

**VILLAGE OF LAKE BARRINGTON
MINUTES OF THE MEETING OF THE
PLAN COMMISSION
MARCH 12, 2009**

Approved

1. CALL TO ORDER AND ROLL CALL

A Meeting of the Plan Commission of the Village of Lake Barrington was held on Thursday, March 12, 2009, at the Village Municipal Center, 23860 Old Barrington Road, and was called to order by Chair Karen Daulton-Lange at approximately 7:00 p.m. In addition, Court Reporter Carla P. Letelli, CSR of Lake-Cook Reporting was in attendance to provide transcripts of said meeting on behalf of the Village of Lake Barrington, which will be attached hereto and incorporated by reference into these minutes. There were approximately 10 people in the audience. On roll call, the following were:

Present:	Commissioners: Delisle, MacKenzie, Puleo, Wood, Wrzeszcz, Chair Daulton-Lange
Absent:	Commissioners: Menconi
Also Present:	Village Administrator Chris Martin

2. CONTINUATION OF A PUBLIC HEARING TO CONSIDER PROPOSED ZONING ORDINANCE TEXT AMENDMENT AND FOR SPECIAL USE TO AUTHORIZE AN OFF-TRACK BETTING FACILITY AT 22116 N. KELSEY ROAD, THE KELSEY ROAD HOUSE

Mr. Bob Bilocerkowycz of Intertrack Partners LLC and Beverly Langer current owner of the Kelsey Roadhouse, are requesting a text amendment and special use permit to allow for the operation of an off-track betting parlor within the Kelsey Roadhouse.

Mr. Martin stated that Bob Bilocerkowycz of Intertrack Partners LLC and Beverly Langer current owner of the Kelsey Roadhouse, are requesting a text amendment and special use permit to allow for the operation of an off-track betting parlor within the Kelsey Roadhouse. The petition was continued to March 12, 2009. The petitioner was requested to provide the following:

- 1) traffic study showing typical (average daily traffic ADT), peak, and special event flows. This should include information relative to impacts on Kelsey Road and turning movements on Route 14.
- 2) parking space inventory and designation of on and off-site overflow areas.
- 3) detailed floor plan. The floor plan should provide an accurate depiction and noted square footage of the dedicated OTB area and the other areas as currently existing.
- 4) maximum occupancy load for the first floor area.
- 5) confirmation of electrical load handling relative to the TV's etc.

Other items that were mentioned but not expressly asked for:

- 1) Kelsey Roadhouse landscape plan (comments regarding appearance)
- 2) Fence repair (split rail in disrepair)
- 3) Testimonials from other communities.
- 4) Fire alarm/TV shut off switch connection

The Village had not received any new data as of Friday, March 6, 2009. Mr. Bob Bilocerkowycz of Intertrack Partners LLC requested a continuance of the Public Hearing to allow time to gather the necessary data as requested by the Commission.

Commissioner Questions and Public Comment

Chair Daulton-Lange requested public comment which is detailed within the attached transcripts.

At the conclusion of discussion Chair Daulton-Lange requested a motion as follows to allow the petitioner to complete the necessary items requested by the Commission which included:

- 1) traffic study showing typical (average daily traffic ADT), peak, and special event flows. This should include information relative to impacts on Kelsey Road and turning movements on Route 14.
- 2) parking space inventory and designation of on and off-site overflow areas.
- 3) detailed floor plan. The floor plan should provide an accurate depiction and noted square footage of the dedicated OTB area and the other areas as currently existing.
- 4) maximum occupancy load for the first floor area.
- 5) confirmation of electrical load handling relative to the TV's etc.

A motion was made by Commissioner Delisle and seconded by Commissioner Wood to continue the public hearing regarding this matter to the regular Plan Commission of April 23, 2009.

The voice vote was unanimous. Chair Daulton-Lange declared the motion carried.

3. ADJOURNMENT

A motion was made by Commissioner Puleo and seconded by Commissioner Wood to adjourn the meeting. The voice vote was unanimous, the motion carried, and the meeting was adjourned at approximately 7:35 p.m.

THE VILLAGE OF LAKE BARRINGTON'S PLAN COMMISSION MINUTES FOR THE MEETING OF MARCH 12, 2009, HAVE BEEN REVIEWED AND APPROVED BY:

Village Administrator: _____

ORIGINAL

VILLAGE OF LAKE BARRINGTON
PLAN COMMISSION
REGULAR MEETING AGENDA
March 12, 2009
at 7:00 p.m.

Lake Barrington Municipal Center
23860 Old Barrington Road
Lake Barrington, Illinois

* * *

Thursday, March 12, 2009
7:00 p.m.

PUBLIC MEETING
Thursday, March 12, 2009
7:00 o'clock p.m.

