

**SPECIAL MEETING OF THE VILLAGE PRESIDENT
AND BOARD OF TRUSTEES
WEDNESDAY, NOVEMBER 2, 2022
3:30 P.M.**

CALL TO ORDER: made by Village President Paula McCombie at 3:30 p.m.

ROLL CALL:

Present: Trustees Abbate, Guranovich, Patel, Stagno and Village Clerk Mariano.

Absent: Alvarado.

Others present: Administrator Palmer, Executive Administrative Assistant Hrynko, Chief Roman, Building and Zoning Officer Moreland and Village Engineer Karney.

PRESENTATION:

Presentation by Apex Design Build regarding their proposed concept development plan for property owned by the South Barrington Park District known as area "N". Area "N" is anticipated to be auctioned by the Park District following a successful referendum. Steve Johnstone, Apex Design Build, gave an overview of their proposed project that would include a church and school for the site that is comprised of 34 acres. Johnstone explained that the local church membership is approximately 200 and they are currently located in unincorporated Melrose Park. The current number of students anticipated for the school is 25 and is expected to grow to 50. Dale Diener, Apex Director of Preconstruction, presented the prepared drawings of the proposed development titled: Plymouth Brethren Christian Church & Oneschool Global Development. It was noted that contact had been made with IDOT regarding access along Rt. 59 (Sutton Road) and that IDOT had indicated a right-in and right-out configuration would be viewed favorably. Parking was reviewed for the site and it was noted that there are 400 spaces attributed to the church and another 70 spaces attributed to the school for a total of 470 spaces. Monika Smith, Apex Director of Design, presented illustrations of the proposed architecture for the two buildings. It was noted that the school portion of the site had a proposed fence and hedge associated with it. Johnstone explained that the current local members would be traveling from the following suburbs: Roselle, Bartlett, Wood Dale, Inverness and Addison. Trustee Abbate noted the traffic pattern proposed with access from Rt. 59 and along Bartlett Road and inquired if this could be used as a cut-through. Chief Roman answered that in his opinion it would be an unlikely cut-through due to the "hidden" nature of the site and the amount of foliage. Clerk Mariano noted that the main traffic flow would not lend itself to a cut-through in his opinion. Trustee Guranovich suggested that a gate could be incorporated into the site as a precaution. Smith suggested signage could be installed that would discourage outside access to the property. Jared Placek, Manhard Consulting (working with Apex) commented that the traffic study that would be conducted as part of the application process would address the traffic flow in and around the site, along with recommendations. Trustee Guranovich asked for information about the store that would be a part of the school building. Bruce Johnstone, Apex Partner, explained that the store would have school materials and reading materials for the members of the church, it was also noted that there would be a kitchen for food preparation and space available for conducting fundraising activities.

PUBLIC COMMENT:

Mayor McCombie opened the meeting up for public comment. Jay Morgan, Park District Executive Director, introduced himself and gave a brief history on the parcel of land and the procedures to offer it for sale. Joe Elias, resident of Hidden Lakes subdivision located immediately east of the property, commented on the height of the property located closer to Bartlett Road, noting that cars parked in that area would be facing the residential area and would be elevated above the road. Elias suggested

that the parking be moved further west to address the existing topography. Elias also suggested that the architecture of the buildings could be improved and be made more distinctive. More discussion on anticipated traffic took place, noting that a lot of traffic would be concentrated around church services.

DISCUSS NEXT STEPS:

Mayor McCombie polled the Village Board informally regarding the presentation, noting that to see the proposal come to fruition there are a number of steps that need to be taken – many by the Park District with a referendum and an auction of the property. Guranovich stated that from what was presented it appears to be a good use for this site. Trustee Patel expressed that the proposed development is good for the site and emphasized that the main entrance should be on Rt. 59. Trustee Abbate expressed a positive view of the proposal. Trustee Stagno expressed a positive view on the proposal, but expected further information to be presented as the project developed. Mayor McCombie stated that the Village Attorney would be consulted along with the Park District attorney to discuss future procedures. Further discussion in regard to the site plan suggested “flipping” the building location of the church to move parking closer to Rt. 59. However, it was also noted that if the church was moved closer to Bartlett Road, then parking would follow the building location as opposed to having the church set-back which would keep cars away entirely from Bartlett Road and the residential area to the east. Jean Maur, a resident of the Regency, suggested that Apex look to their clubhouse building for architectural inspiration.

MAYOR’S REPORT:

Mayor McCombie stated that she did not have a report.

EXECUTIVE SESSION:

Mayor McCombie stated that there is no Executive Session.

ADJOURNMENT

Motion made by Trustee Abbate to adjourn the meeting. Seconded by Trustee Stagno. The motion passed by voice vote and the meeting adjourned at 4:56 PM.

Minutes submitted by:

Robert Palmer, Administrator

These minutes were approved this

10th Day of November, 2022