

VILLAGE OF SOUTH BARRINGTON

30 South Barrington Road
South Barrington, IL 60010

MINUTES OF THE SPECIAL VILLAGE BOARD OF TRUSTEES MEETING OF THE VILLAGE OF SOUTH BARRINGTON

WEDNESDAY, MARCH 22, 2023

AT 3:00 P.M.

CALL TO ORDER

Mayor McCombie called the meeting to order at 3:07 p.m.

ROLL CALL

Deputy Clerk Hrynko called the roll, and a quorum was noted present.

Officials Present: President: Paula McCombie
Trustees: Joseph Abbate, Edgar Alvarado, Stephen Guranovich, Dr. Kanu Panchal, Dr. Anthony Stagno
Absent: Dr. Hina Patel

Staff Present: Building Officer Mike Moreland, Village Administrator Robert Palmer, Executive Assistant/Deputy Clerk Ashley Hrynko

Others Present: Village Attorney James Vasselli

AGENDA ITEMS

Discussion Regarding Proposed Comprehensive Plan.

John Houseal of Houseal Lavigne facilitated a discussion addressing feedback received from previous meetings presenting the Proposed Comprehensive Plan. He notated a few clean-up items associated with the original proposed Plan, including the identification of acreage of some of the opportunity sites and adding street names to the transportation map.

Three of the opportunity sites in the plan, located at the intersection of Mundhank Road and Barrington Road were identified as needing further discussion and adding other potential future land use options.

Bill Dunteman, owner of properties located on the northwest corner and southeast corner of Mundhank and Barrington Roads, along with John Conerty representing Willow Creek Church as owner of adjoining property on Mundhank Road, presented potential future land use options for those locations.

Bill Dunteman presented a Bubble Plan by Manhard Consulting to show his thoughts on potential future use of the 36-acre property located at the northwest corner of Mundhank and Barrington Roads. This plan featured space for neighborhood commercial, professional, active adult residential, and single family detached homes. John Houseal provided additional descriptions of the proposed concepts for the site plan and commented that the plan is very appropriate for the Village. Trustee Stagno commented that the uses proposed were favorable for the intended residents and overall a great plan demonstrating a great deal of thought. Trustee Guranovich asked if any developers had approached Dunteman regarding this property; Dunteman responded that multiple letters of intent had been received over the years from developers looking to build houses to a single home compound. Guranovich commented that he would not like to see

attached homes, citing the Regency as an example of smaller lots with detached homes already in the Village. Guranovich voiced concerns regarding traffic generated from the commercial spaces, otherwise indicated he thought it was a great concept. Trustee Abbate gave positive feedback for the plan regarding the buffering of the proposed residential locations in relation to the road. Mayor McCombie confirmed a consensus that the Board believed it was a good use of the corner and reminded Dunteman that any developers would still need to go through the appropriate steps for approval. Houseal proposed changing the Comprehensive Plan Land Designation to reflect what was discussed in the presentation.

Bill Dunteman indicated that he had been contacted by a data center company regarding the property located at the southeast corner of Mundhank and Barrington Roads. Dunteman introduced the representative of Willow Creek Church, John Conerty, as the church owns the adjoining property for a total of 49 acres. They are looking for the highest and best use of the property; Conerty indicated the data centers are willing to pay an 'exorbitant' amount of money for land. The parties presented a plan for a data center at the location with buildings reaching a potential of 32 feet in height and a landscape berm to separate the electrical substation backing the residential properties located to the east. Trustee Stagno commented on the aesthetics of the buildings - the need for the buildings to blend in and increase the overall value of the Village. Trustee Guranovich voiced concerns regarding the substation proximity to the residential properties, including aesthetics and possible noise generated. Mayor McCombie noted the setbacks for the substation did not appear to be sufficient; in addition to the slope of the berm. McCombie also mentioned that the property facing Barrington Road should have something to minimize the visual impact of the data center. John Houseal commented on the benefits of a data center compared to other uses. Houseal also requested clarification on the plan drawings as it appeared to have unidentifiable objects located outside of the buildings. Houseal indicated that there is no land use designation for data centers; he noted that this proposed use was vastly different than originally suggested, referencing previous commentary from residents living close to the property and that there might not be capacity within the community to accept the use.

