

**VILLAGE OF LAKE BARRINGTON
MINUTES OF THE MEETING OF THE
PLAN COMMISSION
HELD FEBRUARY 22, 2007
APPROVED**

1. CALL TO ORDER AND ROLL CALL

A Meeting of the Plan Commission of the Village of Lake Barrington was held on Thursday, February 22, 2007, 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 25 people in the audience. On roll call, the following were:

Present:	Commissioners: Danta, Delisle, MacKenzie, Menconi, Puleo, Chair Daulton-Lange
Absent:	Wood
Also Present:	Village Administrator Chris Martin, Village Attorney Jim Bateman

2. **WELCOME:** Chair Daulton-Lange welcomed new commissioner Alan MacKenzie to the Plan Commission.

3. **APPROVAL OF THE MINUTES:** A motion was made by Commissioner Delisle and seconded by Commissioner Menconi to approve the minutes of the September 28, 2006 regular meeting with minor corrections. The voice vote was unanimous and the motion carried.

4. CONSIDERATION OF AN ANNEXATION AND PLANNED UNIT DEVELOPMENT – NORTHPOINTE DEVELOPMENT – G23

Mr. Martin reported that the petition is for the annexation and planned development of approximately 50 total acres on the east side of Pepper Road in the Lake Barrington Business and Industrial Park. The proposal includes the large vacant and unincorporated parcel north of Lake Barrington Professional buildings and parcels currently part of the Onion Pub property, see attached aerial. The proposed uses include a large Fieldhouse building, retail and office buildings, and warehouse buildings likely to contain a combination of sports and other uses. This is the first public hearing for this proposal. The Village Board reviewed a pre-application in July 2006 and offered a favorable conceptual response.

The petitioner has provided a site plan and parking detail, as well as, elevations and other materials. Mr. Martin noted that staff report included the following information. The drawings depict the following:

Site Statistics Northpointe Development		
Land	Square Feet	Acres
Lots 1, 2, 3, 4, 5, 6	1,036,728	23.8
Lot 7 (behind LB professional)	213,444	4.9
Curent Onion Pub Parcel	944,193	21.7
Total Property Under Review	2,194,365	50.4

Buildings (square feet)	Coverage	Total Area
Lot 1 Fieldhouse	136,827	175,000
Lot 4 Rec Flex Tech	73,700	88,440
Lot 5 Retail	30,000	33,000
Lot 6 Retail	15,000	16,500
Lot 7 Rec Flex Tech (Behind Onion)	72,600	87,120
Total	328,127	400,060
Parking Spaces		
Required - estimate	667	
Proposed	832	
Setbacks - Proposed	Building (feet)	Parking/Drives
North	80	14
South	70	20
East	44	14
West	180	14
Building Height	Proposed (feet)	
Lot 1 Fieldhouse	50	
Lot 4 Rec Flex Tech	28-40	
Lot 5 Retail	28-40	
Lot 6 Retail	28-40	
Lot 7 Rec Flex Tech (Behind Onion)	28-40	

Proposed Uses

The petitioner has proposed the following uses. As other uses are expected to become know at a later date, the Commission should consider allowing for a range of uses within the planned unit development:

Name	Description
<u>Lot 1 Fieldhouse</u>	A 175,000 square foot multi-sports building that is similar in footprint and design to the Libertyville Sports Complex. ¹ Proposed to house football, soccer, basketball, volleyball and other sports uses.
<u>Lot 2 Baseball/Softball/ Soccer Field</u>	Two multi-purpose lighted ball fields.
<u>Lot 4 Rec-Flex-Tech Facility</u>	This 73,700 square building has no use attached to it at this time.
<u>Lot 5 Retail Facility</u>	A 30,000 square foot building for retail space.
<u>Lot 6 Retail Facility</u>	A 15,000 square foot building for retail space.
<u>Lot 7 Rec- Flex-Tech Facility</u>	This 72,000 square foot warehouse building is proposed to be used for storage for the Onion, an indoor baseball training facility, and other uses.
<u>Driving Range and</u>	These uses are proposed on the east end of Pepper Lake. The driving

¹ Libertyville Sports Complex : www.libertyvillesportscomplex.com 160,000 square foot facility, similar uses see aerial.

