

**VILLAGE OF LAKE BARRINGTON
MINUTES OF THE MEETING OF THE
PLAN COMMISSION
January 25th, 2018**

DRAFT

1. CALL TO ORDER AND ROLL CALL

A Meeting of the Plan Commission of the Village of Lake Barrington was held on January 25th, 2018, at the Village Municipal Center, 23860 Old Barrington Road, and was called to order by Plan Commission Acting Chair Jay Nixon at 7:00 pm.

Present:	Commissioners: Carpenter, Williams, Claps, Menconi, and Acting Chair Nixon
Absent:	Commissioners: Gotfryd, Interim Chair Wrzeszcz
Also Present:	Village Administrator Karen Daulton Lange and Village Attorney James Bateman, Erica Rezula Staff Liaison, Debra Santi of Lake-Cook Reporting. Peter Gerling, Tom Martin & Kathleen Scott – Lake Barrington Motor Sports Steve Schweinsberg – Prairieland Disposal, Inc.

2. Pledge of allegiance

3. APPROVAL OF THE MINUTES – Acting Chair Nixon asked at this time that the Commissioners consider the meeting minutes for November 30th, 2017.

A motion was made by Commissioner Claps and seconded by Commissioner Menconi to approve the meeting minutes for November 30th, 2017.

Upon roll call, the vote was as follows:

YEAS: Commissioners: Carpenter, Williams, Claps, Menconi, and Acting Chair Nixon

NAYS: None

ABSTAIN: None

ABSENT: Commissioner Gotfryd, Interim Chair Wrzeszcz

Acting Chair Nixon declared that the motion passed.

4. PUBLIC HEARING:

A. Petition for Special Use Permit and/or amendment which would allow the establishment and operation of a business consisting of the sales, servicing, and repair of vehicles, including but not limited to the outdoor display of such vehicles in connection with such sales:

- a. Petitioner: KVM Development, LLC and Lake Barrington Motor Sports, Ltd.
- b. Subject Property: 28611 Hillside Drive

Acting Chair Nixon asked Administrator Daulton Lange to introduce the petitioners and provide a summary of their petition. Administrator Daulton Lange told the Commissioners that in June of last year, KVM development was granted a special use permit to allow automobile servicing and a retail repair business, detailing and incidental sales of new and used vehicles by Lake Barrington Motorsports. She said they have now decided they would like to expand their business and use

the remaining portion of the business that is not being used for the car repair area for automobile storage and sales. She stated for the record that auto sales needs a special use permit in the Village. The entire building is just under 12,000 square feet. The existing repair area is 4,450 square feet. There is space for both storage of vehicles and sales. The sales center is inside the building, and they are requesting retail display with some cars in parking lot for sale. Administrator Daulton Lange then introduced Kathleen Scott.

A discussion then took place with the Commissioners and representatives of Lake Barrington Motorsports. Kathleen Scott gave an overview of the business plan and addressed questions the commissioners presented regarding parking spaces and overall building use.

After all discussion and questions the conditions of approval were read by Administrator Daulton Lange to be included in the Special Use:

1. There shall be no employee parking or outdoor display vehicles within the right-of-way of Hillside Drive.
2. No use of any outside public address or outdoor audio systems will be permitted on the subject property.
3. No variations from the Village sign regulations have been requested, and therefore, none shall be granted.

A motion was made by Commissioner Menconi and seconded by Commissioner Williams to approve the Special Use Permit with conditions for Lake Barrington Motor Sports:

Upon roll call, the vote was as follows:

YEAS: Commissioners Menconi, Carpenter, Claps, Williams, Acting Chair Nixon

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Gotfryd, Interim Chair Wrzeszcz

Acting Chair Nixon declared that the motion passed.

- B. Petition for Special Use Permit in order to permit the establishment, operation, and maintenance in good condition of an off-site outdoor parking facility for the benefit of Prairieland Disposal, Inc. ("Prairieland") for the vehicles and equipment of Prairieland, whose office is located nearby in the Lake Barrington Industrial Subdivision at 21N988 Pepper Road, Lake Barrington, IL
 - a. Petitioner: S & M Real Estate Holdings, LLC and Prairieland Disposal
 - b. Subject Property: 27942 W. Industrial Avenue

Acting Chair Nixon asked Administrator Daulton Lange to introduce the petitioner and summarize the petition. Administrator Daulton Lange told the Commissioners that the purpose of this request is use his vacant lot on Industrial as a parking lot, which is not adjacent to his primary business on Pepper Road. He needs a special use to do this, and there are also code requirements that it be a hard surface parking lot and there are fencing requirements. She introduced Mr. Schweinsberg from Prairieland Disposal.

Mr. Schweinsberg addressed the Commissioners at this time to give a summary of what is on site, and what he would like to use the lot for, and that his business has grown so quickly so fast, he has run out of space. He also mentioned that the lot currently has gravel parking area that is fenced in.

He bought it with the impression it could be used for parking vehicles and equipment for his business. He also had discussion with Commissioners and addressed their questions regarding the site. Commissioners asked about clean up of the area, what he would be storing, the fuel tank and fueling the vehicles for his business, and that paving the lot is required. R.C. Topsoil is also using this lot. Attorney Bateman suggested that Mr. Schweinsberg amend his request to include use by both companies. Mr. Schweinsberg agreed, and also mentioned that he has not looked into prices for paving the lot or alternative fueling options.

Mr. Schweinsberg asked for the opportunity to come back at the next meeting date with estimates for the parking lot paving, engineering of the site, and a business plan. Chair Nixon added that he will also need a decision regarding his fueling strategy.

Mr. Russ Mate from a neighboring business approached the Commissioners to voice his concerns regarding the vehicle parking. Acting Chair Nixon thanked Mr. Mate.

A motion was made by Commissioner Carpenter and seconded by Commissioner Menconi to continue the public hearing to February 22nd, 2018 at 7:00 p.m.

Upon roll call, the vote was as follows:

YEAS: Commissioners Menconi, Carpenter, Claps, Williams, Acting Chair Nixon

NAYS: None

ABSTAIN: None

ABSENT: Commissioners Gotfryd, Interim Chair Wrzeszcz

Acting Chair Nixon declared that the motion passed.

5. REGULAR MEETING –

None.

6. Other Business –

7. ADJOURNMENT

A motion was made by Commissioner Menconi and seconded by Commissioner Claps to adjourn the meeting. The voice vote was unanimous, the motion carried, and the meeting was adjourned at approximately 8:17 p.m.

A verbatim transcript of this meeting is available upon request.

Minutes Submitted by

Erica A Rezula,

Village Staff Liaison : _____