



Minutes

Plan Commission

Village of Port Barrington

69 S. Circle Avenue

Port Barrington, IL 60010

Tuesday, June 11, 2024 - 7:00 p.m.

I. Call to Order

Meeting was called to order at 7:00 p.m.

II. Roll Call

Present: Chairman Weiner and Alesi, Bergbauer, Kotarski, Benson and Hallett

III. Consideration of Approval of Minutes for May 14, 2024 Planning Commission Meeting

Motion: Kotarski moved, seconded by Benson, to approve the draft minutes of May 14, 2024 Planning Commission Meeting.

Ayes: Bergbauer, Hallett, Weiner, Benson and Kotarski

Nays: None

Absent: Alesi

Motion Carried 5-0

IV. Revised Comprehensive Plan Update – Discussion Only

Chairman Weiner pointed out that he *disagrees* with *not putting* the Zoning Map and Road Improvement plan or the illustrations in the Comp Plan. He feels that people should not have to be forced to look on the website for that information.

Chairman Weiner further suggested creating individual links on the Village website for: *Comprehensive Plan*, the *Affordable Housing Report*, *Road Plan* and the *Zoning Map* including the *Wetland Maps, Page 14 Appendix C*. Also, **add** language to the last page of the Comp Plan to “*Reference*” the above mentioned topics.

Chairman Weiner recommends **approving** the Comp Plan to include all photos with the text.

Chairman Weiner pointed out questions marked on pages 15 and 20 that need to be addressed.

Chairman Weiner pointed on Page 8 regarding the *Road Replacement Spreadsheet* needs to be inserted on the that page and/or put on the Reference page. On page 13, (*Current F.I.R.M. flood maps as Appendix B*, by *Reference* should be on the *Reference* page and/or include the maps. Page 14, (*Refer to Wetland Maps Appendix C*) put on the *Reference* page or include the map.

Chairman Weiner asked Clerk Schroeder to forward his recommendations to the Village Board. He also recommended a Public Hearing for July.

V. **Any and/or New Business**

Chairman Weiner asked about the Affordable Housing presentation. PC Hallett provided a recap of her presentation at the June COW Village Board meeting.

Chairman Weiner asked about how the conceptual plan meeting was received at the June COW Village Board meeting. There was discussion for Mixed Use Retail & Motor Coach Condo Concept Plan presented by resident Tony Piwowarczy. The preliminary and Elevation plans were presented before the Village Board. The plan is for 8.5 acres 17 buildings with impervious surface with sod roofs and little pavement for 40-50 foot RVs. There is also a retail area proposed general store with no liquor. There was general discussion regarding other sales tax generating general retail operations such as a dispensary.

There was general concern that the proposed use would not generate enough sales tax. Village President Vogeler noted that the Village is looking for sale tax generating operations.

There was concern about the cost of water and retention. It was pointed out that Lake County would need retention and stormwater management plans.

The resident was informed of the next step would go to the PC to present for a Conditional Use.

VI. Open to the Floor

Benson questioned when the VB approved the use of golf carts. There was friendly conversation about golf use activity around the Village. PC expressed concern of safety issues

VII. Adjourn

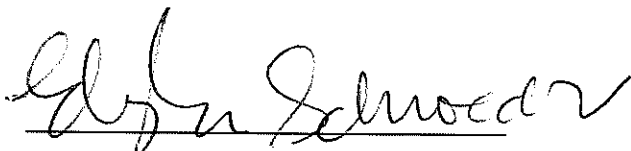
Motion: Benson moved, seconded by Alesi, to approve to adjourn at 7:55 p.m.

Ayes: Bergbauer, Kotarski, Benson, Weiner and Alesi

Nays: None

Motion Carried. 5-0

Respectfully Submitted,



Elizabeth Schroeder

Chairman Michael Weiner