

**VILLAGE OF LAKE BARRINGTON  
MINUTES OF THE MEETING OF THE  
PLAN COMMISSION  
HELD SEPTEMBER 14, 2006  
APPROVED**

---

**1. CALL TO ORDER AND ROLL CALL**

A Meeting of the Plan Commission of the Village of Lake Barrington was held on Thursday, September 14, 2006, at the Village Municipal Center, 23860 Old Barrington Road, and was called to order by Village Administrator Chris Martin at approximately 7:00 p.m. Village Administrator Chris Martin was appointed Recording Secretary. In addition, Court Reporter Lauri Carpenter, CSR of Lake-Cook Reporting was in attendance to provide transcripts of said meeting on behalf of the Village of Lake Barrington, which will be attached hereto and incorporated by reference into these minutes. There were approximately 4 people in the audience. On roll call, the following were:

<b>Present:</b>	Commissioners: Danta, Delisle, Puleo, Wood
<b>Absent:</b>	Menconi, Carpenter, Chair Daulton Lange
<b>Also Present:</b>	Village Administrator Chris Martin, Village Attorney Jim Bateman

- 2. APPOINTMENT OF CHAIR PRO-TEM:** A motion was made by Commissioner Danta and seconded by Commissioner Wood to appoint Commissioner Delisle as Chair Pro-Tem. The voice vote was unanimous and the motion carried.
- 3. APPROVAL OF THE MINUTES:** A motion was made by Commissioner Puleo and seconded by Commissioner Danta to approve the minutes of the July 13, and August 24, 2006 regular meeting with minor corrections. The voice vote was unanimous and the motion carried.
- 4. SWEARING IN:** Chair Pro-Tem Delisle opened the meeting and requested those wishing to testify stand to be sworn, those persons were subsequently sworn in by the Village Administrator.
- 5. CONSIDERATION OF A REVISED VILLAGE OF LAKE BARRINGTON COMPREHENSIVE PLAN**

The Comprehensive Plan is being brought to the Plan Commission for Public Hearing pursuant to Illinois State Statutes. The Comprehensive Plan is a guiding document for the Village and provides a statement of vision and lists of goals and objectives designed to work towards that vision. The Plan is also a living document that is subject to adjustment, update, and amendment.

The Plan Commission reviewed the draft document at a previous workshop session including a comprehensive examination of the goals and objectives. Staff presented the Plan by following the table of contents listed below. Public comment and Commission discussion took place following the presentation of the sections as noted.

*Introduction*

**Purpose of the Comprehensive Plan  
Planning Process  
Plan Elements**

*Vision Statement and Planning Influences*

**Community Vision Statement  
Key Planning Influences**

**Village Character- A Unique Physical Identity**  
**Village Design and Image**  
**Pressure for Change**  
**Fiscal and Growth Considerations**

*Community Background*

**Village Description**  
**History of the Village**  
**Demographics**

*Community Involvement*

**Summary**  
**Planning Advisory Group**  
**Project Initiation Workshop**  
**Community-Wide Visioning Workshop**  
**Key Person Interviews**  
**Community Survey**  
**Public Hearings and Approval**

Public Comment: None.

Plan Commission Discussion: None.

*Plan Element 1: Land Use*

**Summary**  
**Existing Land Use**  
**Future Land Use**  
**Goals**  
**Objectives**

Public Comment: David Harris, 25132 N. Iroquois Ct., asked the Commission why, since it had not followed the Comprehensive Plan in approving the Tallgrass Subdivision, why it was bothering to amend and approve a new plan.

Chair Pro-Tem Delisle requested that Mr. Martin respond. Mr. Martin noted that he would respond that consistent with the Village's Comprehensive the Village had first undertaken a comprehensive environmental analysis of the property and impacts from the development. Mr. Martin reviewed the multi-lateral stakeholder process that involved more than 2 dozen individual and multiple agencies to review the environmental impacts and make adjustments. Secondly, Mr. Martin noted that the Commission worked to balance the preservation and creation of a rural or semi-rural character in the community. He noted that the Commission worked to create the countryside character within the development via, the preservation of one acre density, the use of native species in plantings, the protection of the Wagner fen, the inclusion of gathering and open spaces, a reliance on high quality custom built homes as opposed to less creative designs and the provision of a berm and sound attenuation wall at an effective height.

