

**MINUTES OF THE PLAN COMMISSION & ZONING BOARD
OF APPEALS OF THE VILLAGE OF SOUTH BARRINGTON
Held Tuesday, June 30, 2015**

CALL TO ORDER

The meeting was called to order at 7:30 p.m. by Chairman Mr. Michael McCombie. Roll call was taken.

PRESENT: Commissioners Kwasek, Murarka, Fox, Gillis, White, and Chairman McCombie.

ABSENT: Commissioner Decker.

A quorum was present. Also in attendance were Village Building Officer Michael Moreland and Ms. Melissa Wolf of Storino, Ramello & Durkin, Village Attorney

Chairman McCombie asked for a Motion to approve the Minutes of the meeting held April 21, 2015. Commissioner Gillis made a Motion. Commissioner Kwasek seconded. By unanimous vote the Motion was passed.

Chairman McCombie stated that the next item on the agenda was Citizen Comments. Chairman McCombie asked if there were any Citizen Comments before the Board opened the Public Hearing. Being none, Chairman McCombie moved to open the Public Hearing.

Chairman McCombie asked for a Motion from the Board to open the Public Hearing for a request for a proposed text amendment to the zoning code of the Village of South Barrington to create a Special Use for adult vocational centers in Article D entitled "O/R Office and Research District: of Chapter 5 entitled "Business Districts" of the Title 10 entitled "Zoning" of the Village Code of the Village of South Barrington (Nurture Adult Vocational Center at South Barrington Office Center - Stonegate). Chairman McCombie asked for a Motion to open the Public Hearing. Commissioner Fox made a Motion. Commissioner Gillis seconded. Roll call was taken: Commissioner Kwasek - yes, Commissioner Murarka - yes, Commissioner Fox - yes. Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner White - yes. By unanimous vote the Motion passed. Notification for surrounding properties for the Public Hearings were presented to the secretary for the record.

Chairman McCombie asked all parties who will be testifying to stand and be sworn in. Chairman McCombie asked if they swore to tell the truth and nothing but the truth. All parties answered yes.

Representing the petitioner were Ms. Regina Brown White and Dr. Imtiaz Ahmed, President and Consultant, MaxHealth Rehab and Wellness Inc. Ms White stated that their intent is to open an adult vocational site for adults with special needs in the South Barrington area. Ms. White further stated that the site would be open Monday thru Friday from 9 a.m. to 5 p.m. and would be open to individuals 55 years of age and older. Ms. White stated that they will have a nurse on staff and their intent is to have 40 clients. Ms. White further stated that their space does follow state guidelines which requires 40 square feet per resident and they have 3,100 square feet at the location in Stonegate. Ms. White stated that the facility will provide social and educational services for special needs individuals so they are not isolated at home. Ms. White further stated that they will provide transportation to and from their clients homes and will feeding lunch.

Commissioner Kwasek asked where they are getting their funding? Ms. White stated that they are funded through the State of Illinois Department of Human Services and private donations. Chairman McCombie asked where they draw their clients from? Ms. White stated that they would be doing neighboring areas that are within a thirty mile radius of the facility. Commissioner White asked if they will be transported by van and will there be any parking issues at the facility? Ms. White stated that they will be using vans that can carry up to 12 individuals which will be dropping off between 8:30 a.m. and 9:00 a.m. Ms. White further stated that the vans will not be parked in the parking lot overnight or on weekends. Commissioner Gillis asked if they have other locations? Ms. White stated that no and that this would be their first location for this particular program. Commissioner Murarka asked if the state funding is for capital and operating costs? Ms. White stated that they realize that state funding takes time and they do have a certain amount of money allocated already to run the program. Chairman McCombie asked how do they get their clients? Ms. White stated that they do collaborate with other agencies, case workers, and also outsource to churches and other community groups. Chairman McCombie asked if this facility or program would bring in any type of criminal element into the community? Ms. White stated it would not and they do go undergo background checks. Dr. Ahmed stated that they choose the clients that participate in the program. Ms. White stated that they also have a strict criteria for admission and discharge to the program. Chairman McCombie asked if there is a model they are using to create the program? Dr. Ahmed stated that he is associated with Little City and has also worked with individuals in other such programs.

