

MINUTES OF THE PLAN COMMISSION
October 25, 2010

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:04 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Scott Adams, William Cotey, Robert Guarnaccio, Walter Oakley, and Kurt Schultz.

Members absent: Andy Robinson.

A quorum was established.

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

Commissioner Cotey moved, seconded by Commissioner Oakley, to approve the September 13, 2010, Plan Commission meeting minutes, as amended.

Motion carried 6 - 0.

Commissioner Cotey moved, seconded by Commissioner Schultz, to approve the September 27, 2010, Plan Commission meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**PC 10-24 Lake County Government, Applicant
 400-800 W. Winchester Road
 1125-1303 N. Milwaukee Avenue**

Request is for a Special Use Permit for a Planned Development in order to further develop the approximately 172 acre Lake County Farm Government Center Campus in an IB Institutional Buildings District.

**PC 10-25 Lake County Government, Applicant
 400-800 W. Winchester Road
 1125-1303 N. Milwaukee Avenue**

Request is for a Planned Development Master Plan in order to further develop the approximately 172 acre Lake County Farm Government Center campus in an IB Institutional Buildings District.

Minutes of the October 25, 2010, Plan Commission Meeting Minutes
Page 2 of 10

Mr. John Spoden, Director of Community Development, introduced the petitioner's requests to the Plan Commission. Mr. Spoden stated that the petition before the Plan Commission is a request for a 20 year Master Plan and a Special Use Permit for a Planned Development for the Lake County Government Center. He stated that the property is located along Winchester Road and Rt. 21. He stated that the property is zoned IB, Institutional Buildings District. He stated that the petitioner's use is consistent with the IB district uses. He stated that Staff required Lake County to make this application. He stated that when Lake County applied for their Permit Facility which would consolidate some of their services into one building and bring more employees into the Village of Libertyville, one of the Village's development conditions was for Lake County to take a look at their long term plan for the subject property so that the citizens, the Village, and Lake County can all be on the same page as to what the future of the property might become. He stated that it is a difficult task for the County to produce a long term 20 year vision for the property. He stated that some aspects of the proposed Master Plan may be more concrete than others. He stated that the Village amended the Zoning Code in March of 2008 to accommodate the subject property and the Advocate Condell Medical Center property.

Mr. Spoden stated that typically a developer will request to construct a project with plans that include specific details about its development. He stated that this is not the case with the Master Plans for the Condell property or the Lake County property. The Village views both Condell and the Lake County property as significant stewards of the Village and the Village is looking at both entities to tell the Village where they think they might be in 20 years.

Mr. Matt Guarnery, Lake County Government, stated that the subject site is approximately 172 acres in size and currently maintains several Lake County services including the Department of Transportation, the Department of Public Works, the Winchester House senior housing facility, a Sheriff substation, and the new Central Permit facility. He stated that the Lake County Government purchased the land in 1847.

Mr. Guarnery stated that they have held public information meetings with Village residents on August 18th, October 14th, and October 19th to present their plans and answer questions. He stated that the proposed development standards for the Planned Development Master Plan exceeds the standard Zoning Code setback requirements for the IB, Institutional Buildings District.

Mr. John LaMotte, The Lakota Group and Land Planner for Lake County Government, reviewed the current users of the property. He stated that now is an appropriate time for a Master Plan for the property. He stated that there is a flood plain area along the western portion of the site along with other areas containing wetlands and areas that will be set aside for detention. He stated that this will reduce the buildable areas. He stated that they are implementing Development Zones for the property in order to provide for an orderly development. He stated that there will be an internal loop road system. He stated that Development Zone One (1) otherwise known as the Optional Development Zone, located at the northwest corner of the intersection of Milwaukee Avenue and Winchester Road, could eventually go to the private sector for commercial development. He presented the Illustrative Master Plan and described the intent to move some of the existing facilities to other locations on the site. He stated that they intend to preserve the existing woods and wetlands

Minutes of the October 25, 2010, Plan Commission Meeting Minutes
Page 3 of 10

as much as possible along the west side of the site. He stated that the Master Plan proposes clustered buildings in the northern Development Zones and that the Optional Development Zone (1) was presented with three or four options as a guide.