The discussion continued regarding best practices and looking for examples of aesthetically pleasing data centers already in existence. Bill Dunteman commented on financial benefits of data centers and Brian Carroll, Realtor, provided an article supporting the financial benefits to the community as demonstrated by the location in Hoffman Estates. Upon additional discussion regarding the proposed land use, Mayor McCombie stated that the issue should be passed back to the Plan Commission for further review and recommendation once the proposed data center plan drawing has been clarified with the developer and then be referred back to the Board for additional discussion.

John Houseal proposed a hatched area for the area being discussed in order to allow for more uses, including single family detached residential and planned residential, leaving the frontage as neighborhood commercial. Houseal mentioned that hatching allows for flexibility based on the market realities and site specifics. Trustee Alvarado commented on the challenges of residential options for the opportunity sites, mentioning high density may be an option if it is done well. Mayor McCombie confirmed the Board wishes to see the hatching ideas referred to the Plan Commission; Houseal to adjust the Comprehensive Plan to allow for other land uses for the property also located at the northwest corner of Mundhank and Barrington Roads.

Trustee Guranovich suggested an additional length of bike paths than what was included in the plan to create a circle, including going through the area West of Studio Drive. Mayor McCombie stated additional

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benefits and potential issues with adding additional bike path. McCombie also mentioned that the Village had applied for a grant for engineering to investigate adding a bike path to Mundhank and Penny Roads, including the need for land acquisition and addition of storm sewers.

Trustee Guranovich had additional questions regarding the Proposed Comprehensive Plan and whether or not an updated PUD would be necessary. John Houseal noted that the Plan would only offer a land use designation not a regulatory process as a PUD would be specific to the development. Guranovich inquired if the zoning would be changing according to the Plan, Houseal informed that the entitlements regarding zoning would still remain. Guranovich asked about opportunity sites 2 & 3, if they should be labeled differently in the Plan, Houseal provided clarification that those areas were listed as large lots to be representative of the surrounding area. Guranovich also asked about the sales tax rebates and other incentives proposed, compared to surrounding villages, as potential funding sources. Houseal mentioned some communities may need to offer those incentives, but South Barrington may not need to offer what other communities need to, determined on a case by case basis.

Mayor McCombie thanked John Houseal for his time.

Village Attorney Vasselli provided explanation to the Board regarding the original agenda and there now being two Ordinance amendments as there was a need for an additional amendment based on the outcome of the Public Hearing. Vasselli also noted that the Village was still within the Open Meetings Act requirements based on the agenda.

Approval of an Ordinance Amending Section 6-4-3 To Be Titled "Recreational Vehicles" and Section 6-4-4 To Be Titled "Exceptions, Parking Enforcement" of And Adding Section 6-4-5 To Be Titled "Penalty Provisions" To Chapter 4, Title 6 of The South Barrington Village Code: Trustee Guranovich made a motion to approve an Ordinance Amending Section 6-4-3 To Be Titled "Recreational Vehicles" and Section 6-4-4 To Be Titled "Exceptions, Parking Enforcement" of And Adding Section 6-4-5 To Be Titled "Penalty Provisions" To Chapter 4, Title 6 of The South Barrington Village Code. Trustee Stagno seconded the motion. Roll Call: Trustee Abbate-Aye, Trustee Alvarado-Aye, Trustee Guranovich-Aye, Trustee Panchal- Aye, Trustee Patel-Absent, Trustee Stagno-Aye. Ayes-5, Nays-0, Absent-1. **Motion carried.**

Approval of an Ordinance Amending Section 9-2 Entitled "Trucks and Recreational Vehicles:" of Chapter Entitled "Vehicle Storage and Parking Regulations," of Title 10 Entitled "Zoning Regulations" of The Zoning Code of Ordinances of The Village of South Barrington In Order To Clarify The Parking Regulations Applicable To Commercial Trucks And Recreational Vehicles: Trustee Panchal made a motion to approve an Ordinance Amending Section 9-2 Entitled "Trucks and Recreational Vehicles:" of Chapter Entitled "Vehicle Storage and Parking Regulations," of Title 10 Entitled "Zoning Regulations" of The Zoning Code of Ordinances of The Village of South Barrington In Order To Clarify The Parking Regulations Applicable To Commercial Trucks And Recreational Vehicles. Trustee Stagno seconded the motion. Roll Call: Trustee Abbate-Aye, Trustee Alvarado-Aye, Trustee Guranovich-Aye, Trustee Panchal- Aye, Trustee Patel-Absent, Trustee Stagno-Aye. Ayes-5, Nays-0, Absent-1. **Motion carried.**

