

**VILLAGE OF LAKE BARRINGTON  
MINUTES OF THE MEETING OF THE  
PLAN COMMISSION  
JUNE 19, 2008**

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**1. CALL TO ORDER AND ROLL CALL**

A Meeting of the Plan Commission of the Village of Lake Barrington was held on Thursday, June 19, 2008, at the Village Municipal Center, 23860 Old Barrington Road, and was called to order by Village Administrator Chris Martin at approximately 7:00 p.m. Village Administrator Chris Martin was appointed Recording Secretary. In addition, Court Reporter Deborah R. Santi, 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 2 people in the audience. On roll call, the following were:

<b>Present:</b>	Commissioners: Delisle, Menconi, Puleo, Wrzeszcz, Chair Daulton-Lange
<b>Absent:</b>	Commissioners: MacKenzie, Wood
<b>Also Present:</b>	Village Administrator Chris Martin, Village Attorney Jim Bateman

**2. SWEARING IN OF PLAN COMMISSIONERS**

Mr. Martin proceeded to swear in Plan Commissioners Menconi, Puleo, Delisle (for Zoning Board of Appeals Chairman and Plan Commissioner). Ms Daulton-Lange welcomed new Plan Commissioner Mark Wrzeszcz whom had been previously sworn in.

**3. APPROVAL OF THE MINUTES:**

A motion was made by Commissioner Delisle and seconded by Commissioner Menconi to approve the minutes of February 28, 2008 regular meeting, as amended. The voice vote was unanimous to approve with Commissioner Wrzeszcz abstaining.

A motion was made by Commissioner Delisle and seconded by Commissioner Puleo to approve the minutes of April 4, 2008 regular meeting, as amended. The voice vote was unanimous to approve with Commissioner Wrzeszcz abstaining.

**4. CONTINUATION OF A PUBLIC HEARING REGARDING COMMERCIAL BUILDING AND LANDSCAPE DESIGN STANDARDS**

Chair Daulton-Lange introduced the continuation of the public hearing for the design standards ordinance.

Mr. Martin stated that at the request of the Plan Commission, and pursuant to the Village's Comprehensive Plan Objectives page 34, staff and the Village Attorney had prepared a commercial building design and landscape standards ordinance for review by the Plan Commission, highlights included, the draft ordinance was provided.

1. The standards would apply to all commercial property and zoning districts within the Village.
2. The standards are proposed to apply to: *“(a) any new building, or (b) the redevelopment or remodeling of any existing building that affects the exterior appearance of any such building, or (c) the construction, reconfiguring, or redevelopment of any parking lots or facilities.”*

3. The review would take place upon permit application or as part of any zoning relief; such as a variance, special use, subdivision etc.
4. The review as drafted would take place at a staff level with appeal to the Village Board, or at the Plan Commission level if zoning relief is necessary.
5. The standards were based on those found in Lake Bluff, Lake Forest, and others, in context with existing buildings in Lake Barrington.

Photos were provided as examples and staff presented additional pictures at the meeting. Mr. Martin noted that letters had been mailed out to all property owners and tenants within the Park.

Commissioner Questions and Public Comment

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

At the conclusion of discussion Chair Daulton-Lange requested a motion as follows:

A motion was made by Commissioner Delisle and seconded by Commissioner Puleo to recommend approval of the Building Design and Landscape Standards as considered and amended by the Plan Commission, and that they be incorporated into the Village's municipal code.

Upon roll call, the vote was:

Yeas: Commissioners Delisle, Puleo, Menconi, Wrzeszcz, Chair Daulton-Lange

Nays: None

Abstain: None

Absent: Commissioner MacKenzie, Wood

Chair Daulton-Lange declared the motion carried.

**4. ADJOURNMENT**

A motion was made by Commissioner Delilse and seconded by Commissioner Puleo to adjourn the meeting. The voice vote was unanimous, the motion carried, and the meeting was adjourned at approximately 8:30 p.m.

THE VILLAGE OF LAKE BARRINGTON'S PLAN COMMISSION MINUTES FOR THE MEETING OF JUNE 19, 2008, HAVE BEEN REVIEWED AND APPROVED BY:

Chair: \_\_\_\_\_

Village Administrator: \_\_\_\_\_

Village Attorney: \_\_\_\_\_

Attachment – Transcripts

**ORIGINAL**

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PLAN COMMISSION REGULAR MEETING  
VILLAGE OF LAKE BARRINGTON

**RECEIVED**

JUL 24 2008

(Design Standards - continued hearing) VILLAGE OF LAKE BARRINGTON

\* \* \*

23860 North Old Barrington Road  
Lake Barrington, Illinois

\* \* \*

Thursday, June 19, 2008  
7:00 p.m.

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PUBLIC MEETING

Thursday, June 19, 2008  
7:00 o'clock p.m.

RE: Design Standards

PLAN COMMISSION  
VILLAGE OF LAKE BARRINGTON

\* \* \*

Held on Thursday, June 19, 2008,  
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  
Christina Puleo, Commissioner  
Frank Menconi, Commissioner  
Mark Wrzeszcz, Commissioner

ALSO PRESENT:

James Bateman, Village Attorney  
Christopher Martin, Village Administrator

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CHAIRPERSON DAULTON-LANGE: We will  
now call this meeting to order of the Village  
of Lake Barrington Plan Commission.

Roll call, please.

MR. MARTIN: Commissioner Delisle?

COMMISSIONER DELISLE: Here.

MR. MARTIN: Commissioner MacKenize  
is absent.

Commissioner Menconi?

COMMISSIONER MENCONI: Present.

MR. MARTIN: Commissioner Puleo?

COMMISSIONER PULEO: Here.

MR. MARTIN: Commissioner Woods is  
absent.

Chair Lange? Present.

MR. MARTIN: We need to swear in  
some folks.

CHAIRPERSON DAULTON-LANGE: Yes.  
We'll swear in your renewal.

ADMINISTRATOR MARTIN: Commissioner  
Menconi, please raise your right hand and  
repeat after me.

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(Commissioner Menconi

sworn.)

ADMINISTRATOR MARTIN: Thank you,

Frank.

If you could sign there.

(Document tendered.)

ADMINISTRATOR MARTIN: Commissioner

Puleo, please raise your right hand and repeat  
after me.

(Commissioner Puleo

sworn.)

(Document tendered.)

ADMINISTRATOR MARTIN: Commissioner

Delisle.

(Commissioner Delisle

sworn.)

ADMINISTRATOR MARTIN: Thank you.

CHAIRPERSON DAULTON-LANGE:

Congratulations one and all.

We recently also had another  
swearing in. Adolf Danta, as most of you  
know, has retired from the Plan Commission;  
and I would like to welcome Mark Wrzeszcz.

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1 Welcome --

2 ADMINISTRATOR MARTIN: I missed

3 Mark in the roll call because I forgot he was

4 already sworn. You are correct.

5 CHAIRPERSON DAULTON-LANGE: -- Mark

6 Wrzeszcz as Plan Commission Chair; and Mark is

7 another civil engineer, so please do not hold

8 that against him. He's a practicing civil

9 engineer with Christopher Burke. So welcome,

10 Mark.

11 COMMISSIONER WRZESZCZ: Thank you.

12 CHAIRPERSON DAULTON-LANGE: We have

13 consideration of minutes.

14 Mark, you can abstain from

15 this since you weren't here.

16 Our first set of minutes is

17 from February 28th of 2008.

18 Does anybody have any

19 comments, changes?

20 (No response.)

21 CHAIRPERSON DAULTON-LANGE: Motion

22 to accept?

23 COMMISSIONER DELISLE: So moved.

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1 CHAIRPERSON DAULTON-LANGE: Second?

2 COMMISSIONER MENCONI: Second.

3 CHAIRPERSON DAULTON-LANGE: All

4 those in favor?

5 (Chorus of ayes.)

