

VILLAGE OF NORTH BARRINGTON
PLAN COMMISSION MEETING
MEETING MINUTES
Monday, June 27, 2022

Call to Order

The Meeting was called to order at 7:02 p.m.

Roll Call

Roll call was answered by James Zakos, Vice Chairperson Ken Such, Kim Ritschel, and Michael Beightol. Absent: Chairperson Gery Herrmann.

Also present were Village Administrator John Lobaito, Trustee Liaison Kevin Horcher, Administrative Assistant Sue Murdy and members of the public.

Pledge of Allegiance

Vice Chairperson Ken Such led the Pledge of Allegiance.

Public Comment

Administrator John Lobaito read an email from North Barrington residents Douglas Locke, Nancy Locke, and Pete Wodarz written to Plan Commission Chairperson Gery Herrmann, and the Plan Commission, stating their opposition to the proposed parking lot.

Mr. Peter Wodarz addressed the Commission and expressed his concern there will be a decrease in his property value if the proposed parking lot is approved. He is concerned about quiet and peaceful use of his residential property, as well as the elimination of many trees on the proposed site.

Vice Chairperson Ken Such asked Mr. Wodarz if any discussions have occurred between, he and Biltmore Country Club since the June 6, 2022, meeting. Mr. Wodarz stated there had been none.

Ms. Nancy Locke addressed the Commission and expressed her concern for the Commission representing not only Biltmore Country Club and the Village and hopes that they consider the residents on Castleview Court.

Administrator John Lobaito read an email from North Barrington residents Bob and Kelly Dittmann. The Dittmanns wished to clarify they had not given anyone permission to speak on their behalf, and they felt the modified plan presented by Biltmore Country Club addressed concerns of the neighbors. Ms. Locke asked it to be noted that the Dittmanns are members of Biltmore Country Club.

Minutes from the June 6, 2022 Plan Commission Meeting.

Motion by James Zakos and seconded by Michael Beightol to approve the June 6, 2022, Plan Commission Meeting Minutes. Mr. Beightol stated changes he wanted to make to the Minutes. Mr. Zakos stated he did not agree with such extensive editing of the Minutes and withdrew his motion.

Motion by Michael Beightol and seconded by Kim Ritschel to approve the June 6, 2022, Minutes as amended. On roll call vote Vice Chairperson Such, Kim Ritschel, and Michael Beightol voted AYE. James Zakos voted NAY. Motion Carried.

Public Hearing Continued from June 6, 2022 to consider Zoning Map Amendment-518 Castleview Court ("Subject Property"). Application to rezone the Subject Property from R-3 Single Family Residential to C-Golf Courses and Club.

Biltmore Country Club Member Don Minner, Donald E. Matthews, P.E., CFM Vice President, Director of Site Design, Gewalt Hamilton Associates, Inc., Edward J. Speckert, P.E. Professional Engineer, Gewalt Hamilton Associates, Inc., and Biltmore Country Club Manager Greg Pappas were sworn in by the Village Administrator.

Village Administrator John Lobaito explained that a motion was made at the public hearing on June 6, 2022, to continue the public hearing to 7:00 p.m. on June 27, 2022. The Plan Commission requested additional information be provided to the Commission. The two items requested include a more detailed plan on how the proposed parking lot would be managed and a rendering of the parking lot from the viewpoint of the adjacent neighbors.

Mr. Donald E. Matthews of Gewalt Hamilton Associates, Inc. addressed the Commission and stated the Club is proposing a fifty-two (52) stall parking lot on the property at 518 Castleview Court and applying to rezone the subject property from a R-3 Single Family Residential to C-Golf Courses and Club zoning. Mr. Matthews directed the Commission's attention to a power point presentation showing the requested renderings of the property viewed from Castleview Court in a north easterly direction. He reviewed the details and size of the trees to be planted on the berm. The Club plans to follow good forestry practice and have added the number of trees to be planted according to the neighbors wishes.

There was discussion and questions about the details of the renderings, the proposed berm and future size of the plantings, the number, location, height and details of the proposed parking lot lighting, the possible relocation of the current garbage disposal area, the grading of the proposed parking lot, and the number of trees scheduled to be removed. Mr. Matthews reviewed the satellite parking lot east of the Club and stated using that area would be cost prohibitive.

