



## **Minutes**

### **Planning Commission**

**Village of Port Barrington**

**69 S. Circle Avenue**

**Port Barrington, IL 60010**

**Tuesday, April 14, 2026 - 7:00 p.m.**

#### **I. Call to Order**

**This meeting was called into order at 7:00 p.m.**

#### **II. Roll Call**

**Present: Chair Hallett, members Bergbauer, R.Alesi, Kotarski, S.Alesi. Rosen and Russo.**

#### **III. Consideration of Approval of Minutes for February 10 and March 10, 2026 Regular Planning Commission Meeting.**

**Consideration of approval of minutes for February 10<sup>th</sup>**

***Motion: Russo moved, seconded by Bergbauer, to approve the February 10, 2026 minutes, All Ayes, No Nays – Motion carried***

**March 10<sup>th</sup>**

***Motion: Russo moved, seconded by Bergbauer, to approve the March 10, 2026 minutes, All Ayes, No Nays – Motion Carried***

**IV. Update Roberts Road Roundabout**

Russo had nothing to report. He will follow up with the State Senator for updates.

**V. Rerouted Bike Way**

Russo following up with Trustee Corrigan. He suggested keeping the Village of Cary off of the proposal for better pricing.

**VI. Affordable Housing Plan Follow Up**

**1. Tracking Mechanism: Discussion of Committee Responsibilities and Time Frame**

**2. Discussion of Concepts of Impediments and Ideas on Suggestions to Cure Impediments**

**See attachment.**

General discussion regarding ADU's strategies and Russo noted that he would prepare tax bill stats on surrounding homes to check to assessed values. Essentially an assessment evaluation

There was general discussion on Senator Pritzker recent mandate to overrule Housing authorities.

**VII. Update on the Green Improvements**

S.Alesi noted that she's following up with village Building official Frank Desort.

**VIII. Future Native Planting Training and Information Sessions with Citizens of Conservation**

It was suggested to get water and involve Waterway Commission Emily Projansky with the shoreline Restoration.

**IX. Discussion To Bring Water to the Village**

General discussion regarding the well depth. General discussion to contact LCJWA regarding costs for pipe line for water. Discussion to fund residents aid for deeper wells.

**X. Discussion on the Changes/Repairs on the Center Street Bridge**

**No update**

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

**XII. Open to the Floor**

**None**

**XIII. Adjourn**

Chair mentioned the Village Garage Sale May 8-9

*Motion: Russo moved, seconded by Bergbauer, to adjourn at 8:20 pm.*

*All Ayes No Nays Motion carried*

**Respectfully submitted,**

*Elizabeth Schroeder*

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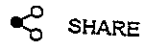
*Deputy Clerk*

*Attachments:*

**Chairperson Pam Hallett**

## News Updates

Home • News Updates • What your community needs to know about accessory dwelling units



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May 12, 2023

### What your community needs to know about accessory dwelling units

As more communities look to expand housing types, they may consider a simple idea: accessory dwelling units.

An accessory dwelling unit (ADU) is a second housing unit on a single-family residential lot. Commonly referred to as granny flats, coach houses, and in-law suites, ADUs are smaller, independent units with a full kitchen and bathroom. These separate living spaces can be located within the home, such as a basement apartment; attached to the home, such as a garage apartment; or detached from the home, such as a cottage.

