

**VILLAGE OF LAKE BARRINGTON  
MINUTES OF THE MEETING OF THE  
PLAN COMMISSION  
HELD MARCH 8, 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, March 8, 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 20 people in the audience. On roll call, the following were:

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

**2. APPROVAL OF THE MINUTES: Approval of the minutes was delayed until the next meeting.**

**3. 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. This item had been previously reviewed by the Commission on February 22, 2007 with no action taken.

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:

| <b>Site Statistics Northpointe Development</b> |                    |                   |
|--|--------------------|-------------------|
| <b>Land</b>                                    | <b>Square Feet</b> | <b>Acres</b>      |
| Lots 1, 2, 3, 4, 5, 6                          | 1,036,728          | 23.8              |
| Lot 7 (behind LB professional)                 | 213,444            | 4.9               |
| Current Onion Pub Parcel                       | 944,193            | 21.7              |
| <b>Total Property Under Review</b>             | <b>2,194,365</b>   | <b>50.4</b>       |
| <b>Buildings (square feet)</b>                 | <b>Coverage</b>    | <b>Total Area</b> |
| 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                |
| <b>Total</b>                       | <b>328,127</b>         | <b>400,060</b>        |
| <b>Parking Spaces</b>              |                        |                       |
| Required - estimate                | 667                    |                       |
| Proposed                           | <b>832</b>             |                       |
| <b>Setbacks - Proposed</b>         |                        |                       |
|                                    | <b>Building (feet)</b> | <b>Parking/Drives</b> |
| North                              | 80                     | 14                    |
| South                              | 70                     | 20                    |
| East                               | 44                     | 14                    |
| West                               | 180                    | 14                    |
| <b>Building Height</b>             |                        |                       |
|                                    | <b>Proposed (feet)</b> |                       |
| 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:

| <b>Name</b>                                  | <b>Description</b>  |
|--|---|
| <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. <sup>1</sup> 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 Batting Cage</u>        | These uses are proposed on the east end of Pepper Lake. The driving 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 |

<sup>1</sup> Libertyville Sports Complex : [www.libertyvillesportscomplex.com](http://www.libertyvillesportscomplex.com) 160,000 square foot facility, similar uses see aerial.

### 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).<sup>2</sup> The following items will be included within the PUD and mirrored in an annexation agreement. A PUD allows for holistic approach to be taken in considering the property as a unified parcel

---

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

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 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 testimony and Commissioner comments Chair Daulton-Lange directed the petitioner to return to a Public Hearing on April 26 to provide details relating to traffic and parking, building elevations and perspectives, ball field and site lighting, landscaping, and the financial viability of the project among other items noted on the PUD and subdivision checklist prepared by staff.

A motion was made by Commissioner Wood and seconded by Commissioner Puleo to continue the petition to the regular meeting of April 26, 2007. The voice vote was unanimous and the motion carried.

**4. 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 9:30 p.m.

THE VILLAGE OF LAKE BARRINGTON’S PLAN COMMISSION MINUTES FOR THE MEETING OF MARCH 8, 2007, HAVE BEEN REVIEWED AND APPROVED BY:

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

**Attachment - Transcripts**