

**MINUTES OF THE PLAN COMMISSION & ZONING BOARD OF
APPEALS OF THE VILLAGE OF SOUTH BARRINGTON
Held Thursday, March 16, 2023
7:00 P.M.**

CALL TO ORDER

Chairman Mr. Michael McCombie called the meeting to order at 7:00 p.m.

PRESENT:

Commissioners Present: Abri, Gillis, Kwasek, Murarka, Kazi and Chairman McCombie
Commissioners Absent: Fox
Officials present: Trustee Guranovich
Staff present: Village Attorney Kiernat and Village Administrator Palmer

A quorum was present.

MINUTES:

Minutes from the prior meeting were not available.

PUBLIC COMMENTS – None.

PUBLIC HEARING AND AGENDA ITEMS

A. Reconvene Public Hearing from March 2, 2023 to continue to a future date to review a Proposed Comprehensive Plan for the Village of South Barrington by Houseal Lavigne Associates.

Motion was made to reconvene the Public Hearing by Murarka and was seconded by Abri. On a voice vote all were in favor of reconvening the public hearing.

Steve Guranovich was sworn in to testify. Guranovich had the following comments in regard to the Comprehensive Plan:

- On page 12 of the Draft Plan, suggestion to have a looped bike path through the Michelotti Property.
- On page 13 of the Draft Plan, fourth bullet – include commercial along with residential. Also noted that TIF District advertising could be accomplished by the Village.
- On page 15 of the Draft Plan, in the paragraph in red, also include commercial along with residential.

- On page 16 of the Draft Plan, under Planned Residential there is mention of Planned Unit Developments (PUD) associated with smaller parcels. Concern in regard to having smaller PUD's.
- On page 16 of the Draft Plan, the designation for the northwest corner of Mundhank and Barrington Road (Dunteman Property) for consideration is 'Neighborhood Commercial' and that had been residential. Consider for a 'Data Center' at that location. Kazi commented that along with 'Data Centers' there could follow a need for housing employees.
- On page 18 of the Draft Plan, comment was for 'empty nester' type housing. Also a concern for the border agreement with Hoffman Estates and if and how it can be continued.
- On page 22 of the Draft Plan, under 'Key Considerations' there was a suggestion to have HOA's update their CC&Rs per the revised Comprehensive Plan. Kwasek commented that many subdivisions are built-out and the view from the HOA's would be not to expend the resources.
- On page 22 of the Draft Plan, the key 'cons' of a PUD.
- On page 23 of the Draft Plan, development site #1 could include a church use, since one has been proposed. Also, 'empty nester' type housing could also be included.
- On page 25 of the Draft Plan, under 'Planned Residential', 'empty nester' type housing could be included.
- On page 29 of the Draft Plan, site #16 (Cricket Fields) owned by the Village, could include 'empty nester' type housing and restaurant pads.
- On page 48 of the Draft Plan, in reference to a 'Restaurant Assistance Program', that program could be applied to the parcels by the AMC Theatre. Kazi commented that the problem is a lack of people, without people you cannot attract traffic for the businesses wanting to locate on these empty parcels. Chairman McCombie commented on the Millrose property and the possibility for the buildings to be torn down.
- On page 49 of the Draft Plan, among the various incentive programs, a 'Business Development District' or an 'SSA', the question was whether other towns are readily using these incentives and should the Village offer the same to compete. Chairman McCombie commented that some of the surrounding towns are using, for example Schaumburg with 'Top Golf'

Chairman McCombie suggested to continue the meeting to April 10 at 7:00 PM. All were in favor of reconvening at that time.

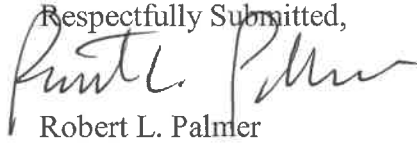
OLD BUSINESS – None

NEW BUSINESS – None

ADJOURNMENT

Having no further business, Chairman McCombie asked for a motion to adjourn the meeting and reconvene on April 10 at 7:00 P.M. Commissioner Gillis made a Motion to adjourn the meeting and reconvene on April 10 at 7:00 P.M. Commissioner Abri seconded the motion. The motion passed by unanimous vote and the meeting adjourned at 7:49 P.M.

Respectfully Submitted,



Robert L. Palmer
Village Administrator

These Minutes were approved this

12th day of June, 2023