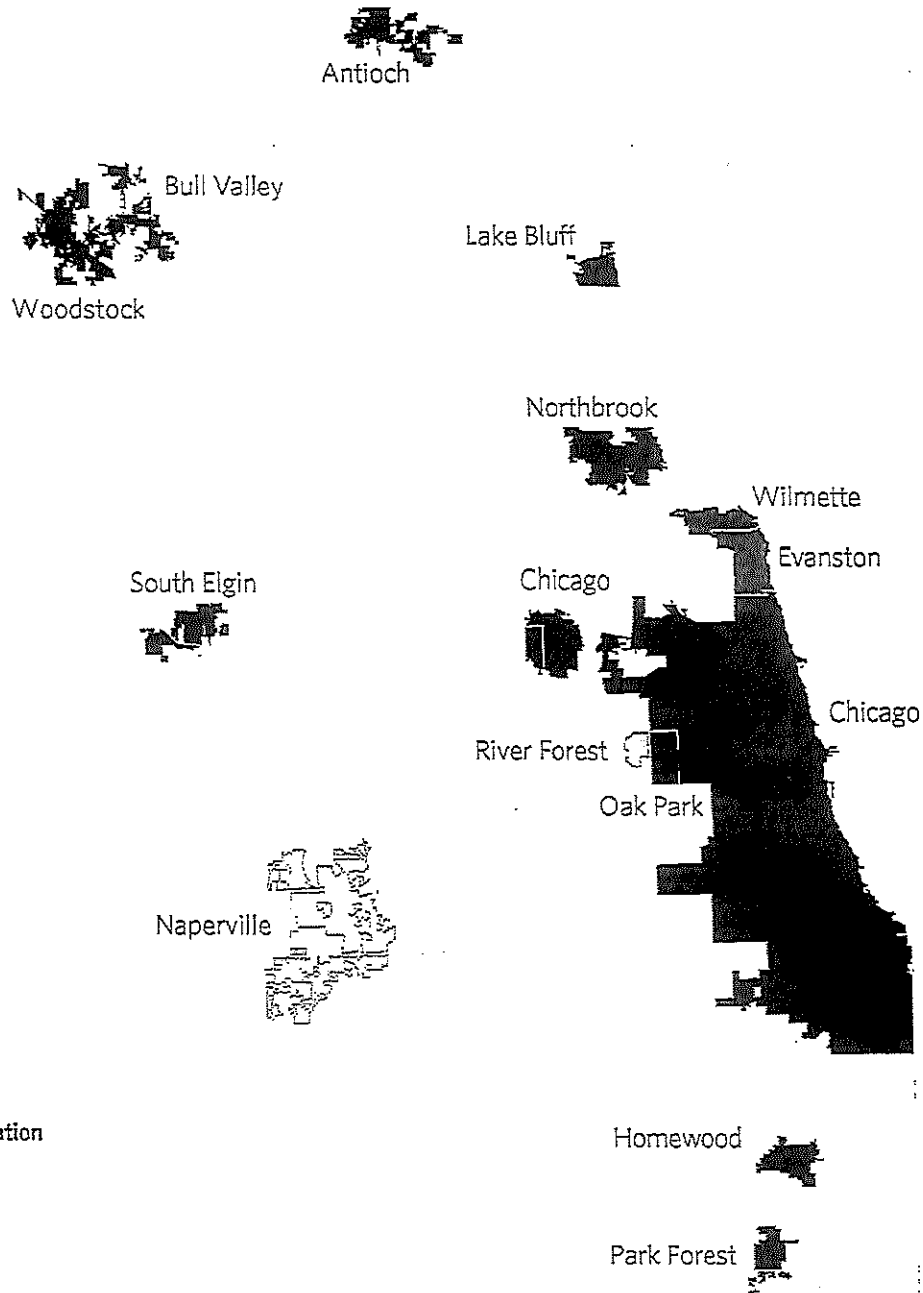
### What are the benefits of ADUs?

ON TO 2050, the comprehensive plan for northeastern Illinois, calls for communities to align zoning, approval processes, building codes, and inspections to generate more housing options. Communities are motivated to approve ADUs because they are a convenient and affordable housing option that can also maintain neighborhood character. They provide housing opportunities for older adults, empty nesters, and young adults who want to live close to family members. ADUs help to meet the growing demand for housing, increase access to jobs and services, promote compact development, and support multigenerational living.

### Where are ADUs currently allowed?

ADUs are growing in popularity both locally and throughout the state. Nearly a dozen communities in northeastern Illinois currently permit ADUs through their zoning ordinances or are considering amending their zoning ordinances to permit ADUs (see table below, Comparing ADU zoning codes in northeastern Illinois).