6 CHAIRPERSON DAULTON-LANGE: Also

7 in your packet were the meeting minutes from

8 our April 24th Plan Commission meeting.

9 Any changes, comments?

10 (No response.)

11 CHAIRPERSON DAULTON-LANGE: Motion

12 to approve?

13 COMMISSIONER PULEO: Motion to

14 approve.

15 COMMISSIONER MENCONI: Second.

16 COMMISSIONER LANGE: All those in

17 favor?

18 (Chorus of ayes.)

19 COMMISSIONER LANGE: Thank you.

20 Okay. We can get on with our

21 public hearing.

22 This is a public hearing for

23 the design standards, the continuation of our

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1 hearing from April 28th of this year.

2 And Administrator Martin, are

3 you planning on going over it for the

4 audience?

5 MR. MARTIN: I am.

6 CHAIRPERSON DAULTON-LANGE: Then

7 proceed.

8 MR. MARTIN: At the direction of

9 the Plan Commission, and the Village Attorney,

10 I had prepared a draft ordinance regarding

11 commercial design and landscape standards for

12 the commercial and business zoning districts

13 in Lake Barrington that includes the M,

14 manufacturing district; B, business district;

15 and O, office district.

16 You have a copy of the draft

17 ordinance in your packet, and what I would

18 like to do is kind of go through it pretty

19 much piece by piece. Then what you'll see up

20 here is just a slide show of buildings

21 currently existing in the commercial park,

22 some examples that were used to develop these

23 standards as to what we're driving for in

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1 terms of materials, landscape, et cetera.

2 As a preamble to the creation

3 of the design review standards there's really

4 four principal reasons why we're looking to do

5 this: 1) It's important to communicate with

6 the development community and property owners

7 in advance of what the Village expects in

8 terms of design and landscape requirements.

9 Mainly, when we're looking at

10 special uses for new developments within the

11 commercial part of it, I think it would be

12 helpful for example like G23 or other

13 developers to have those standards prior to

14 coming before the Commission so they can

15 prepare a submittal that's already a couple of

16 steps ahead of the game.

17 Secondly, we want to be able

18 to fairly and consistently apply any standards

19 that we use whether it be through a

20 subdivision or special-use process or whether

21 it be through a simple plan review for a

22 building or development that doesn't require

23 zoning relief.

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1 Thirdly, and probably most  
2 importantly, we're looking to protect property  
3 values within the commercial areas by  
4 encouraging high-quality development and  
5 redevelopment. We are starting to see a rise  
6 in at least property values in the park.  
7 We're starting to see investments being made  
8 in the park.

9 Currently, as we sit here  
10 today, there's about 420,000 square feet of  
11 commercial space under construction in the  
12 Lake Barrington Business Park which represents  
13 somewhere between 15 and 25 percent of the  
14 total building area in the park. So that's a  
15 fairly substantial number. I would say that  
16 most of it is high quality stuff that will  
17 serve the Village well going forward in terms  
18 of materials and landscaping, et cetera.

19 And finally, development and  
20 design and landscape standards was or is an  
21 objective of the Village's Comprehensive Plan  
22 which was recently completed in the fall  
23 of '06. So it will be meeting one of those

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1 standards.

2 So really to kind of start  
3 through the ordinance, for the members of the  
4 audience who are interested there are copies  
5 in the back if you want to take a look at it.  
6 There's a couple of things that are I think  
7 important to note: 1) The standards will  
8 apply to all commercial districts within the  
9 Village. So mainly that focus is on the  
10 business district on Pepper Road, Kelsey area,  
11 but also in the Marketplace which is our other  
12 business district. That is also governed by  
13 planning unit development via Lake Barrington  
14 Shores.

15 The standard will apply to any  
16 new building or the redevelopment or  
17 remodeling of any existing building greater  
18 than 50 percent of its value that affects  
19 exterior appearance of the building. We won't  
20 be getting involved in interiors and things  
21 like that.

22 Frankly, I haven't seen really  
23 any exterior modifications other than

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1 additions. I think the last one we had was  
2 the Oasis Holdings building where they added  
3 on a warehouse piece towards the back. That's  
4 where Tree Plastics is. That was probably the  
5 last major addition that I can recall. Most  
6 of these would apply to new buildings in the  
7 commercial park.

8 The review would take place  
9 upon permit application. For example, if a  
10 building does not need a special use permit or  
11 variation, it would be done on a staff level  
12 or it would be done as part of any zoning  
13 relief such as a variance or special use. In  
14 other words, when the Plan Commission sees it,  
15 they simply apply those standards and have  
16 them bring in the documents as they go  
17 forward.

18 The appeal would be to the  
19 Village Board of Trustees or the Plan  
20 Commission as necessary; and finally, the  
21 standards were based on several from around  
22 the country, but more so based on the actual  
23 context of what we have out there.

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1 We're not shooting for the  
2 moon. We took a look at what the materials  
3 are in the existing park, and we're really  
4 just looking for something that enhances the  
5 character of the park.

6 So to start looking through  
7 the ordinance, I want to see which parts might  
8 be of best interest here.

9 Building design standards, so  
10 we're starting right at B.

11 The concept for the business  
12 park, and this is kind of the overarching  
13 concept for development out there, is that a  
14 professional business, retail, light  
15 industrial, office, entertainment, and  
16 recreational commercial park as described in  
17 the Village's comprehensive plan.

18 As you're all aware, we're  
19 kind of moving towards a destination spot with  
20 the development of a field house, the probable  
21 location of the junior high school, the Onion  
22 Pub, and other developments; and so I think  
23 the concepts contained herein are reflective

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1 of that.

2 The building design,  
3 materials, landscaping are also suggested in  
4 here to be reflective of what the residential  
5 community is like in Lake Barrington, and that  
6 means high-quality materials or higher-quality  
7 materials. It means creative design. It  
8 means intense landscaping.

9 Typically private homes or  
10 developments like Lake Barrington Shores have  
11 an intensity to them in terms of the  
12 landscaping they provided. A good example is  
13 the Onion Pub in the business park which has  
14 an intensive native landscape. I think it's  
15 an excellent example of what you can do if  
16 you're creative and want to get out there and  
17 put a lot of material in.

18 So we're looking to dress up  
19 areas in terms of not only public/private  
20 areas but also public areas as the Village  
21 moves forward adding parkway trees and  
22 building plantings, and things like that.

23 The design scale or design

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1 elements provided in here are fairly typical  
2 to most building design ordinances. They talk  
3 about pedestrian scale. Really what you're  
4 trying to do is make buildings look  
5 interesting.

6 Here's a good example. You've  
7 got some symmetric features. It's just not a  
8 box. You've got some windows. You've got an  
9 entryway that's clearly defined. You've got  
10 some landscape treatments at the corners of  
11 the building. So there's an example of using  
12 what's basically a square or rectangle  
13 building and providing some features that  
14 incorporate a pedestrian scale so you know  
15 where the door is, you know where you're  
16 supposed to go in, things like that.

17 Something done on a smaller  
18 scale. Again, this is the Oasis Holding  
19 building. Again, you'll see here the use of  
20 glass, the use of different materials to set  
21 aside where the entry is for the building.  
22 You will see different materials being used  
23 here. I think this is an exceptional example

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1 of what could be out there in the park, and  
2 it's using brick and precast and glass.

3 Again, good landscaping kind  
4 of almost on a forest preserve kind of scale.  
5 So another good example of what we're kind of  
6 driving for in terms of materials and  
7 landscape.

8 COMMISSIONER MENCONI: I'm just  
9 curious, Chris. Where is that?

10 MR. MARTIN: That is on Pepper  
11 Road. That is where the tree -- Christmas  
12 tree place is. The daycare center is in there  
13 on the west side of Pepper Road.