PLAN COMMISSION
VILLAGE OF LAKE BARRINGTON

* * *

Held on Thursday, March 12, 2009,
commencing at the hour of approximately 7:00
p.m., at 23860 North Old Barrington Road, Lake
Barrington, Illinois.

PLAN COMMISSIONERS PRESENT:

Karen Daulton-Lange, Chairperson
Richard Delisle, Commissioner
Alan MacKenzie, Commissioner
Christina Puleo, Commissioner
Jack Wood, Commissioner
Mark Wrzeszcz, Commissioner

ALSO PRESENT:

James Bateman, Village Attorney
Christopher Martin, Village Administrator
Bob Bilocerkowycz, Inter-Track Partners, Inc.
Members of the Public.

CHAIR DALTON-LANGE: Good evening.
I will now call the meeting of the Village of
Lake Barrington Plan Commission to order.

Roll call, please.

MR. MARTIN: Commissioner Delisle?

COMMISSIONER DELISLE: Present.

MR. MARTIN: Commissioner MacKenzie
is absent.

Commissioner Menconi is

absent.

Commissioner Puleo?

COMMISSIONER PULEO: Here.

MR. MARTIN: Commissioner Wood?

COMMISSIONER WOOD: Here.

MR. MARTIN: Commissioner Wrzeszcz?

COMMISSIONER WRZESZCZ: Here.

MR. MARTIN: Chair Dalton-Lange?

CHAIR DALTON-LANGE: Here.

MR. MARTIN: We have a quorum.

CHAIR DALTON-LANGE: Thank you.

Tonight is a continuation of
the public hearing of the request for special
use for an off-track betting facility.

It's my understanding that you
would like to continue.

Would you like to stand up,

Mr. Bilocerkowycz.

MR. BILOCERKOWYCZ: I believe I
wanted to ask for a continuance probably four
to six weeks, April 20 something.

There's a long list of things
that needed to be looked at and developed.
Our corporate policy is to get three quotes.
Previously we used Walt Hamilton.

COMMISSIONER PULEO: Can you please
speak up?

MR. BILOCERKOWYCZ: There's a
multitude of tasks to be done here, and we
need additional time to consider all aspects
of this. So I'm asking for a continuance to
the third week in April.

CHAIR DALTON-LANGE: Okay. I have
no problem with that.

You're talking about the list
of items that we gave you at the last
meeting --

1 MR. BILOCERKOWYCZ: Correct.
 2 CHAIR DALTON-LANGE: The traffic
 3 study and parking study and some other issues.
 4 MR. BILOCERKOWYCZ: Correct.
 5 MR. DELISLE: Can we have a
 6 discussion on that?
 7 (Commissioner
 8 MacKenzie entered
 9 the meeting.)
 10 CHAIR DALTON-LANGE: Yeah, that's
 11 what I'm asking for.
 12 COMMISSIONER DELISLE: You're
 13 asking for a continuance because you can't get
 14 the -- another engineer lined up; is that it?
 15 MR. BILOCERKOWYCZ: Well, our
 16 corporate policy is to get three. We've done
 17 work with Burke Engineering previously, and we
 18 can't use them because one of your members
 19 works there. Baxter & Woodman normally is a
 20 contact, that's two others. It's just -- You
 21 know, we've got a lot of priorities going on.
 22 This is not the only project that we're
 23 working on.

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1 You know, we've got the number
 2 of parking spots, it's 125. The room is 35 by
 3 25. It's 800 square feet. The first floor
 4 occupancy or seating is 150. That's
 5 approximately 100 indoor and 50 on the patio.
 6 Beverly is in the process of contacting the
 7 fire department for the occupancy numbers. So
 8 those are the main things that were on there,
 9 the detailed floor plan and the traffic
 10 study. And keep in mind the traffic study is
 11 not cheap.
 12 You know, personally, for 125
 13 parking spots asking for a traffic study I
 14 think is a cost to be borne by us that is
 15 excessive. Those surveys are seven to ten
 16 thousand dollars. When they have major events
 17 there they use all of their parking spots, and
 18 there's no major traffic issues there.
 19 The normalcy of our business
 20 is not everybody comes and leaves at the same
 21 time. It's not an event like you're leaving
 22 the high school football games. You know, we
 23 have -- You know it ebbs and flows. So we may

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1 have an event there on the holidays or normal
 2 Friday and Saturday when they are booked.
 3 It's not like there's an additional traffic
 4 issue out there. I think, you know, the
 5 traffic issues that people going to Barrington
 6 ice rink and all leaving at once would be
 7 larger than this. The same thing with the
 8 field house. You can go to a wedding
 9 reception at The Wild Onion and everybody
 10 would be leaving at the same time.
 11 So you know we're
 12 investigating the cost. We're trying to
 13 negotiate the fair and equitable expense with
 14 regards to this, but again, I think it's --
 15 CHAIR DALTON-LANGE: All of those
 16 users you just cited were requested traffic
 17 reports for as well.
 18 So do you wish to continue
 19 this?
 20 MR. BILOCERKOWYCZ: Yes.
 21 MR. MARTIN: April 23rd would be the
 22 second Plan Commission meeting in April.
 23 COMMISSIONER PULEO: I have to ask

