

**VILLAGE OF LAKE BARRINGTON
MINUTES OF THE MEETING OF THE
PLAN COMMISSION
FEBRUARY 25, 2010**

Approved

1. CALL TO ORDER AND ROLL CALL

A Meeting of the Plan Commission of the Village of Lake Barrington was held on Thursday, February 25, 2010, 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. There were two people in the audience. On roll call, the following were:

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

2. APPROVAL OF THE MINUTES:

A motion was made by Commissioner MacKenzie and seconded by Commissioner Puleo to approve the minutes of January 14, 2010. The voice vote was unanimous.

3. COMPREHENSIVE PLAN REVIEW

Mr. Martin noted that staff and the Village Engineer were proceeding on site planning options for the sub-area plan of the Route 14/Pepper corner formerly the Saturn dealership. Mr. Martin noted that URS planners no longer were available to the Village. The Commission agreed to defer action till a later date on the remainder of the Plan review.

4. CONSIDERATION OF SPECIAL USE PERMIT – BARRINGTON JUDO – JUDO SCHOOL, 28147 COMMERCIAL AVENUE, UNIT 4

Mr. Martin noted that Mr. Michael Minton of the Barrington Judo is requesting a special use permit (SUP) to allow for the operation of a Judo¹ training and coaching facility at 28147 Commercial Avenue Unit 4. The Village's zoning code requires a special use permit for all schools and training facilities. The training facility requires a special use permit in the M zoning district pursuant to section 8-4-6(C) (11).

Provided to the Commission was the application form and a descriptive narrative of the request.

Commissioner Questions and Public Comment

Chair Daulton-Lange requested public comment, there was none. Chair Daulton-Lange requested Commissioner comment and discussion which is provided within the attached transcripts. At the conclusion of Commission discussion Chair Daulton-Lange requested a motion as follows:

A motion was made by Commissioner MacKenzie, seconded by Commissioner Puleo to recommend to the Board of Trustees approval of the proposed special use permit granted to

¹ judo (joo' doh) (*Jp.* "gentle way", "the way of yielding," "the way of suppleness/pliancy/flexibility"). A Japanese martial art emphasizing grappling techniques based on the notion that softness overcomes hardness.

the Petitioner Michael Minton, d/b/a Barrington Judo to permit and allow the establishment, operation and maintenance by said Petitioner of a judo school in a portion of the building now located on the Subject Property in accordance with Paragraph C of Section 8-4-6 of the Village of Lake Barrington Zoning Regulations, as amended, in substantial compliance with the plans submitted to the Plan Commission, based upon the following findings of fact:

- A. The special use permit as herein granted is consistent with the Village of Lake Barrington Comprehensive Plan, as amended.
- B. That the special use permit herein granted will conserve property values and will protect the character and stability of other properties in the vicinity and in the Village in general;
- C. That the continued use of the Subject Property consistent with the special use permit herein granted, but subject to the conditions and restrictions as hereinafter specified, is a reasonable and proper use of the Subject Property which would be in the best interest of the Village and its residents and in accordance with the intent and objectives of the Village of Lake Barrington Zoning Regulations, as amended;
- D. That the special use permit as herein granted will promote the general health, safety and welfare of the Village.
- E. Sufficient need for the facility has been shown and the proposed use will not adversely affect any other properties in the vicinity.

This recommendation of approval would be subject to timely and continued compliance by the Petitioner with the following conditions and restrictions:

- A. This special use permit shall be specific to and applicable only to the school operated by Michael Minton, d/b/a Barrington Judo; and
- B. A life/safety and Fire Prevention Code inspection shall be conducted by the Barrington-Countryside Fire Protection District and the Village of Lake Barrington Building Commissioner, and the Petitioner shall comply with all requirements and recommendations of such inspections prior to the occupancy of the Subject Property by the school; and
- C. The Barrington Judo school premises shall not be occupied at the same time by more than the maximum number of persons indicated by the Fire District inspector; and
- D. Yoga classes may also be permitted pursuant to this special use.
- E. Nothing contained in the proposed special use permit shall imply or be construed as approving or granting any variation or waiver from any of the provisions of the Village of Lake Barrington Zoning Ordinance, of the Village of Lake Barrington Village Code, or any other ordinance of this Village.

Upon roll call, the vote on the motion was as follows:

Yeas: Commissioners Delisle, Mackenzie, Puleo, and Chair Daulton Lange
Nays: None
Absent: Commissioners Menconi, Wood, and Wrzeszcz
Abstain: None

Chair Daulton Lange declared that the motion carried; whereupon the Plan Commission went on to discuss other matters.