14 CHAIRPERSON DAULTON-LANGE: I think  
15 it should be noted too as we discussed at our  
16 last hearing about this is that we haven't  
17 designated any percentage of materials. We're  
18 really allowing that up to the owner and  
19 architect to decide how to best utilize the  
20 materials that we have listed in our proposed  
21 ordinance and allow them to free design it.  
22 We're not trying to dictate a design.

23 I think that's an important

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1 feature to note.

2 MR. MARTIN: Correct. That's  
3 absolutely correct, Chair Lange.

4 This is a warehouse building  
5 on Industrial. It's got some features that I  
6 think we like, the curbing. It's a precast  
7 building. It does have an entry feature. I  
8 would have liked to see more soft treatments  
9 or some more glass along the front side  
10 there; but again, this is something that once  
11 these standards are in place that conversation  
12 can take place with the developer and say hey,  
13 can you do something along that front side of  
14 the building.

15 They did add some color with  
16 the panels, and they have done some  
17 landscaping. The Village is participating  
18 with them. Those are Cockspur Hawthornes  
19 there. That's actually on our right-of-way.  
20 There's three of them down the line. So we're  
21 involved in some of those processes.

22 They put some stone there. I  
23 like the parking lot. This is one of

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1 buildings that was built to the zoning spec  
2 that requires the setbacks. So there's ten  
3 foot sideyard and rear yard on the building.

4 I think it's a good start  
5 certainly for warehouse-type structures.

6 There was some discussion here  
7 about roof size, shape, material, color should  
8 be coordinated with the building. Predominant  
9 facade colors shall have low reflectivity. In  
10 other words, pretty much earth tones and grays  
11 and usual stuff. That doesn't mean you can't  
12 come in with something that has accents and  
13 things like that.

14 Building trim should work, you  
15 know, to offset the buildings, et cetera.

16 Moving into site design.  
17 Again, what we're looking to do here is kind  
18 of define areas on the property whereas we  
19 typically had a bit of mismatch of parking  
20 areas and loading areas kind of not quite --  
21 not quite defined where you're supposed to  
22 walk. You've got doorways in front of garage  
23 doors and things of that nature.

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1 So we're trying to at least  
2 have some definition of when you walk into the  
3 building you should be protected from the  
4 loading area or at least you know where it is,  
5 and that could be done through pavers or  
6 landscape or an island or a knee wall or  
7 whatever it might be. So that's the kind of  
8 things we'll be looking for in the future.

9 COMMISSIONER MENCONI: But if I'm  
10 the owner and that's been granted, there's no  
11 pressure on me to conform with any of these  
12 standards. I'm grandfathered in, correct?  
13 ATTORNEY BATEMAN: That's correct,  
14 unless you tear the building down and start  
15 over.

16 MR. MARTIN: There's some notation  
17 on lighting and things like that in here as  
18 well.

19 In other words, it's really  
20 just to better define some of the areas. And  
21 I think with new buildings, which is where  
22 this is directed towards, the stuff that's  
23 come before us it's pretty much done. We

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1 haven't really had to say, you know, you have  
2 to have a sidewalk disconnected from the  
3 loading dock. It's fairly typical now with  
4 the G23 development, the Pro Med building. So  
5 I don't think we'll be having issues with  
6 that.

7 Materials: We did make a few  
8 changes here at the direction of some of the  
9 Commissioners from last time.

10 Really what we're looking for  
11 here is higher quality durable materials; and  
12 they include brick, stone, architectural tilt-  
13 up or precast concrete panels.

14 Again, these are predominant  
15 features. They can flip back and forth, brick  
16 and precast, and you can use a mixture of  
17 these materials. Just provide some direction  
18 as to we want some permanence. We're moving  
19 away from wood and metal buildings into more  
20 permanent and lower maintenance structures  
21 where painting isn't as important.

22 Predominant exterior building  
23 materials that should not be included include:

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1 untextured tilt-up concrete panels;  
2 prefabricated steel; corrugated metal; highly  
3 reflective glasses; wood; and concrete masonry  
4 walls, in other words, cinder-block type  
5 structures.

6 COMMISSIONER MENCONI: Chris, I'm  
7 wondering for item four, highly reflective  
8 glass, do we really mean mirrored glass?  
9 Isn't that what we really  
10 mean?

11 MR. MARTIN: Yeah, I think so.

12 COMMISSIONER MENCONI: Why don't we  
13 just say what we really intend. Because all  
14 glass is highly reflective, so I'm kind of --  
15 I think you really -- What you don't want is  
16 like the bronzed colored mirrored glass and  
17 the blue, that's probably what I'm assuming  
18 here mirrored glasses is what we don't want.  
19 CHAIRPERSON DAULTON-LANGE: Yeah,  
20 and part of that is environmental for the  
21 birds.

22 MR. MARTIN: We talked a bit about  
23 entrance features. Again, just to clearly

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1 define where front doors are, where entrances  
2 are, again directed towards the pedestrian  
3 scale; and this basically provides just a list  
4 of those types of things.

5 We had some good examples,  
6 some kind of interesting buildings. Here is a  
7 good example you can kind of tell where you're  
8 supposed to go. You could see the pedestrian  
9 walkway extended out there and you know where  
10 the doors are. That place they actually has a  
11 Pump It Up in there. That's in Vernon Hills.

12 Inside that building are six  
13 inflatable -- giant inflatable bouncy toys.

14 COMMISSIONER MENCONI: It sounds  
15 like you've been there.

16 MR. MARTIN: I've been there  
17 multiple times, but you wouldn't know it  
18 looking at it. Just a real nice building  
19 there.

20 COMMISSIONER MENCONI: Yeah, that's  
21 nice.

22 MR. MARTIN: And some pathway and  
23 landscape area.

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1 This jumps to screening kind  
2 of down the way a bit there. It says  
3 restricted brick use in mechanical system  
4 screening. This is a high school in Vernon  
5 Hills. It's also in an industrial park.

6 The reason I took this shot is  
7 the screening of the rooftop units with the  
8 material the same or the same color anyway of  
9 the molding along the top of the entrance  
10 feature there.

11 Again, another great use of  
12 the windows, and I like the banding, the  
13 Ballard lighting as you're walking in. Just a  
14 real -- and the foundation plantings.

15 It's a real nice looking  
16 school, quite frankly, and no neighbors  
17 around. It's a creative shape, kind of an  
18 oval shape there. Again, that's at the other  
19 end of the high school.

20 We've been focusing on  
21 industrial uses, but here is some retail uses  
22 in Cary, I think. I think it's a nice example  
23 of materials. It's got a residential-

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1 pedestrian type appearance, a nice use of  
2 color with the awnings and signage I think  
3 work pretty well, and real inviting coloring.  
4 That's a nice retail use there.

5 A bit of a different kind of  
6 entrance, probably a little less expensive.  
7 An interesting look there still quality kind  
8 of appearance.

9 COMMISSIONER MENCONI: Are these  
10 all in the same town?

11 MR. MARTIN: No. This one is --  
12 That might be in Cary too or Fox River Grove.  
13 I forget. As I see them I pull over and snap  
14 them.

15 This is -- Again, you've seen  
16 this building before. This is in  
17 Libertyville. This is a mixed use, mostly  
18 office building within their light industrial  
19 park. Really a kind of fabulous use of  
20 materials for brick to asphalt shingles to  
21 metal. An excellent use of color, and I  
22 really like this building.

23 COMMISSIONER DELISLE: Is that

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1 Winchester Court?

2 ADMINISTRATOR MARTIN: You know, I  
3 don't know what the address is. It's just  
4 south of their field house. It's right down  
5 the street. It's kind of off a wetland. It's  
6 a great building.

