

**VILLAGE OF LAKE BARRINGTON  
MINUTES OF THE MEETING OF THE  
PLAN COMMISSION  
July 27<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 July 27<sup>th</sup>, 2017 at the Village Municipal Center, 23860 Old Barrington Road, and was called to order by Plan Commission Chair Rick DeLisle at 7:03 pm.

<b>Present:</b>	Commissioners: Carpenter, Nixon, Puleo, Wrzeszcz and Chair DeLisle
<b>Absent:</b>	Commissioners: Menconi, Barbera
<b>Also Present:</b>	Village Administrator Bill Balling and Village Attorney James Bateman, Erica Rezula Staff Liaison, Debra Santi of Lake-Cook Reporting

**2. Pledge of allegiance**

**3. APPROVAL OF THE MINUTES – June 22<sup>nd</sup>, 2017**

A motion was made by Commissioner Puleo and seconded by Commissioner Wrzeszcz to approve the meeting minutes for June 22<sup>nd</sup>, 2017.

Upon roll call, the vote was as follows:

YEAS: Commissioners Carpenter, Nixon, Wrzeszcz, Puleo, and Chair DeLisle

NAYS: None

ABSENT: Menconi, Barbera

ABSTAIN: None

Chair DeLisle declared that the motion passed.

- 4.** Chair DeLisle announced the public hearing for the Freier Glen Subdivision that is proposed, and asked Administrator Balling to swear in the audience that may testify or have public comments during the hearing. Administrator Balling swore in the members of the audience.

**5. REGULAR MEETING:**

**A. 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)**

Chair DeLisle asked Administrator Balling to give an overview of the project and status of where it stands as of this hearing.

Administrator Balling said that at the first meeting, a concept plan for an attached multi-family housing program for the property immediately south of the Freier Farm was presented and reviewed by the Plan Commission. He also said that at that time, the Plan Commission raised questions with regard to the ordinance standards that would have to be met in order to achieve the approval of re-zoning and also went through a variety of issued related to the infrastructure and suggestions for a plan modification. Administrator Balling also stated that Mr. Schmitt had offered onsite walk throughs of the site, which Commissioner Puleo and himself took advantage of.

Administrator Balling then told Commissioner's that Mr. Schmitt has returned to the Commission with modifications to his plan addressing concerns raised in the last meeting. Tonight Mr. Schmitt is seeking further input from the Commission, and to advance further the petition for the zoning and plan approval.

Administrator Balling told Commissioners at that time that there was a preliminary report completed by the Village Engineer that had just been received before the meeting and did not make the agenda packet. There has been a significant modification in the approach on the septic system.

Mr. Schmitt approached the podium and introduced himself and gave the Commission a brief background of himself. He went through the changes on the revised plan, and informed the Commission the changes were in response to their concerns and suggestions at the last meeting which included but not limited to density, road width, parking, wetland, and septic. There is a new septic design called a biobarrier septic with a community field and the new plan allows for 100% expansion as required by Lake Barrington. Mr. Schmitt also told the Commission that the number of units has gone down from twelve units down to ten units. The new plan also has the wetland buffer as required, and a tree survey has been completed. Mr. Schmitt discussed all aspects of the new plan, and finished his presentation.

Chair DeLisle thanked Mr. Schmitt and mentioned that there are a lot of changes that have been made positively. Chair Delisle asked the Commissioners for questions or comments. Commissioner Puleo asked Administrator Balling about the engineering report. He said he had not had time to review it yet, and there are 38 comments in the letter of review.

The Commissioners made comments and asked questions regarding the new plan. Chair DeLisle then asked Attorney Bateman to clarify the zoning and text amendments that would need to be changed for the site for this development. Mr. Bateman informed the Commissioners. He also discussed the square footage of buildable land on the parcel, and that the current design does not meet the required square footage per unit.

Further discussion took place amongst the Commissioners. Chair Delisle mentioned the engineering not being able to be reviewed yet, and suggested that this hearing be continued to the next available date in order to have time for all commissioners to review the Village Engineer's report on the new design of this subdivision.

A discussion took place regarding available dates and availability of Commissioners and the Petitioner. The next available published date for Plan Commission Meetings that was agreed upon to continue this hearing is August 24<sup>th</sup>, 2017 at 7:00 p.m. Chair DeLisle asked for a motion to continue the meeting.

A motion was made by Commissioner Puleo and seconded by Chair DeLisle to continue this meeting to August 24<sup>th</sup>, 2017 at 7:00 p.m. at Village Hall.

Upon roll call, the vote was as follows:

YEAS: Commissioners Nixon, Puleo, and Chair DeLisle

NAYS: Commissioners Carpenter, Wrzeszcz

ABSENT: Menconi, Barbera

ABSTAIN: None

Chair DeLisle declared that the motion carried

**B. 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 8:30 pm.

A verbatim transcript of this meeting is available upon request.

Minutes Submitted by Erica A Rezula, Village Staff Liaison:

