

**MINUTES OF THE PLAN COMMISSION**  
**June 25, 2018**

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:35 p.m. at the Village Hall.

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

Members absent: Matthew Krummick.

A quorum was established.

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

Commissioner Oakley moved, seconded by Commissioner Steffe, to approve the May 21, 2018, Plan Commission meeting minutes.

Motion carried 6 - 0.

**OLD BUSINESS:**       None.

**NEW BUSINESS:**

**PC 18-08       Swigert Enterprises LLC, Applicant**  
**716 S. Milwaukee Avenue**

**Request is for an amendment to the Libertyville Zoning Map in order to rezone property from a C-4, Shopping Center Commercial District to a C-3, General Commercial District.**

The applicant requested that this item be continued to the July 23, 2018, Plan Commission meeting.

*In the matter of PC 18-08, Commissioner Pyter moved, seconded by Commissioner Oakley, to continue this item to the July 23, 2018, Plan Commission meeting.*

*Motion carried 6 - 0.*

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

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**PC 18-09      Community High School District 128, Applicant**  
**708 W. Park Avenue**

**Request is for Amendment to the Site Plan Permit in order to construct a parking lot and landscape changes to a previously approved Site Plan for property located in an IB, Institutional Buildings District.**

Mr. David Smith, Senior Planner, introduced the request by the petitioner. Mr. Smith stated the petitioner was before the Plan Commission in June of 2017 requesting approval for a Site Plan Permit in order to construct a building addition for an aquatic center, a parking lot expansion, and other site improvements to the Libertyville High School located in an IB, Institutional Building District at 708 West Rockland Road.

Mr. Smith stated that the Condition No. 5 regarding the recommendation to install a certain crosswalk was intended to be implemented in Phase IV of the proposed improvements by the school district.

Mr. Mike Henderson, STR Partners Architects, stated that the future required parking or otherwise known as the proposed landbanked parking was required as part of the Aquatic Center currently under construction. He stated that the future Phase IV parking would be located in front of the building and anticipated as future parking when needed.

Mr. Henderson stated that the subject of discussion today is to show proposed modification to the prior approved Site Plan as it affects the driveway entrance located furthest to the west of the property. He stated that the prior approved plan showed 62 parking spaces along the west driveway entrance and that the proposed change will show 69 parking spaces along the west driveway.

Mr. Henderson stated that the prior approved plan included the 40 parking space lot located just to the west side of the Aquatic Center building addition both of which are currently under construction. He stated that the 40 space lot was intended to replace what was on the site previously. He stated that furthest to the west is the reconfiguration of the west entrance driveway and the addition of the 69 parking spaces, the prior approved plan showed 62 parking spaces on the west drive entrance. He stated that it was determined that this west side driveway would be a frequently used road. He stated that the design of the parking area along the south end of the western driveway enables vehicles to avoid perpendicular parking and backing out into the driveway. He stated that their intention is to design a safer layout for vehicular movement along the west driveway while keeping the proposed parking spaces in the same location and almost the same number of parking spaces as previously approved.

Mr. Henderson stated that they are maintaining the 50 foot buffer from the west property line with additional landscaping within the 50 foot area.

Ms. Katherine Hamilton Smith, 210 Pond Ridge Road, stated that her home is directly west of the Aquatic Center building addition at the school along the school's west property line. She stated that on October 18, 2017, the woods along the western boundary of the school property

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were being destroyed. She stated that she and her neighbor began to call the Village, the High School, and the District 128 offices to find out what was going on. She stated that Mary Todrick from District 128 informed her that the destruction of the woods would be limited. She stated that even though the removal of the trees at that time was limited, she still felt that their privacy had been changed and felt that an impact upon their property values had been inflicted upon them. She stated that there had been no courtesy notification extended to the residential property owners prior to the removal of the trees or the commencement of the construction of the Aquatic Center building addition. She stated that the proposal had already been discussed at school board meetings, Plan Commission meetings, and in newspapers and that these venues were available to the residents, but a courtesy notice to those residents who live right next door would have been appreciated. She stated that the Lake County Forest Preserve District will notify neighboring properties by sending a courtesy notice letter when they undertake any public project.