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1 you a question.
 2 In lieu of what you just said
 3 does that mean you will be going forward with
 4 the traffic study or you're questioning
 5 whether you're going to have it?
 6 MR. BILOCERKOWYCZ: No. I'm
 7 searching for companies.
 8 COMMISSIONER PULEO: So you will be
 9 going forward with one.
 10 MR. BILOCERKOWYCZ: Yes, we will be
 11 going forward to look at those companies and
 12 the costs associated with doing this. If it's
 13 reasonable, we'll continue, yes.
 14 COMMISSIONER PULEO: I guess that
 15 doesn't answer my question; does it?
 16 So I guess my question again
 17 is: Are you actually going to do a traffic
 18 study or are you questioning whether it's
 19 worth your cost to do it?
 20 MR. BILOCERKOWYCZ: It's kind of a
 21 double question. One I have --
 22 COMMISSIONER PULEO: Do you want me
 23 to ask a simple easy one?

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1 MR. BILOCERKOWYCZ: If they come
2 back and say it's going to cost \$25,000 I
3 would probably say you know, it's probably too
4 much. Maybe it's not worth the effort.

5 If it's a reasonable cost, we
6 would probably incur it.

7 COMMISSIONER PULEO: Okay. I guess
8 that confuses me. Because I would have hoped
9 you would have known that by now. Because
10 we're giving you a continuance to do that and
11 then you don't do it --

12 MR. BILOCERKOWYCZ: I'm
13 anticipating doing the traffic study.

14 COMMISSIONER DELISLE: I have no
15 objection to the continuance.

16 CHAIR DALTON-LANGE: It's fairly
17 common, and that's your prerogative. If you
18 find out for whatever reason that you can't,
19 that that's not going to be viable, then we
20 would cancel the meeting and get word out to
21 our residents.

22 So do I have a motion to
23 continue this public hearing until April 23rd

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1 at 7:00 p.m.?

2 COMMISSIONER DELISLE: Before we
3 make that motion, the residents have taken the
4 time to come here. Will they have the
5 opportunity to speak tonight?

6 CHAIR DALTON-LANGE: Yes, that
7 comes after this. We can continue it, but I
8 mean the point is most of the residents that
9 are here tonight have spoken before.

10 COMMISSIONER DELISLE: So moved.

11 CHAIR DALTON-LANGE: We're not
12 hearing testimony from the Petitioner
13 tonight. They're more than welcome to come
14 back.

15 COMMISSIONER DELISLE: Right. I
16 just wanted to --

17 CHAIR DALTON-LANGE: We haven't
18 closed the public hearing yet.

19 COMMISSIONER DELISLE: So moved
20 then.

21 CHAIR DALTON-LANGE: Second?

22 COMMISSIONER WOOD: Second.

23 CHAIR DALTON-LANGE: All those in

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1 favor?

(Chorus of ayes.)

2 CHAIR DALTON-LANGE: Opposed?

3 (No response.)

4 CHAIR DALTON-LANGE: Your hearing
5 will be continued until April 23rd.

6 For the residents who came out
7 tonight we're not taking any testimony from
8 the Petitioner tonight. I believe Mr. Martin
9 tried to contact most of you or get on the
10 website that this was anticipated tonight, and
11 we appreciate you coming out. You're welcome
12 to come back on April 23rd and listen to the
13 rest of the presentation, listen to the
14 information that we requested at the last
15 public hearing which was the traffic study,
16 parking study, some questions regarding the
17 inside design of the OTB within The Kelsey
18 Road House amongst some other things.

19 If any of you have not spoken
20 before and you wish to address our Planning
21 Commission tonight, you are free to do so.
22 You need to be sworn in. We can swear you

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1 in. If not, I would invite you back on April
2 23rd.

3 So with that, does anybody
4 have anything that they would like to say
5 tonight?

(Show of hands.)

6 CHAIR DALTON-LANGE: So at this
7 point I'll have Chris Martin swear everybody
8 in.

(Audience members
sworn.)

9 CHAIR DALTON-LANGE: Will you come
10 up to the podium, sir, state your name and
11 address for the record and please try to speak
12 slowly for our court reporter.

13 MR. LEONARD: My name is Mark
14 Leonard, and my family and I reside at
15 Heritage Estates, and we've been residents in
16 Lake Barrington for approximately six years.
17 I thank you for this opportunity to speak
18 before the Planning Commission tonight.

19 Since being incorporated in
20 1959, Lake Barrington has been able to

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1 maintain its rural and countryside character
2 through the dedication, commitment and
3 collective efforts of past and present village
4 officials and staff.

