

MINUTES OF THE PLAN COMMISSION
July 11, 2022

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:08 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Amy Flores, Walter Oakley, Richard Pyter, Thomas Rankin, Eric Steffe, and Gregory Wheeler.

Members absent: None.

A quorum was established.

Village Staff present: David Smith, Senior Planner; and Jeff Cooper, Village Engineer.

Others present: Brooke Lenneman, Village Attorney.

Commissioner Steffe moved, seconded by Commissioner Wheeler, to approve the June 27, 2022, Plan Commission meeting minutes.

Motion carried 7 - 0.

OLD BUSINESS:

**PC 22-09 Community Partners for Affordable Housing, Applicant
500 Peterson Road**

Request is for a Special Use Permit for a Planned Development in order to develop a mixed-use building with office on the first floor and residential on the second and third floor of a three story building located in a C-3 General Commercial District.

**PC 22-04 Community Partners for Affordable Housing, Applicant
500 Peterson Road**

Request is for a Planned Development Concept Plan in order to develop a mixed-use building with office on the first floor and residential on the second and third floor of a three story building located in a C-3 General Commercial District.

**PC 22-05 Community Partners for Affordable Housing, Applicant
500 Peterson Road**

Request is for a Special Use Permit for dwellings on the second and third floor containing commercial (office) use on the first floor in order to develop a mixed-use building with office on the first floor and residential on the second and third floor of a three story building located in a C-3 General Commercial District.

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PC 22-06 Community Partners for Affordable Housing, Applicant
500 Peterson Road

Request is for a Special Use Permit for a Senior Citizen Housing Development in order to develop a mixed-use building with office on the first floor and residential on the second and third floor of a three story building located in a C-3 General Commercial District.

Mr. Rob Anthony, introduced the revised plan materials for their request for a Special Use Permit for Planned Development, Special Use Permit for residential dwelling units on the second and third floor of a building containing commercial (office) use on the first floor in a C-3 General Commercial District and a Special Use Permit for Senior Citizen Housing for property located at 500 West Peterson Road in a C-3 General Commercial District.

Mr. Anthony stated that they incorporated the feedback provided by Village Staff, the Plan Commission and the public testimony from the April 28, 2022 Plan Commission meeting into their revised plan materials and they are ready to present those changes to the Plan Commission tonight. Mr. Anthony stated that their proposed development corresponds to the Village of Libertyville 2030 Comprehensive Plan at many facets. Mr. Anthony stated that the proposed use corresponds directly to the stated goals listed in the Comprehensive Plan as it relates to low to moderate income households and to the housing needs for empty nesters and early retirees. He stated that the proposed use will target 55 plus seniors. He stated that the proposed use will help to diversify Libertyville's housing stock by adding the proposal as part of the low to mid rise apartment building choices in the Village. He stated that the proposed location on Peterson Road will help to revitalize the commercial corridor as this particular site has been dormant for several years. He stated that a secondary benefit to the Village will be both the future tenants and staff will feed into the community economically.

Mr. Anthony introduced the changes to the plan materials from the prior Plan Commission meeting. He stated that they have reduced the requested deviations from the Zoning Code from seven (7) to four (4). He stated that they have met with some of the residents from the neighboring Forest Creek subdivision and took them on tours of other senior housing developments in order to demonstrate that they are very benign land uses and that their proposal at 500 West Peterson will not have any negative impact on their residential subdivision. He stated that they have revised their site plan to show that they moved the building forward towards the south and that it now meets the 60 foot rear yard setback. He stated that they moved the roof top mechanical units further towards the middle of the building roof top. He stated that they have introduced a six foot opaque fence parallel with the rear property line in order to enhance the screening along the rear of the property. He stated that it will be the policy of the residential component of their proposal to prohibit the residents from keeping pets in their apartments. He stated that they have relocated the vehicular drop off from the east side of the building to the front of the building at the south end of their building. He stated that they have relocated the CPAH wall sign to the first floor level on the front façade of their building in order to be compliant with the Zoning Code.

Mr. Anthony stated that the remaining deviations from the Zoning Code that they are seeking approval for are to increase the maximum permitted density from 33 to 34 dwelling units, to

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increase the F.A.R. from .50 to .73, to encroach into the perimeter landscaped open space in order to install a walking path around the building and to decrease the minimum number of required parking spaces from 74 to 70.