Ms. Smith stated they had hoped that as part of this project with the school building addition and the parking lot changes that they would add additional landscaping along the west side of the property. She stated that they believe the property values of the residential properties have been affected in a negative way by the construction done so far. She stated that now they have learned that additional parking is proposed than what was previously approved. She stated that they believe that there can be ways to mitigate their concerns. She stated that their concerns include light pollution and safety.

Ms. Smith stated that they agree that the Village has followed the letter of the law as it pertains to the administration of the permits that are in place; however, the Village has failed to follow basic community courtesy. She stated that for the purposes of tonight's meeting they would like to ask to have the opportunity to address the proposed location of the additional parking, they would like to ask that additional trees be added to the plan, and that they would like to work with the Village, the Plan Commission, and the School District to find a viable solution that will protect the residential property values.

Mr. Henderson stated that a tree survey was completed in addition to a landscape plan. He stated that a substantial number of new plantings are proposed. He stated that the previously approved plan included 62 parking spaces along the western entrance driveway and the amendment to that plan included an additional seven spaces for a total of 69 along the subject driveway.

Chairman Moore asked the petitioner if they had presented the proposed plan changes to the neighboring residents. Mr. Brian Kelly, Associate Superintendent for High School District 128, stated that some of the communication regarding the original plan included feedback regarding the original 40 parking spaces proposed to be installed along the west side of the Aquatic Center building addition and to landbank the additional required parking spaces. He stated that they presented their plan to the School Board. He stated that the School Board had a safety concern regarding the original plan's 62 perpendicular parking spaces along the western driveway due to traffic coming in and out from Rt. 176. He stated that as a result of the School Board's feedback they then amended their proposal to improve the safety of that driveway and designed a separate parking lot that is located on the western side of the driveway showing the angled parking spaces.

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Mr. Kelly stated that there was limited communication to the neighboring residents before and after the Village approval of the first plan. He stated that there was a meeting set up with some of the neighbors regarding the proposed amendment to the plan that took place prior to the public meeting in front of the Plan Commission tonight. He stated that they showed the proposed landscaping along the west side of the parking along the west driveway and ultimately decided that this was the best decision. He stated that it is the intent of the proposed landscaping to act as a buffer for the light and the sound. He stated that the proposed landscaping would thrive within the existing trees that they are preserving. He stated that the landscape buffer plantings were chosen in consideration of the needed buffer for light and sound as well as for road salt in the winter.

Mr. Gary Devroy, 214 Pond Ridge Road, stated that he has lived in his home for 18 years. He stated that he loves the woods next to his house and was disappointed to see a substantial portion deforested. He stated that he did not know what was going on when the trees were being cut down. He stated that the building addition is right behind their home. He stated that he is supportive of additional parking, but is concerned about the noise and headlights coming from the school parking lot. He stated that he can now see the Brainerd Athletic Field from his property. He stated that they did not receive any public notice prior to the initial tree removal. He stated that the area where the outdoor sand volleyball courts are located should have been considered for the parking lot expansion as this area is not used. He stated that cars speed along the existing drive located along the west side of the school building. He stated that once the drive is adjusted and straightened out then cars will go even faster. He stated that he is concerned about it this drive becoming a two-way driveway.

Mr. Jake Govorchin, 218 Pond Ridge Road, stated that the visibility from his back yard has been significantly changed. He stated that he has a hard time believing that the site plan change is a safer design. He stated that he is a CSP which stands for Certified Safety Professional. He stated that the proposed 90° parking space orientation along the west entrance driveway is not exactly 90° and is concerned about how the student drivers will navigate the driveway/parking lot aisle and the parking spaces safely. He stated that the site plan is a poor design and a hazard for inexperienced drivers.