5 The vision statement in the
6 Comprehensive Plan adopted in 2006 is evidence
7 of 50 years of thoughtful and prudent
8 stewardship. As it states Lake Barrington is
9 a unique countryside community that values its
10 natural environment, features and developed
11 its land predominately for residential uses.

12 In Inter-Track's application
13 and supporting materials to provide an off-
14 track betting facility at The Kelsey Road
15 House, they claim to offer the following major
16 benefits to the Village: an exciting
17 entertainment venue; about 85 new jobs; tax
18 revenue of up to \$70,000; will not have any
19 negative or detrimental impact to adjacent
20 property; in no way affect the general health,
21 safety or public welfare of the neighboring
22 area or city.

23 Not only is Inter-Track's

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1 request to operate an off-track betting
2 facility not even remotely close to being in
3 the vision statement for the Village, off-
4 track betting is a prohibited act under our
5 village code since it is gambling. For good
6 reason gambling is not permitted due to the
7 negative impact it would have on our village.

8 With the public school planned
9 near The Kelsey Road House, an off-track
10 betting facility is certainly something that
11 we should not expose our children to nor does
12 it promote the type of values or images we
13 want our village to have.

14 Inter-Track's claim will not
15 have a negative impact on adjacent property
16 owners does not take into account the decline
17 in property values and real estate taxes
18 especially since none of -- other off-track
19 betting facilities aren't located in
20 residential communities as ours.

21 The potential \$70,000 of
22 additional taxes could easily be wiped away by
23 a relatively small number of homes and

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1 businesses experiencing lost value due to the
2 proximity to the off-track betting facility.

3 The claim by Inter-Track of no
4 affect on general welfare or safety and health
5 of the village in no way can be assured or
6 more than likely will have the exact opposite
7 effect.

8 Study after study has shown
9 that gambling is addictive and increases
10 crime.

11 If the Village Planning
12 Commission and trustees were to grant
13 Inter-Track's special use permit and allow an
14 off-track betting facility in Kelsey's Road
15 House, it would be in direct conflict with the
16 Comprehensive Plan and signal to its citizens
17 and the village that it's more interested in
18 the potential short-term gain from tax revenue
19 at the expense of 50 years of making Lake
20 Barrington a place we are proud to call our
21 home.

22 I respectfully request the
23 Planning Commission deny the special use

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1 permit requested by Inter-Track.

2 Thank you.

3 CHAIR DALTON-LANGE: Thank you very
4 much.

5 Do we have anybody else who
6 wishes to speak tonight that has not done so
7 before?

8 Yes, ma'am.

9 MS. MARKS: My name is Marilyn
10 Marks.

11 Did you want address or?

12 CHAIR DALTON-LANGE: Yes, and
13 please spell your name for the court
14 reporter.

15 MS. MARKS: 23481 North Meadow
16 Lane, Barrington.

17 CHAIR DALTON-LANGE: And please
18 spell your last name.

19 MS. MARKS: Pardon?

20 MS. SCOTT: Spell your last name.

21 CHAIR DALTON-LANGE: Please spell
22 your last name.

23 MS. MARKS: M-a-r-k-s.

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1 CHAIR DALTON-LANGE: Thank you.

2 MS. MARKS: I just feel a little
3 bit disappointed that when the presenter was
4 here you did not ask him if he has made any
5 effort to do some of the things that he was
6 supposed to do by tonight. Did he do the
7 parking study? Has he really, really gotten
8 into the fire issue? By now he should have
9 gotten at least one of those done I feel. It
10 doesn't seem like he made too much of an
11 effort to do this. He definitely wanted an
12 extension. And I really feel disappointed
13 about that that you allowed him to have that.

14 I just wanted to let you know
15 my feelings.

16 CHAIR DALTON-LANGE: Thank you.

17 To address your question that
18 was in there, he did start talking about some
19 of the things that he's done, but we requested
20 or when we were talking he's going to be
21 providing that all at the next meeting to
22 provide it all at one time.

23 He was talking about the

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1 square footage that we asked for and things
2 like that. He did not wish to have a
3 presentation tonight which is why he requested
4 for the extension.

5 It's very common for a traffic
6 study and a parking study to take time to get
7 bids, and he gave his reasons for running into
8 problems because his first two choices are
9 people that A) the Village uses for engineers,
10 and an engineering company where one of our
11 Plan Commission members works for them. Those
12 are probably some of the top engineering and
13 traffic study companies around. So it's not
14 unusual for it to take this long. He asked
15 for it. We have traditionally given
16 extensions when that kind of issue comes up.
17 So it's not unusual.

18 MS. MARKS: Okay. All right.

19 I just wanted to let my
20 feelings known.

21 MS. SCOTT: I only have one --

22 CHAIR DALTON-LANGE: Excuse me, you
23 need to state your name and address.

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1 MS. SCOTT: Joanna Scott, 22288
2 Kelsey Road.