Commissioner White asked which fire district would cover this facility? Officer Moreland stated that he will check and find out. Chairman McCombie asked what type of medication would they be administering at the facility? Ms. White stated that they may be giving Dr. prescribed medication and that is why they need to include the requirement for medication administration. Chairman Gillis asked Dr. Ahmed where his physical therapy locations are located. Dr. Ahmed stated that they are in Palatine, Bollingbrook, Rolling Meadows, and Sycamore. Chairman White asked about food service at the location. Officer Moreland stated that it would be closely monitored. Commissioner Kwasek asked if the Board can limit the number of clients? Officer Moreland stated that the Board can approve limitations for the facility. Chairman McCombie asked if the same group of people come each day. Dr. Ahmed stated yes and they usually come for the duration of their life. Commissioner White asked if they are on sewer or septic. Officer Moreland stated that they are on sewer. Chairman McCombie asked what is the approval process for this type of facility? Ms. White stated that the first step is filing an application with the State and they will come out to check the facility. The State is also allowed to come out at any time for an inspection of the facility. Trustee Patel asked which agency they will be monitored by and will they be a State licensed facility? Ms. White stated that they are monitored by the Department of Human Services and they will be State licensed. Commissioner Fox asked how close are they to obtaining 40 clients and opening the facility? Dr. Ahmed stated that they are anticipating opening by September. Commissioner Fox asked what will happen if they wanted to increase the client number? Dr. Ahmed stated that their application is for 40 clients and they would have to file another petition to increase the number. Commissioner Gillis asked what type of person would be coming to their program? Ms. White stated that it would be a person 55 or older that is in a residential setting but looking for a daytime program. Ms. White stated that they can get physical therapy services, occupational services, activities, social outings, games, and daily living skills. Ms. White stated that most clients are developmentally challenged and there will be approximately 8 clients in each room.

Being no further questions or comments, Chairman McCombie asked for a Motion from the Board to recommend to the Board of Trustees to add a proposed text amendment to the zoning code of the Village of South Barrington to create a Special Use for adult vocational centers in Article D entitled "O/R Office and Research District" for 60 clients or less. Commissioner White made a Motion. Commissioner Fox seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Murarka - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner White - yes. By unanimous vote the Motion was passed.

Chairman McCombie asked for a Motion from the Board to close the Public Hearing. Commissioner Kwasek made a Motion. Commissioner Murarka seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Murarka - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner White - yes. By unanimous vote the Motion was passed.

Chairman McCombie asked for a Motion from the Board to open the second Public Hearing to consider the request for rezoning certain real property in the Village of South Barrington for a proposed Special Use for an adult vocational center in the O/R Office and Research District (Nuture Adult Vocational Center at South Barrington Office Center - Stonegate). Commissioner Kwasek made a Motion. Commissioner White seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Murarka - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner - White - yes. By unanimous vote the Motion was passed. Chairman McCombie asked for a Motion from the Board to refer to the Board of Trustees the rezoning of the property for a Special Use for an adult vocational center in the O/R Office and Research District (Nuture Adult Vocational Center) with the condition that they are in compliance with Title 89. Commissioner Gillis made a Motion. Commissioner White seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Murarka - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes. Commissioner White - yes. By unanimous vote the Motion was passed. Chairman McCombie asked for a Motion to close the Public Hearing. Commissioner Fox made a Motion. Commissioner White seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Murarka - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner White - yes. By unanimous vote the Motion was passed.

Chairman McCombie asked for a Motion from the Board to open the Public Hearing for the Request for a variation to the Limited Office District Sign provisions for an off-premises electronic sign and the size of a sign on the right-of-way (South Barrington Park District signage on the corner of Barrington Road and Tennis Club Drive). Commissioner Kwasek made a Motion. Commissioner White seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Murarka - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner White - yes. By unanimous vote the Motion was passed. Representing the petitioner was Mr. Jay Morgan, Executive Director of the South Barrington Park District. Chairman McCombie asked Mr. Morgan if the testimony he was about to give was the whole truth. Mr. Morgan answered yes. Mr. Morgan stated that they are here this evening to request a new sign to replace their existing sign on Barrington Road and Tennis Club Drive.