There was discussion of the time frame of the proposed project if approved. Mr. Matthews speculated spring of 2023 would be the targeted project start date, with the parking lot opening date of June 2023.

There was discussion about the operation of the proposed lights in the parking lot. The lights will be set at the dimmed 37%. Motion detectors would turn the lights on to the full level for a period of five (5) minutes, then return to the 37% level. Mr. Matthews stated the lights would be turned off automatically at 12:00 A.M. each night. There would also be a manual shutoff for an earlier time, or when the parking lot is not in use.

Biltmore Country Club Manager Greg Pappas addressed the Commission and explained the petition on behalf of Biltmore Country Club. He explained that the Club has become increasingly busy, and that with record high membership levels and strong participation in activities, adequate and safe parking has become a challenge. Mr. Pappas referred to the letter of June 17, 2022, from Biltmore Country Club to Plan Commission Chairperson Gery Herrmann discussing how the proposed parking lot will be managed throughout the year as well as the management of the parking lot lighting.

There was discussion about the verbiage used in the letter to define which situation determines the parking lot being closed rather than open. The Commission stated that the lot is for overflow and must remain closed when not needed. It also should not be used as an employee parking lot. Plan Commission member Kim Ritschel asked Mr. Pappas how the Club will satisfy the neighbors who will continue to have objections to the parking lot. Mr. Pappas stated that Biltmore Country Club plans to be a good neighbor, do its best to accommodate the neighbors within reason and address their concerns with open dialogue.

Mr. Pappas deferred to Mr. Minner regarding the Commission's question about amending the Biltmore Country Club letter to state the parking lot will remain closed unless it is needed. Mr. Minner stated that the Club is doing its best to be good neighbors and has been responsive to the requests of the neighbors. The Club intends to communicate to the membership the importance of adhering to the parking regulations.

Ms. Thomas, who currently resides at 518 Castlevue Court addressed the Commission and Mr. Pappas questioning the construction time frame of this project. Mr. Pappas responded that the issue is between Ms. Thomas and Biltmore Country Club.

Close Public Hearing .

Michael Beightol moved to close the public hearing and seconded by Kim Ritschel. On roll call James Zakos, Vice Chairperson Such, Kim Ritschel, Michael Beightol voted AYE. No NAYS. Motion Carried.

At 8:00 p.m. Vice Chairperson Ken Such declared the Public Hearing closed.

There was discussion amongst the Commission stressing the importance of the commitment by Biltmore Country Club to be a good neighbor to the residents on Castlevue Court and the Village of North Barrington in all regards.

Motion by James Zakos and seconded by Kim Ritschel to recommend to the Board of Trustees approval of the Zoning Map Amendment-518 Castleview Court ("Subject Property") and the Application to rezone the Subject Property from R-3 Single Family Residential to C-Golf Courses and Club. On roll call vote, James Zakos, Vice Chairman Such, Kim Ritschel and Michael Beightol voted AYE. No NAYS. Motion Carried.

Old/New Business

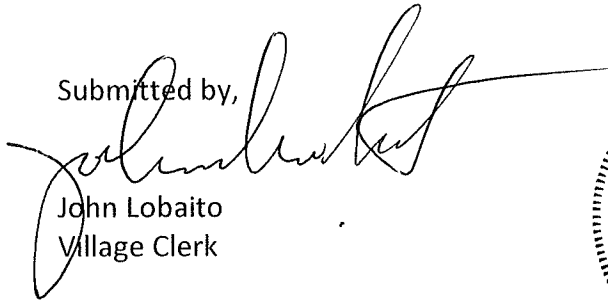
There was no old or new business.

Adjournment

Motion to adjourn the meeting was made by Michael Beightol and seconded by Kim Ritschel. On roll call vote James Zakos, Vice Chairperson Such, Kim Ritschel, and Michael Beightol voted AYE. No NAYS. Motion Carried.

The meeting of the Plan Commission was adjourned at 8:30 p.m.

Submitted by,



John Lobaito
Village Clerk