Mr. LaMotte stated that the campus is designed to be open to the public. He stated that there will be a shared storm water management system between several of the facilities. He presented the future functional areas in the following categories, including: (1) a Working Area that comprises the Lake County Department of Transportation, the Lake County Department of Public Works, and the Sheriff Substation. He stated that there is a (2) Residential Area which includes the Winchester House Senior Citizen Residential Facility and there is a (3) Administration and Office Area for the other governmental services. Mr. LaMotte described the site circulation for both vehicles and pedestrians. He stated that the proposed development standards are more restrictive than the Zoning Code requirements for setbacks. He stated that there shall be a minimum 50 foot perimeter landscaped buffer, parking and one to two story buildings shall be setback a minimum of 100 feet from the perimeter property line, and 3 to 5 story buildings shall be setback a minimum of 200 feet from the perimeter property line. He stated that there shall be a minimum 30 foot setback along interior roadways within the campus.

Mr. LaMotte stated that the proposed Permitted Uses for the Master Plan include professional office, research and laboratory uses, Senior Living Special Housing uses, Civic, Institutional, Governmental and medical and/or health related uses.

Mr. LaMotte stated that the Optional Development Zone is intended for commercial uses, but shall exclude auto dealers, gas stations, funeral homes and industrial uses. He stated that the petitioner is requesting that buildings be permitted to have a maximum height of 65 feet although the Zoning Code permits a maximum height of 60 feet in the IB district.

Mr. LaMotte stated that the ARC has completed its review and recommendation for the proposal. He stated that the ARC reviewed the proposed perimeter buffer landscaping, the parkway landscaping, the parking lot landscaping, the building foundation landscaping, the design of the site entrances, the proposed street furniture and light standards, and the architecture design styles for the buildings.

Mr. Jason Souden, CBBEL engineer for the petitioner, presented the road construction standards, water main system, sanitary sewer system, storm water management for the proposed Lake County Government Master Plan Campus. He stated that the grading plan would redirect one-half of the tributary from the East to the West.

Mr. Mike Zigler, Traffic Engineer for the petitioner, stated that a traffic impact study was completed. He stated that they review traffic counts from 2009 to establish a baseline in which to incorporate into the traffic impact study and estimate traffic projections. He stated that they recognize that a connection from the campus to Milwaukee Avenue across from Walnut Avenue will provide a relief valve for the site. He stated that IDOT will determine when that intersection should be signalized.

Minutes of the October 25, 2010, Plan Commission Meeting Minutes
Page 4 of 10

Mr. Bob Waddick, resident from 1679 Young Drive, stated that he is concerned about the height of the proposed perimeter berm, he is concerned about the size of future buildings, and he is concerned about what Special Housing means.

Mr. Les Zematis, resident from 207 Adler Drive, stated that he is concerned about the perimeter berm not having the landscaping installed now. He stated that the proposed berm should be moved back from the perimeter property line an additional 50 feet. He stated that the berm should be done earlier at a height of 8 to 10 feet.

Mr. Steve Dulak, resident from 271 Adler Drive, stated that he is concerned about the future building utilization and proposed locations. He stated that he prefers a 250 foot building setback from the property lines. He stated that he is concerned about the proposed building heights and the density in Development Zones 6 and 8. He stated that he is concerned about the lack of clarity of the proposed permitted uses. He stated that the list of prohibited uses should include prisons, juvenile detention centers, drug rehabilitation centers, and animal control facilities. He stated that parking lots should be required to have a minimum setback of 200 feet from the perimeter property lines.

Mr. Rick Marder, resident from 243 Adler Drive, stated that he is concerned about the lack of transition between residential and office uses. He stated that he is concerned about the light pollution that could be created from more development. He stated that the newly constructed Lake County Permit facility creates a substantial amount of light at night. He stated that light pollution standards be incorporated into the proposal. He stated that he is concerned about the potential additional traffic that would be produced from the development.

