

SPECIAL JOINT MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES AND THE  
PLANNING COMMISSION/ZONING BOARD OF APPEALS  
OF THE VILLAGE OF PORT BARRINGTON  
October 30, 2019

The meeting commenced at 7:00pm at the Village of Lake Barrington Village Hall.

Present from the Village Board were President Yeaton, Trustees Corrigan, Herstedt, Cillo, Thomasson and Vogeler. Trustee Grothendick was absent.

Present from the Planning Commission/Zoning Board were Mike Weiner, Keith Kotarski, Tim Benson, Don Ashley, Dan Disclafani.

Brent Sherman and his attorney Adam Kingsley were present. Jim Bateman, Village Attorney, was present.

Mr. Kingsley requested the meeting. Various proposals were made to develop the property at 28965 W. Roberts Road, Port Barrington. His client Brent Sherman was seeking recommendations on how to improve the property and achieve a positive outcome through a discussion of acceptable uses. The last iteration of the project was displayed and presented with site plans for self-storage. There are 9 acres to develop. Mr. Sherman said he has studies that determine this is a viable use. In the original plan there would be a retail strip, buffers that exceed code and a berm. There would be a 60' setback and trees masking the view. Mr. Sherman stated that this type of use does generate revenue and welcomed questions about the current plan.

President Yeaton asked if there were any public comments. None were heard.

The Planning Commission was then asked to comment. Don Ashley stated that land was purposely set aside for retail and advocates for that. Tim Benson stated it is a commercial property. He believes the storage facility is not a bad use but the building was too big. Mike Weiner suggested 2 buildings. He does not believe there is enough traffic there to support just a retail strip and doesn't want to see empty buildings there. He would be seeking a residential design for 2 buildings to fit with the surroundings. Dan Disclafani asked if it would be built in phases. Mr. Sherman responded yes. Keith Kotarski agrees that retail would not succeed there.

President Yeaton stated that the Comprehensive Plan sets the tone of the Village, discussing the character as semi-rural. The Fox River Corridor plan shows that corner as part of a bike path that connects the Forest preserve to future development. Because the Boards are looking at the "table of uses" due to recreational marijuana it is an opportunity to consider acceptable or conditional uses there. Mr. Kingsley asked for a contact or liaison with the Board for questions or additional conversation. Jim Bateman stated that the November 12<sup>th</sup> hearing is set to determine uses allowed in the Village.

Mr. Sherman wanted storage to be a permitted use. He stated he cannot build any retail without the storage for revenue.

Trustee Vogeler addressed the tax revenue concern, stating that \$100,000.00 in total tax revenue would only net the Village \$3,200.00/year. He agreed storage would be the least impact to residents who bought their lots discounted knowing it backed up to commercial property, but doesn't think storage is the best use and recommends retail.

Trustee Corrigan stated that the Village wants improvement there to be successful and do not want vacant buildings.

Trustee Herstedt stated he is in favor of development and agreed with the gas station and retail plan.

Trustee Cillo was concerned about not reaping revenue from storage. Also concerned about appearance.

Mr. Sherman was invited to attend and contribute ideas for permitted uses at the Planning Commission meeting November 12, 2019.

Mr. Kingsley stated that Mr. Sherman is convinced that self-storage must be a component. He asked again for a liaison that could help with recommendations. Jim Bateman responded that one person could make a prediction but the Board has a collective decision.

Mr. Kinglsey stated that the way the Village Ordinances are written requires engineering expense with no direction. Mr. Sherman objects to paying thousands of dollars for engineering and attorney expense again with no assurance of approval.

Jim Bateman recommended a sales tax incentive package to share income stream.

The meeting declared adjourned at 8:12pm by President Yeaton.

Respectfully Submitted,

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Nancy L. Bachal, Village Clerk

AYES   5  

NAYS       

ABSENT   1 -Herstedt  

ABSTAIN   0  

APPROVED       November 20, 2019