Mr. Morgan stated that the sign has been at that location for the past fifty years and they are requesting that the sign be internally lit and include an electronic message board which would be amber in color and approximately 10 feet long and 17 inches high. Mr. Morgan further stated that the electronic message board would allow them to announce upcoming events for the Park District. Chairman McCombie stated that the Park District had come before the Architectural Control Commission and had received approval for the design and landscaping for the sign. Chairman McCombie stated that at that time it was discovered that the location of the sign would need a variance in order to keep the sign at the same location where it has always been. Mr. Morgan stated that they do have verbal approval and will get written approval from the South Barrington Executive Center who are the current owners of the property for an easement for the sign. Commissioner Kwasek stated that he did like the sign and landscaping, but did not feel the message board was needed. Commissioner Gillis agreed and asked what they are trying to accomplish with the message board. Mr. Morgan stated that the sign represents the South Barrington Park District and they would like to advertise what is being offered at the Park District. Commissioner Murarka felt the message board would disturb the ambiance of the area. Commissioner Fox asked how much response have they been getting with the temporary banners that they have been posting on the sign. Mr. Morgan stated that the number one thing people listed when asked how they found out about the program was the banner on the sign. Chairman McCombie stated that he did like the electronic display because it is one color and less intrusive than other signs he has seen. Commissioner Gillis asked if the sign would have scrolling messages? Mr. Morgan stated they were still deciding but it would be something that would be appropriate for South Barrington. Commissioner Fox asked if the sign will be lit internally? Officer Moreland stated that it would be internally lit. Commissioner Gillis asked if the message board would be listing things that they have previously listed with their banners? Mr. Morgan stated there would probably be 5 to 10 different messages. Commissioner Kwasek stated that if they allow the message board, can the Village limit it to only Park District programs and events? Attorney Wolf suggested that the Board could add language that commercial speech be precluded from the sign. Mr. Morgan stated that was the intent of the Park District to have Park District information listed on the sign. The Board agreed that commercial advertising will be excluded from the sign and Park District and governmental information will be allowed. Secretary Linda Hooker asked if there will be limits on the illumination and speed of the sign? Mr. Morgan stated that he will need to find out additional information about the sign. Mr. Morgan further stated that it should be the same as the Village sign.

Chairman McCombie asked for a Motion from the Board to recommend to the Board of Trustees a variance to allow a 50 foot setback, within 10 feet of Tennis Club Drive and 14 feet from Barrington Road for replacement of the South Barrington Park District existing sign and granting a variance to allow led lights with rolling letters which will not be used for commercial advertising and used for Park District and Village governmental informational purposes only. Commissioner Gillis made a Motion. Commissioner Fox seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Murarka - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner White - yes. By unanimous vote the Motion was passed.

Chairman McCombie asked for a Motion from the Board to close the Public Hearing. Commissioner Fox made a Motion. Commissioner Gillis seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Murarka - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner White - yes. By unanimous vote the Motion was passed.

Chairman McCombie asked for a Motion from the Board to open the Public Hearing for a request for a variation to the Governmental Use District Sign provisions regulating the number and size of signs on a right-of-way (South Barrington Village Hall and Police Department signage at Barrington Road and along Tennis Club Drive). Commissioner Fox made a Motion. Commissioner Gillis seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Murarka - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner White - yes. Officer Moreland stated that there are three signs which include the South Barrington Hall identification sign, the Police Department sign, and the parking sign. Officer Moreland stated that the only sign that will need a variance is the South Barrington Hall identification sign because it is in the right-of-way and will need a variance to allow it to be within 23 feet of the right-of-way. Officer Moreland stated that it will be illuminated. Office Moreland further stated that the Police Department sign will be 6.36 square feet which is larger than the current ordinance and will be illuminated. Officer Moreland stated that the parking sign will also be illuminated. Mayor Paula McCombie stated that the parking sign will not be illuminated. Officer Moreland stated that the signs will be made by the same company that is making the Park District sign and the illumination should be very similar. Chairman McCombie asked for a Motion from the Board to recommend to the Board of Trustees to change the setback from 50 feet to 23 feet for the Village of South Barrington identification sign and approve it to be internally illuminated. Commissioner Kwasek made a Motion. Commissioner White seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Murarka - yes, Commissioner Fox - yes, Chairman McCombie - yes,

Commissioner Gillis - yes, Commissioner White - yes. By unanimous vote the Motion was passed. Chairman McCombie asked for a Motion from the Board to recommend to the Board or Trustees a variation for the Police sign to be 6.5 square feet sign face versus the current Ordinance of 4 feet. and be internally illuminated. Commissioner Kwasek made a Motion. Commissioner Gillis seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Murarka - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner White - yes. By unanimous vote the Motion was passed.

Chairman McCombie asked for a Motion from the Board to close the Public Hearing. Commissioner Gillis made a Motion. Commissioner Fox seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Murarka - yes, Commissioner Fox - yes, Charirman McCombie - yes, Commissioner Gillis - yes, Commissioner White - yes. By unanimous vote the Motion was passed.

OLD BUSINESS - None

NEW BUSINESS - None

Being no further business, Chairman McCombie asked for a Motion from the Board to adjourn the meeting. Commissioner Kwasek made a Motion Commissioner Gillis seconded. By unanimous vote the Motion was passed and the meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

Christine Latoria, Secretary

These Minutes were approved this _____
day of _____, 20____.

