

**MINUTES OF THE PLAN COMMISSION & ZONING BOARD OF
APPEALS OF THE VILLAGE OF SOUTH BARRINGTON
Held Monday, February 13, 2023**

CALL TO ORDER

Chairman Mr. Michael McCombie called the meeting to order at 7:20 p.m.

PRESENT:

Commissioners Present: Abri, Kwasek, Murarka, Kazi and Chairman McCombie
Officials present: Mayor McCombie
Staff present: Village Attorney Vasselli and Village Administrator Palmer

ABSENT: Fox and Gillis

A quorum was present.

MINUTES:

Approval of the Plan Commission/Zoning Board of Appeals Meeting Minutes (Stenographer Transcript of Public Hearing) of August 30, 2022.

Motion to approve the minutes of the August 30, 2022 meeting was made by Abri and seconded by Kwasek. On a voice vote the motion was approved.

PUBLIC COMMENTS – Presentation by Apex Design Build

Dale Diener representing Apex Design Build was present along with Bruce Johnstone to make a presentation on their proposed church and school project, projected to be built on the Park District's Area 'N' parcel that will be put up for auction. The parcel is located on the north end of the Woods of South Barrington Subdivision developed by Toll Brothers and the parcel size is 32.8 acres. The Plymouth Brethren Christian Church & One School Global Development is anticipated for 200 congregates on a weekly basis and approximately 1,000 members at two special meetings per year. The development would consist of two buildings, the church and a school. The school would have a gymnasium and a small store for the church members and students. After a brief visual presentation, the Commissioners present asked questions about the proposal.

Commissioner Kwasek stated that the circulation on the site was confusing and needs to be re-configured. Parking for buses also was recommended to be striped to define where bus parking would be designated. Other questions from the Plan Commission involved where the church members are located currently and would there be more church members living locally. Having no further questions regarding the concept the Plan Commission moved on to the regular agenda items.

PUBLIC HEARING AND AGENDA ITEMS

A. Consideration and Possible Recommendation to the Village Board of Trustees for Text Amendments to the Village's Zoning Ordinance Regarding Recreational Vehicles:

1. Parking of Recreational Vehicles in Residential Districts.

Chairman McCombie noted that there was no person in attendance to make a statement regarding the public hearing.

Chairman McCombie then invited members of the Commission to comment on the proposal. Village Attorney Vasselli gave an overview of the proposed changes to the regulations governing parking and storage of recreational vehicles in the Village. One issue discussed was to propose that no partial days of storage be accounted for. In other words, any storage on residential for any period of time, would count as a full day. Furthermore, 14 days of storage would be the maximum amount of time a recreational vehicle could be stored on residential property. Vasselli pointed out that a recreational vehicle could be stored on a residential parcel a total of 28 days if the storage period bridged over the new year.

Kwasek asked about boat trailers and if they would be covered under the ordinance. Vasselli stated that a boat trailer would be covered under the proposed changes to the ordinance as a 'travel trailer'. Kwasek asked who would track the storage of recreational vehicles on residential property. Vasselli responded that the Police Department would be tasked with monitoring.

The Commission continued discussing the contents of the proposed draft ordinance presented by Vasselli. Following discussion, recommendation was made to re-title 6-4-3 from "Recreational Vehicles" to "Recreational and Commercially Marked Vehicles".

6-4-4 (previously numbered as 6-4-3) also had an additional change to re-title that section from "Private Parking Enforcement" to "Exceptions to Parking Enforcement". The new title to that section was suggested to provide the Chief of Police the authority to vary the enforcement of the ordinance based on un-anticipated circumstances that could arise.

Chairman McCombie requested a motion to recommend approval of the presented draft Ordinance Amending Section 6-4-3 to be Titled “Recreational Vehicles” and Section 6-4-4 to be Titled “Exceptions to 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 to the Village Board. Motion by Kwasek and seconded by Kazi. Roll call vote: Abri – **Yes**, Kwasek – **Yes**, Murarka – **Yes**, Kazi – **Yes**, Chairman McCombie – **Yes**.

5- Yes votes and 0 – No votes. The motion is approved.

B. Consideration and Possible Recommendation to the Village Board of Trustees for Text Amendments to the Village’s Ordinance Regarding Fire Pit Regulations.

Chairman McCombie opened the floor for questions regarding the proposed text amendments from staff regarding the use of Fire Pits in the Village. Kazi asked about the wording of the proposed amendments and clarification regarding the height of material to be burned in a fire pit. After a brief discussion there were no changes suggested to the proposed wording. Kwasek questioned when the difference is determined between cut branches, firewood and landscape debris. After a brief discussion, the Commission agreed that judgement would likely have to be made in some circumstances when enforcing and defining the material being used. Having no further discussion on the proposal, Chairman McCombie requested a motion to recommend the proposed text amendments regarding “Allowed Material Burning” and “Fire Pit Regulations”. Motion was made by Murarka to recommend approval of the proposed text amendments regarding “Allowed Material Burning” and “Fire Pit Regulations” to the Village Board for their consideration. Second was made by Kwasek. Roll call vote: Abri – **Yes**, Kwasek – **Yes**, Murarka – **Yes**, Kazi – **Yes**, Chairman McCombie – **Yes**.

5- Yes votes and 0 – No votes. The motion is approved.

C. Discussion regarding advertising signage on the Volta Electric Vehicle Charging Stations at the Arboretum.

Brief discussion by the Commission regarding the existing electronic signs on the Volta Electric Vehicle Charging Stations at the Arboretum. It was noted that these would be considered major changes to the PUD and that the Arboretum is proposing changes and additions to video signage that could include this signage as well. A future public hearing would need to be scheduled to consider these major changes to the PUD.

OLD BUSINESS - None

NEW BUSINESS – Mayor McCombie was present and addressed the Plan Commission in regard to the importance of the Comprehensive Plan Hearing scheduled for March 2nd at 7:30 p.m.

Chairman McCombie polled the Commission on whether to change the start time of the Plan Commission Meetings to 7:00 p.m. rather than 7:30 p.m. There were no objections to the early start for future meetings expressed.

ADJOURNMENT

Having no further business, Chairman McCombie asked for a Motion from the Commission to adjourn the meeting. Commissioner Abri made a Motion to adjourn the meeting. Commissioner Murarka seconded the motion. The motion passed by unanimous vote and the meeting adjourned at 8:56 p.m.

Respectfully Submitted,



Robert L. Palmer
Village Administrator

These Minutes were approved this
2nd day of March, 2023