

**MINUTES OF THE PLAN COMMISSION**  
**January 25, 2010**

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:07 p.m. at the Village Hall.

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

Members absent: Robert Guarnaccio.

A quorum was established.

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

Commissioner Robinson moved, seconded by Commissioner Howard, to approve the December 21, 2009, Plan Commission meeting minutes.

Motion carried 6 - 0.

**OLD BUSINESS:**

**PC 09-16     Richard W. Burke and Allen L. Kracower, Applicants**  
**Approximately 97 acres generally located west of Butterfield Road, north of Park Avenue and the Conventional Franciscan Friars of Marytown, and east of Pine Meadow Golf Course and Saint Mary of the Lake Seminary**

**Request is for an Amendment to the Comprehensive Plan in order to change the land use designation from Public/Institutional to Residential for approximately 97 acres currently in an IB, Institutional Buildings District located west of Butterfield Road and north of West Park Avenue.**

John Spoden, Director of Community Development, stated Staff and the Plan Commission recently visited the site for a walking tour. He stated that among a number of observations made there was the fact that the area is heavily wooded as well as ample open area to the east. Mr. Spoden stated that the Planning Area #3 adjacent to Mary Town, should remain IB district and not include office as a permitted use in that area. He stated that Planning Area #2 located around the east end of the lake should remain undisturbed by development and possibly rezoning to Open Space district.

Mr. Spoden stated that Planning Area #1 at the north end of the site is approximately 33 acres. He stated that it is bordered on the north by Butterfield Road, to the east it is bordered by the ComEd easement, open space to the south and Pine Meadow Golf Course on the north and owned by the seminary. He stated that the request is to change the current zoning of the northern 33 acre Planning Area #1 from IB district to a medium density Residential district. He stated that due to the

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combination of wooded area with open area that it lends itself to a classic Planned Development site. He stated that Staff prefers two points of access, one of which has already been negotiated with Lake County to access Butterfield Road. He stated that the petitioner has authorized emergency access through the golf course parking lot. He stated that Staff supports the residential land use in the north 33 acre parcel with certain conditions, most importantly the conservation of the wooded area. He stated that the mix of residential uses should include a component of affordable housing. He stated that the affordable housing should be at a minimum of 15% of the total number of residential dwelling units. He stated that it could include senior housing or it could include incorporating affordable dwelling units in the development itself.

Commissioner Robinson asked for clarification regarding the proposed access point from Butterfield Road and as to whether or not there is an opportunity for a turn lane for north bound traffic.

Commissioner Robinson asked clarification regarding the potential residential density for the northern 33 acres of the site.

Mr. Spoden stated that 33 acres could allow for a gross number of 200 dwelling units for single family homes. He stated that Staff prefers a mix of residential uses that respects the wooded area with amenities. He stated that Staff would not support a gated community but rather a mix of single family, townhome and possibly a 2 or 3 story multi-family type of development.

Chairman Moore asked for clarification from Staff as to their recommendation of the mix of residential land uses.

Mr. Spoden stated that the site constraints and the Lake County jurisdiction that controls access from their road limits the type of land use on the subject site. He stated that the character of the Libertyville community lends itself to a mix of residential uses. He stated that if a developer made a proposal for a residential development strictly adhering to an R-7 district density allowance, they could develop a subdivision with up to 400 dwelling units.

Commissioner Adams asked for clarification of the build-able acres for the subject site.

Mr. Spoden stated that the petitioner has submitted a concept diagram for the northern 33 acres. He stated that Staff would prefer to see a revision to the concept plan that would bring the interior roadway network out of the wooded area which would have an influence on the build-able and ultimately on the density. He stated that a comprehensive tree survey will help to determine the build-able areas. He stated that the Comprehensive Plan should determine and control the development to take into consideration the preservation of the trees and not just be an R-7 district.

Commissioner Robinson asked about the ultimate decision of the need for a traffic light or not at the future entrance and Butterfield Road.

Mr. Spoden stated that the Lake County Government will decide if a traffic signal is merited at the future entrance into the site or not.

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Commissioner Howard stated that Lake County has appeared to be reluctant to install traffic signals on their roads.

