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VILLAGE OF NORTH BARRINGTON
PLAN COMMISSION MEETING
MEETING MINUTES
Monday, June 6, 2022

Call to Order

The Meeting was called to order at 7:30 p.m.

Roll Call

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

Also present were Village Administrator John Lobaito, Trustee Liaison Kevin Horcher, Administrative Assistant Sue Murdy

Pledge of Allegiance

Vice Chairman Ken Such led the Pledge of Allegiance.

Public Comment

There was no public comment.

Minutes from the May 9, 2022 Plan Commission Meeting.

Motion by Kim Ritschel and seconded by James Zakos to approve the May 9, 2022, Plan Commission Meeting Minutes. On roll call vote Vice Chairperson Such, Kim Ritschel, James Zakos, and Michael Beightol voted AYE. No NAYS. Motion Carried.

**Public Hearing 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.**

At 7:35 p.m. Vice Chairperson Ken Such called the public hearing to order, and Administrative Assistant Sue Murdy called the roll:

Roll Call was answered by Vice Chairperson Ken Such, Kim Ritschel, James Zakos and Michael Beightol.

Also present were Village Administrator John Lobaito, Trustee Liaison Kevin Horcher, Administrative Assistant Sue Murdy, Village of North Barrington, Biltmore Country Club Manager Greg Pappas, Biltmore Country Club Member Don Minner, Chuck A. Easley A.I.A. Principal Berg Engineering Consultants. Ltd., 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 members of the public.

Village Administrator John Lobaito stated the purpose of the Public Hearing was to consider a Zoning Map Amendment for 518 Castleview Ct. Biltmore Country Club, the petitioner, is making an application to rezone the Subject Property from R-3 Single Family Residential to C-Golf Courses and Club.

Village Administrator John Lobaito gave a brief background of the request. The Subject Property is owned by Biltmore Country Club and is improved with a single-family residential house, detached garage, well, and private individual sewage disposal system. The house is currently being rented. At the April 20, 2022, Village Board meeting, the petitioner introduced a parking lot expansion project to the Village President and Board of Trustees. According to the letter from the Club Manager, the parking lot is being expanded to help mitigate a parking problem during the summer and fall season. Currently, during peak times, many vehicles are parked along Biltmore Drive. The Club claims, from time to time, the parking creates an unsafe situation with cars parked along Biltmore Drive.

The petitioner plans to make improvements to the Subject Property that include a fifty-two (52) stall parking lot, parking lot lighting, stormwater detention facilities, and landscaping. The design plans are subject to Village approval. The well and private septic disposal system will be removed.

During the concept presentation meeting with the Village Board, concerns were expressed regarding lighting and potential negative impacts on the adjoining neighbors and negative impacts of sound on the neighboring properties. Administrator Lobaito noted at the April Board Meeting it was stated that a zoning variation would be needed to install outdoor lighting. After a further review of the Village Code, Section 10-2-1 of the zoning definitions states that, "No artificial lighting may be installed on golf courses, tennis courts, or other outdoor recreational facilities, other than security lighting necessary for the safety and protection of persons and property". The installation of lighting in the parking lot is a permitted use in the Golf Course and Club zoning district.

Persons wishing to speak were requested to sign the public comment sign in sheet. Village Administrator John Lobaito swore in the public and interested parties.

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. To solve the overflow parking problem Biltmore is developing a plan to expand the south parking lot into the property at 518 Castleview Court. Several years ago, Biltmore Country Club purchased the "Subject Property", located at the corner of Biltmore Drive and Castleview Court.

Local civil engineering firm, Gewalt Hamilton and Associates has been retained and is in the process of completing a preliminary engineering study and plans for the parking lot expansion which will include significant landscaping and a storm water detention facility.

Mr. Donald E. Matthews from Gewalt Hamilton Associates, Inc., representing Biltmore Country Club referred the Commission to a power point screen exhibit of the existing condition plan and the proposed improvements. The proposed parking lot is directly south of the existing 82 car parking lot, and west of Honey Lake. A tree survey showing tree removal and replacement was shown. Mr. Matthews stated that the committee involved in the proposal has taken great care to be sensitive and mindful to the neighbors, meeting with them and incorporating their wishes into the plans.

Mr. Matthews reviewed drawings illustrating the property detention pond for stormwater runoff and water return into Honey Lake. The stormwater plans are code compliant. Mr. Matthews reviewed the plans showing the grading, berms, proposed retaining wall, and the landscape plan which showed densely planted landscaping including spruce, junipers, native grasses, ornamental trees, and shrubs as well as deciduous trees.

Mr. Matthews reviewed the photometric plan showing proposed lighting for the new parking lot, the placement and operation. There are four lights being proposed and they are 15 feet high. The lights will be directed downward with uniformity of light disbursement on the parking lots. The lights will be on a timer/ motion sensor and set at 37% when no motion is detected. Light fixture shrouds will be included in the design. Mr. Speckert explained the details of the proposed lighting.

Vice Chairman Such invited comments and questions from the Commission.

There was extensive questions and discussion from the Commission members about the proposed lighting, specifically the number of additional lights, the proximity to the existing lights, the brightness of the lights, the yearly schedule of the Club operation, and the actual hours the lights will be on. Mr. Chuck A. Easley of Berg Engineering Consultants, Ltd., responded that minimizing the light disruption is a priority.