5. **ADJOURNMENT**

A motion was made by Commissioner Delisle and seconded by Commissioner Puleo to adjourn the meeting. The voice vote was unanimous, the motion carried, and the meeting was adjourned at approximately 7:45pm.

THE VILLAGE OF LAKE BARRINGTON'S PLAN COMMISSION MINUTES FOR THE MEETING OF FEBRUARY 25, 2010 HAVE BEEN REVIEWED AND APPROVED BY:

Village Administrator: _____

PLAN COMMISSION REGULAR MEETING
VILLAGE OF LAKE BARRINGTON

28147 Commercial Avenue Unit 4
To consider a petition for special use to
operate a Judo school.

23860 Old Barrington Road
Lake Barrington, Illinois

* * *

Thursday, February 25, 2010
7:00 p.m.

RECEIVED

MAR 09 2010

VILLAGE OF

LAKE BARRINGTON

LAKE-COOK REPORTING, LTD.
(847) 415-2553

1 PUBLIC HEARING
 2
 3 Thursday, February 25, 2010
 4 7:00 o'clock p.m.
 5 RE: 28147 Commercial Avenue, Unit 4
 6
 7 PLAN COMMISSION
 8 VILLAGE OF LAKE BARRINGTON
 9 * * *
 10
 11 Held on Thursday, February 25, 2010,
 12 commencing at the hour of approximately 7:00
 13 p.m., at 23860 North Old Barrington Road, Lake
 14 Barrington, Illinois.
 15
 16 PLAN COMMISSIONERS PRESENT:
 17 Karen Daulton-Lange, Chairperson
 18 Richard Delisle, Commissioner
 19 Alan MacKenzie, Commissioner
 20 Christina Puleo, Commissioner
 21
 22 ALSO PRESENT:
 23 James Bateman, Village Attorney
 Christopher Martin, Village Administrator
 Mike Minton, Barrington Judo

1 CHAIR DAULTON-LANGE: Hearing none.
 2 Motion to accept?
 3 COMMISSIONER MACKENZIE: So moved.
 4 CHAIR DAULTON-LANGE: Second?
 5 COMMISSIONER PULEO: Second.
 6 CHAIR DAULTON-LANGE: All in favor?
 7 (Chorus of ayes.)
 8 CHAIR DAULTON-LANGE: Great.
 9 Old Business: Comprehensive Plan Review.
 10 (Discussion held off
 11 the record regarding
 12 the Comprehensive
 13 Plan Review.)
 14 CHAIR DAULTON-LANGE: Tonight we
 15 have a public hearing for a special use permit
 16 request, the operation of Barrington Judo at
 17 the -- our business park.
 18 Do you have anything to add?
 19 MR. MARTIN: I can provide a brief
 20 summary and swear in our guest here.
 21 Mr. Mike Minton of Barrington
 22 Judo is requesting a special use permit to
 23 allow for the operation of a Judo training and

1 CHAIR DAULTON-LANGE: I'd like to
 2 call this meeting to order at 7:08.
 3 MR. MARTIN: Commissioner Delisle?
 4 COMMISSIONER DELISLE: Yes.
 5 MR. MARTIN: Commissioner
 6 MacKenzie?
 7 COMMISSIONER MACKENZIE: Here.
 8 MR. MARTIN: Commissioner Menconi
 9 is absent.
 10 Commissioner Puleo?
 11 COMMISSIONER PULEO: Here.
 12 MR. MARTIN: Commissioner Wood is
 13 absent. Commissioner Wrzeszcz is also absent.
 14 And Chair Lange?
 15 CHAIR DAULTON-LANGE: Present.
 16 MR. MARTIN: We have a quorum.
 17 CHAIR DAULTON-LANGE: Thank you.
 18 We have minutes in front of us
 19 for consideration from our January 14th
 20 meeting.
 21 Does anybody have any changes,
 22 additions or deletions to this?
 23 (No response.)

1 coaching facility at 28147 Commercial Avenue,
 2 Unit 4. It's a multi-tenant building in our
 3 business park.
 4 The Village zoning code
 5 requires that all schools and training
 6 facilities get a special use permit.
 7 Mr. Minton has provided the
 8 Village with a comprehensive application
 9 package including responses to all standards
 10 for special use. You have a copy in front of
 11 you of e-mails in support of Barrington Judo
 12 from various folks. So if you want to take a
 13 few minutes to look at that.
 14 Staff is recommending approval
 15 of this special use, and Mr. Minton is current
 16 with all required fees.
 17 CHAIR DAULTON-LANGE: Welcome,
 18 Mr. Minton. And before we begin, we'll need
 19 to swear you in.
 20 MR. MINTON: Okay.
 21 (Mr. Minton sworn.)
 22 MR. MARTIN: Thank you.
 23 CHAIR DAULTON-LANGE: Proceed.