7 Again, some commercial. This  
8 is Hawthorn Woods at the corner of Gilmer and  
9 Midlothian which is a little restaurant  
10 there. The use of hard scape with the  
11 pavers. There's nice landscape treatments,  
12 awning, brick work; and this is an office --

13 ATTORNEY BATES: Hawthorn Woods off  
14 of Fairfield. I think it's between Fairfield  
15 and Midlothian Road.

16 MR. MARTIN: Oh, yeah. I liked the  
17 garbage thing, that's what I liked there.

18 So there's just some examples  
19 of materials and color and things like that.  
20 These would be -- Some of these I think when  
21 we get to the final ordinance we'll try to  
22 include some of these pictures within either  
23 the body of the ordinance or attach them to

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1 the ordinance or something like that to give  
2 people a fairly clear direction.

3 A lot of these are already in  
4 our Comprehensive Plan. As you recall we put  
5 in pictures of stuff that we were looking for  
6 in terms of retail and commercial  
7 development. So I think we'll add that in  
8 there just to give people some idea.

9 Then moving into the landscape  
10 requirements. We're looking for some  
11 significant foundation and accent plantings  
12 along the face of buildings and trees to  
13 either accentuate or screen certain features.

14 Going back to some of these  
15 Vernon Hills examples, this is a pretty robust  
16 use of ground cover; but it certainly provides  
17 kind of a native appearance.

18 COMMISSIONER MENCONI: Chris, if an  
19 existing landlord/tenant, a property owner of  
20 the park, if they're looking to do a major  
21 renovation to their property, are they still  
22 grandfathered or at the time of doing the  
23 major renovation that's when this kicks on for

1 them?

2 MR. MARTIN: This is -- Yes, that's  
3 when this would kick in. We have it currently  
4 set at 50 percent of value.

5 CHAIRPERSON DAULTON-LANGE: Is that  
6 the exterior work or all work?

7 COMMISSIONER DELISLE: Complete  
8 work I think.

9 CHAIRPERSON DAULTON-LANGE: So if  
10 the building is worth \$1 million, for easy  
11 numbers, and they do \$560,000 worth of work,  
12 then we would look at them to bring their  
13 exterior into compliance.

14 MR. MARTIN: Correct, and I'm not  
15 real crazy about -- I'm not sure how else to  
16 do it.

17 COMMISSIONER MENCONI: How about  
18 the percentage of impact to the building.

19 COMMISSIONER DELISLE: Usually the  
20 easiest is by dollars. I think most  
21 municipalities use a standard value like that,  
22 and it's generally 50 percent of the value.

23 COMMISSIONER MENCONI: See, I would

1 just hate to discourage somebody from spending  
2 money to enhance and improve their property if  
3 they're thinking my property is worth a  
4 million, if I want to do A, B, C and it costs  
5 me five twenty-five, even though I'm only  
6 impacting, you know, 25 percent of my  
7 property, then this is going to kick in. Then  
8 I have to do all of these things. Forget it,  
9 I'm not going to make an improvement. Versus  
10 if it's -- I'm making 50 percent -- I'm  
11 impacting 50 percent. If you have a 50,000  
12 square foot property, and you're doing work  
13 that you know however you want to measure with  
14 your blue lines you shade the area that call  
15 it construction, renovation area, if that  
16 exceeds -- if it's 50 percent or more of the  
17 total footprint, then it kicks on.

18 I mean, I would hate to  
19 discourage people from enhancing, making  
20 improvements; and you know people are going to  
21 be looking at their property. They're going  
22 to know my value is a million. I want to make  
23 some improvement, but the Village of Lake

1 Barrington says if I spend 501,000 then this  
2 kicks on. Now I'm looking at a whole  
3 new -- you're opening up a can of worms if  
4 you're the property owner.

5 ATTORNEY BATEMAN: I would  
6 suggest -- I would just make the argument that  
7 the -- that using dollars is a more general  
8 standard to the property owner.

9 In other words, it sets the  
10 threshold higher for when they would have to  
11 begin to comply with these new regulations.

12 I mean you could have a  
13 situation where you were putting new siding on  
14 a building, for example, and it would -- and  
15 you would be affecting the whole exterior of  
16 the building. So therefore, it comes in to  
17 play, but in fact, the value of that  
18 improvement would not be 50 percent of the  
19 value of the building.

20 COMMISSIONER MENCONI: Right. And  
21 that's exactly my point. What you've done is  
22 sided 100 percent of that building, and  
23 it's -- and that's something that's going to

1 be visible to everyone, and they don't have to  
2 follow this. There's more impact for the  
3 people passing by the building. You know, it  
4 may be 10 percent of the value, but it's  
5 impact.

6 Do you see what I'm saying?

7 I'm just socializing the  
8 idea. I think it's something that we all talk  
9 about. I just want to make sure that if we're  
10 going to do this, make sure that -- You know,  
11 in that case somebody can really do some  
12 damage to that park and side the thing with  
13 the world's ugliest siding; but because the  
14 value is only ten percent of the value of  
15 their appraised value --

16 CHAIRPERSON DAULTON-LANGE: That  
17 makes a good point. Maybe we should discuss  
18 how it kicks in with exterior works versus  
19 interior work.

20 We talked about if they were  
21 increasing the value of the property by 50  
22 percent on the inside then this would kick in,  
23 which would mean they have to do more

1 landscaping perhaps, if they need it.

2 COMMISSIONER MENCONI: I think  
3 maybe it's only exterior.

4 MR. MARTIN: It's only exterior  
5 improvements. So if you did a complete gut  
6 job in the interior, it wouldn't come in to  
7 play at all.

8 CHAIRPERSON DAULTON-LANGE: So if  
9 somebody has a warehouse let's say and 25  
10 percent of it's office and they redo the  
11 office all on the inside --

12 ATTORNEY BATEMAN: It doesn't -- I  
13 don't think it's limited right now to exterior  
14 improvements.

15 COMMISSIONER DELISLE: I think it  
16 should be any improvements, 50 percent of the  
17 building.

18 ATTORNEY BATEMAN: If your  
19 beginning structure is worth 200,000 and  
20 you're going to spend a half million on the  
21 inside, it's not unreasonable to expect you to  
22 spend some money on the outside even if maybe  
23 you weren't planning to.

1 COMMISSIONER DELISLE: Right, or  
2 whatever you do to the outside it meets our  
3 new ordinance.

4 And I would be open to  
5 alternate solutions, but I know that generally  
6 this is the standard that most municipalities  
7 use. It's a pretty easy one because you've  
8 got to apply for a building permit and that  
9 building permit will have a dollar value for  
10 the improvements that you're doing.

11 ATTORNEY BATEMAN: It's the  
12 standard that's applied if the building was  
13 not conforming. It's the set back or use, and  
14 it's destroyed whether or not your -- you have  
15 the right to rebuild is whether or not the --  
16 you've exceeded 50 percent of the value.

17 CHAIRPERSON DAULTON-LANGE: Rick,  
18 in your day job you do a lot of commercial  
19 work. Do some people go around this and say  
20 okay, I'll just do, you know, 20 percent  
21 improvements a year so that it never kicks  
22 in?

23 COMMISSIONER DELISLE: It's funny

1 that you mention it. I often come against  
2 it. I mean, we've often looked at it; and  
3 generally, what happens is it's more costly to  
4 come back and do it a second time. We  
5 generally end up -- and usually it's -- If  
6 it's close, we make sure we're underneath that  
7 threshold. And usually if it's close, it's  
8 not an issue.

9 It's generally like Jim said  
10 you're going in a building that's worth maybe  
11 a million dollars but you're going to put 1.5  
12 in, and you just kind hide that big of a  
13 differential because you've got to apply for  
14 your building permit. If you're thinking that  
15 you're going to do -- generally, the user is  
16 driving that. They've got a move-in date and  
17 want to move in and be under operation.

18 I think an entrepreneur could  
19 do what Frank mentioned and say well, I'm  
20 going to do \$400,000 worth of work this month  
21 and six months from now do another 400. But  
22 businesses generally just want to -- They find  
23 a building they want to be in. They find out

1 how much the work is going to be. They do  
2 it. And if you're over by two or three, four  
3 hundred thousand dollars, people don't go  
4 back. They say well, what do we need to do to  
5 comply with the village.