Mr. Govorchin stated that the area is relatively secluded in nature. He stated that there does not appear to be any public doors along the west side of the building. He is concerned for the students that will have to walk in a secluded area and is concerned for their safety.

Mr. Govorchin stated that he does not dispute the need for additional parking, but that the site plan should be re-evaluated and that those who are affected should be part of the process. He stated that several of the homeowners who reside in the Blueberry Hill subdivision did so because of the existing trees on the school property.

Mr. Govorchin stated that he is unable to plant arborvitae along his back yard due to the existing trees and their large canopies and the substantial shade they cast on his property. He stated that he is limited as to what he can do in his back yard due to the remaining trees on the school property. He stated that the required six (6) foot tall parking lot screening will not be tall

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enough. He stated that the parking lot lights will be at least four (4) feet above the tree line. He stated that more than one line of trees would make an effective barrier.

Mr. Govorchin stated that the School District did have a separate meeting with the neighbors about one month ago. He stated that there was not much information regarding the parking lot screening provided at that time. He stated that the neighbors expressed their opinions at that time to the School District, but there does not appear to be any adjustments made to the plans as they are presented tonight that reflect the opinions of the residents.

Ms. Michele Burkett, 202 Pond Ridge Road, stated that she is a recent graduate from Libertyville High School. She stated that students often walk through the wooded area to get to school. She stated that the driveway entrance located at Park Avenue is dangerous for pedestrians. She stated that the outdoor volleyball courts were rarely used.

Mr. Devroy submitted photographs of the wooded area representing both before and after the tree removal.

Ms. Tobbie Walter, 202 Pond Ridge Road, stated that she is concerned about the student pedestrian safety. She stated that students walking have come close to getting hit many times during the school year. She stated that it is difficult for vehicles to turn east onto Rt. 176 from Dymond Road due to the traffic. She stated a 10 minute wait time or longer is typical before being able to turn onto Rt. 176. She stated that the new development at the school is compounding the problem. She stated that she is concerned about the security. She stated that before she purchased her home it was broken into twice. She stated that the west side of the school campus is very secluded. She stated that she does not want to see anyone getting hurt.

Mr. Brad Skibitzki, 226 Pond Ridge Road, stated that he understands that there is a need for parking. Mr. Skibitzki, stated that he is concerned about light spilling onto the back yards of the neighboring properties. He stated that when the School District met with the neighbors they asked for different options relative to the site plan changes such as parallel parking so that the vehicle headlights do not shine into the rear of the homes. He stated that there is a substantial amount of scrub in the wooded area. He stated that with the existing tree canopies and scrub brush that it is difficult to see the school from his back yard which he likes. He stated that he is concerned that they will take scrub brush out of the area in order to plant trees, but that this will not provide the same buffer that he benefits from today. He stated that he is worried about his property value being impacted by the proposed development.

Mr. Marty Neal, 814 Liberty Bell Court, stated that he has been a lifelong resident of Libertyville. He said that he does not live by the high school. He stated that he visited the property. He stated that he walked the property and notices a substantial amount of overgrowth including some beautiful trees. He asked that consideration could be given to installing a precast wall with some 10 to 16 foot tall arborvitae between the wall and the residents.

Ms. Ana Draa, 1020 Ashley Lane, stated that she has two children that graduated from Libertyville High School. She stated that there are many circumstances in which the students would need the ability to park at the school campus. She stated that she attended the Village's

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Streets Committee when the plan for the Aquatics Center was last presented to the Village. She stated that she was concerned about the trend of parking being pushed off the school campus into the surrounding areas at that time. She stated that a Village Board Trustee member advised the School District that it was time to address the parking challenges.

Ms. Draa stated that she supports the site plan amendment currently being presented to the Plan Commission. She asked how many more parking spaces could be provided if the School District removed the outdoor volleyball courts. She stated that she supports more parking on the school campus. She stated that she walked the high school property. She stated that she noticed a substantial amount of Buckthorn trees. She stated that she also notices there is a significant amount of residential dumping taking place on the property. She stated that someone had constructed a beautiful fire pit onto the school property behind 226 Pond Ridge Road. She stated that she wondered what was being done about the fire pit and whether or not it was permitted or not. She stated that she hopes that the area gets cleaned up.