ADUs have been developed in communities bordering Chicago, like Evanston, and in outer suburbs, like South Elgin. In December 2020, Chicago repealed its ban on ADUs by approving a pilot program in five broad areas of the city. The pilot program took effect on May 1, 2021.



### Legend

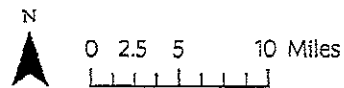
#### ADUs permitted

- Antioch
- Bull Valley
- Chicago
- Evanston
- Homewood
- Lake Bluff
- Northbrook
- Oak Park
- Park Forest
- South Elgin
- Wilmette
- Woodstock

#### ADUs under consideration

- Naperville
- River Forest

Source: Chicago Metropolitan Agency for Planning, May 2023



Esri Canada, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

Chicago	<u>Additional Dwelling Unit Ordinance</u>
Evanston	<u>ADUs in Evanston</u>
Homewood	<u>Zoning ordinance, section 44-04-14 Accessory Use Standards</u>
Lake Bluff	<u>Municipal code section 10-5-15: Accessory Dwelling Units</u>
Northbrook	<u>Ordinance 2022-12</u>
Oak Park	<u>Zoning ordinance, section 9.3 Accessory Structures and Uses</u>
Park Forest	<u>§III-4.D. Accessory Dwelling Units and Home Occupations</u>
South Elgin	<u>Unified development ordinance §156.07.D.4. Accessory dwelling units</u>
Wilmette	<u>Zoning ordinance section 30-12.3(a) Accessory Living Unit</u>
Woodstock	<u>Unified development ordinance, 7B.3.2 Accessory Uses and Structures</u>

### Key considerations for ADUs

There is no one-size-fits-all approach to allowing ADUs. Municipalities regulate ADUs through building and zoning codes. Communities typically tailor how they permit ADUs to meet local goals and fit with the local character. Zoning codes may address the following ADU standards:

#### Occupancy

Neighbors are frequently concerned that an ADU will not be cared for, or that an absentee landlord will rent out both the home and the ADU. To ensure the property is maintained, some municipalities require that the owner live in either the primary residence or the ADU. In other communities, only family members can live in ADUs.

#### Design

Communities may specify the form and appearance of ADUs to fit in with the character of existing homes. Zoning standards may require that the exterior materials of the ADU are compatible with the primary home, including siding material, window design, and roof shape.

Communities with larger homes may allow attached ADUs with a separate entrance, while communities with larger lots may allow detached ADUs by adding a new freestanding unit or converting a detached garage. Some communities allow both attached and detached ADUs.

#### Size

Communities can limit the size and height of an ADU to ensure that they are clearly secondary to the principal housing unit on the site. When communities allow detached ADUs, they can limit the total square footage or its coverage of the lot area. For an attached unit, communities can limit the total square footage or percentage of interior space.

Communities can also set the maximum number of bedrooms within an ADU. In municipalities with many housing types, these square footage and bedroom limits can vary based on the size of the lot or the zoning district of the home.

Communities may require one parking space per ADU or per bedroom in an ADU. Not including parking requirements encourages people to develop ADUs.

## Administration

The way in which ADUs are administered can impact their feasibility within a community. Some are permitted by right and only require building code and zoning compliance. Some communities categorize ADUs as a special or conditional use requiring a public hearing. Although the public hearing process allows for more in-depth review of projects, it can be time consuming and generally has additional requirements that can be a significant financial burden for homeowners. Allowing ADUs as a permitted use encourages people to develop them.