3 We've been having surveyors,
4 perhaps you're aware of it, out in front of
5 our property the last three weeks. And after
6 the last meeting here I went out and talked to
7 the surveyors and I asked them what they were
8 doing out there. He said that there have been
9 so many accidents at 14 and Kelsey Road this
10 past year because of the excess traffic, a lot
11 brought on by the new sports center and
12 because of people cutting over from 59, that
13 they're trying to do something to redo the
14 entrance to Lake Barrington as far as the
15 highways are concerned so they could cut down
16 on the wrecks.

17 I just thought I would tell
18 you that if you were not aware of it.

19 Secondly, they're not here
20 yet, but I talked to my next-door neighbors,
21 the Robertsons, who own the property directly
22 next door to The Kelsey Road House. They have
23 a meeting unfortunately tonight at their place

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1 of -- someplace of business, and they were
2 going -- They would hope they could get here
3 by 7:00. I can't speak for them; but I can
4 tell you they will speak to you. They are
5 vehemently opposed to it because of the all of
6 the problems that they have had with the
7 restaurant, itself, regarding the parking; the
8 people fornicating in the frontyard; beer
9 bottles in their yard; and et cetera. But
10 they will be here, believe me, at the next
11 meeting.

12 Thank you for giving me the
13 time.

14 CHAIR DALTON-LANGE: Thank you.

15 Did you have any comment?

16 MR. MARTIN: Yes. The survey work
17 that's taking place on Route 14 and Kelsey and
18 Route 14 and Pepper is not specific to the
19 Kelsey and Route 14 intersection. It's
20 actually a result of the work that is being
21 done for the new traffic signal at Pepper and
22 Route 14.

23 There will be what's called an

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1 interconnect which is basically a conduit that
2 runs from -- in between both signals to make
3 sure that they operate at the same time. So
4 they will -- So that's why they're doing the
5 work.

6 They're also adding a lane on
7 Route 14, a left-hand turn lane at Pepper.
8 They're doing topography up and down. They're
9 doing all the Julie locates when they get into
10 the ground there. That's what that is.

11 CHAIR DALTON-LANGE: Thank you.

12 Yes, ma'am?

13 MS. HUFF: Hi, my name is Vickie
14 Huff, H-u-f-f. I live at 113 Clark Road which
15 is off of Kelsey Road, and I share a lot of
16 the concerns that I've heard about traffic and
17 the character of the community that would
18 change with an off-track betting facility.

19 I have a more basic concern
20 and that is that I believe that zoning
21 regulations have a purpose. They are to
22 define what we, as a community, think is
23 appropriate in our community and just the sort

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1 of place we want to live in. People buy into
2 a community based on those assumptions, and so
3 I do not think that they should be changed
4 easily and without a compelling reason by
5 which I mean something positive would come out
6 of that change.

7 Frankly, I don't see anything
8 positive for the community about an off-track
9 betting facility. Regardless of what a
10 traffic study or parking study or whatever
11 would show, even if it showed no great harm
12 done, there is still no benefit to the
13 community of an off-track betting parlor. The
14 only benefit to anyone is basically to make
15 more money, and that would be a benefit
16 primarily to The Kelsey Road House. And that
17 really can't be the sole reason for having a
18 zoning change or special use permit.

19 In fact, I went on-line and I
20 got the application for a special use permit,
21 and I was very happy to see that you really do
22 have clearly defined standards for granting a
23 special use permit. They're written right

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1 here. As I go down them, an off-track betting
2 parlor doesn't meet any of them. I know you
3 know them, but the two that concern me are
4 that -- and I think address the situation best
5 is that one is unique conditions, the
6 conditions upon which the request for a
7 special use is based and unique to the
8 property for which the special use is sought
9 and are not equitable generally to other
10 properties.

11 Well, any property in
12 Barrington that wants to make more money could
13 say we want a special use permit. So this is
14 not a unique situation.

15 The most fitting one is that
16 under purpose it says the purpose of a special
17 use permit is not based exclusively or
18 primarily upon the desire to make more money
19 from the property. Well, that kind of says it
20 all. I mean, if you follow your standards
21 here, there's no way you would grant this
22 special use permit. And so I kind of wish --
23 I don't remember this gentleman's name that

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1 spoke, but why he is spending money on studies
2 when it's to me so clear that this proposal
3 cannot meet these standards. I don't
4 understand that.

5 I mean there's procedures that
6 he must have an opportunity to speak, but it
7 doesn't really matter as far as I see what the
8 results of these studies would be. It doesn't
9 meet your criteria, and it shouldn't. I was
10 very pleased with your criteria, so I
11 appreciate that.

12 Thank you.

13 CHAIR DALTON-LANGE: You're
14 absolutely correct. The onus is on the
15 Petitioner to address all of those standards
16 as he goes to the public hearing process.