6 COMMISSIONER MENCONI: Just  
7 remember -- I agree with everything you're  
8 saying, but remember who the audience is and  
9 the typical profile of the typical property  
10 owner in this park, not the -- Look at what  
11 the operation of the businesses are. I mean,  
12 they're mom- and pop shops. They've been  
13 there a long time. The cash flow is probably  
14 a little tight, so.

15 MR. MARTIN: Well, yeah, maybe; but  
16 there are dozens of folks who own property in  
17 the commercial park that don't live here and  
18 they just collect rent.

19 We're doing a major code  
20 enforcement action now, and I would have to  
21 say more than two-thirds are addresses all  
22 over: Highland Park, McHenry, Florida,  
23 Chicago. So I think -- And we have a lot

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1 multi-tenant units.  
2 Now, you're absolutely right,  
3 the tenants are a detail guy, who works on  
4 cars; somebody who fixes furniture. The  
5 property owners are a separate group.

6 COMMISSIONER MENCONI: But a lot of  
7 these tenants, the leases are triple-net  
8 leases which mean the tenants are paying for  
9 everything. So -- and that's the reason why a  
10 lot of the landlords are not making  
11 improvements. It's up to the tenant to make  
12 improvements.

13 CHAIRPERSON DAULTON-LANGE: So the  
14 tenant is not making the improvement; but if  
15 the tenant wanted something, it might  
16 encourage competition.

17 What we're seeing a lot and  
18 what we've seen in the last few years on our  
19 board here are new buildings coming in, and  
20 this is a way of giving them design  
21 guidelines.

22 MR. MARTIN: Yes, that's certainly  
23 the other piece.

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1 COMMISSIONER MENCONI: We've got to  
2 do this.

3 CHAIRPERSON DAULTON-LANGE: So now  
4 let's say I'm buying a tear-down property or a  
5 new property, so now I'm a landlord and I've  
6 got things up to snuff. If I have tenants in  
7 the commercial park who want something new,  
8 they've got another landlord to go to now.

9 So I think it's more of a  
10 regeneration of the park where a lot of the  
11 buildings are 30-plus years old; and we don't  
12 want to drive those people out.

13 What we're saying is if you're  
14 going to -- I think Rick brought this up at  
15 the last meeting was that now that we have  
16 water and sewer there, the values of that land  
17 have increased dramatically compared to what  
18 they used to be worth. The people coming in  
19 are -- tend to more appreciate that.

20 COMMISSIONER DELISLE: It's tough  
21 because I can't imagine that someone coming  
22 into the park, remodeling the building, and if  
23 they have an existing split-face block

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1 building and it doesn't meet our code that we  
2 have them reskin the building. I think we  
3 have to be careful of that. Is that  
4 permitted?

5 ADMINISTRATOR MARTIN: Split-face  
6 block is not mentioned anywhere.

7 COMMISSIONER DELISLE: Okay. Let's  
8 say -- There are a few split-face block  
9 buildings in the park. If a building owner is  
10 coming in, I'm -- my guess is someone,  
11 probably you, Chris, would have to make a  
12 determination whether or not -- I don't think  
13 it would be reasonable to have someone  
14 completely reskin a building if they were  
15 willing to make -- to restrain the building or  
16 make it aesthetically pleasing without  
17 reskinning the entire building.

18 MR. MARTIN: Yeah, I think you're  
19 absolutely right.

20 COMMISSIONER DELISLE: Let's say --  
21 There is no building, I don't think, in  
22 there that's -- maybe there are \$250,000  
23 buildings; but if someone was buying a

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1 building for \$250,000 that was metal and they  
2 were putting in air conditioning and a dock  
3 and that value of that work was \$185,000, I  
4 don't know how we could go back and say oh, by  
5 the way, you have to change your metal  
6 building from metal to brick.

7                   So we're probably going to  
8 have to put a caveat in there that there's a  
9 review for existing finishes or major capital  
10 improvements that are unrelated to the work  
11 being done.

12                   It's a Pandora's box, you  
13 know, because someone is spending clearly over  
14 50 percent of the value of the building --

15                   ATTORNEY BATEMAN: Well, they have  
16 a right to apply for a variation.

17                   COMMISSIONER MENCONI: Okay.

18                   ATTORNEY BATEMAN: If they could  
19 really establish hardship in terms of the  
20 application of the ordinance, and appeal the  
21 interpretation. They could appeal that with  
22 the Village Board or they can argue with the  
23 Plan Commissioners, Zoning Board if that's the

1 point at which they're encountering the  
2 issue. But ultimately, the Village Board can  
3 consider the variation relative to that too.

4                   I'm not sure that your -- that  
5 your example doesn't -- I'm not sure I see the  
6 disparity in your example. I mean, your  
7 example is -- I think you have to weigh the  
8 cost of the improvement that you're imposing;  
9 but to me, that goes more to whether or not  
10 they should be granted some kind of relief  
11 from the application of the variation as  
12 opposed to -- because I'm not sure you're  
13 going to be able to find standards that adapt  
14 to every use. There's such a myriad of  
15 situations here. I think you have to stick --  
16 establish a general standard and then counter  
17 as applied some expectation and that variation  
18 will have to sort some of it out.

19                   CHAIRPERSON DAULTON-LANGE: I have  
20 a question: Have you gotten a lot of permits  
21 in the last couple of years for existing  
22 buildings to do improvements that are over  
23 half the value?

1                   I know we've seen a lot of new  
2 things, and that's how this came about.

3                   MR. MARTIN: Lake Barrington  
4 Professional a lot of build outs in there.  
5 There's not a lot of reinvestment going on in  
6 terms of the older buildings.

7                   COMMISSIONER DELISLE: Coming back  
8 to this just for a second, and I don't want to  
9 belabor it. It comes back to Frank's point of  
10 are we going to discourage someone from buying  
11 an existing \$250,000 building and putting in  
12 200 grand. I would say if -- an example like  
13 the air conditioning and dock, is something  
14 that Chris Martin could say well, clearly you  
15 know, you don't have to reskin the building.  
16 You're adding a dock and adding an air  
17 conditioning to the building.

18                   Does that come before the  
19 Zoning Board of Appeals for relief?

20                   I guess there really isn't a  
21 lot of this going on, so maybe it's a  
22 situation where Chris says look, generally  
23 these get approved and go through the process

1 and appeal them.

2                   ATTORNEY BATEMAN: I think it  
3 depends on Chris's application of the  
4 ordinance. I mean, if he takes -- I mean, my  
5 recommendation to Chris, as the zoning  
6 official, would be to take a fairly  
7 letter-of-the-law interpretation and then let  
8 the Zoning Board of Appeals, if it's done by  
9 an application for variation, back off of that  
10 rather than -- That way you get -- There's a  
11 process to it as opposed to -- or they could  
12 say well, we disagree with Chris's  
13 interpretation of how much, you know, what's  
14 50 percent of the value, and that's an appeal  
15 process. They appeal that to the Zoning  
16 Board, and the Zoning Board in that case also  
17 makes a recommendation. In both cases whether  
18 variation or appeal the Village Board  
19 ultimately makes the decision.

20                   COMMISSIONER DELISLE: Thank you.

21                   ADMINISTRATOR MARTIN: Okay. We  
22 were chatting a little bit about landscaping;  
23 and again, what we're looking for is use of

1 foundation plantings and trees that can handle  
2 the weather, can handle the snow.

3                   There's also a discussion in  
4 here about parking lots which would require  
5 screening with native grass and trees that  
6 will mature within three years and be no less  
7 than four feet.

8                   We also have some  
9 conversations in here about how fencing is to  
10 be used. Mainly that fencing shall not be  
11 used alone, appropriate foreground plantings  
12 shall be provided to break up stretches of  
13 fencing. All areas not used for building,  
14 parking, storage or driveways shall be planted  
15 in grass.