Mr. Mark Steinhauser, resident from 195 Adler Drive, stated that other office parks are not typically constructed near residential areas. He stated that he is concerned about the close proximity of the possible development on the Lake County property. He stated that there should be a minimum of 250 feet setback from the perimeter property line. He stated that the topography is higher to the south and therefore the berm along the north property line will not be sufficient to screen the lights from the development from the residents.

Mr. Jeff Roleck, resident from 211 Adler Drive, stated that he is concerned about the impact that the development will have on property values. He stated that he is concerned about the installation of the perimeter berm without installing the landscaping. He stated that he is concerned about the existing trees being removed.

Mr. Mike Sackley, resident from 149 Finstad Drive, stated that he has a basement and is concerned that any future development on the Lake County property will create more flooding in his basement from additional drainage run-off.

Mr. Souden stated that they are re-directing the drainage to the west away from the Finstad Drive residents.

Minutes of the October 25, 2010, Plan Commission Meeting Minutes
Page 5 of 10

Ms. Christina Kucharyszyn, stated that she is concerned about the proposed setbacks. She stated that the subject site's grade elevation is higher than her property. She stated that the proposed berm be moved further back away from the property line. She stated that any parking should be set back at least 200 feet from the property line. She stated that building should not exceed two stories and be set back at least 300 feet from the property line.

Mr. David Wacnik, resident from 1656 Cass Avenue, stated he is concerned about the drainage impact that the berm will have on the residential properties to the north. He stated that he is concerned about the impact that pedestrians, bicycles, and scooters will have on the adjacent properties.

Ms. Sonja Velins, resident from 1635 North Milwaukee Avenue, stated that she is concerned about the berm and the drainage impact. She stated that she is concerned about the relocation of the Winchester House facility to make land available for commercial use. She stated that there are already vacant commercial spaces along Milwaukee Avenue. She stated that she is concerned about the traffic light going at the intersection of Walnut Street and Milwaukee Avenue. She stated that she is concerned about the preservation of the existing cemetery on the subject site. She stated that any new buildings should have bird friendly windows because it is a bird migration area.

Mr. Kevin J. Cooper, resident at 240 Adler Drive, stated that he is concerned about the traffic and that it is already inadequate.

Ms. Michelle Houser, resident at 1724 Cedar Glen, stated that there are many small children in the area and is concerned about the potential uses going in at the site.

Mr. David Bowles, resident at 173 Adler Drive, stated that there was no pre-planning involving the residents. He stated that there was one or two years that the property was not farmed and the weeds took over the property. He is concerned about what will happen to the vacant parcels. He stated that he is concerned about the height of the berm. He stated that he does not like the lights left turned on overnight at the new permit center.

Ms. Terry Pastica, 182 N. York Rd., Elmhurst, IL, Citizen Advocacy Center with Adler Neighborhood, stated that because it is a 20 year Master Plan, the petitioner is not required to come back before the Plan Commission as the campus develops and that this is a conflict with the best interest of the adjacent neighborhood.

Mr. Joseph Abel, 200 Forest, Glen Ellyn, IL., Planning and Economic Development Consultant, stated that he did meet with the Lake County Government Consultant. He asked if this project will come back to the Plan Commission.

Chairman Moore stated that it has not been determined yet if the project will come back to the Plan Commission or not for a subsequent meeting.

