

**MINUTES OF THE PLAN COMMISSION & ZONING BOARD OF
APPEALS OF THE VILLAGE OF SOUTH BARRINGTON**
Held Thursday, April 10, 2023
7:00 P.M.

CALL TO ORDER

Chairman Mr. Michael McCombie called the meeting to order at 7:04 p.m.

PRESENT:

Commissioners Present: Abri, Fox, Kwasek, Murarka, Kazi and Chairman McCombie
Commissioners Absent: Gillis
Officials present: Mayor McCombie, Trustee Abbate, Trustee Patel, Trustee Guranovich, Trustee Stagno and Village Clerk Zierk.
Staff present: Village Attorney Vasselli 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 16, 2023 to continue 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 Kwasek and was seconded by Murarka. On a voice vote all were in favor of reconvening the public hearing. Chairman McCombie called upon John Houseal of Houseal Lavigne Associates to present the proposed changes to the Comprehensive Plan since the last meeting of the Plan Commission/Zoning Board of Appeals. Houseal highlighted the changes that were made to the document and entertained comments and questions from those in attendance. Some of the changes that were made centered around the opportunity sites located at the intersection of Mundhank and Barrington Road. Houseal reviewed the northwest corner of Mundhank and Barrington and how the owner of the property had submitted a 'bubble' plan for the site that showed a mixture of uses taking advantage of the frontage along Barrington Road and the possibility for single family and senior housing on the site. Houseal explained how this site was depicted in the Comprehensive Plan and noting that it does not specify to the detail submitted

by the ownership, but it does leave open the possibility for a similar type of development for consideration. Several questions and comments were made in regard to the presence of data centers in the vicinity of that intersection in Hoffman Estates and the likelihood of such a proposed development in South Barrington along Mundhank, east of Barrington Road. Houseal commented that in addition to data centers, logistic center and rental housing are readily being developed. Houseal went on to explain the purpose of the Comprehensive Plan and how it differs from zoning and purposely does not specify uses to the detail where a 'data center' would be located for example.

Following the presentation by Houseal and questions from those in attendance, Chairman McCombie asked for comments from the Commissioners. Murarka made several points to include in the plan, including mentioning some of the concepts that were mentioned but not included in the plan. These included a 'downtown' concept for development, multi-family development, and data center development. Murarka also suggested that the Comprehensive Plan include a specific 'action plan' section that would help educate the public on what the Comprehensive Plan is all about. He included as part of the 'action plan' discussing with property owners what their vision is for their property. Final comment was to adjust the Table of Contents to specify the 'Appendix' section that is included in the Comprehensive Plan. Commissioner Kwasek asked about the depiction of the Goebberts property and emphasis on commercial/office use which is a market showing limitations in the current environment. Brief discussion followed this observation with the suggestion that the depiction in the Comprehensive Plan of office/commercial on that site be reduced in favor of large-lot residential to match the neighboring subdivision.

Having no other comments, Chairman McCombie entertained a motion to close the public hearing. Motion was made by Kwasek and seconded by Murarka. On a roll call vote the motion was approved unanimously. The hearing was closed.

Chairman McCombie then entertained a motion to recommend the proposed Comprehensive Plan draft to the Village Board for their consideration and approval with the noted changes that were presented to acknowledge the uses that are not included in the plan, but were discussed; adjusting land use depictions along Higgins Road where the Goebberts Farm is currently located and editing the 'Appendix' section of the document. Motion was made to approve by Kwasek and seconded by Murarka. On a roll call vote the motion was approved unanimously.

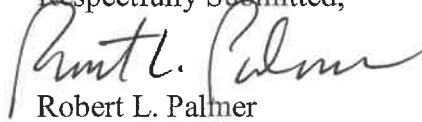
OLD BUSINESS – None

NEW BUSINESS – None

ADJOURNMENT

Having no further business, Chairman McCombie asked for a motion to adjourn the meeting. Commissioner Kwasek made a Motion to adjourn the meeting. Commissioner Murarka seconded the motion. The motion passed by unanimous vote and the meeting adjourned at 8:11 p.m.

Respectfully Submitted,



Robert L. Palmer
Village Administrator

These Minutes were approved this

12th day of June, 2023