16                   We have issues out there with  
17 a lot of gravel and lot of things like that  
18 that give kind of this vacant lot, abandoned  
19 feeling on some of the properties; and I think  
20 this would help drive some of those  
21 maintenance issues.

22                   When we're talking about rain  
23 gardens and some other things and retaining

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1 walls and all of these things could be used in  
2 combination, when necessary, to create a kind  
3 of desirable site plan.

4                   Up until this point we've  
5 never had anything in our code that discusses  
6 that kind of holistic approach. Look at your  
7 land plan, figure out where you're building is  
8 going, how you're getting people in and out,  
9 where you're going to put a few trees; and  
10 that's really what this drives at, just  
11 providing a general scope of what people  
12 should think about.

13                   And then parking lots,  
14 landscape islands within parking lots to break  
15 up large parking areas. We talk about it all  
16 the time when we get a proposal, and this at  
17 least puts it in here and says all right, you  
18 have 50 spaces in a row. You have to break  
19 that up. So that kind of stuff I think is  
20 very effective and necessary.

21                   Fences and gates: Prohibition  
22 against barbed wire, front-yard fencing, and  
23 electrically-charged fences. It's fairly

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1 obvious that should be in the code.

2                   The statement on swing gates  
3 is just to avoid swing gates swinging onto  
4 public property or streets.

5                   And then some conversation  
6 about obstructions of waterways and some  
7 issues with that in terms of blocking ditches,  
8 drainage tile, and storage materials.

9                   Refuse containers: No refuse  
10 containers in any front yard.

11                   Refuse container screening  
12 shall be fully enclosed by opaque fence, wall,  
13 densely planted evergreen hedge of a height  
14 sufficient to hide it.

15                   The materials, again, these  
16 apply to new development, they don't apply to  
17 folks already out there. That is something  
18 we'll have another conversation about down the  
19 road. We have a lot of open dumpsters sitting  
20 out in side yards, in front yards; and that's  
21 something that we might want to consider  
22 talking about.

23                   HVAC systems: To the extent

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1 possible, systems including compressors,  
2 cabinets, valves, meters, generators,  
3 antennas, roof-mounted systems shall be  
4 located so it's not to be visible from any  
5 public street.

6                   And then these items shall be  
7 screened in some fashion whether it be via  
8 landscaping, opaque fencing, walls, et  
9 cetera.

10                   I think the Lake Barrington  
11 Professional building is a good example of  
12 where it was just kind of missed. There's a  
13 lot of gas meters up and down the sides of the  
14 buildings. It should have been worked into  
15 the plan somehow in one fashion or another.  
16 That stuff is fairly minor, but it makes a big  
17 difference when you spend a lot of time in the  
18 building and landscaping and then you put the  
19 big air conditioning compressor on the top of  
20 the building.

21                   I did attach some of the  
22 photos that you've already seen. Again, these  
23 are standard, and just to point out this is

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1 not -- I think I showed a few of the buildings  
 2 in our own industrial park or business park.  
 3 There are quite a few that are very well  
 4 maintained, high quality architecture. This  
 5 is the building at the corner of I believe  
 6 Commercial and Pepper. It's a nice looking  
 7 building, entryway features, decent lighting,  
 8 curbing in the parking lots, a lot of grass;  
 9 but I think they're looking to expand this  
 10 building actually that way. So this ordinance  
 11 would apply to that in this case. The same  
 12 materials, pretty much the same thing. Just  
 13 add it on and maybe add a few plants and  
 14 things like that and you're there. You know,  
 15 not a major ordeal in any case.

16 And again, this is in the  
 17 context of what we have in Lake Barrington.  
 18 We're not trying to build a Lack Forest kind  
 19 of a park here. We know what we're dealing  
 20 with from a staff perspective, and the  
 21 Planning Commission does. So you know, that  
 22 kind of building is perfectly acceptable for  
 23 here whereas it might not be in other places.

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1 It's good in our park, so we'll stay with it.  
 2 CHAIRPERSON DAULTON-LANGE: Thank  
 3 you for all your hard work in putting this  
 4 together.

5 We have a couple of residents  
 6 or business owners in the audience, and I  
 7 would like to invite them to come up and  
 8 comment now, if they so choose.

9 Anybody have any comments at  
 10 this point?

11 MR. LOIACONO: I think it's a fine  
 12 idea.

13 CHAIRPERSON DAULTON-LANGE: Let's  
 14 continue our discussion.

15 I like the fact that we now  
 16 have some landscaping guidelines to go by.  
 17 It's always been a little touchy in the past  
 18 because some petitioners have flat out told us  
 19 well, your code doesn't require any, and now  
 20 it would. And I think when I drive around  
 21 Lake Barrington, the houses in Lake Barrington  
 22 and how much we have put into our landscaping,  
 23 it's not too much to ask a business owners to

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1 put some foundation plantings, and you know,  
 2 some basic green plants in their yards.

3 I think some good points were  
 4 brought up as far as we're not going to be  
 5 able to anticipate every situation at this  
 6 point, and I think we're doing the best that  
 7 we can at this stage. And if we find that  
 8 it's not working, it doesn't mean that we  
 9 can't come back and revisit this later and  
 10 make changes.

11 So any other comments?

12 COMMISSIONER WRZESZCZ: I think  
 13 it's good. It's a good start. I'm not sure  
 14 if we would have to take it further and give  
 15 specific density requirements for parking lots  
 16 and exterior of buildings or landscaping.

17 You know, I apologize, but you  
 18 guys have had more petitioners come in front  
 19 of you, and I think it's a great goal as Chris  
 20 mentioned earlier to break up the 50 parking  
 21 spaces with the island.

22 Is there a thought to not a  
 23 huge density but just to have some type of

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1 point system that this type of shrubs or these  
 2 ten shrubs count for one point and you need to  
 3 have 20 points in your parking lot or 30  
 4 points surrounding your building. You know,  
 5 certain trees are ten points right off the  
 6 bat.

7 I know some other  
 8 communities -- Again, I'm not trying to modify  
 9 this right now, I just thought that you know,  
 10 how do we get away from developers coming in  
 11 and saying well, I put shrubs there. You know  
 12 I've got this, you know, 400 by 400

13 monstrosity and they put three shrubs out in  
 14 front and say is that what you're looking for.  
 15 CHAIRPERSON DAULTON-LANGE: I think  
 16 at this point we haven't gotten to that.

17 COMMISSIONER WRZESZCZ: And I know  
 18 we want to be flexible.

19 MR. MARTIN: Certainly, when I was  
 20 reviewing these difference ordinances I saw  
 21 quite a few of these type of examples, every  
 22 three spaces you need X number of trees or X  
 23 square feet of landscape. It just got to the

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1 point where I don't know if we could  
2 administer that.

3 In all reality, our volume  
4 isn't quite there that we need the specificity  
5 that that requires.

6 I think it's much more of a  
7 give- and take discussion. Even when  
8 developments have come in prior to this and  
9 have been before this Board, those  
10 conversations have taken place.

11 COMMISSIONER WRZESZCZ: It's been  
12 pretty open.

13 MR. MARTIN: And that's the way I  
14 anticipate it going, except now I can say, you  
15 know, you require some landscaping.

16 COMMISSIONER MENCONI: I think Mark  
17 brings up a good point. It should be  
18 measurable. It shouldn't be subjective.  
19 There should be some way to measure it so that  
20 it's fair for all developers coming in.