1 Tell us about Barrington Judo.
 2 MR. MINTON: Thanks. First of all,
 3 I want to express my thanks to Chris and any
 4 other staff who were working in the background
 5 helping. The Village has been exceedingly
 6 helpful in this process, and I very much
 7 appreciate that.

8 In the materials I believe you
 9 have copies of a PowerPoint I printed out. I
 10 would like to take you briefly through that,
 11 and I'll focus on the key standards that are
 12 necessary for special use. And if there are
 13 any questions, I'll be happy to answer those
 14 along the way.

15 In this brief overview I will
 16 take you just quickly through what Judo is and
 17 a little bit about Barrington Judo, about the
 18 building and what our plans are, and then just
 19 open it up and hear -- try to respond to any
 20 concerns that you have or any questions that
 21 you have.

22 Judo was effectively invented
 23 in the 1800s by an individual from Japan who

1 give them a fun ride. You know just to keep
 2 it you know, a fun and healthy experience.

3 There was a study done several
 4 years ago by the American College of Sports
 5 Medicine, and one of their finding was that
 6 Judo is the safest contact sport for children
 7 age 13 and under. And I think anyway, I don't
 8 know what other people do, Judo is fun. It is
 9 a great workout, and it's an interesting
 10 mental and physical challenge, and I've
 11 enjoyed it for many years.

12 A little bit about Barrington
 13 Judo. We are -- We have been in business, if
 14 you will, since 2007. We currently practice
 15 in the basement of St. Paul Church which is on
 16 Main Street in the Village of Barrington, and
 17 we're apart of USA Judo and Illinois Judo
 18 which is the national governing body for the
 19 sport of Judo in the U.S. We have in the
 20 neighborhood of 30 active members. There are
 21 about half adults and half kids. More men
 22 than women or more boys and girls -- boys than
 23 girls.

1 took the more violent punching and kicking and
 2 striking moves out of Jujitsu. Hence the
 3 Japanese translation of Judo is the gentle
 4 way.

5 It is an Olympic sport. It
 6 was first introduced in the Olympics in 1964.
 7 It is the most widely practiced Marital art in
 8 the world. It is the second most practiced
 9 sport in the world behind soccer. It is the
 10 second most participated sport in the summer
 11 Olympics second to track and field.

12 Judo is in U.S. terms a
 13 perfect Title IX applied sport in that male
 14 athletes and females can train together. They
 15 can both aspire to the same level of the
 16 highest level of the sport which are world
 17 Olympic medals. Individuals of any size, age,
 18 gender can train together in the same practice
 19 area, which is what we do at Barrington Judo.
 20 We match competitors -- participants up by
 21 their ability level and size. And sometimes
 22 we mix it up if we have, you know, a big guy
 23 practicing with a little kid, we take it easy,

1 Our practice times are
 2 currently Monday and Thursday evening. I'm
 3 missing practice right now to be here and on
 4 Saturday mornings. That's relevant in that
 5 our practice times don't interfere at all with
 6 the other businesses at the subject location.

7 I have four other coaches that
 8 are part of my team and running practices, and
 9 between the five of us we have over 130 years
 10 of experience in Judo.

11 Specific to the standards for
 12 special use, I feel very strongly that Judo
 13 adds to the essential character of the
 14 village. It builds self-esteem and character
 15 in participants. It promotes health and
 16 fitness. It promotes greater self-defense for
 17 people who are -- you know, who hopefully
 18 never need to use it; but on the occasion that
 19 they're in harm's way, Judo is a great form of
 20 self-defense.

21 Barrington Judo is open to
 22 anyone who wants to give it a try. The
 23 minimum age is usually six. I make some

1 exceptions for kids who are a little more
2 advanced and can follow four instructions in a
3 row. That's really the test for whether or
4 not they can participate in Judo. I believe
5 strongly that Barrington Judo will enhance the
6 character of Lake Barrington.

7 Under unique conditions, Judo
8 requires a fairly large space to have a safe
9 and effective workout for a group -- in our
10 case a group of 15 to 25 participants in any
11 practice. And we've kind of outgrown the
12 space that we use at the church, and we need
13 room to, you know, to keep growing and keep
14 responding to the people who show up and want
15 to be part of what we do. And that puts us in
16 a difficult position because the available
17 spaces in the Village of Barrington are all,
18 you know, retail oriented which is much more
19 than I can afford to do.

20 So I was looking for other
21 suitable spaces and found, you know, a space
22 in the business park which is very suitable
23 and is consistent with some of the other

1 in for a dual workout or something like that,
2 I don't anticipate we would ever even have
3 overflow parking. It's much more space than
4 we need. And in terms of noise and what we
5 do, I can't foresee any instance where we
6 would interfere with the other businesses.