Ms. Draa stated that for those students who are allowed to park on the school campus they have become seniors. She stated that she likes the proposed plan because it maximizes the use of the high school property for the benefit of the students who go to school there. She stated that it appears that the school has incorporated their consideration for the residential neighbors into the proposed plan. She stated that she likes the idea of including a wall to buffer between the parking area and the residents. She stated that the location of the school next to the residential neighbors presents a benefit due to its proximity by allowing students to walk to school. She stated that most of the homes nearby were sold in the 2000's and were bought next to a 100 year old high school. She stated that the interest of the students should prevail. She stated that she supports the plan.

Ms. Sharon Buckeridge, 232 Pond Ridge Road, stated that parking is a problem. She stated that her concern is about the storm water runoff. She stated that she feels sorry for the students who are permitted to park behind the school building as it floods in that area.

Mr. Louis Wehrspann, Roake and Associates, Inc., civil engineer for the School District, stated that the proposed detention basin in front of the school building is designed to manage storm water.

Chairman Moore asked how much of the parking lot in the rear floods after a rain event. Mr. Henderson stated that if there is a heavy rain event there could be as many as one row of parking that will be under water. He stated that a substantial area behind the school building is within the flood plain.

Mr. Devroy stated that he supports additional parking just not next to his rear yard. He advised Ms. Draa that he likes the wild life and the Buckthorn trees behind his house. He stated that the School District should consider moving the proposed parking spaces to the front of the building and not on the west side of the building.

Mr. Scott Luce, School District Representative, stated that he is both a resident of Libertyville and he serves on the School Board for School District 128. He stated that the School District

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wants to be a good neighbor. He stated that they were before the Plan Commission about one year ago presenting their Aquatic Center building addition plan. He stated that it was approved by the Village Board afterwards. He stated that at that time the approval was for the building addition, a 40 space parking lot to be located next to the building addition, and there was an agreement between the Village and the School District to allow students to park at Butler Lake. He stated that for those students who did not win the parking lottery to park on the school campus itself they were allowed to park in the parking lots located on Dymond Road, Butler Lake Park, and at the Brainerd parking lot. He stated that this agreement was put in place for one year and extended for a second year in order to allow the time needed for the Aquatics Center building addition to be completed.

Mr. Luce stated that the School District administration and the Board would not approve of any plan if they thought that it would endanger the safety of the students. He stated that they did explore different options in the development of their site plan. He stated that Butler Lake and the existing flood plain prohibit any further development to the north. He stated that they are landlocked on their property. He stated that the proposed site plan amendment will provide enough parking so that Seniors will no longer need to park off campus. He stated that they opted to not plan for parking in front of the building as it would allow for fewer parking spaces than the current proposal indicates and the area in front of the building represents that last opportunity to develop anything else on the Butler Lake School Campus. He stated that there is no other location to put any future additions except in front of the building. He stated that they do not have any plans for the area in the immediate future, but they want the flexibility if an opportunity presents itself.

Mr. Luce stated that they did receive feedback about constructing additional parking in front of the high school. He stated that the concern was a huge area of concrete in front of the building and the loss of the aesthetics. He stated that the vertical beams are up for the Aquatic Center addition and the existing trees in front of the building block the view.

Mr. Luce stated that as part of the proposed amendment to the approved site plan and the addition of the parking on the west side does require the removal of 65 trees. He stated that 6 of those trees are dead, 7 are in critical condition, 9 are in poor condition, 39 are in fair condition, and 4 deemed to be in good condition. He stated that out of all 65 trees there were 44 trees that were undesirable species. He stated that they will do everything thing they can to make the plan presentable to the neighbors who reside in the Blueberry Hill subdivision.