Mr. Spoden stated that if the county were to approve a traffic signal at the intersection of Butterfield Road and Lake Street, it would change the dynamics of the subject site significantly.

Allen Kracower, agent for petitioner, stated that the entire parcel subject to the requested change to the comprehensive plan amendment is approximately 100 acres of land. He stated that the Mundelein Seminary owns the westerly 780 acres of land. He stated that the lake and the land around the lake contributes to the sanctity of the wholly owned land area. He stated that there is no intention to harm the area around the lake but to preserve the natural features as much as possible. He stated that it is the intent to sell for development only about 30 acres of land of the 100 acres. He stated that they have no objection to keeping the southern portion of the subject land area which has been identified as Planning Area #3 as IB Institutional Buildings District. He stated that the petitioner does not object to keeping the area around the lake, a.k.a. Planning Area #2 as it currently is.

Mr. Kracower stated that he acknowledge that Butterfield Road is a heavily traveled and noisy road. He stated that the secondary access to the site coming from the Pine Meadow Golf Course parking lot, acting as an emergency access, would require a substantial amount of construction in order to make it adaptable to the minimum requirements for vehicular access. He stated that the subject property already has adjacent to it a detention pond. He stated that they have an agreement that future improvements to the existing pond can take place along with additional on-site detention development. He stated that the detention could be used as a buffer between future residential development and Butterfield Road and could take up to 10% of the subject property as a general rule of thumb.

Mr. Kracower stated that they have not yet done a tree survey due to cost. He stated that the tree survey cost will ultimately be passed on to the developer of the property. He stated that there are trees that are both desirable and not desirable.

Mr. Kracower stated that there has not been a residential density assigned to this comprehensive plan amendment request but conceptually it could be relative or similar to an R-7 district density level which can accommodate single family and single family attached type of structures and if clustered properly can help to preserve trees. He stated that the Staff report also makes reference to a neighborhood streetscape concept which he supports.

Mr. Kracower stated that along the east border of the site there are the ComEd high wire towers which are not attractive and there appears to be a noise that emanates from them. He stated that if there were a residential development in the northern area, it would have to be planned as far west as possible away from the ComEd easement which may bring some conflict with the existing trees and requiring careful site plan design.

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Mr. Kracower stated that the Seminary does not want anyone to trespass into the area shown as Planning Area #2 that surrounds the lake therefore any connectivity between the three planning areas may have to be avoided.

Mr. Kracower stated that the Staff referenced the need for affordable housing in their report to include a minimum of 15% of the units as affordable. He stated that the Seminary or future development will have to work with the Village in terms of the necessary density in order to make the affordable housing component work on the site.

Mr. Kracower stated that the Seminary has acknowledged the neighboring residents concerns regarding the invasive tree species on the property and the need for their maintenance. He stated that they do have a property maintenance program for those trees. He stated that it is a costly process but they are actively managing this program.

Matt Goldsbury, 230 Woodland Road, stated that the subject site is one of the best preserved natural areas in the vicinity. He stated that open space is very important and he stated that he is concerned about the removal of any desirable tree species.

Moira Breen, 139 Woodland Road, stated that she has lived at her address for the last 43 years. She stated that she is concerned about the future disposition of the trees on the subject property. Ms. Breen presented an aerial view exhibit of the subject site and of the trees contained on the site. She stated that she is concerned about the overgrowth of undesirable tree species. She stated that there has been a steady deterioration of the wooded area but the invasive foreign plant species. She stated that the Lake County Forest Preserve has an active and successful maintenance program for their natural areas.

Chairman Moore stated that Ms. Breen's testimony is important feed back for the Seminary relative to the maintenance of their natural areas but the matter at hand is relative to the future land use designation.

Mary Ann Zemla, 163 Woodland Road, stated that she prefers that there be no further development on any of the subject 100 acres of land. She asked if this proposal is a done deal or not.

Mr. Spoden stated that the request is to determine if the land use classification should be change from Institutional to Residential in the comprehensive plan. He stated that the Plan Commission is charged with making a recommendation up to the Village Board relative to that land use question.

