

**VILLAGE OF LAKE BARRINGTON  
MINUTES OF THE MEETING OF THE  
PLAN COMMISSION  
May 25<sup>th</sup>, 2017**

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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, May 25<sup>th</sup>, 2017, at the Village Municipal Center, 23860 Old Barrington Road, and was called to order by Chair Delisle at 7:00 p.m. On a roll call, the following were:

<b>Present:</b>	Commissioners, Carpenter, Puleo, Menconi, Wrzeszcz, Nixon and Chair Delisle
<b>Absent:</b>	Commissioner Barbera
<b>Also Present:</b>	Interim Village Administrator Bill Balling, Staff Liaison Erica Rezula, and Village Attorney Jim Bateman

**2. APPROVAL OF THE MINUTES**

A motion was made by Commissioner Puleo and seconded by Commissioner Wrzeszcz to approve the minutes of January 17, 2017. The voice vote was unanimous. Motion carried.

A motion was made by Commissioner Carpenter and seconded by Commissioner Nixon to approve the minutes of March 23, 2017. The voice vote was unanimous. Motion carried.

**3. PUBLIC MEETING – SPEEDWAY UPDATE**

Staff Liaison Erica Rezula introduced Mr. Peter Doster, and Mr. Michael Mihalik both are Project Managers from Speedway, working out of their satellite office located at 8200 185<sup>th</sup> Street in Tinley Park, IL. Mr. Mihalik presented their phase in plan to the Plan Commission and members of the audience. He described that the approved project will remain the same, but will just be done in two phases. Phase 1 will be the site work, C-store, gas canopy, and gas dispensers. The car wash area will be landscaped during Phase 1 with a swale and detention pond. The underground utilities will be stubbed in for the car wash for future install. Phase 2 will be the car wash build.

Mr. Mihalik showed slides of the phased areas and landscaping. He informed everyone that the start date for Phase 1 is June 26<sup>th</sup>, 2017. Chairman Delisle asked the commissioners for comments. There was discussion amongst commissioners regarding landscaping, keeping conformity to the approved SUP Ordinance, tree protection, the landscaping and detention basin. Mr. Mihalik confirmed that the construction and site would be built in substantial conformance to the approved SUP Ordinance.

Chairman Delisle invited members of the audience to address the board. Members of the audience addressed Mr. Mihalik and Mr. Doster with questions at that time regarding hours of operation, liquor sales, lighting, water source, and landscaping questions. All questions were answered.

Concluded at 7:38 p.m. A verbatim transcript is available upon request.

**4. CONSIDERATION OF PETITION FOR SPECIAL USE FOR AN AUTO REPAIR FACILITY – LAKE BARRINGTON MOTOR SPORTS/AUTO REPAIRS FOR EXOTIC AND CLASSIC AUTOS**

Public hearing for this petitioner declared at 7:45 p.m.

Chairman Delisle asked Mr. Balling to introduce the petitioner. Mr. Balling outlined that this petitioner has submitted an application for a special use for 28611 Hillside Drive. The petitioner is Chauncey Reddy, and the intention is to have an automotive repair facility. Mr. Balling told the Commissioners that there is a staff review, and staff recommends approval.

Robert Podgorski, President of Kelgor Construction and also Facilities Manager for KVM Development, LLC introduced himself. He also said that KVM Development is owned by Mr. Ken Malo. Mr. Podgorski described the 12,000-square foot commercial building under construction at this location with four available rental spaces. This particular unit is 4,500 square feet, and has a triple basin already installed as required by Village Ordinance. He stated that all information was given to the Village and in the meeting packet.

Chairman Delisle asked Commissioners for their comments and questions. A discussion took place regarding the location, storage of vehicles, clients, the detention pond for this site, hours of operation of this business, air handling, and carbon monoxide detection. Mr. Podgorski answered those questions, and others.

Mr. Bateman said if approved, this Ordinance should include the common conditions and provisions listed in previously approved Ordinances for Automotive use. Chairman Delisle asked for a motion.

A motion was made by Commissioner Menconi and seconded by Commissioner Carpenter to approve the petition for the Special Use for Lake Barrington Motor Sports.

On roll call vote, the vote was:

YEAS:	Commissioners Carpenter, Puleo, Nixon, Menconi, Wrzeszcz and Chair Delisle
NAYS:	None
ABSENT:	Barbera
ABSTAIN:	None

Chair Delisle declared that the motion carried.

A member of the Audience, Mr. Fisher, made a comment at this time regarding his disapproval of this proposed of business being allowed next to his building where he operates the same type of business. Chairperson Delisle said that this Board is a recommending Board, and invited Mr. Fisher to attend the Village Board Meeting June 7<sup>th</sup> to speak publicly at that meeting regarding his concerns.

Concluded at 8:06 p.m. A verbatim transcript is available upon request.

**5. CONSIDERATION OF A PETITION FOR SPECIAL USE WITH A PUD AND ZONING TEXT AMENDMENTS FOR A MULTI-FAMILY TOWNHOME DEVELOPMENT/FREIER GLEN (2 townhomes each building)**

Public hearing for this petitioner declared at 8:06 p.m.

Chairman Delisle asked Mr. Balling to introduce the next Petitioner and petition. Mr. Balling explained that this is a request for a planned unit development to accommodate 12 duplex houses to be marketed known as the Freier Glen Subdivision. It is located at 23581 Kelsey Road in Lake Barrington, commonly known as the lot directly south of the Freier Farm. The Prestige Development, LLC is the Petitioner and located at 422 Valley View in Lake Barrington. Mr. Greg Schmitt is the representative of the firm, and has requested a zoning consideration for a planned unit development. Mr. Balling also explained that this petition is more complex in terms of approval because it requires subordinate amendments to the zoning ordinance, if granted, and would also require a variation from Title 12 of the Lake Barrington Municipal Code with regard to the septic field expansion requirements of the Village.