## Comparing ADU zoning codes

June 2021

	Bull Valley	Evanston	Park Forest	Elgin
Type	Attached and detached	Attached and detached	Attached	Attached and detached
Maximum number per lot	1 ADU per single-family home	1 ADU per single-family home	1 ADU per single-family home	Same as the number of principal dwellings permitted
Location	Subject to side and rear setback requirements	Subject to side and rear setback requirements	Subject to side and rear setback requirements	Subject to rear setback requirement if ADU is detached
Maximum size	No more than 30% of the net floor area of the principal dwelling; 2 bedrooms	1,000 square feet (detached); 1 full floor (attached)	Not more than 40% of the gross floor area of the principal structure; or 800 square feet	900 square feet
Occupancy	Property owner must live in principal dwelling or ADU	None required	Property owner must live in principal dwelling or ADU	None required
Parking	1 space per ADU	None required	1 space per ADU	1 space per ADU
Design requirement	Yes	Yes	None required	Yes
Admin.	Allowed by right with building permit approval	Allowed by right with building permit approval	Allowed by right with building permit approval	Allowed with special-use permit approval

## What are the challenges with ADUs?

Although ADUs diversify the local housing stock, communities may be resistant to approving this type of housing. Density, overcrowding, and parking and traffic impacts are among the top concerns for local municipalities. While these concerns are

Because of the various conditions required to construct an ADU, they are generally built at a modest rate. As of May 2021, Oak Park has issued 10 ADU building permits since it adopted its ADU ordinance in 2018. Evanston has issued 10 permits since 2019.

### How can my community take the next step?

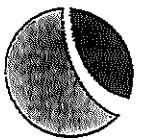
It is critical to have a public conversation to ensure that ADUs are right for your community. Every municipality is different, and there is no one-size-fits-all policy.

Introduce the concept of ADUs during conversations around housing diversity and affordability. The next step is to update the municipality's zoning code to permit ADUs. The Chicago Metropolitan Agency for Planning (CMAP) has assisted municipalities in drafting zoning codes that permit ADUs through the [Local Technical Assistance](#) program. CMAP has also developed [sample ordinance language](#) that municipalities can use to permit ADUs.

For more resources and information about ADUs, visit:

- [Unlocking Accessory Dwelling Units in Chicago](#), Urban Land Institute
- [The ABCs of ADUs: A Guide to Accessory Dwelling Units and How They Expand Housing Options for People of All Ages](#), AARP
- [AccessoryDwellingUnits.org](#), including national examples of completed ADUs, testimonials from homeowners, and model ordinance language for municipalities
- [Granny Flat Academy](#)

Article by



CMAP staff

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## Latest Highlights

Development trends and housing affordability by walkability in the CMAP region

2020 census reveals slow population growth, increased diversity in northeastern Illinois

An update on issues affecting Illinois municipalities.

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April 13, 2026

The *Statehouse Briefing* is an electronic newsletter intended to provide municipal officials a regular update on various issues affecting Illinois municipalities at the state level.

The Illinois Municipal League (IML) works continuously for the benefit of all 1,294 cities, villages and towns in Illinois. IML provides a collective voice on issues of importance to municipal governments.

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## Legislative Items

### Governor JB Pritzker's Housing Preemption Proposals

IML is urging local officials and their constituents to contact their legislators to oppose the preemption of local housing, land use and zoning authority. To support these efforts, a model resolution ([available via this link](#)) may be adopted in general support of the existing municipal housing authority for land use and zoning. If your municipality adopts IML's model resolution or any similar resolution, please send a copy to us by email at [IMLlegislation@iml.org](mailto:IMLlegislation@iml.org).

More information about housing, land use and zoning can be found on a dedicated webpage at [iml.org/housing](http://iml.org/housing). The webpage features community statements, IML fact sheets, bill positions and tracking, correspondence, position papers, publications and other resources, and will be updated with additional information as IML advocates against broad housing preemption proposals.

### LGDF Cuts Would Reduce Local Revenue Statewide

IML has developed an infographic ([available via this link](#)) highlighting the local impact of Governor Pritzker's proposed State Fiscal Year 2027 budget at the legislative district level, which includes a reduction to the Local Government Distributive Fund (LGDF). The proposal would be a reduction of more than \$60 million in revenue from local governments statewide, with an estimated loss of approximately \$509,245 per Illinois State Representative district and \$1,018,485 per Illinois State Senate district. These reductions would directly impact funding for essential services and infrastructure. **IML is urging local officials to contact their legislators to share the direct fiscal impact to their district, to ask them to oppose any reduction to LGDF and to advocate for full funding of all state shared revenues.** More information, including an LGDF fact sheet, an infographic about LGDF revenue lost and other valuable resources, is available at [iml.org/lgdf](http://iml.org/lgdf).