There was questions and discussion from the Commission members about the existing number and capacity of the parking lots currently used by Biltmore Country Club. Mr. Pappas noted that the employees have their own designated parking area. He also noted that the Club is landlocked and alternative areas for parking were not possible, including the use of the right-of-way. The egress and ingress shown on the exhibit drawing of the proposed parking lot was discussed. It was noted that the existing ingress and egress to the south parking lot would be used to access the proposed parking lot. No new entrances are proposed onto Biltmore Drive or Castlevue Court. There was also discussion on methods to close access to the proposed parking lot during non-peak periods at the Club and for the parking lot lights to be turned off during non-peak times.

The Commission requested a rendering of the finished project for the purpose of a clear visualization of the entire property, elevations, and proposed project completion. Mr. Matthews stated that the

exhibit shown consists of preliminary plans, not the final construction level drawings. There was discussion about the various views of the project from the surrounding roads.

The proposed parking lot material being a permeable surface was discussed. A conventional asphalt surface will be installed due to the steepness of the pitch of the parking lot, as well as cost factors.

There was questions and discussion about the current property tax revenues on the Subject Property versus property tax revenue post construction of the parking lot. The Commission expressed concern about a reduction in property taxes collected by the Village of North Barrington, as well as the property values of the nearby residential properties being affected by the proposed parking lot. No evidence was presented on either the project property taxes or reduction in property values.

There was questions and discussion by the Commission about the removal of trees and consultation with the Village Forester. The impact on the environment and any suggested studies were brought up. Mr. Matthews stated there are no wetlands on the proposed parking lot and that the soils will be tested for contamination once the home at 518 Castleview Court is demolished. The water filtration system being used to filter the runoff water into Honey Lake was discussed as well as possible contamination by herbicides, oils, and salt on the parking lot. Mr. Matthew responded that the Lake County Watershed Development Ordinance determines the methods and process of the stormwater detention and filtration.

Mr. Matthews stated the exhibits tonight are preliminary plans, and while he feels the Commission has been given very adequate information, he is more than willing to supply additional information to help the Commission make their recommendation. Mr. Pappas stated there is no back up plan in the event this proposal is not approved, and again stated that the Club is landlocked. He stated the new parking lot would alleviate the current parking problem.

Vice Chairman Such invited comments and questions from the public.

Ms. Nancy Locke of North Barrington addressed the Commission. She resides at the property adjacent to the proposed parking lot. She is concerned about the future use of the parking lot specifically the installation of a paddle tennis court, as well as her property values. She stated she is opposed to the proposed parking lot.

Mr. Walker Wodarz of North Barrington addressed the Commission. Mr. Wodarz read a statement he prepared with his father, Peter Wodarz, stating his opposition to the proposed parking lot. He distributed a handout showing an alternative location consideration for the proposed parking lot. Mr. Wodarz feels the objective of Biltmore Country Club undermines the Village of North Barrington Comprehensive Plan.

Mr. Doug Locke of North Barrington addressed the Commission. Mr. Locke stated that he feels Biltmore Country Club has done a good job of working with the neighbors, and he thanked the

Commission for their diligent review of this petition. Mr. Locke also stated he is opposed to the proposed parking lot.

Mr. Don Miner stated to the Commission that the intent of this proposed parking lot is to push vehicles from the street and into the parking lot.

Close Public Hearing

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

At 9:20 p.m. Vice Chairperson Ken Such declared the Public Comment closed.

The Commission discussed the Club's need for additional parking. The Commission requested additional information that would help them visualize the proposed project. The issue of property values being diminished is a question that cannot be answered at this time. Regulating the parking lot for strictly overflow parking is important, particularly regarding the lighting. Possible runoff of contaminants from the lot is a consideration. The Commission agreed that additional information on the elevations as well as operational lighting guidance controls as well as an assurance that the proposed lot will be strictly used for overflow parking would be most helpful to the Commission to make their decision.

Michael Beightol moved to continue the Public Hearing to June 27, 2022 at 7:00 p.m. and seconded by Kim Ritschel. On roll call Vice Chairman Such, Kim Ritschel, James Zakos, and Michael Beightol voted AYE. No NAYS. Motion Carried.

Old/New Business

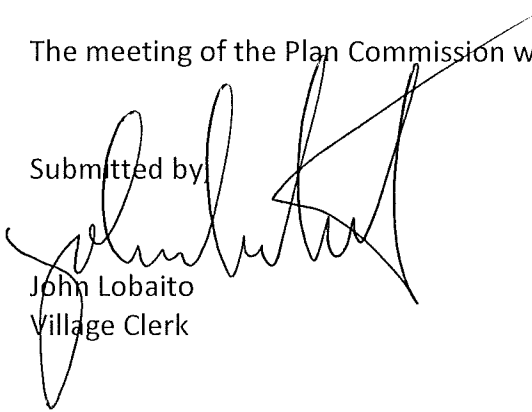
There was no old or new business

Adjournment

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

The meeting of the Plan Commission was adjourned at 10:00 p.m.

Submitted by



John Lobaito
Village Clerk