Chairman Moore stated that the meeting minutes of tonight's Plan Commission meeting will go forward to the Village Board of Trustees.

Mr. Spoden stated that report of the Plan Commission that includes their findings will be distributed to the Village Board.

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Ms. Zemla stated that she has lived at her address for 19 years and feels strongly that she does not want the area developed. She asked for clarification of the petitioner's land use exhibit.

Mr. Spoden stated that the petitioner presented a conceptual land use plan that represents what could be designed and planned if the northern planning area were to have its land use designation changed to residential.

Ms. Zemla stated that she is concerned about the impact on the Kenloch neighborhood.

Chairman Moore stated that the discussion tonight is regarding a request to amend the Comprehensive Plan. He stated that the comprehensive plan is updated every five (5) years. He stated that these updates should reflect good land use decisions and the opportunities that the Village provides to its communities. He stated that that comp plan also is a tool to guide residential and commercial growth in the Village as well. He stated that the subject property is has a current land use designation of Institutional Buildings. He stated that the petitioner now wants consideration to be given to changing a portion of the land use to residential in order to possibly sell it for future development due to recent economic changes that the seminary is going through. They have provided a concept plan exhibit as to what a future residential development could look like it does not mean that it will be this plan.

Mr. Spoden stated that the Village updates the Comprehensive Plan every five (5) years and that it is Village wide, not just the subject seminary property.

Chris Fisher, 214 Woodland Road, stated that the comp plan should begin to look more closely at preserving native plants. He stated that he is concerned about the subject area's water shed and any impact that a future development will have on it. He stated that the subject area should remain in its native form and not developed except for some form of trail system.

Commissioner Robinson asked for clarification as to who will develop the site.

Mr. Kracower stated that the Seminary will not be the developer.

Commissioner Robinson stated that the Plan Commission just recently began to have discussions on the comp plan update and they found that there are issues from various aspects of the Village as a community and various departments of the Village government that need to be hashed out. He stated that since they just started to look at the comprehensive plan update that it would not be in the best interest of the Village to pull one piece out for a land use change decision. He stated that without knowing more about the impact on schools relative to future annexations, it may not make sense to amend the comp plan for the subject site to a residential use at this time. He stated that it is may be undesirable to have an island residential community as proposed in the Planning Area #1. He stated that he is concerned about access in and out at Butterfield Road. He stated that the Plan Commission should have discussions about the Staff recommended conditions on this particular proposal with a developer. He stated that he is not in favor of changing the comprehensive plan at this time.

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Commissioner Howard asked for clarification in what has changed between the comp plan update in 2005 and the current conditions now that would merit a land use change for the subject Seminary property.

Mr. Spoden stated that he is concerned about the shift in housing type in the Village of Libertyville community that is getting away from what has traditionally been established and has defined the character of Libertyville. He stated that the subject property is currently zoned IB district and this permits Senior Housing. He stated that Staff would prefer to see Senior Housing closer to other amenities. He stated that one of the key components of the comp plan is the goal of affordable housing. He stated that the subject site may offer an opportunity to do something very dynamic but that does not mean that the whole property should be an affordable housing development but rather a mix of residential uses that includes affordable housing as a smaller piece of the whole.

Commissioner Howard asked if the concern for affordable housing stems from the tear downs in the Heritage area. He asked if there is an ability to maintain the traditional housing stock in the east side residential area.

Mr. Spoden stated that the teardown phenomenon is only one aspect. He stated that the land values also have a heavy influence as to what replaces the teardowns. He stated that the Village has done a remarkable job following their comprehensive plans for the last twenty years which includes preserving its downtown, preserve its housing stock, but the Village is also a victim of having its location being so close to the North Shore communities. He stated that Libertyville has had its desirable amenities since the 1800's that people are looking for. He stated that over time, opportunities for diversity in affordable housing stock has decreased. He stated that the Village offered to allow an increase in density to Cambridge Homes for their Ames Street development in order to include some affordable homes but they declined. He stated that the Village is receiving constant pressure from Lake County United to pursue affordable housing policies.

Commissioner Howard stated that he is concerned about the subject site being an island community and its adjacency to Butterfield Road which is wide and very busy. He stated that he is concerned about the subject site's distance from the downtown. He asked if this site will become a self-contained but a non-gated community.