<u>Batting Cage</u>	range would use floatable range balls while the batting cage would be a tent like structure with a concrete pad pitched back to the pitching machines
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2006 Comprehensive Plan

The Village recently amended its Comprehensive Plan, attached. This parcel was noted specifically for development as a recreational use. The Plan also suggested an attractive signature building to anchor the north end of the Industrial Park.

Engineering

Due to the unique nature of the development, the petitioner has not submitted preliminary engineering at this time. The petitioner has completed initial research and calculations and is confident that the property can be developed. A conceptual water and storm sewer plan is provided. Following Plan Commission concurrence on the overall concepts, uses, and general building pad and parking lot locations, the petitioner will be directed to complete the necessary engineering.

Ingress and Egress – Vehicle and Pedestrian Traffic

The petitioner is proposing a single major access point at the curve of Pepper Road to serve the Fieldhouse and other properties. The size of the street and turning lanes etc. are designed to the Village's code requirements. An alternate access is provided via the Onion Pub parking lot to the property behind the Lake Barrington Professional buildings on what is currently a gravel driveway, proposed to be improved. This route would also provide alternate emergency vehicle access.

Landscaping and Tree Protection

The petitioner has provided a preliminary landscape concept for the Fieldhouse only. There is not sufficient detail to review this element of the plan at this time.

Water and Sewer System

The buildings will connect to the Village's water and sanitary sewer system. There is sufficient capacity for this development. The property will be added to the Special Service Area #3 and will contribute to the payment of debt service on the water system. The petitioner will also be charged a recapture fee.

Adjacent Properties

The property is bordered to north by a 3.8 acre, 190 foot wide, conservation easement and the Savannah subdivision, to the east by an 8.2 acre, 275 foot wide, conservation property owned by Citizens for Conservation and the Savannah subdivision, to the south by the Lake Barrington Professional Buildings development, and to the west by an incorporated residential property at 22366 Pepper Road (Lareau residence). See attached aerial.

Approvals and Relief

Due to the unique characteristics of the property and uses, the Village will proceed with a review of this proposal as a non-residential Planned Unit Development (PUD).² The following items will be included within the PUD and mirrored in an annexation agreement. A PUD allows for

² PUD for business developments defined as: "business developments of unified design and developments combining two (2) or more land uses into a coordinated whole."

holistic approach to be taken in considering the property as a unified parcel and allows for flexibility in directing future development. These items will be defined in greater detail as plans are adjusted.

- Development Agreement
- Zoning Variations
- Preliminary and Final Engineering
- Special Use Permit - Planned Unit Development
- Special Use Permit - Lowland Conservancy Encroachment
- SSA #3 Amendment
- Others TBD

Commissioner Questions and Public Comment

Chair Daulton-Lange requested that the Petitioner provide a presentation of the development proposal. Details of this proposal are provided on the attached transcripts as are the questions and answers from the Plan Commissioners, and the public comment.

At the conclusion of the public and Commissioner comments Chair Daulton-Lange directed the petitioner to return to a Public Hearing on March 8 to re-present the proposal. She suggested that they begin to work on the concepts discussed by the Commission and to work through the preliminary plat checklist.

A motion was made by Commissioner Puleo and seconded by Commissioner Menconi to continue the petition to the regular meeting of March 8, 2007. The voice vote was unanimous and the motion carried.

5. ADJOURNMENT

A motion was made by Commissioner Puleo and seconded by Commissioner Menconi to adjourn the meeting. The voice vote was unanimous, the motion carried, and the meeting was adjourned at approximately 9:15 p.m.

THE VILLAGE OF LAKE BARRINGTON'S PLAN COMMISSION MINUTES FOR THE MEETING OF FEBRUARY 22, 2007, HAVE BEEN REVIEWED AND APPROVED BY:

Chair: _____
Village Administrator: _____
Village Attorney: _____

Attachment - Transcripts