Minutes of the October 25, 2010, Plan Commission Meeting Minutes
Page 6 of 10

Mr. Abel stated that if the Master Plan is approved as presented, the public will not know when it is built out or not. He stated that the public should know what is going on. He stated that tonight's presentation was too fast. He stated that the introduction of another mixed use commercial center north of the downtown is strange and wondered if there is a need for it. He stated that the traffic report presentation was too vague and that there should be more information. He stated that there was no discussion about the abandonment of the facilities in Waukegan once the County moves its operations to Libertyville. He stated that the proposed Master Plan should be called a land holding study. He stated that a five story building adjacent to a residential district is not reasonable. He stated that a 250 foot setback requested by the residents is reasonable. He stated that it is not good to cut down the existing trees. He stated that the foot of the perimeter berm should start at least 50 feet from the property line. He stated that buildings at heights between 2 to 5 stories are a large range. He stated that the DuPage County government complex has a huge berm between them and the adjacent residents.

Mr. Mike Loguwetz, resident at 223 Adler Drive, stated that it is essential to be specific. He stated that he is concerned about the light output. He stated that he is concerned about the knocking down and rebuilding of the Winchester House. He stated that any new commercial development will fail at the corner and the businesses in downtown Libertyville will suffer.

Mr. Jeff Roleck, resident at 231 Adler Drive, stated that the petitioner has slated 193 trees to be removed. He stated that the petitioner should keep more green space adjacent to the residents.

Mr. Mike Ziegler, Christopher Burke Engineering, stated the traffic volume numbers are represented in peak hour segments in a 7 a.m. to 8 a.m. category and 4 p.m. to 5 p.m. category. He stated that they calculated a total build out forecast and found that the West County access driveway would have a Level of Service at the B grade in the a.m. and a C grade in the p.m. peak hours. He stated that the East County access driveway would have a Level of Service at the C grade in the a.m. and a C grade in the p.m. peak hours. He stated that both the Milwaukee Avenue/Winchester Road and Milwaukee Avenue/Walnut Road intersections would have Level of Service grades of D in both the a.m. and p.m. peak hours.

Mr. Matt Guarnery, Lake County Government, stated that it is the County's intent to install the berm in advance of the development in order to help buffer the residents. He stated that the landscaping would go in as the property develops. He stated that there are swales on the property line side of the berm and is engineered to channel the drainage away from the residential properties. He stated that the uses for Development Zones 6 and 8 are not yet determined. He stated that the use for the corner lot in the Optional Development Zone is not yet determined. He stated that the cemetery on the site has been cleaned up and will be self contained and preserved. He stated that the County is following the Master Plan process as prescribed by the Village of Libertyville.

Mr. Spoden explained the differences between the traditional Planned Development process and the Master Plan process.

Minutes of the October 25, 2010, Plan Commission Meeting Minutes
Page 7 of 10

Mr. Stuart Conrad, resident at 143 Finstad, stated that the public now needs time to review and digest the proposal before it is approved.

Ms. Pastica stated that she has concerns about the public notice process.

Mr. Spoden explained the public notice process as defined by the Zoning Code.

Mr. Abel stated that the public notice process is lacking. He stated that there should be more time given to negotiating the proposed development standards. He stated that he is concerned about the swale affecting the adjacent homeowner trees.

Mr. Marder stated that he appreciates that there is a Master Plan process. He stated that in the previous public meetings for the Permit Center, they were told that there would not be a berm. He stated that there needs to be a greater setback for the proposed buildings that are 3 to 6 stories tall.

Mr. Guarnerly stated that the intent was to put a 5 story maximum height for the buildings, not 6 stories.

Commissioner Oakley stated that the overall plan was well done. He stated that when it is time to develop the corner Optional Development Zone that the developer should come back to the Plan Commission.

Commissioner Adams stated that the Lake County Government and the adjacent residents should meet again before the Plan Commission makes its recommendation to the Village Board.

Commissioner Cotey stated that there should be more conversations about the lighting standards.

Mr. Guarnerly stated that they have submitted the same lighting standards that were used for the Permit Center. He stated that the lights will have on-off schedules and that this will be monitored.

Commissioner Cotey stated that a mass transit plan should be incorporated to lower the traffic density.

Commissioner Guarnaccio asked for clarification of the timing of the detention ponds and the berms.

Mr. Guarnerly stated that the berms will be constructed in conjunction with the Winchester House development, but that they will discuss this issue further with the residents.