Mr. Spoden stated that he does not view this site's future development as a senior community except that its current zoning would allow a Senior Housing development.

Commissioner Howard asked how many R-6 or R-7 type homes could be developed on the site if all of the trees were left intact.

Mr. Spoden stated that he would make that request of Mr. Kracower.

Commissioner Howard stated that he is uncertain how a residential development at this site will impact the school system. He stated that he would also need to understand how the traffic will be impacted. He stated that he is concerned that if the entire site does not provide some type of linkage

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with each other, it would have a negative impact for the residents there not having the ability to enjoy some of the other natural amenities. He stated that he is not ready to support the land use change at this time without more information.

Chairman Moore stated that they are being asked to respond to the request for an amendment to the comp plan. He stated that the land use designation is a conceptual issue and a detailed issue for consideration.

Commissioner Howard stated that a residential use can present a future development with a wide range of dwelling unit numbers. He stated that he would like to hear from the petitioner what those numbers would be. He stated that from planning perspective, he is not ready to make a recommendation on the residential land use for the subject site at this time.

Chairman Moore stated that the issue to consider is to whether or not support a residential land use for medium density. He stated that if the commissioners are concerned about a medium level of density as too much then perhaps they could consider a lower level of density. He stated that part of the planning process or decision making should include other elements of the site such as its connectivity to other residential areas and its vehicle accessibility.

Commissioner Cotey stated that when the Plan Commission walked and toured the property, it became wetter the further west that they walked, he asked whether or not the petitioner has identified a wet land area or reviewed a wet land study for the property. He stated that he is concerned about the ability of a future development respecting the preserve-able natural features and is concerned about the lack of connection to the Libertyville community. He stated that he would favor a lower density residential development but that it would also have to be very well designed in order to protect the natural features. He stated that any future development would have to have an endangered species study and he would also need to know what the impact on the water shed would be.

Commissioner Adams stated that he is concerned about the lack of connectivity to the Libertyville community. He stated that he is concerned about what the long term impact on the Seminary itself would be. He stated that any future development should be a lower density development and that effort to preserve the natural features is a must. He is concerned about the impact that any residential development would have on the school system.

Commissioner Oakley stated that the natural features should help to determine what gets developed. He stated that the property might be better suited for a much lower density such as an R-2 or R-3 development. He stated that due to its separation from other residential developments that it could become a gated community. He stated that he is concerned about the one way in/out access off of Butterfield Road. He stated that he would support a land use change with certain restrictions.

Chairman Moore asked for clarification regarding the Seminary's intent to restrict the access to the Planning Area #2.

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Mr. Kracower stated that a fence would be installed in order to protect the Planning Area #2. He stated that Area #2 was not to be sold.

Mr. Kracower stated that in the beginning of this process they studied the entire seminary property which amounts to approximately 900 acres thoroughly from a zoning, legal and land use perspective. He stated that forest conservation has been a consideration for the petitioner as well. He stated that the seminary has been quite generous to consider the 100 acre portion for future land use change with only the north portion to be considered for residential use and development. He stated that although there have been several comments made about the subject parcel being an island, he stated that at worst it is somewhat segregated. He stated that consideration could be given to developing a trail system along the ComEd easement property in order to create some form of connectivity. He stated that there are numerous people who would prefer to live in an exclusive and separate part of the community and not want several people walking past their house everyday. He stated that it is not the intent of the petitioner to completely preserve the existing trees in the northern 33 acre planning area as it would be inefficient and not economical use of the property. He stated that they would do the tree survey and comply with the Village's rules and regulations but there would be some adjustments to the existing vegetation. He stated that if there are any natural features protected by law then they would respect that accordingly.

Commissioner Cotey stated that there may be some species in existence in the vicinity that might be protected by law.