Mr. Govorchin stated the concerns have not been adequately addressed. He stated that the plan is not a safe design. He stated that he has a hard time believing in the School District's long term plan. He stated that it is feasible to build over a parking lot if there is a future building addition. Mr. Govorchin stated that he disagrees that the aesthetics of the high school trumping the aesthetics of the western wooded edge of the property that buffers the residents to the west of the school campus. He stated that he has difficulty believing that the proposed 69 parking spaces will solve the high school's parking problem. He stated that there are other inexperienced drivers other than the Senior who will drive to the school property for various reasons. He stated that a resolution should require a larger budget and long term vision. He is concerned about the

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close proximity of the proposed parking expansion will be from the western property line. He stated that 50 feet is not a substantial distance for the proposed parking area.

Ms. Smith stated if a parking lot were to instead be constructed in front of the school building instead along the west side as proposed, it can easily be removed if there were other future building additions for the front of the building. She stated that the current proposal is not the best solution for a parking lot expansion. She stated that there was no follow up after the neighborhood meeting. She stated that there has been a fair amount of discourteousness due to the lack of follow up by the School District. She stated that there has not been enough give and take.

Ms. Smith stated that she looked up the student body enrollment and learned that there are 1,987 students. She stated that just the few spaces being added will not solve the parking problem. She stated that there is a safety concern.

Ms. Marianne Kapland, 142 North Dymond Road, stated that she is concerned about the removal of trees. She stated that the lights coming from the high school in the evening come into her home now. She stated that this is as a result of the construction work done recently. She stated that consideration should be given to splitting up the number of proposed additional parking spaces to be located at both along the western entrance driveway and in front of the building in order to help mitigate the impact upon the residents in Blueberry Hill subdivision.

Mr. Kelly stated they attempted to keep as many of the existing trees as possible in conjunction with the additional landscaping that they are proposing. He stated that the proposed lighting will not produce light spillage onto the neighboring residential property. He stated that this plan will not solve all of the parking issues as there will still need to be off campus parking for football games. He stated that the proposed parking lot expansion is intended for Staff during the day and to be used by individuals in the evening and on the weekends for those needing to access the Aquatics Center and the West Gym.

Mr. Kelly stated that they will monitor the safety issues including the speed limit for the west entrance driveway as much as possible.

Chairman Moore asked if the petitioner can address the concerns regarding the parking lot turning radius. Mr. Wehrspann stated the perpendicular parking spaces are at a 90° angle. He stated that a number of them are on the curve of the driveway. He stated that they did add an extra 5 feet to the width of to a segment of the driveway in order to provide extra maneuvering space for vehicles pulling in and out of the parking spaces.

Mr. Wehrspann stated that they did add additional landscaping next to the proposed parking area within the 50 foot wide buffer area on the west side of the parking lot. He stated that they proposed a variety of plantings and orientation. He stated that arborvitae won't survive under the existing canopy of trees in that area.

Mr. Henderson stated the current traffic flow for the driveway is one-way going south and becomes two-way at the entrance for a short distance. He stated that the school has a lot of



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experience managing their parking lots. He stated there are a substantial number of perpendicular parking spaces located at the rear of the building with a higher number of traffic flow that navigates through that area. He stated that the school has many years of experience managing their onsite traffic and parking for both the students and staff.

Mr. Devroy stated that the proposed traffic direction for the driveway will encourage vehicles to drive even faster. He stated that he is concerned about the anticipated traffic flow on the driveway. He stated that he would rather see the parking lot expansion located in front of the school building. He stated that he would love to be able to see the school building as he drives by.

Ms. Kathryn Hamilton Smith stated that it is a Red Herring to say that the school has decades of experience with the parking on their property. She stated that the total school body turns over every four years. She stated that it is the people parking not the school.

Ms. Draa stated the school does have decades and decades of working with student and parent drivers. She stated that she supports the effort to have the students park on the school campus where they can be supervised by school security. She stated that the entire school parking lot is under surveillance at all times.

Ms. Smith stated that the outdoor volleyball courts are not attractive.