Administrator Martin continued that the Commission then worked to preserve the countryside character for those that view the development from the County roads, by engaging a developer that has a history of providing high quality screening and landscaping and by requiring an aggressive landscape plan that includes 100's of different types of trees, more than 800 shrubs and 2.4 acres of prairie grass. He noted that the developer had exceeded the Village's tree replacement requirement by 173%.

Village Attorney Jim Bateman stated that the Village used its Comprehensive Plan for guidance in reviewing and eventually approving the Tallgrass subdivision noting in particular the desire to mitigate the impacts of congestion and traffic on residential development. He noted that while it was different approach to use a berm and wall, in his opinion it was an appropriate and forward thinking strategy for dealing with congestion and traffic noise to reduce the influence of traffic on neighborhoods.

Commissioner Wood agreed that the Village had instigated a comprehensive environmental review and that all of the decisions were data driven. He noted that the berm is a working in process and that the landscaping will mitigate the starkness of the development.

Chair Pro-Tem, Delisle noted that the underlying zoning of R-1 was in place prior to the proposal and therefore development at that density was going to happen. He continued that most of the traffic is less than 150 feet from the lots within the subdivision and that it was going to increase. He noted that the tree preservation plan and plantings would create significant public improvements that would benefit the Village for years to come.

Mr. Peter Ferrati, 27204 N. Williams Park Rd., requested that Village continue to consider his property that is on the north end of the Village, as a potential future annexation area. Mr. Bateman provided history on the property and noted that Bob Hamilton also a resident in that area requested that the Village retain the area as annexation area. Mr. Martin noted that it was provided for as an annexation area.

Plan Commission Discussion: Chair Pro-Tem Delisle requested that Mr. Martin continue to the next Plan Element.

*Plan Element 2: Priority Planning Areas*

**Area A: Route 14 and Pepper/Kelsey Roads**

**Area B: Route 59 and Kelsey Road**

**Area C: Good Shepherd Hospital Campus and Environs**

Public Comment: None.

Plan Commission Discussion: The Commission provided general comments and noted support for the concepts as described in the Plan for the three planning areas. In particular the creation of quality commercial spaces in the industrial park and at Market Square.

These remaining sections will be presented and discussed at future meeting(s).

*Plan Element 3: Annexation Areas*

Goal

Objectives

*Plan Element 4: Environmental Features*

Goal

Objectives

Managing Open Space

*Plan Element 5: Transportation*

Goal

Objectives

*Plan Element 6: Community Facilities*

Goal

Objectives

*Implementation: Tools and Tactics*

Plan Review and Revisions  
Clerical Changes  
Regulatory Tools  
Action Oriented Tools and Tactics  
Economic Development Programs and Tools  
Working Groups

Plan Commission Motion: A motion was made by Commissioner Puleo and seconded by Commissioner Danta to continue the public hearing on the Village of Lake Barrington Comprehensive Plan to the next regular meeting of the Plan Commission on September 28, 2006. The voice vote was unanimous and the motion carried.

**6. ADJOURNMENT**

A motion was made by Commissioner Puleo and seconded by Commissioner Wood to adjourn the meeting. The voice vote was unanimous, the motion carried, and the meeting was adjourned at approximately 8:20 p.m.

THE VILLAGE OF LAKE BARRINGTON’S PLAN COMMISSION MINUTES FOR THE MEETING OF SEPTEMBER 14, 2006, HAVE BEEN REVIEWED AND APPROVED BY:

Chair: \_\_\_\_\_  
Village Administrator: \_\_\_\_\_  
Village Attorney: \_\_\_\_\_