Mr. Kracower stated that in terms of density, they are not considering any plan that would include 400 dwelling units. He stated that if the Village is looking for an affordable housing component, they may have to allow a certain amount of supplemental density to the future developer. He stated that if the Village is looking for an affordable housing component to accommodate moderate income families such as Police and Fire personnel, they will very likely have children who will then have an impact on the school district. He stated that a future development at this site will not have an adverse impact on a four lane road such as Butterfield Road. He stated that the greatest need for housing today is for senior housing which will require a higher density than single family housing. He stated that the proposed land use change may be a better alternative than what the current zoning may permit.

Chairman Moore stated that one of the important characteristics is that most of the residential subdivisions have been woven together in order to achieve a certain amount of continuity and helps to bring that neighborhood feel for the residents. He stated that there is desire to allow for affordable housing.

Mr. Kracower stated that Staff has already pointed out that there are very few parcels of land of this size to be considered. He stated that they are willing to come back to a future meeting and try to have a process that would serve the needs of the Village and serve the needs of the Seminary. He stated that the exhibit showing the road layout for the northern planning area was simply a concept and that a road network could be done in numerous ways.

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Chairman Moore stated that the Plan Commission was appreciative of how the petitioner included the board and the residents in the process which included the walking tour of the site. He stated that the Plan Commission should be thinking about what the plans and objectives are from a planning perspective. He stated that the Village's housing goals should be considered when the Plan Commission is contemplating a change in land use designation.

Chairman Moore asked when the next meeting date should be for this petition.

Commissioner Robinson stated that he sees this petition as one piece of the overall comprehensive plan that the Plan Commission is currently undertaking to update. He stated that to take one piece out of the whole comp plan update process and to make a decision in the next 60 days when the comp plan update may be a one year process does not make any sense at this time. He stated that the Plan Commission will not be ready to make a decision on the Seminary property in March.

Commissioner Howard stated that the subject site is a wonderful piece of property and may be most appropriate for a residential development but this cannot be determined until the 2010 comp plan update is completed. He stated that it is ill-advised to remove the subject site for land use change consideration prior to the completion of the comp plan update.

Commissioner Oakley asked if the subject property could be analyzed for its residential development potential prior to the completion of the comp plan update.

Commissioner Howard stated that it might be advisable to have the other organizations to provide their opinion such as the school district representatives. He stated that the question of allowing a non-contiguous community to develop should be vetted out.

Commissioner Oakley stated that some type of vision for the subject property should be presented to the other jurisdictional bodies such as the school district.

Commissioner Robinson stated that he wants to meet with the school district officials prior to the completion of the comp plan update.

Commissioner Cotey stated that the comp plan update process includes the discussion of all of the merits. He stated that the discussion should continue regarding the current land use designation as an Institutional property that would serve seniors.

Mr. Spoden stated that one of the predominant issues brought up during the hearing was the issue of connectivity for the subject site. He stated that the Village for a significant amount of time has said that they do not want a traffic signal at Lake Street and Butterfield Road but is this now a time to revisit that issue, may be a question. He stated that the subject site is currently zoned to allow a five story building and there is a Staff concern for that possibility.

Commissioner Adams stated that it may be necessary to go through the comp plan update in order to understand all of the opportunities available in the Village.

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Mr. Spoden stated that he is the one to recommend to the Seminary that they come in to the process separately from the comp plan update process so that it could be discussed in detail. He stated that while going through the comp plan update process, it is very easy to gloss over some of these difficult parcels of land such as the seminary petition. He stated that if the Plan Commission prefers to roll the seminary property into the overall comp plan update process, they can make that recommendation.

Commissioner Cotey stated that there are a few communities in Libertyville that are disconnected.

Chairman Moore stated that the Plan Commission is considering an amendment to the comp plan that would allow the subject property to be used for a residential land use. He stated that the Plan Commission is considering amending the comp plan now for the subject Seminary site or to wait and update the whole comp plan and incorporate the Seminary land at that point and time later.

Mr. Spoden stated that the over all comp plan update could take several months with each meeting looking at different topics.

Chairman Moore stated that they can continue the petitioner request to March and subject it to a Plan Commissioner recommendation at that time or the Plan Commission can include this particular parcel in the broader comp plan update. He asked the petitioner how much flexibility they have or how urgent they may be for a recommendation.

