

**MINUTES OF THE PLAN COMMISSION & ZONING BOARD OF
APPEALS OF THE VILLAGE OF SOUTH BARRINGTON**
Held Thursday, March 2, 2023
7:00 P.M.

CALL TO ORDER

Chairman Mr. Michael McCombie called the meeting to order at 7:34 p.m.

PRESENT:

Commissioners Present: Abri, Fox, Gillis, Kwasek, Murarka, Kazi and Chairman McCombie
Officials present: Mayor McCombie, Trustee Alvarado, Trustee Stagno, Trustee
Abbate, and Trustee Guranovich
Staff present: Village Attorney Vasselli and Village Administrator Palmer

ABSENT: None

A quorum was present.

MINUTES:

Approval of the Plan Commission/Zoning Board of Appeals Meeting Minutes of February 13, 2023. Motion to approve the minutes of the meeting was made by Abri and seconded by Kazi. On a voice vote the motion was approved.

PUBLIC COMMENTS – None.

PUBLIC HEARING AND AGENDA ITEMS

A. Presentation of a Proposed Comprehensive Plan for the Village of South Barrington by Houseal Lavigne Associates.

Motion was made to open the Public Hearing and hear the presentation by Houseal Lavigne on the Village's Comprehensive Plan (John Houseal) by Kwasek and was seconded by Murarka. On a voice vote all were in favor of opening the public hearing.

John Houseal presented the 55-page Comprehensive Plan Document, going through each section and referencing display of the report on the large screen in Rose Hall. Following the presentation, those present were invited to ask any questions or provide comments. Jim Ardizone of 2 Willow Bay asked about the presence of a fuel line that runs across the former Allstate site and how that would be depicted in the plan. Houseal explained that the level of detail for the presence of a gas line

would not be included in the plan and would be part of any specific construction plan in the area mentioned. A question was raised regarding additional schools and if an issue of that nature would be included in the plan. Houseal explained the differences in the Village's approach to planning for available land and the School Districts approach and interest, which would be different. A similar question was asked in regard to park district facilities, specifically Dunteman Park. Responsibility of the Park District and their approach to management and expansion of facilities was mentioned as being different from the Village. Joe Elias asked what the biggest change was from the previous plan and also what thought or idea would be creating a greater or bigger impact. Houseal responded that housing appears to be the biggest item and that would include different types of housing currently not present in the Village. The Village would need to determine what types of housing fits the needs of the community.

Chairman McCombie read two letters into the record of the meeting. One letter was from Willow Creek Church, regarding property the church owns along Mundhank and the other was from the Dunteman Family regarding property they own, also along Mundhank.

Village Attorney James Vasselli read into the record regarding the posting of the Public Hearing and notice requirements.

Chairman McCombie invited a motion to close the public hearing. Motion was made by Kazi and seconded by Murarka. On a voice vote all were in favor of closing the public hearing.

Chairman McCombie then invited the Plan Commissioners to comment and discuss the Comprehensive Plan as it was presented. Kazi commented that senior housing appears to be a community need, along with retaining younger people in the Village. He also commented that the former Allstate site could have potential for mixed use housing. Gillis commented that a lack of infrastructure (access to water and sewer) would be a hindrance to denser development. Murarka commented on the plan, expressing that the data needs to be examined to determine what opportunities exist and then decide what to do with those opportunities. Overall, Murarka expressed that the document could be made to be more 'user friendly' and furthermore the last chapter could be used to state what the Village plans to do (summary of an action plan). Kwasek commented on the letters from Dunteman and Willow Creek Church that expressed interest in changing the proposed land use on both properties. Chairman McCombie also commented that both property owners expressed interest in having their property designated for a land use more consistent with the type of

development currently going on around them. It was noted that the area near Mundhank is seeing the development of data centers. Emphasis in the area along Mundhank has been for single-family residential development and now the larger property owners are requesting a review of this use in favor of more flexible uses that might include data centers. Traffic along Mundhank was mentioned and with more uses, traffic will increase. Traffic impact would be less with data center uses that employ very few people. Question was raised in regard to the dormant landfill along Mundhank and how it is monitored and its impact from a land use planning perspective. It was explained that monitoring is handled by the IEPA. Future uses for the landfill site were not discussed.

Shifting away from the Mundhank area, Chairman McCombie noted a church and school being proposed on area "N" in the Woods of South Barrington, on property currently owned by the Park District, and that this proposed use was not reflected in the Comprehensive Plan. The Plan Commission had been given a presentation on the proposed use at their last meeting.

Chairman McCombie noted that there are some issues to further discuss in regard to the Comprehensive Plan and that he would invite a motion to continue the meeting to March 16 at 7:00 PM to determine a date certain to continue the discussion. Motion was made by Gillis to continue the meeting to March 16 at 7:00 PM to establish a date certain to continue the discussion, second by Fox. On a voice vote all were in favor and the motion was approved.

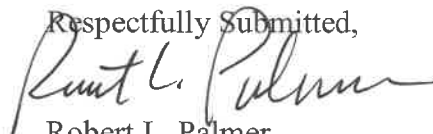
OLD BUSINESS - None

NEW BUSINESS - None

ADJOURNMENT

Having no further business, Chairman McCombie asked for a Motion from the Commission to adjourn the meeting. Commissioner Kwasek made a Motion to adjourn the meeting. Commissioner Abri seconded the motion. The motion passed by unanimous vote and the meeting adjourned at 9:49 P.M.

Respectfully Submitted,



Robert L. Palmer
Village Administrator

These Minutes were approved this

12th day of June, 2023