### IML Bill Highlights

As the 2026 Spring Legislative Session progresses, IML will continue to highlight bills of municipal importance and outline IML's position on each piece of legislation.

- [HB 2371 – Dental Insurance Assignability \(Oppose\)](#)
- [HB 4277 HFA 2 – Notaries - Application Felon \(Support\)](#)
- [HB 4361 – City/Municipal Code - Building Inspector \(Support\)](#)
- [HB 4394 – Sexual Assault Victim Interview \(Support\)](#)
- [HB 4733 – \\$HFS - Lead - Safe Water \(Support\)](#)
- [HB 5011 – Municipal Code - Police Evaluation \(Oppose\)](#)
- [SB 2862 – Property Tax - Abatement \(Support\)](#)

**FW: Illinois Municipal League Statehouse Briefing - April 13, 2026**

From: clerkschroeder@portbarrington.net <clerkschroeder@portbarrington.net>

Sent: Mon, Apr 13, 2026 at 1:15 pm

To: Georgina Lamb

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not sure if the Board gets this ...please read - sharing with PC

-----Original Message-----

From: "IML Legislation" <IMLLegislation@iml.org>

Sent: Monday, April 13, 2026 12:03pm

To:

Subject: Illinois Municipal League Statehouse Briefing - April 13, 2026

- [SB 2920 – Property Tax – Police and Fire \(Oppose, Mandate Bill, Revenue Reduction Bill\)](#)
- [SB 3146 – 340B Pricing Program Report \(Oppose\)](#)
- [SB 3336 – Low-Speed Electric Bicycle \(Support, IML Agenda/Initiative, Key Bill\)](#)
- [SB 3838 – Broadband Deployment Act \(Neutral\)](#)
- [SB 4018 – Enterprise Zone - Star Bonds \(Support\)](#)

### How to File a Witness Slip

When IML takes a position in support or opposition on a bill, we often file a witness slip when the bill is posted to a committee hearing. On issues of critical importance, we may encourage municipal officials to file a witness slip as well. Filing a witness slip is an easy way to show your municipality's position on legislation that is being considered by the General Assembly. IML has developed a fact sheet ([available via this link](#)) with instructions about how to file a witness slip.

### Legislative Update Videos

IML Legislative Affairs Manager Michael Lane posted a legislative update video ([available via this link](#)) on April 13, which may be viewed on IML's Education Resources webpage ([available via this link](#)). An archive of legislative update videos can be found on IML's website ([available via this link](#)).

On April 6, IML Legislative Affairs Deputy Director Kaitlyn Mitchum posted a video ([available via this link](#)) about Governor JB Pritzker's housing proposals, specifically focused on HB 5626, also known as the Building Up Illinois Developments (BUILD) plan. IML has also developed a short digital animation video ([available via this link](#)) explaining the potential impacts of Governor Pritzker's housing proposals, which is available to share with your community and stakeholders.

### IML Model Ordinance Regulating Public Camping

In June 2024, the United States Supreme Court issued its opinion ([available via this link](#)) in the matter of *City of Grants Pass, Oregon v. Johnson et al.* The underlying issue involved municipal authority in the regulation of camping on public property, specifically as it relates to unhoused individuals. IML has developed a Model Ordinance Regulating Public Camping ([available via this link](#)) that complies with both the letter and spirit of the Supreme Court's opinion. The model ordinance maintains a structure of progressive ("stepwise" is the term used in the Court's opinion) enforcement and penalties. More information about public camping can be found on IML's website at [iml.org/publiccamping](http://iml.org/publiccamping).