Ms. Walter stated that there is already a safety concern and this plan that will increase the traffic flow at that driveway entrance will compound an already unsafe situation. She stated that perhaps a study should be done at that intersection. She stated that consideration should be given to the soccer lot located on the south side of Rt. 176 for additional parking.

Mr. Mark Koopman, District 128 representative, stated IDOT will not allow a traffic signal at the intersection of Rt. 176 and Dymond Avenue. He stated that as an alternative they have installed a flashing light for a pedestrian crossing. He stated that there is a School District-owned off campus parking lot located off Dymond Avenue that holds about 66 parking spaces.

Chairman Moore asked why students aren't being told to cross at the existing traffic signal at Dawes and Rt. 176. Mr. Koopman stated that the students will go the shorter distance.

Mr. Govorchin stated that flashing lights for pedestrian crossings do absolutely nothing. He stated that we should not put all of our faith into IDOT as they design inadequate pedestrian crossings.

Mr. Devroy stated that the area where the driveway meets Rt. 176 is a dangerous intersection.

Ms. Kaplan stated that they would like to have dialogue about other options for the needed school parking. She stated that they have not heard about the probability of using the outdoor volleyball court area.

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Chairman Moore asked the petitioner if they had a chance to review the Development Review Committee report and the conditions incorporated within the report. He asked the petitioner to respond to the Staff review comment regarding the minimum required parking lot screening. Mr. Wehrspann stated that evergreen materials are not going to thrive in the subject area under the existing tree canopy with limited amount of sun. He stated that they have proposed a diversity of planting materials and tried to naturalize the integration into the landscape. He stated that evergreen landscaping would die off and have to be replaced and that would recur in an ongoing fashion.

Chairman Moore stated that there is an issue with screening that needs to be figured out and needs to be adequately screened.

Mr. Spoden stated that the Zoning Code does offer alternative methods of screening such as fencing or berming.

Chairman Moore asked what the rationale is for the proposal to remove a certain number of trees. Mr. Spoden stated that there Staff is looking for a response from the petitioner for a certain number of trees shown to be removed in the plan that appeared as though they could be saved regardless of their species.

Mr. Wehrspann stated that of the 15 trees listed by Staff in the DRC Staff report, a certain number were undesirable species. He stated that trees with the tag numbers 227, 228 and 164 were in the proposed pavement. He stated that there are four trees tag numbered 165, 188, 750 and 762 in the cut slopes and won't survive the site development work. He stated that there are an additional two trees located within those cut areas that might survive if certain preservation measures are implemented such as root pruning and tree wells.

Mr. Wehrspann stated that of those 15 trees identified by Village Staff, they might be able to save 7 trees which include trees with tag numbers 266, 617, 631, 642, 691, 753, and 754.

Chairman Moore asked if a separate photometric plan for Phase III is available per the DRC Staff review comment. Mr. Wehrspann stated that they do have it and will provide.

Mr. Spoden stated that for those trees tag numbered 227 and 228 that can be saved if the parking lot island is adjusted can be reviewed further by Staff.

Mr. Wehrspann stated that he agrees to work with Village Staff relative to preserving as many trees as possible.

Commissioner Pyter stated that the school owns the wooded area along their western property line, but it is hoped that they proceed with their development that mitigates as much as possible the negative impact upon their residential neighbors. He stated that there appears to be mostly fences along the residential properties abutting the school property. He stated that he is sympathetic to the light spillage issue and he hopes that the School District will do what they can to mitigate any nuisance from light spillage onto the neighboring residential property.

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Commissioner Pyter asked for clarification of the recommended Auto-Turn study. Mr. Jeff Cooper, Village Engineer, stated that Civiltech was looking for verification that vehicles can make certain turns into the proposed angled parking area.

Commissioner Pyter stated that he is not in favor of saving invasive or poor conditioned tree species.

Commissioner Steffe stated that he appreciates the need for additional parking. He stated that he does not support the incorporation of the north perpendicular parking spaces.