Mr. Kracower stated that they don't have a problem having their request continued to March or even April but they want their proposal to be considered prior to waiting for the comp plan update to being completed. He stated that this particular request is part of the comp plan update anyway. He stated that if the Plan Commission needs to ask other jurisdictional bodies questions such as the school district, fire department or police department or others, then they should ask them. He stated that the Village should continue their comp plan update review along with their review of the Seminary site. He stated that the seminary site should be looked at separately anyway. The two tasks should continue concurrently. He stated that this parcel won't impact other neighborhoods because it is an island and it won't impact Butterfield Road negatively. He stated that if the next meeting is in March or April or May, they are agreeable to that but if the seminary must wait one, two or three years in order to allow the comp plan update to be completed then the petitioner may have to do something differently.

Chairman Moore stated that a continuance to the mid-month in April might be best in order to allow the Commission and Staff to fully consider many of the questions that were brought up tonight about this property during the hearing.

Commissioner Adams requested that the comp plan update agenda be amended to include some of the issues that were brought up during tonight's hearing such as neighborhood connectivity.

Mr. Spoden stated that Staff is currently drafting a proposed schedule for topics of discussion for future comp plan update Plan Commission meetings. He suggested that this requested be scheduled

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for a mid-month if it is the intent of the Plan Commission to discuss the seminary land use change proposal as one of their comp plan update agenda items.

*In the matter of PC 09-16, Commissioner Howard moved, seconded by Commissioner Robinson, to continue this item to the April 12, 2010, Plan Commission meeting.*

*Motion carried 6 - 0.*

**PC 09-19 Midway III Development, LLC, Applicant**  
**1900 Enterprise Court**

**Request is for a Special Use Permit for an Amusement Establishment in order to permit the occupancy for an Indoor Party and Play Center for Children, a sub-category of the Amusement & Recreation Industry, a Special Permitted Use in an I-1, Limited Industrial District.**

The applicant requested that this item be withdrawn from the agenda.

**NEW BUSINESS:**

**PC 09-20 SAC Wireless, LLC for Clearwire, Applicant**  
**810 Garfield Avenue**

**Request is for a Special Use Permit for Personal Wireless Services Antennas with antenna support structure and related electronic equipment in order to install multiple panel antennas on the crown of the Village of Libertyville water tower and ancillary ground equipment in an IB, Institutional Buildings District located at the Garfield Avenue Water Tank.**

**PC 09-21 SAC Wireless, LLC for Clearwire, Applicant**  
**810 Garfield Avenue**

**Request is for a Site Plan Permit in order to install multiple panel antennas on the crown of the Village of Libertyville water tower and ancillary ground equipment in an IB, Institutional Buildings District located at the Garfield Avenue Water Tank.**

Mr. David Smith, Senior Planner, stated that the petitioner, SAC Wireless, LLC agents for Clearwire, a division of Sprint, is seeking approval for a Special Use Permit and Site Plan Permit for Personal Wireless Services Antennas with antenna support structure and related electronic equipment and equipment structure and Variations to increase the maximum permitted height of a structure and to reduce the minimum required Perimeter Landscaped Open Space in order to install multiple panel antennas on the crown of the Village of Libertyville water tower and ancillary ground equipment in an IB, Institutional Buildings District located at the Garfield Avenue Water Tank, 810 Garfield Avenue.

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Mr. Smith stated that Clearwire is proposing to locate 3 panel antennas and 2 microwave dish antennas at approximately 115 foot level of the existing Garfield Avenue water tank tower. Mr. Smith stated that the ground equipment will be housed in a cabinet inside a fenced area that will be combined with the existing T-Mobile fenced area.

Mr. Smith stated that the Plan Commission and Zoning Board of Appeals may recall that T-Mobile sought and was granted approval to install antennas to be mounted to the water tank and equipment cabinets enclosed by a six (6) foot high wood fence on the ground on the east side and adjacent to the water tank. Mr. Smith stated that the T-Mobile lease area for their equipment cabinets is approximately 300 square feet in area enclosed with a wood fence. Mr. Smith stated that the proposed Clearwire facility will expand that area approximately 49 additional square feet on the west end of the T-Mobile lease area and is proposing to match the wood fence enclosure with their expansion.

