

MINUTES OF THE PLAN COMMISSION
January 23, 2023

The regular meeting of the Plan Commission was called to order by Chairman Eric Steffe at 7:02 p.m. at the Village Hall.

Members present: Chairman Eric Steffe, Amy Flores, Walter Oakley, Richard Pyter, Thomas Rankin, 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 Pyter moved, seconded by Commissioner Rankin, to approve the January 9, 2023, Plan Commission meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS:

**PC 22-32 Community Partners for Affordable Housing, Applicant
500 Peterson Road**

Request is for a Planned Development Final 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.

Mr. David Smith, Senior Planner, introduced the petitioner's request for a Planned Development Final Plan in order to develop a mixed-use building with office on the first floor and residential on the second and third floors of a three-story building located in a C-3 General Commercial District at 500 West Peterson Road. Mr. Smith stated that the Village Board approved a Special Use Permit for a Planned Development, Planned Development Concept Plan, Special Use Permit for dwellings on the second and third floor containing commercial use on the first floor and a Special Use Permit for a Senior Citizen Housing as requested by the petitioner on August 9, 2022.

Mr. Hugo Prill, architect for the petitioner, reviewed the revisions to the site plan and elevations with the Plan Commission.

Mr. Mike Bleck, civil engineer for the petitioner, stated that IDOT requested a dedicated left turn lane on east bound Peterson Road so these plans were included with the Final Plan materials.

Mr. Bill Seitz, owner of the neighboring Shell Gas Station and Car Wash at 540 West Peterson Road, stated that he is concerned about access to his station during the construction of the CPAH

Minutes of the January 23, 2023, Plan Commission Meeting
Page 2 of 4

development. He stated that he is concerned that the lights from his station will impose a nuisance upon the future residents of the CPAH senior housing facility. He stated that he is concerned about the safety for both his customers and the future CPAH residents.

Mr. Chris Popjoy, 849 Liberty Bell Lane, stated that he is concerned about the heavy traffic on Peterson Road. He stated that there are not PACE stops along Peterson Road near the proposed facility. He stated that other locations would be more appropriate for the CPAH proposal.

Commissioner Pyter stated that the Plan Commission's duty at this point in time is to determine whether or not the Plan Development Final Plan is in substantial conformity with the Concept Plan. He stated that it appears as though that the conditions of substantial conformity have been met.

Commissioner Rankin stated that he was opposed to the proposal when the petitioner was presenting the concept plan to the Plan Commission. He stated that there are too many deviations from the Zoning Code for him to be supportive of the project.

Commissioner Wheeler stated that it appears that the Final Plan is in substantial conformity and the staff review comments in the report can be addressed with the petitioner applies for permit.

Commissioner Oakley stated that he would like to encourage the petitioner and the neighboring Shell Gas Station owner to work together to resolve their differences.

Chairman Steffe asked the petitioner if they have reviewed the Staff report and if they agree with the comments and conditions. Mr. Chase Morris, CPAH, stated that they have reviewed the Staff report and they agree with the comments and conditions.

Mr. Mike Bleck stated that they agree with the Staff review report and the memorandum provided by the Village of Libertyville stormwater management consultant Kimley Horn.

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

In the matter of PC 22-32, Commissioner Flores moved, seconded by Commissioner Oakley, to recommend the Village Board of Trustees approve a Planned Development Final 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, subject to the following condition:

- 1. No building occupancy of any type shall be granted by the Village until the Peterson Road left turn lane and all associated roadway and access improvements have been constructed in accordance with IDOT requirements and opened for vehicular use.*

Motion carried 5 - 1.

Minutes of the January 23, 2023, Plan Commission Meeting
Page 3 of 4

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

NEW BUSINESS:

PC 23-02 Lake County Government, Applicant
656 W. Winchester Road

Request is for a Planned Development Final Plan in order to construct the Lake County Regional Operations and Communications Facility for property located in the IB Institutional Buildings District.

Mr. Matt Bickel, architect for the petitioner, introduced the requested Planned Development Final Plan in order to construct the Lake County Regional Operations and Communications Facility for property located in the IB Institutional Buildings District. He stated that the propose single story 38,000 square foot building will be a mission critical facility. He stated that the building will be energy efficient and LEED certified. He stated that the proposed facility will be supported by both solar and geothermal power. He stated that except for a couple of minor landscaping requirements the proposed facility will comply with the Planned Development Master Plan development standards.

Commissioner Oakley asked how many solar panel units are proposed. Mr. Bickel stated that the solar panels will be ground mounted and screened in a specified area west of the proposed building. He stated that each panel will stand approximately eight (8') feet tall and spaced apart in accordance to the manufacturer's specifications. He stated that the exact number of solar panels has not been verified as of yet but that the field will be approximately 3.9 acres of land area.

Commissioner Oakley asked for more details about the geothermal installation. Mr. Bickel stated that the county is proposing to install geothermal 40 wells north of the proposed building.

Commissioner Flores asked if this facility will have any connection to the existing path located west of the proposed facility. Mr. Bickel stated that the subject site is located approximately 600 feet from the western property line.

Commissioner Wheeler asked how tall the proposed communication towers will be. Mr. Bickel stated that the towers will be approximately 75 feet in height.

Commissioner Wheeler asked if the energy generated by the solar panels are dedicated to the building. Mr. Bickel stated that the building will benefit from the solar panel field, but it will feed the grid as well.

Commissioner Wheeler asked why their landscape plan falls short of the minimum number of required trees. Mr. Bickel stated that it became challenging to work around the geometry of the parking lot islands and fire hydrants in some cases.

Minutes of the January 23, 2023, Plan Commission Meeting
Page 4 of 4

Commissioner Rankin asked how the 911 calls are currently being dispatched now. Mr. Bickel stated that 20 municipalities in the county have consolidated their 911 dispatch services.

Commissioner Rankin asked about the number of employees that this new facility will accommodate. Mr. Bickel stated that the facility is sized for up to 34 employees, but this number would only be utilized for surge events. He stated that the normal number of employees would range from 15 to 20.

Chairman Steffe asked the petitioner if they are ready for the Plan Commission to render their recommendation. Mr. Jon Joy, Lake County Government, stated that they are ready for the Plan Commission to render their recommendation to the Village Board.

In the matter of PC 23-02, Commissioner Oakley moved, seconded by Commissioner Wheeler, to recommend the Village Board of Trustees approve a Planned Development Final Plan in order to construct the Lake County Regional Operations and Communications Facility for property located in the IB Institutional Buildings District, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Steffe, Flores, Oakley, Pyter, Rankin, Wheeler

Nays: None

Absent: None

STAFF COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 6 - 0.

Meeting adjourned at 8:03 p.m.