Commissioner Oakley stated that he has a problem with the plan. He asked the petitioner how much land they own south of Rt. 176. Dr. Prentiss Lea, School District 128, stated that they have tried to obtain the property next to the tennis court on the south side of Rt. 176 and other attempts on other properties, but the property owners are not interested at this point and time. He stated that the high school only has 6 tennis courts and the standard is to have 12.

Commissioner Oakley stated that there were previous studies on parking ramps. Dr. Lea stated that he is not aware of any of the studies that Commissioner Oakley is referring to.

Commissioner Flores asked for the clarification between Phase III and Phase IV. She asked if the landbanked parking in Phase IV could be constructed as part of the Phase III development. Mr. Wehrspann stated that the total number of parking spaces for both Phase III and IV is 269 parking spaces. He stated that the proposed landbanked number is 164 spaces where the existing volleyball courts are located.

Commissioner Flores asked if Phase IV could be built and let Phase III parking be landbanked. Mr. Kelly stated that due to the cost implications they needed to maximize as much as possible the current construction of the Aquatics Center and amend the site plan to incorporate the proposed parking along the driveway which is within the Phase III site plan. He stated that both the adjustments to the Phase III parking plan and the Aquatics Center building addition could be complete by next Spring.

Commissioner Flores stated that the additional parking spaces along the west entrance driveway is done as a matter of convenience.

Mr. Kelly stated that they have to work within certain financial constraints.

Commissioner Flores stated that she has concerns about safe vehicular maneuverability within the proposed parking area.

Mr. Kelly stated that this is way they incorporated the additional back up area behind the perpendicular parking spaces.

Commissioner Flores stated that she feels that it would be safer if the driveway is one-way.

Mr. Kelly stated that the proposed site plan orientation is intended to help the on-site traffic flow.

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Commissioner Flores asked for clarification of the onsite bus route. Mr. Kelly described the onsite bus route. Mr. Kelly stated that they would rarely need to exit out the west driveway.

Commissioner Flores asked for clarification of the 50 foot setback. Mr. Wehrspann described the minimum required parking setback from the western property line.

Commissioner Flores asked how the proposed parking along the west side intended for Staff opens up additional parking spaces for students. Mr. Kelly stated that all of the parking on the north side of the property behind the building is currently used by school staff with some students using the parking located to the northwest area. He stated that after completion of the parking along the west entrance driveway, the staff will relocate their parking in the new area then this will open up more parking for students in the north parking lot. He stated that they try to limit the number of doors that are open for students especially in the early morning hours.

Commissioner Schultz asked how many existing high school parking spaces exist today. He stated that it appears to be over 500 parking spaces. Mr. Kelly stated that the Brainerd site has around 90 additional parking spaces. He stated that there may be around 600 total parking spaces that belong to the high school. He stated that there may be around 225 faculty and staff members during the day. He stated that they are trying to maximize as many parking spaces as possible. He stated that they do not have an exact number that they are trying to achieve but are looking to maximize as many as possible.

Commissioner Schultz stated that if they did not proceed with the changes on the west side then the issues with the neighbors to the west would be solved. He stated that he feels like he is flying blind without knowing how the School District determined the number of parking spaces they are asking for.

Mr. Kelly stated that when they began to plan their expansion they approached the Village to request permission to use the parking area at Butler Lake Park. He stated that the intent of the parking agreement with the Village was to then develop a long term parking plan for the high school campus.

Mr. Spoden stated that the required parking spaces were discussed at the Streets Committee meetings.

Commissioner Schultz stated that the Zoning Code requires one parking space for each eight (8) students.

Mr. Wehrspann stated that when they did the design for the Aquatic Center they looked at the parking required for the building addition based upon a square footage number and the number of users for the pool and this is what produced the 269 number parking space stalls. He stated that this is what they were asked to base their calculations on.

Commissioner Schultz stated that he agrees with the landbanking and prefers to see more of that. He asked what the school's other pinch points or peak time periods for parking are. Mr. Kelly stated that school days are one pinch point.