Mr. Anthony presented three other senior affordable housing developments and the parking to dwelling ratio. He stated that these developments have less parking space per vehicle usage than the current proposal will provide at 500 West Peterson Road. He stated that the three developments include the (1) Grayslake Senior Lakefront Residences with a parking ratio of 0.61, (2) Victory Centre in Vernon Hills with a parking ratio of 0.70, and (3) Zion Senior Cottages with a parking ratio of 0.85. He stated that their traffic impact study indicated a more conservative estimate of 1.03 parking spaces per dwelling unit for the 500 W. Peterson Rd. proposal which represents actual vehicle usage but in fact they are dedicating 48 parking spaces for the 34 dwelling units (apartments) which is a parking/apartment ratio of 1.4. He stated that the CPAH staff will work with a hybrid work schedule meaning some will work from home while not more than 10 staff will work on site at the office location thereby providing additional on site parking. He stated that they have an informal agreement with the commercial property owner to the east to allow any spill over parking as needed. He stated that if they are unable to narrow the cross access driveway width as shown in one of the two site plan options they will lose only one parking space for a total of 69 parking spaces which is still more than sufficient to meet their parking needs.

Mr. Hugo Prill, architect for the petitioner, presented the architectural plans to the Plan Commission. He stated that the proposed building is designed to accommodate independent seniors. He stated that the building will be fully sprinklered. Mr. Prill reviewed the landscape plan, vehicular drop off location, and walking path configuration. He presented two site plan options, Option A included 66 parking spaces and Option B included 70 parking spaces with the understanding the Option B could be revised to include 69 parking spaces if they cannot reach an agreement with the neighboring commercial property owner to the west, the Shell Gas Station and Car Wash to reconfigure the cross access driveway that provides access from the subject property to the Shell Station property.

Mr. Prill presented the floor plan layout for each of the three floors to the Plan Commission. He stated that the first floor will accommodate the CPAH office space and other shared amenities. He stated that there are two elevators in the building. He stated that the second floor will contain 18 apartments and the third floor will contain 16 apartments. He stated that the apartment sizes range from 667 square feet to 925 square feet in floor area.

Mr. Prill reviewed the exterior finishes of the building with the Plan Commission including the roof top mechanical unit screening. He stated that the roof top units will be located in the center of the roof in order to address the sight lines from the neighboring residential subdivision to the north.

Mr. Chase Morris, CPAH representative, stated that the proposed facility promotes a strong sense of community. He stated that the design of the facility will utilize space and programming effectively. He stated that the amenities include an exercise room, a computer room and multipurpose rooms. He stated that the outdoor space is planned and designed to promote interaction among the future residents of the facility. He stated that the 500 West Peterson Road

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location is important due to its proximity to other commercial amenities. He stated that they will utilize the Lake County Ride Lake County paratransit service that provides seniors age 60+ and people with disabilities transportation to any area of Lake County for work, shopping, medical appointments and more.

Mr. Morris stated that this development will be able to take advantage of funding from the State due to its location and the demographic population it is intended to serve. He described the future tenants for their proposed facility to include retirees, seniors who lost their spouse, grandparents and these residents can still be working full or part time as well. He presented multiple letters of support from a wide variety of sources including from Congressman Brad Schneider and Advocate Condell Medical Center.

Ms. Jennifer Clark, Lake County Board Member, stated that safe affordable housing is necessary and she strongly supports the CPAH proposal.

Ms. Sharon Starr, 201 North Stewart Ave., stated that the Village of Libertyville needs more affordable housing. She stated that she supports the proposal and the Village of Libertyville Comprehensive Plan supports more attainable housing.

Ms. Amy Becker-Perez, 1413 Castleton Road, stated that she supports affordable housing for seniors and supports this project.

Ms. Carla Dasher, 2009 Forest Creek, stated that she is concerned that with the Liberty Junction residential development coming soon that it will increase the traffic on an already very busy and dangerous Peterson Road. She stated that this is not a safe location for the proposed development and that there are no public sidewalks along Peterson Road.