17 MS. HUFF: Thank you.

18 CHAIR DALTON-LANGE: Anybody else?

19 Yes, ma'am.

20 MS. WARREN: I just wanted to say
21 that --

22 CHAIR DALTON-LANGE: Excuse me,
23 could you state your name?

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1 MS. WARREN: Oh, I'm sorry.
 2 My name is Sandra Warren, and
 3 I'm 27024 West Wellington Court in Wedgwood
 4 Trails.
 5 CHAIR DALTON-LANGE: And how do you
 6 spell your last name?
 7 MS. WARREN: Warren, W-a-r-r-e-n.
 8 I'm wondering if there was any
 9 effort to publicize this to the community
 10 because I only became aware of this issue by
 11 reading the Daily Herald. There was an
 12 article in the Herald, and it actually said
 13 the meeting was going to be next week on the
 14 19th. I called Village Hall, and I found out
 15 that it was going to take place tonight. So I
 16 did attend. I was absolutely shocked that
 17 we --
 18 CHAIR DALTON-LANGE: Excuse me, Ms.
 19 Warren.
 20 Could you -- I can hear you up
 21 here. I can't hear her.
 22 MS. SCOTT: Oh, I'm sorry.
 23 CHAIR DALTON-LANGE: Thank you.

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1 MS. WARREN: I really was kind of
 2 taken aback that they would even consider an
 3 off-track betting facility. I would concur
 4 with the previous speakers. I am not opposed
 5 to gambling in general. I go to Las Vegas or
 6 Arlington Park. I think villages that have
 7 off-track betting are not the type of village
 8 that I intended to live in, and I've lived in
 9 Lake Barrington for 15-and-a-half years, and I
 10 don't think it's an appropriate thing to have
 11 something like this in our village.
 12 I would also concur that what
 13 would be the purpose that we would change our
 14 zoning to allow this. \$70,000, to me, is kind
 15 of a non-issue to change zoning for bringing
 16 something that we don't want. Somebody can
 17 always come forward and say well, I could make
 18 more money if I have a casino or I have, you
 19 know, a tattoo parlor or what have you. I don't
 20 think it's an appropriate way for the village
 21 to act.
 22 And I -- Today I was at a
 23 charity luncheon that basically had a lot of

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1 Northshore people down in the city, and I was
 2 telling people I was going to attend the
 3 village meeting because the Plan Commission
 4 was addressing having an off-track betting
 5 parlor in Lake Barrington. They thought I was
 6 joking. They couldn't believe Lake Barrington
 7 would even address this issue. So it is very
 8 concerning to me, and it isn't because I'm
 9 opposed to gambling. I just don't think it's
 10 appropriate here.
 11 And just because one person is
 12 not generating enough revenue in her
 13 restaurant, well, I can't come before you and
 14 ask to rezone my house and have, you know, an
 15 off-track betting parlor there so I could pay
 16 my mortgage. I was very upset by the
 17 village.
 18 I've always -- I came here
 19 from a town that always was changing the
 20 zoning and growing, and I was happy to live
 21 here because the focus was on residential
 22 living. I think our motto is gracious
 23 living. I don't think off-track betting fits

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1 in with that criteria.
 2 So thank you.
 3 CHAIR DALTON-LANGE: And just as a
 4 clarification for perhaps you and the rest of
 5 the residents that are here, your Plan
 6 Commission is not initiating this. This
 7 person has come in and requested as their
 8 right to do so a hearing. So if you
 9 requested -- If you came in and requested we
 10 change zoning or you wanted a variance, we
 11 would listen to you; evaluate it; and then
 12 make our recommendation to the Village Board.
 13 You have that right as he does as well. We're
 14 not initiating this.
 15 MS. WARREN: Okay. As a resident
 16 then, how do I stay aware of this, would I go
 17 to the website?
 18 CHAIR DALTON-LANGE: The website I
 19 think is a great place of information. It's
 20 kept up to date. And also our code requires,
 21 as the Petitioner did, to notify everybody
 22 within a thousand feet --
 23 MR. MARTIN: Correct.