7 Under public health and
8 safety, I think Judo is a strong addition to
9 the various aspects of businesses that promote
10 health and fitness and safety. We practice
11 Judo in a very safe manner.

12 One of the things that we need
13 to do is layout an appropriate floor for the
14 participants. Falling is dangerous if it's
15 done on a very hard floor. We have Judo mats
16 on top of a cushion floor below that.

17 One of the requirements of
18 being a certified coach in USA Judo is we have
19 to maintain active certification in CPR and
20 first aid.

21 And you know, the building the
22 space that we're considering already has,
23 assuming it's appropriate to code, fire exits

1 fitness-oriented or sports-oriented facilities
2 that you've got with the ice arena and the
3 field house, the batting cage place. It seems
4 to be a pretty good fit with a trend that is,
5 you know, going in the village and seems to be
6 improving that area very nicely, I think.

7 The purpose of our request, as
8 I mentioned, is to provide the capacity for us
9 to grow and to be in a more permanently
10 anchored location than moving around from
11 available space to available space. I'd like
12 to kind of grow roots in one space, and the
13 subject property gives us a chance to do
14 that.

15 Adjacent properties: The
16 other properties, the other tenants in the
17 same building are a mix of different
18 businesses. I believe all of them are 9:00 to
19 5:00 businesses, and so the Judo facility,
20 members of our club that would come to
21 participate wouldn't interfere with the other
22 businesses at all. I don't anticipate even if
23 we have a special event and other clubs came

1 and things like that. I'm not sure what else
2 to say about public health and safety.

3 In the packet I have a few
4 photographs that show what the property is,
5 and I should have put page numbers on it.
6 There's a photo of the front of the building
7 what it looks like and a couple of different
8 views of the parking lot to show that there is
9 ample parking there. And I didn't take a
10 picture of what the parking looks like when
11 the other businesses are active during the
12 business hours, but there's doesn't seem to be
13 any parking question from what I was able to
14 observe. I also provided you with a few
15 photos of the inside of the building and the
16 general floor plan.

17 I would like to talk about
18 that just a little bit. The business that was
19 there before I believe was a woodworking
20 business, and they had it laid out with a
21 large open space with a small enclosed area
22 for office and restroom and things like that.
23 That turned out to be almost perfect match for

1 what I had in mind for a Judo practice
2 facility, a large open space and another more
3 enclosed area for office and restrooms and
4 changing areas for the participants. What
5 I've been able to do is work out a way that I
6 don't need to change anything for walls,
7 electrical, plumbing, any of the other things
8 like that. All of the build out that I had
9 been prepared to take on and do in a new
10 location is moot in this location.

11 On the floor plan slide I just
12 want to point out that the large open space in
13 there if you look kind of between those two
14 lines that kind of bisect, that is about a 30
15 foot by a 52 foot space. That would be the
16 Judo practice area. And on the following
17 slide I show you kind of what we do to build
18 up a safe Judo floor. It's two layers of
19 plywood with foam cushioning underneath and
20 then the Judo mats on top of that. And it's
21 kind of hemmed in with basically wooden four
22 by fours. And that is adequate Judo space.
23 The existing floor in there is concrete. I

1 intend to lay out this Judo floor and then
2 carpet the other areas.

3 And just to wrap up, you know,
4 I ask you to consider Barrington Judo. It
5 brings a unique and positive business to Lake
6 Barrington. We're an established and thriving
7 club. We're highly regarded in the Judo
8 community here, in Illinois. And we'd be an
9 asset to the community.

10 So with that, I would like to
11 entertain any questions you have.

12 CHAIR DAULTON-LANGE: Okay. Thank
13 you, Mr. Minton, for the very informative
14 presentation.

15 Do any Commissioners have any
16 questions at this point?

17 COMMISSIONER PULEO: Mr. Minton, do
18 you have -- Is there going to be any signage
19 out front?

20 I'm assuming this is going to
21 be the front of the building, correct?

22 MR. MINTON: Yeah.

23 COMMISSIONER PULEO: Is there going

1 to be any signage that denotes the business is
2 there or is it just going to have just the
3 address?

4 MR. MINTON: Just the address for
5 now. My plan was to eventually put up just a
6 vinyl banner on the front above the door
7 space. You know, nothing more than 10 or 12
8 feet wide that says Barrington Judo. But that
9 would be it. And during practice times or
10 when there's an extra event I have yard signs,
11 like plastic Realtor signs that you just stick
12 them in and haul them in at the end of the
13 event. That would it be for signage.

