

**MINUTES OF THE PLAN COMMISSION**  
**January 11, 2010**

The Special Workshop meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:05 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Scott Adams, William Cotey, Robert Guarnaccio, Walter Oakley, Terry Howard, and Andy Robinson.

Members absent: None.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; and Karen Marren, Associate Planner.

**WORKSHOP DISCUSSION:**

Mr. John Spoden, Director of Community Development, opened the workshop discussion by explaining the background of the Comprehensive Plan approved in 2005. He noted as part of the plan, a five-year update is required to identify areas of the plan that need review or amendment, and also to identify any new goals or implementation strategies for the Village. Mr. Spoden stated the goal of these workshops is to review suggestions proposed by Staff, and then to hold public hearing(s)/open meeting(s) to gain public input prior to a Commission recommendation to the Village Board.

Mr. Spoden stated Staff has jumped into Chapter Two, Community Vision, of the Comprehensive Plan with comments on the goal, objectives, and implementation strategies for Commission review. He stated the first revision proposed is to remove the objective of establishing a population growth cap. He explained the population is based on the service areas, the proposed future land uses and the priority annexation boundary areas which include up to the proposed 53 extension and Peterson Road.

Commissioner Howard noted a concern for redevelopment of properties to residential and the strain on the School Districts. Commissioner Howard suggested communication with the districts regarding population growth areas.

The Commission discussed the previously approved priority annexation areas and asked for clarification from Staff on properties to the west of Highway 45 and north of Peterson Road for discussion of possible new annexation areas and also to review the existing priority annexation areas.

Commissioner Guarnaccio mentioned the farm north of Winchester Road and west of Midlothian Road for possible discussion of annexation. Commissioner Guarnaccio requested information from Public Works regarding the extent of existing infrastructure with the north and west areas of the

**Minutes of the January 11, 2010, Plan Commission Meeting Minutes**  
**Page 2 of 3**

Village to determine if these priority annexation areas are feasible and worth the cost of infrastructure extension.

Commissioner Cotey made note of priority annexation area #3 on the map and noted the area around Brookhill should be reviewed.

Chairman Moore asked if a map could be created to address the municipal control along the north and west areas of the Village to help in the review of possible annexation properties.

Chairman Moore asked if any boundary agreements had been established as indicated in some of the implementation strategies. Staff noted they had not.

Clarification was given to the Commission regarding the purpose and intent of a boundary agreement. The Commission noted it is an item that needs to have further discussion once a determination is made for any revision to the priority annexation areas.

The Commission discussed the need to open communication with the School Board, Lake County, St. Mary's, and Advocate Medical Center for any updates on proposed future development.

Chairman Moore asked to return to look at item #1 under the population cap objective and questioned if a study had been conducted to correlate population with housing types. Staff explained a specific study had not been done by the Village, but stated information had been collected from a Mayor's Caucus study which included Libertyville. The Commission asked for copies of the information collected.

Chairman Moore asked if it should be considered to extend priority annexation areas to 83. Staff noted currently the maps had been established to the 53 extension. Chairman Moore asked for any information Staff could compile to help educate the Commission on the priority annexation areas.

The Commission continued to review each objective and implementation strategy noting they agreed with Staff notes, but would like the opportunity to discuss further annexation areas, and boundary agreements before any revision would be made.

Staff suggested that any text regarding form based codes be removed from the plan, explaining that the Zoning Code already is established to identify uses and the boundaries in which they are best suited, while form based codes would not address the use separation the Village has already established.

Chairman Moore asked that each of the Commissioners continue to review the Comprehensive Plan for items for review and to note any issues or concerns for the group to discuss. Chairman Moore asked Staff to compile the additional information requested to help the Commission in discussion.

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

**Minutes of the January 11, 2010, Plan Commission Meeting Minutes**  
**Page 3 of 3**

Motion carried 7 - 0.

Meeting adjourned at 9:05 p.m.