

**MINUTES OF THE PLAN COMMISSION & ZONING BOARD OF
APPEALS OF THE VILLAGE OF SOUTH BARRINGTON**

Held Monday, June 12, 2023

7:00 P.M.

(ITEM “C” AMENDED PER DISCUSSION AT THE SEPTEMBER 18, 2023 MEETING)

CALL TO ORDER

Chairman Mr. Michael McCombie called the meeting to order at 7:03 p.m.

ROLL CALL

Deputy Village Clerk Hrynko called roll and a quorum was noted as present

PRESENT:

Commissioners Present: Abri, Gillis, Kwasek, Murarka, Kazi and Chairman McCombie
Commissioners Absent: Fox
Officials present: Mayor McCombie
Staff present: Executive Assistant/Deputy Clerk Hrynko
Others Present: Village Attorney Vasselli

MINUTES

Commissioner Gillis made a motion to approve the Plan Commission/Zoning Board of Appeals Meeting Minutes (Stenographer Transcript of Public Hearing) of March 2, 2023. Commissioner Kwasek seconded the motion. **Motion carried by unanimous voice vote.**

Commissioner Gillis made a motion to approve the Plan Commission/Zoning Board of Appeals Meeting Minutes (Stenographer Transcript of Public Hearing) of March 16, 2023. Commissioner Kwasek seconded the motion. **Motion carried by unanimous voice vote.**

Commissioner Gillis made a motion to approve the Plan Commission/Zoning Board of Appeals Meeting Minutes (Stenographer Transcript of Public Hearing) of April 10, 2023. Commissioner Kazi seconded the motion. Commissioner Kwasek abstained from the vote. **Motion carried by majority voice vote.**

PUBLIC COMMENTS

Rick Heidner of the Arboretum addressed the Commission regarding replacement signage for the corner of 59 & 72 in addition to adding a new digital sign at the eastern entrance on Higgins Road. Mr. Heider stated that he wants to have another sign to offer additional marketing for the businesses within the Arboretum.

Commissioner Kwasek questioned the location of new proposed sign as there is already a permanent sign near that location. Mr. Heidner explained the reasoning for the location and why it is more beneficial in the proposed location versus the other locations mentioned by the Commissioners. Chairman McCombie requested a mock-up sign be constructed before the public hearing (to make updates to the

Planned Unit Development Plan) so the Commissioners may have a visual representation.

AGENDA ITEMS

- A. Discussion regarding a potential residential development located at the southwest corner of Mundhank and Freeman Roads:

Chairman McCombie noted that this was a workshop and the developer would need to come back for a Public Hearing when they are ready. The representative from Pro Jades stated that the price range for the homes would be around \$600,000 to \$800,000 with a square footage of 2,000 for a single level to 4,000 square feet for a double level. There are 34 proposed home sites for the development utilizing a community well and septic system to be maintained by the Homeowners Association. Chairman McCombie questioned the ability of buyers to customize their home. Commissioner Abri noted there was a potential issue with a lack of conformity within the community with there being no design guidelines. Commissioner Gillis asked if there was going to be a number of models available for buyers to choose from. Commissioner Kwasek raised concerns regarding property lines and proximity to existing neighbors zoned A2 residential, which consists of much larger lot sizes. Chairman McCombie made some suggestions to help gain some additional space for the lots that are adjacent to those larger neighboring properties; invited the developer to come back when they have figure out how to make the lot lines work.

- B. Discussion of a possible plan for the properties owned by Dunteman and Willow Creek Church:

Bill Dunteman provided a copies of a potential proposed plan for the combined 49-acre properties (Dunteman property on the western half; Willow Creek Church property on the eastern half) located on the south east corner of Barrington and Mundhank Roads. Mr. Dunteman and Willow Creek Church are proposing the potential for a large data center for targeted advertising.

Mr. Dunteman walked through the proposal drawing attention to the large setback between the buildings and the residences in The Preserve subdivision in addition to the potential future retail development fronting Barrington Road.

The Commission suggested a decrease in the size of the buildings and increase the berm and landscaping around the property to make any potential structures blend in with existing surroundings.

Commissioner Kwasek raised concerns regarding the potential for the data centers to be converted to warehouses in the future. He also requested there be minimal parking on the property.

The Commissioners agreed that the use of the property seemed appropriate and Chairman McCombie noted that further discussion with the residents of The Preserve subdivision would be necessary to move forward.

C. Introduction of a proposed Cricket Field on Park District Property (known as area "C")

Commissioner Abri at the September 18, 2023 Plan Commission Meeting, recommended amendments to the Minutes for June 12, 2023 which were approved by the Plan Commission. Specifically, during the discussion regarding the Cricket Field, Abri questioned Jay Morgan on whether there had been approval from the Village to work on the field area, which Morgan had responded that the Village had not granted prior approval. Also, during the discussion in regard to parking spaces for the proposed cricket use, the representative from the Chicago Youth Cricket Academy (CYCA) stated that they had secured 70 spaces at the Arboretum shopping center, however Cory Born, representing the Arboretum, corrected the statement regarding the number of spaces available, stating that the number of spaces that had been agreed to was based on 30 vehicles. (NOTE: 1) Following the meeting on June 12, 2023, the Arboretum withdraw any and all agreements for parking. 2) The revisions stated above are reflected in the tape recording of the Plan Commission Meeting of June 12, 2023. ~ Respectfully submitted by R. Palmer.)

Jay Morgan with the Park District presented a plan to make Area C, owned by the Park District, into two Cricket Fields to be utilized for a youth cricket academy. Chicago Youth Cricket Academy (CYCA) would invest capital and equipment and is seeking exclusive rights to the property for a period of 5 years with option to extend for 5 additional years.

Commissioner Abri voiced concerns regarding proximity to residential areas, noise, parking, walkways, and lighting.

The representative from the CYCA indicated a 10-year agreement to use 75 parking spaces with the Arboretum; people would park at the Arboretum and utilize a walking path to access Area C. There will be no lights for the fields and toilets would be portable.

Commissioner Abri requested Mr. Morgan walk the residential property and confirm the distance from the property to the closest homes. He also voiced concerns regarding the future of the property and the impacts to the neighboring properties that house a large number of retirees.

There was further discussion regarding parking concerns, especially for Bridges Drive. Also brought into question was the agreement with the Arboretum. Cory Born of the Arboretum indicated that the area agreed to has approximately 70 spaces, but the agreement was for only 30 vehicles. Mr. Morgan indicated that the participants would be youth likely just being dropped off by their parents, so parking should not be much of an issue.

Chairman McCombie advised that a Public Hearing would be needed in order to accommodate the proposed use and give the neighboring residents an opportunity to hear the plan and voice their opinions.

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 Gillis seconded the motion. The motion passed by unanimous voice vote and the meeting adjourned at 9:18 p.m.

Respectfully Submitted,



Ashley Hrynko
Executive Assistant/Deputy Clerk

These Minutes were approved this

18th day of September, 2023