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1 CHAIR DALTON-LANGE: -- of the
 2 property. So that was done.
 3 And I'm sorry that the Herald
 4 got the dates wrong.
 5 MS. WARREN: Well, thank you.
 6 MR. MARTIN: There was also a sign
 7 posted too. There was a four by four sign
 8 posted on the property.
 9 CHAIR DALTON-LANGE: Thank you.
 10 MR. BATEMAN: Well, just by way of
 11 background, this request involves two
 12 different types of requests, that is, first of
 13 all because off-track betting facilities
 14 aren't permitted uses in any present -- in any
 15 zoning district according to our present
 16 zoning regulations, there is a request for a
 17 tax amendment to authorize off-track betting
 18 facilities as a special use within the M
 19 and/or the B zoning districts of the Village.
 20 And then there is an addition, a request for a
 21 special use for such a facility.
 22 So there's a general request
 23 to amend the zoning ordinance to allow off-

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1 track betting facilities and then a second
 2 specific request for this specific facility at
 3 this specific site.
 4 So it really involves two
 5 requests, and reflective of the fact that we
 6 don't have any off-track betting facility
 7 permitted either by right or by special use
 8 now.
 9 CHAIR DALTON-LANGE: Thank you for
 10 that clarification, Jim.
 11 Before we wrap up here
 12 tonight -- Mrs. Scott?
 13 MS. SCOTT: This is Robertson.
 14 CHAIR DALTON-LANGE: Could you
 15 please state your name and address and spell
 16 your last name.
 17 MS. VanDIGGELEN: Shirley
 18 VanDiggelen, V-a-n D-i-g-g-e-l-e-n. I'm the
 19 daughter of William Robertson. He owns the
 20 property at 355 Kelsey Road. His property, my
 21 father's property, abuts The Kelsey Road
 22 House.
 23 I'm sorry I was late. I had

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1 just came in from another meeting, so my
 2 father wanted me to say a few words for him.
 3 The last time I stood before
 4 you guys you were debating the question of
 5 whether or not a school should go on the
 6 Knights of Columbus property between the
 7 Knights of Columbus and the water tower. We
 8 were concerned at that time about that
 9 structure going in for obvious reasons. First
 10 of all, you know, the additional traffic flow
 11 would be a problem; the children that even
 12 though they're not supposed to, we know will
 13 be crossing over the road; and my contention
 14 at that time was that there was a real concern
 15 about a restaurant serving alcohol that
 16 close. We were concerned also about the
 17 possibility of, you know, video games or
 18 something going into The Road House, and it
 19 would be a further enticement for the kids to
 20 go over there. Now it seems that, you know,
 21 we've kind of gone from bad to worse.
 22 I have understood now that
 23 Buffalo Grove and Hoffman Estates were

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1 petitioned by these same off-track betting
 2 people to come to town, and they were denied
 3 access. We wondered if anyone had asked the
 4 village boards there why they were denied.
 5 Because I think that it might be appropriate
 6 for us to know why those two villages decided
 7 they weren't going to be allowed in their
 8 towns, and that might help us make a good
 9 decision about whether or not we're going to
 10 do that here.
 11 Both of those towns are larger
 12 than Lake Barrington. So it makes one wonder
 13 why they would choose Lake Barrington. Is it
 14 because they're betting that our police isn't,
 15 you know, sufficient to, you know, quell any
 16 problems that might arise there at the
 17 property.
 18 I, in fact, did try to reach
 19 one of the board members there at Hoffman
 20 Estates, and he is on travel. I'm waiting for
 21 a call back from him.
 22 The Village did a
 23 Comprehensive Plan. It was completed in

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1 December of '05 and came out I think it was
2 the end of '06 or '07. There were several
3 things in that Comprehensive Plan that I think
4 that maybe we have forgotten about.

5 There are areas where it says
6 Lake Barrington should continue to develop as
7 a predominately residential area with the
8 neighboring municipalities of Barrington, Lake
9 Zurich, Wauconda and Fox River Grove providing
10 significant commercial zones.

11 It was decided on page 23 of
12 the priority planning area that there were
13 three areas that Lake Barrington considered to
14 be critical: One of them was the Route 14 and
15 Pepper, Kelsey Road area; Route 59, Kelsey
16 Road and Good Shepherd Hospital campus.

17 What was stated on that page
18 was that they are the most visible to passing
19 motorists and our primary determinate in how
20 Lake Barrington is perceived by residents and
21 motorists alike. There was a picture, and
22 under that picture there's a caption that said
23 the picture above is an example of the type of

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1 additional retail development envisioned at
2 the corner of Kelsey Road and Route 14. And
3 anyone that looks at the Comprehensive Plan on
4 page 26 will see that that photograph looks
5 like something from Williamsburg, quite the
6 opposite of what have there now. Probably
7 what we will have if off-track betting comes
8 in.

9 The Comprehensive Plan is Lake
10 Barrington's official policy guide, and I'm
11 quoting this, for physical improvement and
12 development not only in the near term but also
13 15 to 20 years into the future. It was
14 developed with substantial community input and
15 participation and represents the conclusion of
16 a 12-month community planning effort.

17 At that time I don't believe
18 there was any mention of off-track betting
19 coming in, and I don't think anyone even
20 thought about it because most of the people
21 here, in town, really don't want it. And as
22 such, I think you know our voices should be
23 heard.

