this is an option that he can commit to tonight. He stated that his recommendation will be based upon what framework can be established between now and when

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the petitioner is scheduled to close on the subject property. He stated that if Village Staff is in a position to draft an appropriate affordable housing policy within the necessary time period then perhaps an appropriate recommendation can be made to the Village Board.

Mr. Spoden stated that such a recommendation would go simultaneously to the Village Board with the recommendation regarding the proposed townhome development.

Chairman Moore stated that the Plan Commission appears to be on-board conceptually, but is concerned about how quickly a program or policy can be executed relative to the proposed project.

Commissioner Schultz asked how different the alternative plan is that includes the affordable housing units in the proposal. Mr. Swanson stated that the alternative includes a three story structure with smaller units with a pool as an amenity. He stated that he had understood affordable housing as something that would serve seniors more than anyone else. He stated that his alternative proposed units were designed to be approximately 850 to 900 square foot in size and were designed to accommodate seniors.

Commissioner Schultz stated that he would like to see the developer to be able to move forward while the Village determines the most appropriate policy for affordable housing to enable the developer to meet his deadline.

Chairman Moore stated he would like for the petitioner to respond to the other Staff comments including the Engineering Division review comments.

Mr. James Woods, Civil Tech Engineering and Village of Libertyville's traffic engineering consultant, stated that he reviewed the traffic study that was prepared by the petitioner's traffic consultant K.L.O.A. He stated that he was concerned whether or not that the larger trucks, delivery trucks, and Fire Department trucks could navigate through the development. He stated that the driveway entrance into the site is 27 feet wide as measured from back of curb to back of curb and that the other internal drives were only 20 feet wide.

Mr. Fred Chung, Village Engineer, stated that 27 feet is the Village standard for street width.

Mr. Woods stated that he wanted to point out the proposed street widths so that the Fire Department can provide the proper review to determine that the proposal meets the Fire Department requirements. He stated that often times when plans are reviewed that a turning radii template is used to make certain that the appropriate turning radii width is accommodated for the Fire Department.

Chairman Moore stated that it was previously noted that the properties located to the east of the proposed development have already been experiencing drainage issues and he wanted to give the petitioner an opportunity to address the issue of drainage and detention for their site.

Mr. Chung stated that at this time the Village does not yet have the petitioner's storm water calculations.

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Mr. Ron Adams, engineer for petitioner, stated that this site does not drain to the east, but it drains to the west. He stated that it discharges into Butler Lake. He stated that the proposed Parkside Court is 27 feet wide back to back and although it will be private, it will meet the Village of Libertyville street standards. He stated that the motor courts between the buildings are nothing more than driveways to allow residents to access their garages. He stated that the Fire Department will need to use reverse to maneuver their Fire equipment if they need to come down Parkside Court.

Mr. Adams stated that they designed the water-main as if the water will serve each unit as fee simple units, meaning that each one will have its own water service. He stated that the water service was designed so that all 56 dwelling units will be able to connect to a looped main.

Mr. Woods stated that caution is needed when designing the access from Ellis Avenue into and out of the site due the currently existing street parking along Ellis Avenue along the east side of the street.

Commissioner Oakley stated that it gets especially busy along Ellis Avenue during the Food Pantry's food distribution operation.

Commissioner Flores stated that the Staff review report noted the lack of guest parking for the subject development.

Mr. Swanson stated that they made the main road, Parkside Court, wide enough to accommodate parallel street parking. He stated that each garage can accommodate two vehicles and each drive can park two additional vehicles.

Commissioner Cotey stated that he questions as to whether or not it is a good idea to make an amendment to the Comprehensive Plan in order to accommodate this development. He asked if there are any environmental issues with this property. Mr. Spoden stated that the Village received an NFR letter from the EPA regarding an underground tank removal some years ago. He stated that during this process there were some other environmental issues discovered on the site that will need to be cleaned up as part of the proposed development.

Commissioner Cotey stated that he questions if the Village should change the land use designation in the Comprehensive Plan. He stated that the Village has not reviewed the land use policies in the last three and a half (3½) years. He stated that this proposal is another infill development that will increase the Village's housing density without a more comprehensive look on what the overall objectives should be. He stated that he cannot get past the request to amend the Comprehensive Plan until further discussions are had regarding the Comprehensive Plan update. He stated that the subject site has merit as a public space. He stated that alternatives should be investigated prior to considering a medium density residential development.

Commissioner Donahue asked for clarification regarding the orientation of the townhome units that are in close proximity to the Libertyville Township buildings located to the southeast of the subject site.

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Mr. Swanson presented the Site Plan layout as it relates to the townhome orientation and proximity to the Libertyville Township facilities. He stated that they will buffer that specific area appropriately with vegetation per an approved landscape plan.

Commissioner Schultz stated that the townhome units themselves are attractive. He asked for further clarification regarding the landscape plan.

Mr. Swanson stated that the landscaping is designed by David McCallum. He stated that the proposed plantings are indigenous to the area and the intent is to not overdue it. He stated that the trees along Winchester Road will be the same as proposed for Parkside Court.

Commissioner Schultz stated that he would like to see more design development towards pedestrian and bike circulation. He also would like to see better connectivity to public transportation.

Chairman Moore stated that this has been a good beginning, but given the amount of comments these request may best be served if continued to the January 26, 2015, Plan Commission meeting in order to give the petitioner an opportunity to address the comments with revisions to the plans.

*In the matters of PC 14-18 thru PC 14-22, Commissioner Oakley moved, seconded by Commissioner Schultz, to continue these items to the January 26, 2015, Plan Commission meeting.*

*Motion carried 7 - 0.*

*Ayes: Moore, Cotey, Donahue, Flores, Oakley, Schultz, Semmelman*

*Nays: None*

*Absent: None*

**COMMUNICATIONS AND DISCUSSION:**

Mr. John Spoden, Director of Community Development, stated that Staff continues to work with the RTA regarding the grant awarded to the Village for the TOD plan for the downtown.

Mr. Spoden stated that the Cedar Street proposal for Manchester Square is on the Village Board agenda for tomorrow night.

Commissioner Donahue stated that he would like to see what other communities have done with their trust funds for affordable housing.

Commissioner Donahue moved, seconded by Commissioner Flores, to adjourn the Plan Commission meeting.

Motion carried 7 - 0.

Meeting adjourned at 9:35 p.m.