21 ATTORNEY BATEMAN: That's a  
22 different ordinance. That's a performance  
23 standard, and it's a different kind of

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1 ordinance where you just have every kind of  
2 detail --

3 COMMISSIONER MENCONI: Well, we can  
4 address it around the foundation and around  
5 elevation of the building, but we don't  
6 address it if it's a parking lot. I think  
7 that's --

8 MR. MARTIN: Parking lot location  
9 as opposed to say lineal feet. If you have 50  
10 feet you need ten plants. I really just try  
11 to describe the areas more landscaping take  
12 place and then leave it to the --

13 COMMISSIONER MENCONI: Yeah, and I  
14 think you're safe to say low-growing  
15 foundation planting. They're not going to  
16 have little Spirea plant by the entrance and  
17 keep the rest of the foundation. They're  
18 going to assume along the entire foundation  
19 all the way around the building I'm going to  
20 have some kind of foundation plantings.

21 CHAIRPERSON DAULTON-LANGE: For the  
22 most part the petitioners that we see in front  
23 us it's for a variance of some other reason

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1 they have to come in before us, and that's  
2 when we talk, show us what your landscaping is  
3 going to be. They're asking for something,  
4 and we ask for something, that kind of thing.

5 I agree with Chris that for a  
6 municipality of our size it becomes cumbersome  
7 to have a checkoff type of thing. It also  
8 leads to maybe less creativity in design  
9 because the petitioner is just designing for  
10 the code, and it becomes sometimes not as  
11 creative as you would like to see it.

12 COMMISSIONER MENCONI: We're going  
13 to have a big parking lot though. We can plan  
14 a huge parking lot with the junior high. If  
15 the junior high -- If we ever have a  
16 referendum and the brick and mortar is  
17 passed --

18 CHAIRPERSON DAULTON-LANGE: It's a  
19 school. They don't have to abide by any of  
20 our codes.

21 COMMISSIONER MENCONI: So so much  
22 for that.

23 Exemption, big exemption.

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1 CHAIRPERSON DAULTON-LANGE: Yeah,  
2 they don't have to.

3 COMMISSIONER MENCONI: That's what  
4 I was thinking when Mark mentioned that. I'm  
5 like, oh, man, we're going to have a school  
6 there. It's going to be just one big black  
7 parking lot. I guess it will be.

8 COMMISSIONER DELISLE: I think they  
9 generally try to comply with code.

10 ATTORNEY BATEMAN: They'll  
11 probably -- In other municipalities this  
12 District has applied for special uses for land  
13 developments.

14 COMMISSIONER DELISLE: That's a  
15 good point. I'm wondering if we could resolve  
16 it without -- because this is a million times  
17 better than we what had like a month ago.  
18 I'm wondering if we could  
19 resolve it by saying that the landscaping  
20 should be done in a manner acceptable to our  
21 consulting.

22 Don't we have the landscape  
23 consultant on retainer?

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1 CHAIRPERSON DAULTON-LANGE: I'm  
2 afraid that gets into, you know, who that  
3 person happens to be that day and what kind of  
4 mood they're in.

5 COMMISSIONER DELISLE: I'm with you  
6 there.

7 ATTORNEY BATEMAN: I think Chris  
8 is -- You know, will tend to make more  
9 balanced decisions than delegating that  
10 expressly. I think when he needs assistance  
11 he seeks is.

12 On the other hand, they will  
13 tend to -- Chris will tend to put in the  
14 balance the desire for -- the Village's desire  
15 for economic development.

16 COMMISSIONER DELISLE: Usually what  
17 it is is a speed issue. You know, what I find  
18 is that developers and builders and users  
19 generally want to get through the process as  
20 quickly as possible. So I think Chris will  
21 have a lot of authority, for instance, you  
22 know this isn't going to fly.

23 MR. MARTIN: Well, the biggest

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1 improvement here is just going to be requiring  
2 landscaping. Before it was like do you have a  
3 landscaping plan.

4 COMMISSIONER DELISLE: So I guess  
5 how do you -- It's a good point. So I guess  
6 general standard right now at least it's a  
7 first step. Maybe our next step within the  
8 next few years if we see this as a problem we  
9 go to a measurable scale in landscaping, and  
10 I've seen that also where certain trees have a  
11 higher grade.

12 ATTORNEY BATEMAN: It can still be  
13 flexible while using points. You have to meet  
14 a certain point to code but different things  
15 count.

16 CHAIRPERSON DAULTON-LANGE: And you  
17 know, every so many parking spaces have to  
18 have an island. I think that's probably a  
19 second step to see how things go.

20 Did you have a comment, sir?  
21 We have to swear you in because it's a public  
22 hearing.

23 MR. LOIACONO: My name is Sam

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1 Loiacono.

2 CHAIRPERSON DAULTON-LANGE: Sam,  
3 before you start talking, Administrator Martin  
4 has to swear you in. This is a public  
5 hearing.

6 (Witness sworn.)

7 MR. LOIACONO: I just have one  
8 comment. On your efforts to screen parking  
9 lot from the view as you drive by, a very good  
10 idea; but there's one little caution I think  
11 you should look at, security.

12 I've talked to policemen many  
13 times as they come by. They like the idea  
14 they can see in there to see there's nobody in  
15 the parking lot. There's a lot of bushes and  
16 shrubs. It's a place for people to hide.

17 These are not homes; these are  
18 industrial parks. There's a lot of good value  
19 things out there that thieves know about, and  
20 bushes just hide them.

21 That's all I wanted to say. I  
22 want to give you caution on that point.

23 CHAIRPERSON DAULTON-LANGE: Parking

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1 and storage area screening.

2 I think when we were talking  
3 about that we were really talking about  
4 storage area screening.

5 MR. MARTIN: Yeah. The single  
6 biggest complaint out there for adjoining  
7 property owners is the view of the lesser  
8 maintained or robust storage uses.

9 CHAIRPERSON DAULTON-LANGE: But you  
10 know this all side and rear parking storage  
11 areas, not front parking. That's where the  
12 police would be driving by on the street.

13 MR. MARTIN: The point of that is  
14 to segregate the one property from another so  
15 you could have a restaurant use, for example,  
16 adjacent to a --

17 CHAIRPERSON DAULTON-LANGE: Storage  
18 area.

19 MR. MARTIN: -- pipe fitter.

20 CHAIRPERSON DAULTON-LANGE: And we  
21 don't have it in the front so I think that  
22 should help with the security issues with  
23 police officers driving down Pepper Road,

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1 Commercial Avenue. That's a very good point.  
 2 And thank you both for coming  
 3 out. Chris said he mailed out over 200  
 4 notices to property owners about this meeting,  
 5 and I'm sure they all went on our website and  
 6 looked at it first.

7 COMMISSIONER DELISLE: I wanted to  
 8 ask Sam if he was a resident or business  
 9 owner.

10 MR. LOIACONO: Yes to both.  
 11 COMMISSIONER DELISLE: Great.

12 And what business is his?

13 MR. LOIACONO: Well, I am retired.  
 14 I used to own Northwest Carpet Service. Right  
 15 now all I do is maintain the buildings.  
 16 That's why I'm sort of cautious about who  
 17 comes into the park and so on.

18 One of your people here knows  
 19 who I am. I know every car that comes in and  
 20 out of my parking area.

21 COMMISSIONER DELISLE: What's your  
 22 last name because I didn't catch it.

23 MR. LOIACONO: L-o-i-a-c-o-n-o.

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1 COMMISSIONER DELISLE: I just  
 2 wanted to know -- How do I pronounce that?  
 3 MR. LOIACONO: Loiacono. Just call  
 4 me Sam.

5 COMMISSIONER DELISLE: Thank you  
 6 very much.

7 CHAIRPERSON DAULTON-LANGE: Thank  
 8 you, Sam.

9 MR. DELISLE: I wanted to thank  
 10 Francis also for coming out.

11 CHAIRPERSON DAULTON-LANGE: Any  
 12 other comments?

13 COMMISSIONER PULEO: One thing I  
 14 just wanted to ask and I know I brought it up  
 15 last time, did we want to put anything in this  
 16 paperwork about signage?