14 COMMISSIONER PULEO: Thank you.

15 CHAIR DAULTON-LANGE: I had a
16 question for Administrator Martin.

17 Had the fire department or
18 anything looked at the floor plan? Are there
19 any issues with the different use as far as --

20 MR. MARTIN: I can't see --

21 CHAIR DAULTON-LANGE: I notice
22 there's two doors.

23 MR. MARTIN: There's no significant

1 build out here. In light of the fact it was a
2 woodworking operation prior, it's probably
3 less of a fire hazard.

4 CHAIR DAULTON-LANGE: I just want
5 to cover public safety.

6 MR. BATEMAN: What we typically do
7 is it requires a condition of the
8 recommendation that there be a life safety
9 inspection by the fire department.

10 MR. MARTIN: And I don't really
11 anticipate a building permit here quite
12 frankly. The floor wouldn't require one. We
13 can have the fire guys go in there. And it's
14 just a business license.

15 But I have one quick
16 question. Which unit is it, the first?

17 MR. MINTON: It's number four.
18 There are eight units in that building. The
19 fourth one in from Commercial Avenue. Just
20 count four doors in.

21 COMMISSIONER DELISLE: So this one
22 here?

23 MR. MARTIN: It's kind of right in

1 the middle?

2 THE WITNESS: Yeah. Right between
3 the Bartlett Tree Service and the Edging
4 Marble I think is the next neighbor.

5 CHAIR DAULTON-LANGE: Currently
6 you're on Tuesday and Thursday evening and
7 Saturday mornings. You might expand those
8 hours at some point?

9 MR. MINTON: Yeah, if we can; but
10 you know, the other coaches work too. So you
11 know, the additional classes would still be
12 primarily evenings and weekends.

13 COMMISSIONER DELISLE: You have
14 tournaments?

15 MR. MINTON: We do.

16 COMMISSIONER DELISLE: Are you
17 going to have any tournaments here?

18 MR. MINTON: We have tournaments,
19 but tournaments are a much bigger deal. What
20 we do at tournaments is we'll rent out a
21 junior high or high school gym and haul mats
22 and everything else over. So the tournaments
23 are at a different site.

1 COMMISSIONER DELISLE: So the
2 biggest thing that you would have is like a
3 Saturday practice.

4 MR. MINTON: Yeah. Occasionally,
5 we'll do an open workout and invite other
6 clubs, and that usually is, you know, a little
7 bigger of a workout, but still it's within the
8 space constraints. And the point I was trying
9 to make earlier is it still wouldn't use up
10 all of the parking that's there.

11 COMMISSIONER DELISLE: And how many
12 people is that?

13 MR. MINTON: In a normal practice
14 we have 15 to 25 participants. For an open
15 workout there would be maybe 40.

16 COMMISSIONER DELISLE: And how many
17 parking stalls are available at the building?

18 MR. MINTON: I didn't count them,
19 but I think there are easily 60 spaces.
20 There's parking both on the building side and
21 on the other side, on the western end of it.

22 COMMISSIONER DELISLE: Did you sign
23 the lease yet or are you negotiating?

1 MR. MINTON: I have signed the
2 lease, yes. There's a condition in the lease
3 that if I don't get the business permit then
4 that's my out clause.

5 COMMISSIONER DELISLE: How long of
6 a lease is that?

7 MR. MINTON: For now it's one year,
8 but I intend to stay.

9 COMMISSIONER DELISLE: And did they
10 give you an environmental report or do you
11 know what the previous use was?

12 MR. MINTON: My understanding was
13 that the previous tenant was a woodworking
14 shop. I didn't get any environmental report.

15 COMMISSIONER DELISLE: Okay.
16 That's all I have.

17 COMMISSIONER MACKENZIE: I have
18 just a couple.

19 So you talked about the safety
20 aspect of how you run the practices. Does it
21 happen ever where there's an injury, and would
22 it ever -- Does that happen where you need to
23 call, you know, the ambulance to tend to

1 anybody?

2 MR. MINTON: Injuries happen. It's
3 a rough sport. We have -- You know, the
4 typical injuries are, you know, twists and
5 strains and you fall on your shoulder and you
6 get a dislocated shoulder. Those are the
7 extremes of Judo injuries.

8 It is possible that somebody
9 could get, you know, a head or neck injury.
10 In my decades of Judo practice I've never seen
11 it. For tournaments we -- you know we require
12 that there be medical staff available. And
13 even at the big tournaments it's very rare to
14 have an injury that requires somebody to be
15 hauled off in an ambulance.

