

**MINUTES OF THE PLAN COMMISSION**  
**February 23, 2009**

The regular meeting of the Plan Commission was called to order by Chairman Kurt Hezner at 7:01 p.m. at the Village Hall.

Members present: Chairman Kurt Hezner, William Cotey, Howard Jaffe, Mark Moore, Walter Oakley, and Andy Robinson.

Members absent: Terry Howard.

A quorum was established.

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

Commissioner Jaffe moved, seconded by Commissioner Robinson, to approve the January 26, 2009, Plan Commission meeting minutes.

Motion carried 6 - 0.

**OLD BUSINESS:**

**PC 08-27      Sprint/Nextel, Applicant**  
**481 Peterson Road**

**Request is for a Special Use Permit for Personal Services Wireless Antennas with antenna support structures and related electronic equipment in order to modify an existing cell tower site by adding additional antennas and equipment cabinets for property in a C-3, General Commercial District.**

**PC 08-28      Sprint/Nextel, Applicant**  
**481 Peterson Road**

**Request is for a Site Plan Permit for Personal Services Wireless Antennas with antenna support structures and related electronic equipment in order to modify an existing cell tower site by adding additional antennas and equipment cabinets for property in a C-3, General Commercial District.**

The applicant requested that these items be withdrawn from the Plan Commission agenda.

**PC 08-34      First Presbyterian Church of Libertyville, Applicant**  
**219 W. Maple Avenue**

**Request is for a Map Amendment to the Village of Libertyville Zoning Map to rezone parcels of land from R-7, Single-Family Attached Residential District to IB, Institutional Buildings District.**

**PC 08-35 First Presbyterian Church of Libertyville, Applicant  
219 W. Maple Avenue**

**Request is for a Special Use Permit for a Planned Development in order to construct building additions to a Place of Worship facility in an IB, Institutional Buildings District.**

**PC 08-36 First Presbyterian Church of Libertyville, Applicant  
219 W. Maple Avenue**

**Request is for a Planned Development with Concept Plan and Final Plan in order to construct building additions to a Place of Worship facility in an IB, Institutional Buildings District.**

The applicant requested that these items be continued to the March 23, 2009, Plan Commission meeting

*In the matters of PC 08-34, PC 08-35, and PC 08-36, Commissioner Moore moved, seconded by Commissioner Jaffe, to continue these items to the March 23, 2009, Plan Commission meeting.*

*Motion carried 6 - 0.*

**NEW BUSINESS:**

**PC 09-01 The Lambs Farm, Inc., Applicant  
135 Appley Avenue**

**Request is for a Special Use Permit for Congregate Housing in order to include a total of 6, but not more than 8, residents in a single-family structure for property located in an R-6, Single Family Residential District.**

Mr. David Smith, Senior Planner, stated that the petitioner, Lambs Farm, is requesting approval for Special Use Permit for Congregate Housing in order to include a total of 6 residents in a single-family structure for property located in an R-6, Single Family Residential District at 135 Appley Avenue.

Mr. Smith stated that the petitioner currently provides residential services to their clients with mild to moderate developmental disabilities for five persons at the 135 Appley Avenue home. Mr. Smith stated that they wish to house a sixth person which will exceed the Zoning Code definition for 'Family' thus requiring the petitioner to apply for a Special Use Permit for Congregate Housing.

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Lambs Farm has owned the Appley House and has provided residential services to their clients since 1993.

Mr. Smith stated that the Zoning Code defines family as one (1) or more persons related by blood, marriage, legal adoption, or guardianship, or not more than five (5) persons not so related living together as a single housekeeping unit. Mr. Smith stated that the need to regulate this house as a Congregate Housing use has not been triggered until now. Mr. Smith stated that the petitioner is proposing to remodel the structure to accommodate a sixth person thereby exceeding the Zoning Code definition for family, but requiring a Special Use Permit for Congregate Housing.

Mr. John Wagener, agent for the petitioner, stated that the proposed increase in residents for the property will have not impact on the neighborhood.

Ms. Dianne Yaconetti, President, CEO, Lambs Farm, stated that Lambs Farm was founded in 1961 and started out with 12 workers in a pet shop, but now serves over 250 people with mild to moderate developmental disabilities. She stated that Lambs Farm serves to empower the clients that they serve. She stated that they have three group homes in Libertyville, two in Waukegan, and one in Mundelein. She stated that the State of Illinois classifies their homes as, "Residential Facilities" otherwise known as Community Integrated Living Arrangements (CILA) by the Illinois Department of Human Services. She stated that their residential facilities are typically staffed from 2:00 p.m. to 10:00 p.m., but that Staff doesn't sleep overnight in the residential group homes. She stated that licensed CILA facilities are required to be a minimum distance of 800 feet from other CILA facilities.

Ms. Yaconetti reviewed the Standards for the Special Use Permit. She stated that the proposed improvements for the house at 135 Appley Avenue are mostly interior and do not include the expansion of the footprint of the home. She stated that these improvements are necessary to construct a sixth bedroom for their client as there are no other openings in any other of their group homes.

Board Member Hezner stated that the petitioner should be mindful of ADA requirements, sprinkler requirements, if any, and other building codes for accessibility.

*In the matter of PC 09-01, Commissioner Jaffe moved, seconded by Commissioner Robinson, to recommend the Village Board of Trustees approve a Special Use Permit for Congregate Housing in order to include a total of 6, but not more than 8, residents in a single-family structure for property located in an R-6, Single Family Residential District, in accordance with the plans submitted.*

*Motion carried 6 - 0.*

Ayes: Hezner, Cotey, Jaffe, Moore, Oakley, Robinson  
Nays: None  
Absent: Howard

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**COMMUNICATIONS AND DISCUSSION:**

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

Motion carried 6 - 0.

Meeting adjourned at 8:30 p.m.