17 I believe we had it in our  
 18 zoning regulations, but do you want to have  
 19 anything in here in case someone comes in and  
 20 we didn't have that?

21 MR. MARTIN: That's a different  
 22 discussion, signage and landscaping.

23 CHAIRPERSON DAULTON-LANGE: Is that

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1 what you're getting to?

2 COMMISSIONER PULEO: Yes.

3 CHAIRPERSON DAULTON-LANGE: That's  
 4 already in the code, so they already have to  
 5 abide by that.

6 We're on a roll here, so.

7 COMMISSIONER DELISLE: This is  
 8 probably unrelated and you've done a great job  
 9 here. I'm wondering if we could have a  
 10 similar meeting for the Zoning Board of  
 11 Appeals to go through the ordinance at some  
 12 point maybe after it's adopted.

13 MR. MARTIN: Sure.

14 COMMISSIONER DELISLE: Well, are we  
 15 looking for a motion?

16 CHAIRPERSON DAULTON-LANGE: We sure  
 17 are.

18 COMMISSIONER DELISLE: I would like  
 19 to -- Does anyone want to make the motion?

20 I'll make the motion then that  
 21 we approve the new Village of Lake Barrington  
 22 Ordinance amending the section titles of the  
 23 Village of Lake Barrington village codes. I

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1 guess as it's called new section number 4 --  
 2 8-4-9 Design Standards in M, B, and O  
 3 Districts.

4 CHAIRPERSON DAULTON-LANGE: We're  
 5 recommending approval to the Village Board.

6 COMMISSIONER DELISLE: Yes, I'm  
 7 sorry.

8 COMMISSIONER PULEO: I second that.

9 CHAIRPERSON DAULTON-LANGE: Roll  
 10 call, please.

11 MR. MARTIN: Commissioner Delisle?

12 COMMISSIONER DELISLE: Aye.

13 MR. MARTIN: Commissioner Puleo?

14 COMMISSIONER PULEO: Aye.

15 MR. MARTIN: Commissioner Menconi?

16 COMMISSIONER MENCONI: Aye.

17 MR. MARTIN: Commissioner Wrzeszcz?

18 COMMISSIONER WRZESZCZ: Aye.

19 MR. MARTIN: Chair Lange?

20 CHAIRPERSON DAULTON-LANGE: Yes.

21 MR. MARTIN: Motion carries.

22 CHAIRPERSON DAULTON-LANGE: Thank  
 23 you.

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1 I know you two have just  
2 gotten here tonight, but we have been taking  
3 about this for quite a long time.

4 So we appreciate your input  
5 and for coming out tonight. It means a lot to  
6 us as a Commission to have public input.

7 Thank you.

8 Any other items of interest?

9 MR. MARTIN: Items of interest, the  
10 walls are going up at the Lake Barrington  
11 field house, so that's moving along.

12 COMMISSIONER MENCONI: I saw the  
13 big cranes in the sky.

14 MR. MARTIN: It's pretty  
15 impressive.

16 I mentioned code enforcement  
17 effort. As you recall at the last meeting I  
18 noted that we had sent out courtesy notices.  
19 I finally got around to doing the actual  
20 review. It's kind of hard to take pictures  
21 and do it with one hand, but tomorrow there  
22 will be letters going out, violation notices.  
23 Not huge stuff: pallet storage, parking

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1 issues, some signage stuff, lots of dumping;  
2 nothing horrible, but just kind of general  
3 property maintenance issues mainly. We'll see  
4 how that goes.

5 COMMISSIONER PULEO: Chris, did you  
6 get my message about the fencing?

7 MR. MARTIN: At the Kelsey Road  
8 House?

9 I think that's part of their  
10 whole look.

11 COMMISSIONER PULEO: Have you done  
12 a drive by?

13 MR. MARTIN: I looked at it, and I  
14 don't know --

15 COMMISSIONER PULEO: Okay. You  
16 looked at it.

17 MR. MARTIN: I don't know if I  
18 could cite them for that. I mean, there's a  
19 shower in the -- in their thing. It's a tub.

20 COMMISSIONER PULEO: Well, I  
21 figured since they were cleaning that whole  
22 patio up that maybe that --

23 CHAIRPERSON DAULTON-LANGE: Kelsey

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1 Road House has a lot of personality.

2 COMMISSIONER PULEO: Yes, it does.

3 COMMISSIONER MENCONI: Chris, I was  
4 wondering if Tom Gooch with Cuba Township  
5 Roads gave you an update on the Lake  
6 Barrington roads being swept up from our  
7 winter sand.

8 MR. MARTIN: He hasn't.

9 COMMISSIONER MENCONI: I called on  
10 May 1st --

11 MR. MARTIN: There's still sand  
12 over there?

13 COMMISSIONER MENCONI: -- and the  
14 Village of Barrington had it all done.

15 I told Cuba Township, I gave  
16 them my name and where I lived, and I said is  
17 there anything in the works?

18 They said by May 15th; but no,  
19 there's still all kinds of sand, especially at  
20 intersections where if you hit that corner  
21 which is wet, not just in your car but on a  
22 bicycle --

23 CHAIRPERSON DAULTON-LANGE: As a

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1 bicyclist, I noticed it a lot.

2 COMMISSIONER MENCONI: The sand --  
3 The mixture of the sand and the gravel makes  
4 it really slippery.

5 I don't know, is that our  
6 budget or is that --

7 MR. MARTIN: It's part of our  
8 maintenance agreement.

9 COMMISSIONER MENCONI: Are they --  
10 Were they given a few months to do it?

11 MR. MARTIN: They should have had  
12 it done.

13 COMMISSIONER MENCONI: It's not  
14 done.

15 CHAIRPERSON DAULTON-LANGE: One  
16 other item is for the business people in the  
17 audience. I have handouts for you if you  
18 would like to take them. It's a notice I got  
19 from a law firm in the city regarding expanded  
20 incentive programs for green development that  
21 go into effect June 1st in the State of  
22 Illinois, and it lists some things business  
23 owners if you do there's potential rebate

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1 money from the State for you.  
 2 So please feel free to take  
 3 one, I will give the original to Administrator  
 4 Martin for other people who may come in and  
 5 request.

6 Is there anything coming up on  
 7 our agenda?

8 MR. MARTIN: No.

9 COMMISSIONER MENCONI: A  
 10 certificate of occupancy was given to the  
 11 north part of TallGrass, so we've got two  
 12 residents living in there now.

13 MR. MARTIN: Three.

14 CHAIRPERSON DAULTON-LANGE: I went  
 15 to the open house a couple of weeks ago. It  
 16 was very well attended. The two models out  
 17 there, the ranch model and two story model  
 18 were very well decorated and very nice.

19 COMMISSIONER DELISLE: What are  
 20 those listing for?

21 CHAIRPERSON DAULTON-LANGE: I don't  
 22 know.

23 COMMISSIONER DELISLE: They didn't

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1 have a list price?

2 CHAIRPERSON DAULTON-LANGE: I just  
 3 didn't look.

4 It looks like everyone have a  
 5 very nice summer because I don't think we're  
 6 going to have a meeting in July unless  
 7 something comes in.

8 Remember to wear your bike  
 9 helmet when biking.

10 Motion to adjourn?

11 COMMISSIONER PULEO: I'll make a  
 12 motion to adjourn.

13 COMMISSIONER MENCONI: I'll  
 14 second.

15 CHAIRPERSON DAULTON-LANGE: All  
 16 those in favor?

17 (Chorus of ayes.)

18 CHAIRPERSON DAULTON-LANGE: Thank  
 19 you.

20 (Which were all the  
 21 proceedings had.)

22  
 23

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1 STATE OF ILLINOIS)  
 2 ) SS.  
 3 COUNTY OF COOK )  
 4

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

13

14 *Deborah R. Santi*  
 15 DEBORAH R. SANTI, CSR  
 16 CSR # 084-004107

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