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1 I understand that The Kelsey
2 Road House has stated that Beverly is down,
3 she needs money. I think that that kind of
4 sounds like the major car companies and our
5 banking industry looking for a bailout. You
6 know we've done that already so many times.
7 Do we need to do this for a lady who's having
8 trouble with her business? You know, this
9 business is not critical to Lake Barrington.

10 Further, I think I need to say
11 at this time that she has not always been a
12 good neighbor. There are many stories that my
13 father could tell about romantic interludes
14 occurring on his property under the trees.
15 There are beer bottles that are constantly
16 being tossed over the fence onto his property,
17 and he is not aware of it. He has had tires
18 on his mower cut as he's trying to mow his
19 lawn running over bottles and you know
20 slashing his tires.

21 The fence, that's another
22 thing. The fence is always falling down. The
23 stiles in it are falling over always on his

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1 side of the property. He has to pick them up
2 and put them back into place in order to mow
3 his lawn.

4 There is concrete brick
5 things. They're falling over always on his
6 side and he has to move them. There has been
7 several times that he's told some of the
8 fellows that he sees out, you know, that they
9 need to be put back into place. The fence
10 needs to be fixed. And they don't understand
11 English, and they don't do anything.

12 The garbage cans in the back
13 the lids aren't put down. The wind blows all
14 the cardboard and papers and everything over
15 on his lawn. The back part of the property
16 has not always been mowed as it should be.
17 Weeds grow up and my father mows it so it
18 keeps the weeds from approaching on his
19 property.

20 So in the end, when it comes
21 down to whether or not we need to put
22 something like that in our area, our vote is
23 no.

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1 CHAIR DALTON-LANGE: Thank you very
2 much.

3 MR. MARTIN: If I could address
4 both Hoffman Estates and Buffalo Grove.
5 Hoffman Estates, my
6 understanding is there was never a formal
7 application in Hoffman Estates for an OTB.
8 There was some discussions in the area where
9 Cabela's is. They were trying to develop
10 that. Nothing has gone forward with Hoffman
11 Estates.

12 Buffalo Grove is considering
13 off-track betting as of the 6th at a place
14 called Adam's Rib & Ale House, 301 North
15 Milwaukee Avenue. They originally looked at a
16 place called Escape, which is a bowling --

17 COMMISSIONER PULEO: eSkape.
18 MR. MARTIN: eSkape, and that
19 didn't work out either because the bowling
20 alley wasn't configured for something like
21 that.

22 They're still looking in
23 Buffalo Grove as of today basically.

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1 CHAIR DALTON-LANGE: Okay. Thank
2 you for that clarification.

3 Again, we will be having a
4 meeting on April 23rd. We invite you all to
5 come back and listen to what the Petitioner
6 has to say. We'll be asking questions of the
7 Petitioner at that time, and if you have
8 questions you may ask them as well at that
9 time.

10 COMMISSIONER DELISLE: Well, I was
11 just going to maybe point out for Shirley --
12 I'm sorry, I didn't get the last name.

13 COMMISSIONER PULEO: Warren.

14 CHAIR DALTON-LANGE: VanDiggelen.

15 COMMISSIONER DELISLE: I believe --
16 I've been sitting on the Plan Commission for I
17 want to say about 10 years, 11 years; and I
18 believe in that time we've never heard a
19 petition for the school. I don't think the
20 school has come before us to get zoning. It
21 supersedes this body. But what we did hear
22 was a Petitioner called Talon Office. It was
23 a medical office. There were two medical

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1 office buildings both proposed for that site,
2 and maybe buses were talked about, maybe
3 schools were touched on; but those were
4 primarily medical office involvement, and they
5 were both turned down.

6 MR. BATEMAN: I agree with you.
7 The School District has never made a proposal
8 relative to that property. They own it now.
9 They were seeking to acquire it at the time of
10 Talon.

11 MR. MARTIN: Right. Talon was
12 approved. They got all the way through and
13 then they got condemned. The School District
14 bought Knights and then took the 10 acres
15 north of them, and that was the end of that
16 deal.

17 CHAIR DALTON-LANGE: Do I have
18 motion to continue?

19 MR. MARTIN: We already did that.

20 CHAIR DALTON-LANGE: Motion to
21 adjourn.

22 COMMISSIONER DELISLE: So moved.

23 COMMISSIONER PULEO: Second.

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1 CHAIR DALTON-LANGE: All those in
2 favor?

3 (A chorus of ayes.)

4 CHAIR DALTON-LANGE: Thank you very
5 much.

6 (Which were all the
7 proceedings had.)

8 * * * * *

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I, DEBORAH R. SANTI, Certified
Shorthand Reporter of the State of Illinois,
do hereby certify that I reported in shorthand
the proceedings had in the aforesaid matter,
and that the foregoing is a true, complete and
correct transcript of the proceedings had as
appears from my stenographic notes so taken to
the best of my ability.

Deborah Santi
DEBORAH R. SANTI, CSR
CSR # 084-004107