16 COMMISSIONER MACKENZIE: So this
17 Barrington Judo is a business?

18 MR. MINTON: Yes.

19 COMMISSIONER MACKENZIE: You're the
20 sole owner.

21 MR. MINTON: It's a sole
22 proprietorship right now. A friend of mine,
23 who's an attorney, is trying to talk me into

1 some other organization. But right now it's
2 just me.

3 COMMISSIONER MACKENZIE: And do
4 the -- Is it then the dues of the participants
5 essentially cover the rent?

6 MR. MINTON: Yes.

7 COMMISSIONER MACKENZIE: And cover
8 the overhead?

9 MR. MINTON: Right.

10 COMMISSIONER MACKENZIE: And you do
11 it part time?

12 MR. MINTON: That's right.

13 COMMISSIONER MACKENZIE: And the
14 other coaches as well do it part time?

15 MR. MINTON: Yes.

16 COMMISSIONER MACKENZIE: So it's
17 unlikely that during the day it's going to get
18 much usage for anything else.

19 MR. MINTON: Very unlikely.

20 COMMISSIONER MACKENZIE: Is it more
21 kids than adults?

22 You mentioned in your
23 materials, which are very well put together,

1 thank you. You mentioned six to any adult
2 age. But what's the mix of ages, would you
3 say of participants?

4 MR. MINTON: It's about half and
5 half, kids and adults. And we're able to, you
6 know, with multiple coaches we run all in one
7 practice where kids will go off in the area
8 and the coach will be working with them, and
9 the adults will be over here working on some
10 more complicated and difficult things.

11 COMMISSIONER MACKENZIE: And the
12 kids they get dropped off usually?

13 MR. MINTON: Some of them get
14 dropped off and the parents will if they live
15 nearby go home and pick them up. Often times
16 we have several members who drive pretty far
17 from the other side of Schaumburg to come up
18 and practice or all the way in from Crystal
19 Lake. And typically, what they do is mom will
20 stick around and watch or you know go and run
21 errands. That's fairly typical. Usually
22 there's at any practice there's a couple of
23 parents sitting around chitchatting and

1 watching during practice. I intend to provide
2 seating space just for that.

3 COMMISSIONER MACKENZIE: Thank you,
4 Mr. Minton.

5 COMMISSIONER DELISLE: How big is
6 the space in square feet?

7 MR. MINTON: 3,000 square feet
8 including the office, restroom structure.

9 COMMISSIONER DELISLE: Is it air
10 conditioned?

11 MR. MINTON: There is an air
12 conditioner in there, yes.

13 COMMISSIONER DELISLE: For the
14 office or for the warehouse too?

15 MR. MINTON: The way it's
16 configured right now the air conditioner is in
17 the front, and it's in the enclosed office
18 area. And the larger space I doubt would
19 really feel much of the air conditioning. I'm
20 not sure if I can answer that right now.

21 COMMISSIONER DELISLE: Is it gas
22 fired unit heaters that condition that space
23 back there?

1 MR. MINTON: Yeah. There's a gas
2 furnace that hangs from the ceiling.

3 COMMISSIONER DELISLE: Okay. Is
4 there a power exhauster?

5 MR. MINTON: There is.

6 COMMISSIONER DELISLE: Okay.

7 CHAIR DAULTON-LANGE: And let the
8 record show that there's nobody in the
9 audience tonight.

10 Do you have a motion so we can
11 discuss amongst ourselves?

12 MR. BATEMAN: This is consistent
13 with a motion you used in a similar situation
14 some years back recommending to the Board of
15 Trustees the approval of the special use
16 permit requested by Michael Minton doing
17 business at Barrington Judo. Subject to the
18 conditions that the special use permit shall
19 be specific to and applicable only to the
20 school operated by Michael Minton doing
21 business at Barrington Judo; and secondly, a
22 second condition would be that a life -- a
23 life safety and fire prevention code

1 inspection shall be conducted by the
 2 Barrington Countryside Fire Protection
 3 District and the Village of Lake Barrington
 4 Building Commissioner. The Petitioner shall
 5 comply with all requirements of such
 6 inspections prior to occupancy of the subject
 7 property by the school.
 8 And one other thing we had in
 9 the past similarly would be that Barrington
 10 Judo School premises shall not be occupied at
 11 any time by more than the maximum amount of
 12 persons indicated by the Fire District's
 13 inspection.
 14 And lastly, nothing contained
 15 in the proposed special use shall implied be
 16 construed as approving or for any variation of
 17 waiver from any other provisions to the Lake
 18 Barrington Village Code.
 19 CHAIR DAULTON-LANGE: That was in
 20 regard to the dance school?
 21 MR. BATEMAN: Martial arts.
 22 CHAIR DAULTON-LANGE: Do I have a
 23 motion?