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## Updates

### 2026 IML Lead Service Line Replacement Survey

IML conducts an annual survey of community water supplies in Illinois to track statewide lead service line replacement (LSLR) progress, funding methods, common challenges and their solutions. Results of the *2025 IML Lead Service Line Replacement Survey* are [available via this link](#). The 2026 IML Lead Service Line Replacement Survey was emailed to community water supplies on Thursday, March 19 and is available at [iml.org/LSLSurvey](http://iml.org/LSLSurvey). **The deadline to respond is Wednesday, April 15, 2026.**

IML has created a dedicated webpage with information pertaining to state and federal LSLR regulations available at [iml.org/lead](http://iml.org/lead) and has also posted the Lead Service Line Replacement Advisory Board Report of Recommendations ([available via this link](#)) to the IML website.

### New Report: Local Government Consolidation in Illinois

The Civic Federation released a new report ([available via this link](#)) about local government consolidation in Illinois, where nearly 9,000 units of local government operate, the most in the

nation. The report outlines various consolidation approaches, from shared services to full mergers, and highlights both potential benefits and risks. The report concludes that consolidation is one of many tools to improve government performance and should be evaluated based on the specific needs and context of each community. More information about the report can be found on the Civic Federation's website ([available via this link](#)) or in an informational document ([available via this link](#)) issued by the Civic Federation.

### Statements of Economic Interest

IML Chief Executive Officer Brad Cole sent a reminder memo ([available via this link](#)) to municipal officials to remind them of the annual requirement to file a Statement of Economic Interests form. By February 1 of each year, each municipality is required to notify the local county clerk of individuals that are required to file a Statement of Economic Interests. The Statement of Economic Interests must be filed by May 1 of each year.

IML developed a fact sheet ([available via this link](#)) to assist municipal officials with the completion of the form. For additional information, IML has a Statement of Economic Interests video ([available via this link](#)) on the IML Education Resources page at [iml.org/education](http://iml.org/education).

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## Funding and Education Opportunities

### RTA Community Planning, CMAP Technical Assistance Program Opens

The Regional Transportation Authority (RTA) and Chicago Metropolitan Agency for Planning (CMAP) have opened their 2026 Call for Projects, offering funding and technical assistance to support local planning initiatives. The RTA Community Planning program and CMAP Technical Assistance Program help municipalities advance sustainable, equitable and transit-supportive development through planning and implementation support. **The deadline to apply is Friday, April 17, 2026.** More information, including open house sessions and application details, can be found on RTA's website ([available via this link](#)).

### Small Utility Clean Energy Planning Grant Program

The Illinois Finance Authority, through the Illinois Climate Bank, released a Notice of Funding Opportunity ([available via this link](#)) for the third round of the Small Utility Clean Energy Planning Grant Program. Funded through the United States Environmental Protection Agency's Climate Pollution Reduction Grants, this program supports municipal and cooperative utilities in planning for a transition to cleaner energy sources. Grants may be used for technical assessments, procurement strategies and implementation planning, including efforts to secure renewable power purchase agreements and integrate clean energy into utility portfolios. A total of \$1 million in funding is available statewide. **The deadline to apply is Friday, April 17, 2026.** More information can be found on the Illinois Climate Bank's website ([available via this link](#)).

### Illinois Stretch Energy Code Adoption Grant Program

Applications ([available via this link](#)) are now being accepted for the third round of the Illinois Stretch Energy Code Adoption Grant Program, which is designed to assist municipalities with the adoption, implementation and enforcement of the Illinois Stretch Energy Code. The program provides financial support for education, community engagement and technical assistance to help municipalities integrate the stretch code into their local regulatory frameworks.

Grant funding will be distributed throughout a five-year period with the goal of supporting 90 municipalities in adopting the Illinois Stretch Energy Code. The deadline to apply is Thursday, April 30, 2026, at 5:00 p.m. CT. More information, including application materials, is [available via this link](#).

