

**VILLAGE OF LAKE BARRINGTON
MINUTES OF THE MEETING OF THE
PLAN COMMISSION
September 28th, 2017**

1. CALL TO ORDER AND ROLL CALL

A Meeting of the Plan Commission of the Village of Lake Barrington was held on September 28th, 2017 at the Village Municipal Center, 23860 Old Barrington Road, and was called to order by Plan Commission Interim Chair Mark Wrzeszcz at 7:00 pm.

Present:	Commissioners: Carpenter, Nixon, Williams, Gotfryd, Claps, Menconi, and Interim Chair Wrzeszcz
Absent:	Commissioners: None
Also Present:	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 – (Motion took place at the end of the meeting).

Interim Chair Wrzeszcz 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.

Some Agenda items during this meeting were addressed out of the original Agenda order.

4. 5A - REGULAR MEETING: (Agenda item 5A):

Interim Chair Wrzeszcz welcomed three new Plan Commissioners Bill Gotfryd, Jeff Williams, and Phil Claps, and asked Mr. Balling to swear in the new commissioners. Mr. Balling swore them in.

Interim Chair Wrzeszcz then recommended that agenda item 5A, the motion to approve the plat of consolidation for the Speedway property, be moved up on the agenda and discussed at this time. There were no objections. Mr. Balling described the agenda item as a motion to consolidate the two existing parcels into one with no expansion of the area, and when recorded would show a unified lot for this development. The consolidation is an administrative detail.

A motion was made by Commissioner Carpenter and seconded by Commissioner Nixon to approve the Plat of Consolidation for the Speedway property.

Upon roll call, the vote was as follows:

YEAS: Commissioners Carpenter, Menconi, Nixon, Williams, Gotfryd, Claps, Interim Chair Wrzeszcz
NAYS: None
ABSENT: None
ABSTAIN: None

Interim Chair Wrzeszcz declared that the motion passed.

5. CONTINUATION OF PUBLIC HEARING (Agenda item 4A):

4A - 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)

Interim Chair Wrzeszcz announced the public hearing for the Freier Glen Subdivision and welcomed Mr. Schmitt.

Mr. Schmitt went over the scope of the proposed Freier Glen Townhome Development and changes that have been made to the plan. He gave an overview of the project and market study he referenced.

A short break was taken.

Interim Chair Wrzeszcz asked for public comments. A member of the audience approached and stated his concerns and comments. Interim Chair Wrzeszcz thanked Mr. Palmer and asked for comments from the Commissioners.

The Commissioners asked questions, had comments, and a discussion took place. Interim Chair Wrzeszcz asked Mr. Bateman for a description of the sections of the Village Zoning Regulations that would need to be changed in regards to this petition. Mr. Bateman provided an overview. Interim Chair Wrzeszcz thanked everyone and provided his comments regarding the proposed development. Mr. Balling then gave an overview of his Staff comments.

Interim Chair Wrzeszcz polled the commissioners in their interest in having the application move forward:

YEAS: None
NAYS: Commissioners Carpenter, Nixon, Williams, Gotfryd, Menconi, Interim Chair Wrzeszcz
ABSTAIN: Commissioner Claps

Interim Chair Wrzeszcz asked Mr. Bateman the next step. Mr. Bateman explained that a motion of the findings of fact is required. Mr. Bateman passed out a draft findings of fact that could be a positive or negative motion. The Commissioners read the document. Interim Chair Wrzeszcz and Mr. Bateman initiated a review and line item vote. The findings of fact that applied to this petition's motion were agreed upon, and Interim Chair Wrzeszcz asked for a vote.

A motion was made by Commissioner Menconi and seconded by Commissioner Gotfryd to deny the Petition for Special Use Permit for the proposed Freier Glen project.

Upon roll call, the vote was as follows:

YEAS: Commissioners Carpenter, Menconi, Nixon, Williams, Gotfryd, Claps, Interim Chair Wrzeszcz
NAYS: None
ABSTAIN: None

Interim Chair Wrzeszcz declared that the motion to deny passed.

A. To consider amendments to the Village of Lake Barrington Zoning Ordinance, Title 8, "Zoning", of the Village of Lake Barrington Village Code, to wit: comprehensive amendments to Chapter 9, "Sign Regulations", which would provide "content-neutral" regulations.

The Plan Commissioners discussed continuing this Agenda item at the end of the meeting to a future date.

6. REGULAR MEETING –

- A. Interim Chair Wrzeszcz asked at this time that the Commissioners revisit Agenda item 3 – Consideration of the meeting minutes for July 27th.

A motion was made by Commissioner Carpenter and seconded by Commissioner Nixon to approve the meeting minutes for July 27th, 2017.

Upon roll call, the vote was as follows:

YEAS: Commissioners Carpenter, Menconi, Nixon, Gotfryd, Claps, Interim Chair Wrzeszcz

NAYS: None

ABSTAIN: Commissioner Williams

Interim Chair Wrzeszcz declared that the motion passed.

- B. Interim Chair Wrzeszcz asked at that time if the Agenda item 4B – "To consider amendments to the Village of Lake Barrington Zoning Ordinance, Title 8, "Zoning", of the Village of Lake Barrington Village Code, to wit: comprehensive amendments to Chapter 9, "Sign Regulations", which would provide "content-neutral" regulations" be continued to the next meeting date. Commissioners agreed.

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 that agenda item hearing to October 26th, 2017 at 7:00 p.m. That date is a pre-published date at the beginning of the year. Interim Chair Wrzeszcz asked for a motion to continue the hearing regarding the amendments to the Sign Regulations.

A motion was made by Commissioner Gotfryd and seconded by Commissioner Menconi to continue the hearing "To consider amendments to the Village of Lake Barrington Zoning Ordinance, Title 8, "Zoning", of the Village of Lake Barrington Village Code, to wit: comprehensive amendments to Chapter 9, "Sign Regulations" to the meeting to October 26th, 2017 at 7:00 p.m. at Village Hall.

A motion was made by Commissioner Gotfryd and seconded by Commissioner Menconi to continue the public hearing to October 26th, 2017

All were in favor, motion carries.

7. Other Business –

Commissioner Gotfryd asked if the public is aware of the proposed changes to the Sign Regulations. Mr. Bateman explained that the public hearing process allows the public to attend meetings, get copies of materials, and allows public comment. Commissioner Gotfryd then asked if the packet item of the proposed changes to the Sign Regulations could be posted on the Village website. Mr. Bateman stated that there is no reason not to. Ms.

Rezula agreed, and stated she would put the proposed sign regulations amendments attachment onto the website.

Mr. Bateman stated that the LaSalle factors were included in the last meeting's packet, and there was a reference to them tonight during the presentation. He will forward a copy to the new Commissioners.

8. ADJOURNMENT

A motion was made by Commissioner Carpenter and seconded by Commissioner Menconi to adjourn the meeting. The voice vote was unanimous, the motion carried, and the meeting was adjourned at approximately 9:29 pm.

Oaths of office were signed by new Commissioners, one for the commissioner, and one for the Village files.

A verbatim transcript of this meeting is available upon request.

Minutes Submitted by
Erica A Rezula,
Village Staff Liaison:

A handwritten signature in cursive script, reading "Erica Rezula", written over a horizontal line.