1 yoga, and she may occasionally use the space
 2 for yoga practice or a yoga retreat, but --
 3 COMMISSIONER PULEO: So if she were
 4 going to do that, how many people do you think
 5 she would have in there during the day doing
 6 yoga?
 7 MR. MILTON: No more than a
 8 handful.
 9 COMMISSIONER PULEO: Is she doing
 10 it like with her friends or?
 11 MR. MINTON: She teaches in two
 12 occasions: She's an instructor at Nirvana
 13 Yoga in Barrington and at Total Body Yoga in
 14 Mundelein. She does private lessons at
 15 individual's homes.
 16 COMMISSIONER PULEO: Okay.
 17 MR. BATEMAN: Should we write in
 18 there that yoga classes may also --
 19 MR. MARTIN: I would like that.
 20 One thing that I would like to
 21 note if you want to do a Judo tournament
 22 there's a big field house right up the street.
 23 You could fit lots of Judo kids in there.

1 COMMISSIONER MACKENZIE: So moved.
 2 CHAIR DAULTON-LANGE: Second?
 3 COMMISSIONER PULEO: Second.
 4 CHAIR DAULTON-LANGE: Discussion?
 5 I'd just like to say that I
 6 studied Martial arts for a few years a long
 7 time ago, but it's -- I thought it was very
 8 good, especially for young people to learn
 9 discipline and respect for their elders and
 10 that kind of thing. And I would welcome that
 11 kind of school into our -- into Lake
 12 Barrington. Hopefully, all of the Lake
 13 Barrington kids will go.
 14 COMMISSIONER PULEO: I agree with
 15 you. I took Marital arts -- Well, Tai Chi and
 16 other sports, but a great discipline. I
 17 welcome it also.
 18 One question I didn't ask was
 19 there will be no sublease of this property
 20 that during the day you would have someone
 21 else in there?
 22 MR. MILTON: I don't intend -- No
 23 sublease, no. Not at all. My wife teaches

1 CHAIR DAULTON-LANGE: And they have
 2 that soft flooring for the soccer.
 3 MR. MINTON: I actually did a
 4 tournament in December, and I talked to them
 5 about the space. The one shortcoming is they
 6 don't have enough bleachers.
 7 CHAIR DAULTON-LANGE: And just
 8 another note that the signs that you're
 9 talking about, those need a permit.
 10 MR. MARTIN: That's correct.
 11 CHAIR DAULTON-LANGE: Just so
 12 you're aware of that. Don't have anything
 13 printed.
 14 MR. MINTON: There's nothing short
 15 term on my plan.
 16 MR. MARTIN: The roof sign out
 17 there is a noncompliant sign. I'll be having
 18 conversation about that.
 19 MR. MINTON: Oh, the one that's
 20 there on the building. It looks like it has
 21 been there for a long time.
 22 MR. MARTIN: It does. It looks
 23 like it's screening the rooftop.

1 COMMISSIONER DELISLE: I just want
2 to make a comment. I'm in support of this,
3 and I want to welcome you and hopefully you'll
4 get your special use permit.

5 My main concern is that's a
6 woodshop. It's got dense fired unit heaters
7 so there's no fresh air in the warehouse.
8 Probably it's an exhaust. And I think cold
9 will require minimal I think it's 10 percent
10 fresh air make up for that warehouse. I don't
11 want to create a huge problem, but there's
12 going to have to be some fresh air introduced
13 into the warehouse somehow. Maybe by
14 modifying the existing HVAC unit that serves
15 the office and may already have fresh air
16 capacity in it or dampers that allows some
17 fresh air. Did you look at that?

18 Who looks at that?

19 CHAIR DAULTON-LANGE: Is that
20 something the fire department looks at?

21 MR. MARTIN: I have never heard
22 that before tonight.

23 COMMISSIONER DELISLE: Really?

1 to get some fresh air. The kids are going to
2 be in there.

3 That's my only comment. I
4 love the use. I think it's compatible with
5 the park.

6 MR. MARTIN: We have a motion and
7 second. Are the conditions -- I think Rick's
8 is covered by the building code.

9 MR. BATEMAN: I think it is.

10 COMMISSIONER DELISLE: I thought it
11 was. The way our attorney read it to me I
12 thought it specifically says all codes.

13 MR. BATEMAN: It's in life safety
14 and fire prevention.

15 COMMISSIONER DELISLE: And we're
16 not asking anything more than code.

17 CHAIR DAULTON-LANGE: So the way
18 that motion was read with the addition of --
19 you had something else.

20 MR. BATEMAN: Oh, it was there are
21 no other variations.

22 CHAIR DAULTON-LANGE: Is that
23 acceptable?

1 Really?

2 MR. MARTIN: Yeah.

3 COMMISSIONER DELISLE: Well, you
4 can get 40 people in a woodshop and it just
5 has gas fired unit heaters, the air is going
6 to get a little stale in there. The code says
7 you have to have a minimum fresh air. I
8 believe it's 10 percent.

