

MINUTES OF THE PLAN COMMISSION
May 24, 2021

The regular meeting of the Plan Commission was conducted virtually due to public health concerns and called to order by Chairman Mark Moore at 7:05 p.m.

Members present: Chairman Mark Moore, Amy Flores, Walter Oakley, Richard Pyter, Kurt Schultz, and Eric Steffe.

Members absent: None.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; and Jeff Cooper, Village Engineer.

Others present: Brooke Lenneman, Village Attorney; and Brian DeSalle, P.E., PTOE, Civiltech Engineering, Inc.

Commissioner Pyter moved, seconded by Commissioner Steffe, to approve the May 10, 2021, Plan Commission meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS: None.

PC 21-11 KI Tae Kwon Do, Applicant
1354 S. Milwaukee Avenue

Request is for a Special Use Permit for a Sports and Recreation Instruction Facility in order to allow KI Tae Kwon Do, a martial arts instruction school, to occupy a commercial tenant space located in the Red Top Plaza Shopping Center in a C-4, Shopping Center Commercial District.

Ms. Melissa Jeong, 21864 West Bayhill Court, Mundelein, petitioner for KI Tae Kwon Do, introduced the request for a Special Use Permit. She stated that the proposed location at 1354 S. Milwaukee Avenue in the Red Top Plaza Shopping Center will make an excellent location for their Tae Kwon Do martial arts studio. She stated that their program is tailored for children and families. She stated that they have been at their Mundelein location for 20 years. She stated that the proposed tenant space in the Red Top Plaza Shopping Center is approximately 2,500 square feet in floor area size.

Commissioner Pyter stated that he supports the request for the Special Use Permit.

Commissioner Steffe stated that he has no concerns.

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Commissioner Oakley stated that he has no questions and this is a nice addition to the shopping center.

Commissioner Flores stated that this is a good location for the applicant.

Commissioner Schultz stated that he has no concerns and that he welcomes the applicant to the Village.

Chairman Moore asked the petitioner if they are ready for the Plan Commission to render their recommendation to the Village Board. Ms. Jeong stated that she is ready for the Plan Commission to vote for their request.

In the matter of PC 21-11, Commissioner Steffe moved, seconded by Commissioner Pyter, to recommend that the Village Board of Trustees approve a Special Use Permit for a Sports and Recreation Instruction Facility in order to allow KI Tae Kwon Do, a martial arts instruction school, to occupy a commercial tenant space located in the Red Top Plaza Shopping Center in a C-4, Shopping Center Commercial District, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Moore, Flores, Oakley, Pyter, Steffe, Schultz
Nays: None
Absent: None

PC 21-12 Community High School District 128, Applicant
708 W. Park Avenue

Request is for an Amendment to the Site Plan Permit in order to install traffic control barricades at the west entrance of the Libertyville High School campus located in an IB, Institutional Building District.

Mr. David Smith, Senior Planner, introduced the request for the Amendment to the Site Plan Permit.

Mr. Eric Moroscher, 708 W. Park Avenue, Libertyville, IL., Assistant Principal of Libertyville High School, stated that according to a recent Niche Report Libertyville School District 128 is ranked number 1 out of over 600 school districts in Illinois in terms of school safety. He stated that one of many aspects that comprise school safety are the physical safety structures that are located throughout the campus. He stated that the proposed security gates for the west entrance will be one of those security features. He stated that this is needed due to the increase of vehicle and foot traffic that enters the campus from the newly improved west driveway entrance.

Mr. Robert Uliks, 708 W. Park Avenue, Libertyville, IL., Director of Campus Safety for Libertyville High School, stated that the addition of the Libertyville High School Aquatic Center building addition and the improvements to the west driveway entrance has helped to increase the

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traffic entering the campus from the west entrance substantially. He stated that the main driveway entrance is located at the intersection of Rt. 176 and Dawes Street. He stated that the high school also has the east entrance located at Sunset Drive and Linden Lane which currently has a security gate. He stated that the main purposes for the west entrance gate off of 176 is for safety, access control, and crime prevention. He stated that the security gates will allow LHS to control and monitor the traffic flow and student safety on any given school day. He stated that there is an increase of student walkers, staff, community and other foot traffic with the new sidewalks and west 176 new pool entrance. He stated that the new gates will allow LHS to secure the east and now west gates at the school's discretion. He stated that the new gates will allow LHS to control the amount of traffic that funnels through to the main entrance. He stated that the new gates will reduce noise for the Blueberry Hill residents as the current east gate by the tennis courts does. He stated that the new gates will allow the LHS Safety and Security team to focus personnel on student entrance and exit safety during the lunch periods and other times of the day when traffic flow is high. He stated that the new gates will allow LHS to temporarily close off the 176 entrance for deliveries, vendors, construction, etc. as needed. He stated that the new gates will allow LHS to close off the west 176 entrance during situations requiring LHS to go into a lockdown status. He stated that the new gates will allow more control and safety of traffic during times when busses and parents are picking up and dropping off, and student drivers are leaving and/or coming back onto campus. He stated that the new gates will allow LHS to proactively control the flow of traffic onto 176. He stated that the gates will enable checks and balances of what vehicles enter and exit the building and security footage. He stated that the new gates will aid in traffic flow and parking organization during school events (fine arts, athletics, rentals, etc.). He stated that the new gates will aid the Libertyville Police Department in monitoring campus after hours. He stated that the new gates will allow LHS Safety and Security staff to maintain their focus and personnel on safety of students from bus traffic, parent traffic, new student driver traffic leaving and coming off of campus multiple times per day.

Mr. Uliks stated that ultimately the west entrance 176 gate will give LHS the ability to utilize the gate as needed to provide additional safety for issues both known and unknown.

Chairman Moore asked the petitioner if they reviewed the Development Review Committee Staff report and the recommended conditions for approval. Mr. Uliks stated that they are willing to work with the Village and the recommendations for the placement of the security gates.

Commissioner Oakley asked how visual the security gate will be for west bound traffic along Rt. 176. He asked at what point will a driver be able to determine if the gate is opened or closed. Mr. Uliks stated that he can only estimate that it might be around 100 feet away before a westbound vehicle can determine if the gate would be opened or closed if the gate is located in accordance to the Village's recommendation.

Commissioner Flores stated that she is concerned that if the gate is closed and a vehicle is leaving the staff parking lot and is attempting to exit the service drive to go west bound onto Rt. 176. Mr. Uliks stated that the staff parking lot with the diagonal parking spaces could be signed with the foldable signs and used to inform vehicles when the gates are open or closed.

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Commissioner Flores asked for clarification as to the hours of the day that the security gates would be closed. Mr. Uliks stated that they are still developing a system that will determine when the gates will be closed and opened. He stated that the east gate is closed every evening at 7:00 p.m. He stated that the new west entrance gate would be opened and closed dependent upon various events including the athletic schedule. He stated that he anticipates that they will be able to develop a normal schedule for the security gate during the next school year.

Commissioner Flores asked if the west entrance is opened now. Mr. Uliks stated that it is opened now but that entrance is not for student traffic and not for parent drop off. He stated that the west drive is intended for staff only and any aquatic related usage.

Commissioner Pyter asked for clarification about how the west driveway entrance will be used. Mr. Uliks stated that is intended for staff and aquatic center related traffic only. He stated that they anticipate that the gates will be closed during the evening on the weekends.

Commissioner Pyter stated that he is concerned about east bound traffic along Rt. 176 wanting to turn into west driveway entrance and not seeing that the gates are closed.

Mr. Uliks stated that they will work with the vendor prior to the installation of the gates relative to improving the visibility of the gates.

Commissioner Steffe stated that he is supportive of the request for the amendment to the site plan permit with the Staff recommendation for the conditions for approval.

Commissioner Schultz stated that he is supportive of the request for the amendment to the site plan permit with the Staff recommendation for the conditions for approval.

Chairman Moore stated that he is supportive of the request for the amendment to the site plan permit with the Staff recommendation for the conditions for approval. He asked the petitioner if they are ready for the Plan Commission to render their recommendation to the Village Board. Mr. Uliks stated that they are ready for the Plan Commission to render their recommendation to the Village Board.

In the matter of PC 21-11, Commissioner Pyter moved, seconded by Commissioner Steffe, to recommend that the Village Board of Trustees approve an Amendment to the Site Plan Permit in order to install traffic control barricades at the west entrance of the Libertyville High School campus located in an IB, Institutional Building District, subject to the following conditions:

- 1. That the location of the security gates are located north of and abutting to the existing channelized curbed island as depicted on the Civiltech Engineering, Inc. Technical Memorandum, dated May 18, 2021, Exhibit 1.*
- 2. That the security gates are made to swing inward so as not to encroach onto IL Route 176, an IDOT right-of-way.*
- 3. That two unlockable, fold-down 'DO NOT ENTER' signs are posted just south of the parking areas along the southwest entrance drive to prevent vehicles from becoming trapped trying to exit the Libertyville High School campus when the gate is closed as*

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depicted on the Civiltech Engineering, Inc. Technical Memorandum, dated May 18, 2021, Exhibit 1.

Motion carried 6 - 0.

Ayes: Moore, Flores, Oakley, Pyter, Steffe, Schultz

Nays: None

Absent: None

STAFF COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 6 - 0.

Meeting adjourned at 7:53 p.m.