Mr. Tom Ebels, SAC Wireless, stated that this is one of seven sites in Libertyville for Personal Wireless services facilities and decided that this suited Clearwire the best.

Commissioner Oakley asked for clarification as to the configuration of the installation. Mr. Ebels stated that the installation will take advantage of the painters rails currently existing on top of the water tank.

Commissioner Oakley asked if the petitioner will add more landscaping at the base of the water tank. Chairman Moore stated that the petitioner can work with Staff to determine how much more landscaping can be installed.

Commissioner Cotey asked for clarification as to the discrepancy in the Staff report regarding the water tank height. Mr. Smith clarified the water tank height.

Commissioner Howard asked for clarification of the antenna locations and positions as it relates to the existing T-Mobile equipment. Mr. Ebels stated that the two carriers utilize different frequencies and will not interfere with each other.

Commissioner Howard asked if there will be more space available after Clearwire installs their equipment. Mr. Ebels stated that in order for a third carrier to co-locate at the water tank, they would be required to need fewer antennas due to the space constraints.

*In the matter of PC 09-20, Commissioner Robinson moved, seconded by Commissioner Howard, to recommend the Village Board of Trustees approve a Special Use Permit for Personal Wireless Services Antennas with antenna support structure and related electronic equipment in order to install multiple panel antennas on the crown of the Village of Libertyville water tower and ancillary ground equipment in an IB, Institutional Buildings, subject to the following conditions:*

*1) The ordinance approving the Special Use Permit shall allow future Personal Wireless Service Antennas, with or without Antenna Support Structures, and Related Equipment to be permitted to co-locate at this site and not exceed a height of 125' without the requirement to apply for subsequent*

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*Special Use Permits or Site Plan Permits that would require the approval of the Village Board of Trustees;*

*2) The Site Plan and Utility Plan be revised to include the Village property line that demarcates the subject lot and show the existing and proposed utility and access easements for the proposed equipment on the property at time of application for Building Permit;*

*3) Authorization by Advocate Condell Medical Center be granted to allow Clearwire to create and/or install their access/utility easement/lines within the medical center's portion of the property at time of application for a Building Permit.*

*4) A landscape plan be submitted to the Community Development Department that shows the relocation of three Arborvitae Trees with additional landscaping located on the west end of the T-Mobile enclosure for Staff review and approval.*

*Motion carried 6 - 0.*

*Ayes: Moore, Adams, Cotey, Howard, Oakley, Robinson*

*Nays: None*

*Absent: Guarnaccio*

*In the matter of PC 09-21, Commissioner Robinson moved, seconded by Commissioner Oakley, to recommend the Village Board of Trustees approve a Special Use Permit for Personal Wireless Services Antennas with antenna support structure and related electronic equipment in order to install multiple panel antennas on the crown of the Village of Libertyville water tower and ancillary ground equipment in an IB, Institutional Buildings, subject to the following conditions:*

*1) The ordinance approving the Special Use Permit shall allow future Personal Wireless Service Antennas, with or without Antenna Support Structures, and Related Equipment to be permitted to co-locate at this site and not exceed a height of 125' without the requirement to apply for subsequent Special Use Permits or Site Plan Permits that would require the approval of the Village Board of Trustees;*

*2) The Site Plan and Utility Plan be revised to include the Village property line that demarcates the subject lot and show the existing and proposed utility and access easements for the proposed equipment on the property at time of application for Building Permit;*

*3) Authorization by Advocate Condell Medical Center be granted to allow Clearwire to create and/or install their access/utility easement/lines within the medical center's portion of the property at time of application for a Building Permit.*

*4) A landscape plan be submitted to the Community Development Department that shows the relocation of three Arborvitae Trees with additional landscaping located on the west end of the T-Mobile enclosure for Staff review and approval.*

*Motion carried 6 - 0.*

*Ayes: Moore, Adams, Cotey, Howard, Oakley, Robinson*

*Nays: None*

*Absent: Guarnaccio*

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**COMMUNICATIONS AND DISCUSSION:**

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

Motion carried 6 - 0.

Meeting adjourned at 9:40 p.m.