

**MINUTES OF THE PLAN COMMISSION & ZONING BOARD OF
APPEALS OF THE VILLAGE OF SOUTH BARRINGTON
Held Tuesday, September 13, 2016**

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 Decker, Fox, Gillis, Kwasek, Murarka, White
and Chairman McCombie.

ABSENT: None.

A quorum was present. Also in attendance were Village Trustee Steve Guranovich, Village Administrator Bob Palmer and Engineer Natalie Karney.

PUBLIC COMMENT - None

APPROVAL OF MINUTES

Chairman McCombie stated that the approval of the Minutes from the meeting held on January 25, 2015 and for November 9, 2015 will be postponed until the next scheduled Plan Commission meeting.

AGENDA ITEMS

Workshop-Electronic Video Signs

The Plan Commission discussed electronic signs and whether to permit such signs in the Village. The Plan Commission discussed the existing electronic signs at the Arboretum shopping center, as well as the recently installed South Barrington Park District sign. Discussion ensued on the status of the existing signs, if electronic signs were not permitted in the Village. The Plan Commission then discussed the potential non-conforming status of existing electronic signs. The Plan Commission stated that the Electronic Video Signs item would again be placed on the October Plan Commission Agenda.

Workshop-Comprehensive Plan

Chairman McCombie initiated discussion by posing how the Village would approach developing the last remaining parcels in the Village and gave an overview of what has transpired to this point. Focus was given to the former Klem

property and how the transactions were made that included the Village and the Park District. Discussion followed, reviewing the existing land use map of the Village and noting the parcels and areas along the Village's boundaries. Among the areas noted were:

- The Stillman Nature Center and how to keep the land as a nature preserve.
 - The Plan Commission directed staff to invite a representative from Stillman to attend the next Plan Commission meeting to discuss future plans.
- Rose School and whether it is connected to the Village sewer system.
 - The Plan Commission directed staff to contact the School District in regard to future plans (if any) for the school site.
- Various unincorporated parcels that abut Village boundaries.
 - The Plan Commission discussed the possibility of force annexing some of these properties to put them under the control of the Village, rather than the County.
 - The Comprehensive Plan would reflect having these future annexed parcels in the Village.
- Notch out areas along Rt. 59.
 - Reported to be detention areas that are actually located in Barrington Hills. The Plan Commission requested that staff research the background on these two parcels.
- Micholotti Property.
 - The Plan Commission discussed potential future development on this property, as well as issues surrounding access.
- Other areas where there were questions regarding future development potential included: the closed landfill and Cook County Forest Preserve land that is within the Village's municipal boundary.

The Plan Commission also discussed:

- For purposes of updating the Comprehensive Plan, create a Land Use Plan that shows County Zoning Districts that abut the Village boundaries and also adjoining land uses of neighboring Villages.
- Question was raised regarding the parcel where 197 Penny Road sits (Klem Property Home) and whether it is actually part of the Planned Unit Development (PUD) where the Toll Brothers development is occurring.
 - The parcel on the existing Zoning/Land Use Map is indicated as part of the PUD.

- For the Comprehensive Plan update, the Plan Commission directed staff to prepare a map that shows all of the Park District Property and all of the Village property. Also to be included were maps of the school districts and fire protection districts that serve the Village.
- On the eastern portion of the Village, the Plan Commission requested that staff prepare a map that would show all of the Willow Creek Church property.
- The possibility of creating a new zoning district for open space.
- Transition zoning (i.e. near Barrington Pools and Freeman Road).
- Creating more density in the vicinity of Freeman Road.
- Adding into the Comprehensive Plan a section on Emergency Management.
- Property east of the Nathan's Glen Subdivision.

Following the Comprehensive Plan discussion, it was noted that the same agenda item would continue to the next Plan Commission Meeting.

OLD BUSINESS - None

NEW BUSINESS - None

ADJOURNMENT

Being no further business, Chairman McCombie asked for a Motion from the Board to adjourn the meeting. Commissioner Murarka made a Motion. Commissioner White seconded. By unanimous vote the Motion was passed and the meeting was adjourned at 9:34 p.m.

Respectfully Submitted,

Robert L. Palmer
Village Administrator

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