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Mr. Luce stated that the loudest complaint comes from parents for the school to provide more parking. He stated that the proposed plan is the best way to address a parking need in a safe and economically viable manner.

Commissioner Schultz stated that it would be better to understand if he had the data in front of him. He doesn't have enough information to recommend if the school really needs this many parking spaces or can they do with fewer. He asked if a parking space is necessary for every senior. He stated that he would actually rather see more bike racks installed. Mr. Luce stated that everyone goes through a lottery for a parking sticker.

Mr. Kelly stated that it is the goal of the School District to be able to park every Senior who wants to park on campus. He stated that other pinch points include football games, eighth grade orientation or other open house events, and basketball games in conjunction with other simultaneous events. He stated that they use the downtown Libertyville Metra parking lot for football games as well and bus people from there to the school. He stated that some people still choose to park in the neighborhood on the south side of Rt. 176 on McKinley and Dawes.

Commissioner Schultz stated that it would help to see the data so they can make an informed recommendation to the Village Board. He asked what can be done to help to mitigate the concerns of the neighboring residents. He asked if the petitioner would consider flipping the proposed parking so that it is on the east side of the driveway so that it faces the school. Mr. Kelly stated that they would lose some of the parking and there are emergency exits coming out of the west side of the building which would prohibit any new parking spaces in those areas. He stated that the elevation slopes downward from south to north and that the neighbors at the south end are more at a level ground with the school property.

Chairman Moore asked what can be done to control the speed along that west driveway. Mr. Kelly stated that they are concerned about the noise that speed bumps make. He stated that they do have security cameras and they will explore other options to address the speed of the traffic along the driveway.

Chairman Moore asked why they could not park against the west side of the school building. Mr. Wehrspann stated that the topographical elevation changes would prohibit opportunities to park in that area.

Chairman Moore asked what other screening opportunities are available for the parking along west side. Mr. Kelly stated that they could investigate whether or not a fence will work.

Mr. Henderson stated that there are natural topographical elevation contours that could help to screen the parking lot.

Mr. Cooper stated that there may not be enough land area to provide a berm to meet the requirement.

Mr. Spoden stated that a combination of berm, landscaping, and fencing is acceptable if it would physically work.

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Mr. Luce stated that they can consider the other options to landscaping for the parking lot screening.

Mr. Wehrspann stated that they will work with Staff regarding the comment on saving certain trees and that they agree to the other conditions as stipulated in the Staff report.

Chairman Moore asked the petitioner if they are ready for a recommendation from the Plan Commission. Mr. Wehrspann stated that they are ready for the Plan Commission to make their recommendation to the Village Board.

*In the matter of PC 18-09, Commissioner Oakley moved, seconded by Commissioner Flores, to recommend the Village Board of Trustees approve an Amendment to a Site Plan Permit in order to construct certain parking lot changes and other site improvements to the Libertyville High School located in an IB, Institutional Buildings District, subject to the following conditions:*

1. *That the landscape plan be revised prior to issuance of permit for development that complies with Zoning Code Section (13-3.1), to the minimum parking lot screening requirements.*
2. *That trees with tag numbers #266, #617, #631, #642, #691, #753, #754, and #164 are to be preserved. The School District will work with Village Staff in an effort to preserve #165, #188, #227, #228, #750, #757 and #762.*
3. *That Phase IV parking shall be noted in the plans as landbanked and not to be constructed at this time. Sheet C2.1 shall be noted accordingly.*
4. *That the Photometric Plan for Phase III only shall be provided.*
5. *That the pedestrian walkway is extended across the north end of the far west aisle of the proposed south parking lot to connect the north end of all of the islands within that lot and that this change is to be incorporated into Phase IV.*

*Motion failed 2 - 4.*

*Ayes: Moore, Pyter*  
*Nays: Flores, Oakley, Schultz, Steffe*  
*Absent: Krummick*

**STAFF COMMUNICATIONS AND DISCUSSION:** None.

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

Motion carried 6 - 0.

Meeting adjourned at 10:15 p.m.