Mr. Gregg Handrich, 320 Hyatt Drive, stated that he serves on the CPAH board of directors. He stated that rental rates continue to rise over time. He stated that seniors have a right to stay in the community that they grew up in. He stated that the Comprehensive Plan process demonstrates that there is a need for more affordable housing. He stated that the proposed development for 500 West Peterson Road will replace a vacant eye sore at that location and creates a new home for the CPAH headquarters.

Mr. Jim Combs, nursing home resident, stated that he supports the proposal.

Ms. Kristen Marsden, 1102 Claridge Drive, stated that she is an advocate for housing diversity and that she supports the proposal.

Mr. Mike Knight, 422 Laurel Avenue, stated that he supports the project.

Ms. Eve Lee, stated that she is a 1961 graduate of Libertyville High School. She stated that she supports the project.

Mr. Andy Danchers, 15397 West Rockland Road, stated that he is concerned about the lack of cross walks and sidewalks along Peterson Road.

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Mr. Rob Anthony stated that the residents of their proposed facility for 500 W Peterson Road will be able to take advantage of the Lake County Ride Lake County paratransit service which is rather inexpensive.

Commissioner Pyter stated that he supports the project.

Commissioner Steffe stated that the requested deviations from the Zoning Code are reasonable and that he supports the proposal.

Commissioner Flores stated that she supports the project.

Commissioner Rankin asked for clarification about the review comment relative to wetland areas near the project proposal. Mr. Jeff Cooper, Village Engineer, stated that if Army Corp agrees with the wetland maps for this area then they may require the installation of a buffer area but that this would not have an impact on the proposed building location.

Commissioner Rankin stated that he is still concerned about the magnitude of the development.

Chairman Moore asked for clarification on making the adjustment to Site Plan Option B and how it would reduce the parking space count from 70 to 69. Mr. Prill described the site plan change along the west side property line where the cross access driveway would maintain its 31.5 foot width thus eliminating one parking space next to the cross access driveway.

Chairman Moore asked for clarification as to the request for the proposed density. Mr. Morris stated that the Illinois Housing Development Authority sets its funding limitations based upon the project proposal and the number of apartments proposed is subject to IHDA funding.

Chairman Moore asked the petitioner if they are ready for the Plan Commission to render their recommendation to the Village Board. Mr. Anthony stated that they are ready for the Plan Commission to render their recommendation to the Village Board.

In the matter of PC 22-09, Commissioner Steffe moved, seconded by Commissioner Wheeler, to recommend that the Village Board of Trustees approve a Special Use Permit for a Planned Development in order to develop a mixed-use building with office on the first floor and residential on the second and third floor of a three story building located in a C-3 General Commercial District, subject to the condition that the following items shall be addressed prior to Village Board approval of the Planned Development Final Plan:

- 1. The Petitioner shall provide the Village with written correspondence which confirms that IDOT has reviewed the proposed site plan, and approved geometrics in the public Right-of-Way relating to the driveway configuration and any offsite roadway improvements.*
- 2. The Petitioner shall provide the Village with written correspondence which confirms that Lake County Stormwater Management Commission has reviewed the proposed project and issued a Letter of No Impact (LONI) or other similar approval.*
- 3. The Petitioner shall provide the Village with written correspondence from the owners of the adjacent properties to the east and west, which states they are each in agreement with*

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the proposed work occurring within the respective neighboring property, and that a cross-access easement will be re-established.

4. *The Petitioner shall submit an updated AutoTurn Exhibit for the Option B site plan to be approved by the Fire Department.*
5. *That Site Plan Option B will be revised to reduce the number of parking spots to 69 and eliminate the proposed changes to the cross access to the west to maintain the existing width.*

Motion carried 6 - 1.

Ayes: Moore, Flores, Oakley, Pyter, Steffe, Wheeler
Nays: Rankin
Absent: None

In the matter of PC 22-04, Commissioner Steffe moved, seconded by Commissioner Wheeler, to recommend that the Village Board of Trustees approve a Planned Development Concept Plan in order to develop a mixed-use building with office on the first floor and residential on the second and third floor of a three story building located in the C-3 General Commercial District at 500 West Peterson Road, subject to the condition that Site Plan Option B will be revised to reduce the number of parking spots to 69 and eliminate the proposed changes to the cross access to the west to maintain the existing width prior to Village Board approval of the Planned Development Final PlanC-3 General Commercial District.