Mr. Greg Schmitt introduced himself. Mr. Schmitt asked some questions regarding amendments and Ordinances. Attorney Bateman said that this property is currently R-1, where a minimum lot size is 40,000 square feet. He then explained the proposed project is a departure from those regulations, and that in another provision relative to planned developments, our plan development regulations say that the plan development must contain at least one use that's permitted within that zoning

district. So, if this was a mixed use and we had single family and some duplexes, then it would meet the standard; but since we have all attached dwelling units, they wouldn't. There is not a use being proposed in this petition that would be permitted. The Zoning Ordinance would also have to be amended to accommodate for buildable area.

Mr. Schmitt then gave a presentation regarding his vision for this property to create townhome style living in a non-gated community, but within the Lake Barrington lifestyle. He then went through his hand out and plans to explain his petition to the commissioners. He presented floorplans, elevations, landscaping, and overall layout. Mr. Schmitt introduced Sam Polena with Land Technology. He is the Engineer who is Designing this project. Mr. Schmitt said that there is a preliminary homeowner's association, and he already has several reservations by interested parties for the townhomes. Mr. Schmitt also invited the Commissioners to walk the property to get a really good feel for his vision. Mr. Bateman said that if more than two Commissioners are gathering at a time, than it would have to be published. The public would have to be invited as well, since the public meeting has been convened in public. Chairman Delisle thanked Mr. Schmitt.

Chairman Delisle asked the Commissioners for their questions and comments. There was discussion and questions regarding the wetlands, wetland buffer, tree protection and tree count, density, water supply, septic systems and mounds, pumps, setbacks, Engineering and grading, detention, storm water management, Fire Services and Fire Truck radius clearance, floodplains, egress, access, street weight limits and width, the requirement to have fire sprinkler systems in each unit including the 400 gallon tank in every basement, the driveways, common irrigation, and street parking.

Mr. Balling addressed the Commissioners and the audience with a summary of the Staff report by the Village in regards to this project. He explained concerns by Staff regarding too much plumbing on site that would be difficult to maintenance, 100% mechanical pumping for septic, separate lines for septic fields, dual pumps for well water, Multi-family development is difficult in a private well and private septic community, infrastructure maintenance in dense development, roadways and access, street parking, fire department and emergency services access, 100% expansion field is required in lake Barrington for septic fields – even more stringent than Lake County's 50%, evidence that the dual pump well system and proposed septic design does not fail. With all the complex concerns of Staff and the Village Engineer, Staff recommends against approval of this project.

Chair Delisle asked Mr. Balling to swear-in the audience (Audience members sworn in). Chairman Delisle announced that the microphone is open.

Mr. Vanderpoel from Citizens for Conservation approached and introduced himself. He says that this development does not meet what the Village's Comprehensive Plan shows. Also, this area is a very important corridor with important wetlands next to it. He says that he is concerned that this type of development sets a precedence to other developers and he is concerned about open space.

Mr. John Storms on Alice Lane also expressed concerns regarding how many amendments have to be made to current adopted codes and Village Ordinances to make this fit. He also said he agrees with Citizens for Conservation and that the view from Freier Farm would be of the back of townhomes.

Ms. Sandy Shuck spoke and said her mother's home is next to this property. Three of the units would be up against the fence line. She is concerned about the peaceful area for her mother who is 93, traffic issues in and out of the proposed development.

There were no other comments from the audience.

Chairman Delisle addressed Mr. Schmitt and expressed that there is a lot of issues to be addressed with the density of this project before it can be considered for approval. Chairman Delisle closed the public portion of the hearing, and asked each commissioner for their opinion. All commissioners had concerns regarding this development. In summary, the concept is positive, but the density is a major

issue and there is a lot that needs to change in this plan to meet the requirements of Village Ordinances and Codes.

Mr. Bateman said a motion needs to be made to continue. Chairman Delisle surveyed the commissioners for a date to continue this hearing.

At the conclusion of Commission discussion, the following motion was made.

6. A Motion Was Made by Commissioner Puleo and Seconded by Commissioner Menconi To Continue the Public Hearing Relative to the PETITION FOR SPECIAL USE WITH A PUD AND ZONING TEXT AMENDMENTS FOR A MULTI-FAMILY TOWNHOME DEVELOPMENT/FREIER GLEN (2 townhomes each building) to June 22<sup>nd</sup>, 2017 at 7:00 p.m. at Village Hall. All ayes, motion carried.

7. **PUBLIC MEETING -COMPREHENSIVE PLAN – Workshop**

To review and recommend final document to the Village Board for approval at the July 11<sup>th</sup>, 2017 Village Board Meeting at 7:00 p.m.

Mr. Bateman asked that the spreadsheet be scanned and sent to all Plan Commissioners for review of the changes they requested against the current document provided. Chairman Delisle asked for a motion to continue.

A Motion Was Made by Commissioner Menconi and Seconded by Commissioner Puleo To Continue the Public Hearing Relative to the final recommendation of the Comprehensive Plan to June 8th 2017 at 7:00 p.m. at Village Hall. All ayes, motion carried.

8. **ADJOURNMENT**

A motion was made by Commissioner Puleo and seconded by Commissioner Nixon to adjourn the meeting. The voice vote was unanimous, the motion carried, and the meeting was adjourned at approximately 10:13 pm.

A verbatim transcript of this meeting is available upon request.

Minutes submitted by Erica A Rezula, Village Staff Liaison