Mr. Darren Olsen, Christopher Burke engineering, stated that the detention ponds are planned to accommodate 10% extra volume.

Commissioner Guarnaccio asked for clarification regarding the separation from the rail road tracks from the western county campus entrance.

Minutes of the October 25, 2010, Plan Commission Meeting Minutes
Page 8 of 10

Mr. Ziegler stated that there needs to be 200 feet in order to construct an interconnect.

Commissioner Guarnaccio stated that it may be difficult to incorporate a mass transit system if Winchester Road is expanded west of the railroad tracks.

Mr. Dusty Powell, Lake County Government, stated that there are no plans to widen Winchester Road.

Commissioner Guarnaccio stated that further consideration should be given to the setback from the interior roadways.

Mr. Guarnery stated that the interior roadways are private, not public rights of way, and will be maintained by Lake County.

Commissioner Shultz thanked Lake County Government for their work and he thanked the public for coming to the meeting. He stated that more discussion with the public should be done. He stated that the plan overall is logical. He stated that the proposed buffer along the residential properties seems appropriate. He asked for clarification as to the removal of the trees.

Mr. Guarnery stated that they have not yet decided to take down the trees.

Commissioner Shultz asked if the petitioner is willing to increase the number of parking spaces per the Staff review comment.

Mr. LaMotte stated that they will work the parking issue through with Staff.

Mr. Spoden stated that Staff is interested in a site plan design that incorporates landbanked parking that could be developed as needed. He stated that the IB district permits buildings to be constructed at a height of 5 stories and 60 feet by right.

Commissioner Shultz stated that he likes to have more trail systems and for that to be opened up to the public.

Chairman Moore thanked the petitioner for their work and professional presentation and he thanked the public for their participation. He stated that some of the issues should be further addressed between the petitioner and the residents and that this item should be continued.

In the matters of PC 10-24 and PC 10-25, Commissioner Adams moved, seconded by Commissioner Cotey, to continue these requests to the December 13, 2010, Plan Commission meeting.

Motion carried 6 - 0.

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

Nays: None

Minutes of the October 25, 2010, Plan Commission Meeting Minutes
Page 9 of 10

Absent: Robinson

PC 10-37 Life Storage Centers, LLC, Applicant
700-998 East Park Avenue

Request is for an Amendment to the Special Use Permit for a Planned Development in order to develop a 17.3 acres parcel of land in an I-3 General Industrial District.

PC 10-38 Life Storage Centers, LLC, Applicant
700-998 East Park Avenue

Request is for a Planned Development Concept Plan (Phase 3 and 4) in order to develop a 17.3 acres parcel of land in an I-3 General Industrial District.

PC 10-39 Life Storage Centers, LLC, Applicant
700-998 East Park Avenue

Request is for a Planned Development Final Plan (Phase 3) in order to develop a 17.3 acres parcel of land in an I-3 General Industrial District.

Mr. Scott Hezner requested that these items be heard at the November 8, 2010 Plan Commission meeting.

In the matters of PC 10-37, PC 10-38, and PC 10-39, Commissioner Schultz moved, seconded by Commissioner Guarnaccio, to continue these requests to the November 8, 2010, Plan Commission meeting.

Motion carried 6 - 0.

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

Nays: None

Absent: Robinson

PC 10-40 Village of Libertyville, Applicant
118 West Cook Avenue

Request is for a Text Amendment to Sections 2, 4, and 10 of the Libertyville Zoning Code relating to residential garage size and height.

This item was requested to be continued to the November 8, 2010, Plan Commission meeting.

In the matters of PC 10-40, Commissioner Cotey moved, seconded by Commissioner Schultz, to continue this request to the November 8, 2010, Plan Commission meeting.

**Minutes of the October 25, 2010, Plan Commission Meeting Minutes
Page 10 of 10**

Motion carried 6 - 0.

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

Nays: None

Absent: Robinson

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 6 - 0.

Meeting adjourned at 11:00 p.m.