Motion carried 6 - 1.

Ayes: Moore, Flores, Oakley, Pyter, Steffe, Wheeler
Nays: Rankin
Absent: None

In the matter of PC 22-05, Commissioner Flores moved, seconded by Commissioner Pyter, to recommend that the Village Board of Trustees approve a Special Use Permit for dwellings on the second and third floor containing commercial (office) use on the first floor in order to develop a mixed-use building with office on the first floor and residential on the second and third floor of a three story building located in a C-3 General Commercial District, in accordance with the plans submitted.

Motion carried 6 - 1.

Ayes: Moore, Flores, Oakley, Pyter, Steffe, Wheeler
Nays: Rankin
Absent: None

In the matter of PC 22-06, Commissioner Pyter moved, seconded by Commissioner Flores, to recommend that the Village Board of Trustees approve a Special Use Permit for a Senior Citizen Housing Development in order to develop a mixed-use building with office on the first floor and

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residential on the second and third floor of a three story building located in a C-3 General Commercial District, in accordance with the plans submitted.

Motion carried 6 - 1.

Ayes: Moore, Flores, Oakley, Pyter, Steffe, Wheeler
Nays: Rankin
Absent: None

NEW BUSINESS:

PC 22-22 AGSCO Corporation, Applicant
1755 N. Butterfield Road

Request is for a Major Adjustment to the Planned Development Final Plan in order to install signage for AGSCO located within the Pharma Logistics Corporate Center of Libertyville, previously known as the Libertyville Corporate Center, located in an O-2, Office Manufacturing and Distribution Park District.

Mr. Matt Laska, North Shore Sign Co., introduced the proposed sign plan for the AGSCO tenant located at 1755 N. Butterfield Road. He stated that they are seeking approval for a business wall sign proposed to be 55 square feet in sign area in addition to three private traffic directional signs at six square feet in sign area each, a tenant sign for the existing multi-tenant Pharma Logistics ground mounted sign at the northeast corner of the property and a separate free standing business sign to advertise AGSCO. He stated that the rationale for the size of the wall sign is relative to the approval granted to Pharma Logistics for their wall sign and the distance from the right of way.

Mr. Laska stated that the proposed private directional sign size is consistent with the directional signs approved for Pharma Logistics.

Commissioner Rankin stated that he is concerned about the proposed sign sizes. He asked for clarification of the type of traffic that will access this property. Mr. Lucas Williams, representing AGSCO, stated that both trucks and passenger vehicles will access the property.

Mr. Laska stated that Pharma Logistics was approved for a 200 square foot wall sign and AGSCO is seeking approval for a 55 square foot wall sign.

Chairman Moore stated that he is not aware of any industrial or office park that has a multi-tenant ground sign.

Ms. Brooke Lenneman, Village Attorney, stated that the multi-tenant sign is existing and was previously approved as part of the Pharma Logistics development and that AGSCO is seeking approval for placement of signage on the existing multi-tenant sign.

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Chairman Moore asked the petitioner if they are ready for the Plan Commission to render their recommendation to the Village Board. Mr. Laska and Mr. Williams responded that they are ready for the Plan Commission to render their recommendation to the Village Board.

In the matter of PC 22-22, Commissioner Flores moved, seconded by Commissioner Pyter, to recommend that the Village Board of Trustees approve a Major Adjustment to the Planned Development Final Plan in order to install signage for AGSCO located within the Pharma Logistics Corporate Center of Libertyville, previously known as the Libertyville Corporate Center, located in an O-2, Office Manufacturing and Distribution Park District per the submitted plans by North Shore Sign company.

Motion carried 7 - 0.

Ayes: Moore, Flores, Oakley, Pyter, Rankin, Steffe, Wheeler
Nays: None
Absent: None

STAFF COMMUNICATIONS AND DISCUSSION: None.

Commissioner Wheeler moved, seconded by Commissioner Pyter, to adjourn the Plan Commission meeting.

Motion carried 7 - 0.

Meeting adjourned at 9:25 p.m.