Approval of a Resolution Authorizing an Agreement with Olympik Signs to Furnish and Install Five (5) Monument Signs in the Village of South Barrington: Trustee Guranovich made a motion to Approve a Resolution Authorizing an Agreement with Olympik Signs to Furnish and Install Five (5) Monument Signs in the Village of South Barrington. Trustee Stagno seconded the motion. Roll Call: Roll Call: Trustee Abbate-Aye, Trustee Alvarado-Aye, Trustee Guranovich-Aye, Trustee Panchal- Aye, Trustee Patel-Absent, Trustee Stagno-Aye. Ayes-5, Nays-0, Absent-1. **Motion carried.**

Approval of a Resolution Authorizing the Execution of an Intergovernmental Agreement By and Between the County of Cook and The Village of South Barrington, Illinois for the Village’s Penny Road and Bartlett Road Bike Path Project (\$30,000 in Village Funds; \$30,000 “Invest in Cook” Funds): Trustee Abbate made a motion to Approve a Resolution Authorizing the Execution of an Intergovernmental Agreement By and Between the County of Cook and The Village of South Barrington, Illinois for the Village’s Penny Road and Bartlett Road Bike Path Project (\$30,000 in Village Funds; \$30,000 “Invest in Cook” Funds). Trustee Guranovich seconded the motion. Roll Call: Roll Call: Trustee Abbate-Aye, Trustee Alvarado-Aye, Trustee Guranovich-Aye, Trustee Panchal- Aye, Trustee Patel-Absent, Trustee Stagno-Aye. Ayes-5, Nays-0, Absent-1. **Motion carried.**

Approval of a Resolution Amending Certain Sewer and Water Utility Rates for the Village of South Barrington: Trustee Alvarado made a motion to Approve a Resolution Amending Certain Sewer and Water Utility Rates for the Village of South Barrington. Trustee Stagno seconded the motion. Roll Call: Roll Call: Trustee Abbate-Aye, Trustee Alvarado-Aye, Trustee Guranovich-Aye, Trustee Panchal- Aye, Trustee Patel-Absent, Trustee Stagno-Aye. Ayes-5, Nays-0, Absent-1. **Motion carried.**

Approval of a Resolution Authorizing the Execution of a License Agreement By and Between South Barrington Cricket Club and the Village of South Barrington: Trustee Abbate made a motion to Approve a Resolution Authorizing the Execution of a License Agreement By and Between South Barrington Cricket Club and the Village of South Barrington. Trustee Stagno seconded the motion. Roll Call: Trustee Abbate-Aye, Trustee Alvarado-Aye, Trustee Guranovich-Aye, Trustee Panchal- Aye, Trustee Patel-Absent, Trustee Stagno-Aye. Ayes-5, Nays-0, Absent-1. **Motion carried.**

Village Administrator Palmer discussed proposals received to bringing Lake Michigan water to the Village. Palmer requested additional information from the companies providing proposals. Mayor McCombie requested a deeper dive to determine what was driving the cost difference between the two proposals. McCombie mentioned that there is an allocation available for funding through NSM JAWA, but an engineering study is needed to determine how much funding would be needed before the allocation can be requested.

EXECUTIVE SESSION

There was no Executive Session.

MAYOR AND BOARD OF TRUSTEE COMMENTS

No comments.

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ADJOURNMENT

There being no further business, Trustee Guranovich made a motion to adjourn the meeting at 5:41 p.m. Trustee Stagno seconded the motion. All in favor. **Motion carried.**

Respectfully submitted by:



Ashley M. Hrynko/Deputy Clerk

These minutes were approved this
13th Day of April, 2023