9 CHAIR DAULTON-LANGE: Is that BOCA?

10 COMMISSIONER DELISLE: You would
11 know. Aren't you a mechanical engineer?

12 COMMISSIONER MACKENZIE: No.

13 COMMISSIONER PULEO: Is that
14 something that the landlord looks at then?

15 CHAIR DAULTON-LANGE: When you say
16 the code, are you talking about BOCA code or
17 are you talking about our village code?

18 COMMISSIONER DELISLE: That would
19 be BOCA. That would be BOCA. So there's a
20 minimum fresh air requirement for a gym or
21 that kind of use. So without throwing a huge
22 red flag, let's see what's achievable. Let's
23 work with the landlord and the tenant to try

1 MR. MARTIN: And the yoga.

2 CHAIR DAULTON-LANGE: You added the
3 yoga. Is that acceptable to the people who
4 motioned and seconded it?

5 COMMISSIONER MACKENZIE: Yes.

6 COMMISSIONER PULEO: Yes.

7 MR. MARTIN: Commissioner
8 MacKenzie?

9 COMMISSIONER MACKENZIE: Aye.

10 MR. MARTIN: Commissioner Puleo?

11 COMMISSIONER PULEO: Yes.

12 MR. MARTIN: Commissioner Delisle?

13 COMMISSIONER DELISLE: Aye.

14 MR. MARTIN: Chair Daulton-Lange?

15 CHAIR DAULTON-LANGE: Yes.

16 Thank you and welcome.

17 MR. MINTON: Thank you.

18 CHAIR DAULTON-LANGE: This is a
19 recommendation that goes to the Village Board
20 on?

21 MR. MARTIN: Tuesday night.

22 MR. MINTON: Thank you.

23 CHAIR DAULTON-LANGE: It's probably

1 a good idea that you're here in case they have
 2 any questions and go from there.
 3 MR. MINTON: Is the expectation
 4 that I present again?
 5 MR. MARTIN: No. It's not quite as
 6 formal. The Board is operated off the
 7 Planning Commission's recommendation. They
 8 would like to -- They like to say hi, maybe
 9 have you come up. You won't have to go
 10 through the standards, but it's a good
 11 opportunity on camera to, you know, say what
 12 you want to say.
 13 CHAIR DAULTON-LANGE: Advertise
 14 your business.
 15 MR. BATEMAN: Generally speaking
 16 you're there to introduce yourself and answer
 17 questions.
 18 MR. MINTON: Okay. Thank you very
 19 much.
 20 MR. MARTIN: We'll put you right at
 21 the top of the agenda.
 22 Thank you very much.
 23 Welcome.

1 CHAIR DAULTON-LANGE: All in favor?
 2 (Chorus of ayes.)
 3 (Which were all the
 4 proceedings had.)
 5 * * * * *
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23

1 CHAIR DAULTON-LANGE: Any other
 2 items for consideration?
 3 MR. MARTIN: It looks like as you
 4 recall in May the Commission and Board
 5 approved that warehouse/retail combo
 6 building. It looks like they might be coming
 7 back for a resubdivision and redesign of that
 8 concept. We're working through that now with
 9 them.
 10 COMMISSIONER DELISLE: That was --
 11 Wasn't that Swiss Automation?
 12 MR. MARTIN: Right. They brought
 13 in a new site plan that connects the Swiss
 14 Automation and subdivides off the retail lot.
 15 It's bit more complicated.
 16 MR. BATEMAN: I'm sure in the long
 17 run it would be better.
 18 MR. MARTIN: We'll see what
 19 happens.
 20 CHAIR DAULTON-LANGE: Okay. Motion
 21 to adjourn?
 22 COMMISSIONER DELISLE: So moved.
 23 COMMISSIONER PULEO: Second.

1 STATE OF ILLINOIS)
) SS.
 2 COUNTY OF COOK)
 3
 4 I, DEBORAH R. SANTI, Certified
 5 Shorthand Reporter of the State of Illinois,
 6 do hereby certify that I reported in shorthand
 7 the proceedings had in the aforesaid matter,
 8 and that the foregoing is a true, complete and
 9 correct transcript of the proceedings had as
 10 appears from my stenographic notes so taken to
 11 the best of my ability.
 12
 13 *Deborah R. Santi*
 14 DEBORAH R. SANTI, CSR
 CSR # 084-004107
 15
 16
 17
 18
 19
 20
 21
 22
 23