### **IEPA Resilient Energy for Wastewater Infrastructure Grant Program**

The Illinois Environmental Protection Agency (IEPA) released a Notice of Funding Opportunity ([available via this link](#)) through the Resilient Energy for Wastewater Infrastructure Grant Program. The program is designed to *strengthen energy resilience at publicly owned wastewater treatment plants*. Grants ranging from \$200,000 to \$2 million will support energy vulnerability assessments and the installation of solar energy systems paired with battery storage. A total of \$7 million is available statewide. The deadline to apply is Thursday, April 30, 2026, at 5:00 p.m. CT. More information can be found on IEPA's website ([available via this link](#)).

### **2026 IDOR Local Government Workshop**

The Illinois Department of Revenue (IDOR) Local Tax Allocation Division (LTAD) will hold its annual Local Government Workshop virtually on Tuesday, June 9, 2026, from 9:00 a.m. to 12:00 noon. The workshop will focus on LTAD's basic functions and the requirements for local government officials, as well as any legislative changes that will impact local governments and the resources available to local government officials. To register, interested individuals should email [REV.LocalTax@illinois.gov](mailto:REV.LocalTax@illinois.gov) with their name, title, email address and phone number. More information can be found on IDOR's website ([available via this link](#)).

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## **Information and Other Resources**

### **Registration Now Open for IML Lobby Day 2026**

Registration ([available via this link](#)) is now open for IML Lobby Day 2026, which will be held on Wednesday, April 29, in Springfield. Although the Senate is the only chamber in session that day, rescheduling Lobby Day is not feasible due to other logistical constraints.

On April 29, a Legislative Briefing will be held in the morning at the Hoogland Center for the Arts, followed by afternoon meetings on your own with legislators at the Illinois State Capitol and an evening reception at the Abraham Lincoln Presidential Museum. IML Lobby Day offers municipal officials a valuable opportunity to connect with state leaders and legislators, learn more about IML's state legislative agenda and other key issues of municipal concern and network with other local officials from Illinois. More information is available on our website at [iml.org/lobbyday](http://iml.org/lobbyday).

### **Student Opportunities at the IML Annual Conference**

Mark your calendar for the 113th IML Annual Conference, to be held September 17-19, 2026, at the Hyatt Regency Chicago. IML invites undergraduate and graduate students studying public administration, public policy and political science the opportunity to attend the conference at a discounted rate of \$125 on Friday, September 18, 2026. The registration fee will include a continental breakfast, the Opening General Session featuring a Candidates Forum, more than 25 educational sessions, a boxed lunch and access to the Exhibit Expo.

IML offers a student track to give undergraduate and graduate students the opportunity to learn about specific issues affecting municipalities in Illinois. IML has developed fact sheets about *Student Opportunities at the IML Annual Conference* ([available via this link](#)) and *Benefits of Attending the IML Annual Conference* ([available via this link](#)). More details will be shared as they become available at [iml.org/conference](http://iml.org/conference).

### **IML Fact Sheets**

As a resource, IML creates fact sheets to provide detailed information about specific issues. IML's fact sheet inventory is available on our website at [iml.org/factsheets](http://iml.org/factsheets). We are highlighting the following fact sheets for your information:

**Accessibility of Web Services and Information** ([available via this link](#)). On April 24, 2024, the U.S. Department of Justice established a final rule requiring all state and local governments to ensure their public-facing websites and mobile applications meet Web Content Accessibility

Guidelines (WCAG) 2.1, Level AA. Compliance timelines vary by population size and begin between 2026 and 2027.

**Comprehensive Plans** ([available via this link](#)). Pursuant to [65 ILCS 5/11-12-6](#), a municipality may develop a comprehensive plan. This plan is an official map that designates the types of land uses the municipality would like to see developed on specific properties. It may also include requirements for the size and materials used in streets and alleys, the location of parks, playgrounds and school sites and standards for drainage and sanitary sewer facilities.

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## Contact Us

As always, IML staff will continue to monitor any prospective legislative developments and advocate on behalf of our membership. Should you have any questions, please contact our Legislative Department at (217) 525-1220 or [IMLLegislation@iml.org](mailto:IMLLegislation@iml.org).

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## Your Community is Our Priority.

If you do not wish to receive information from the Illinois Municipal League via e-mail, please reply to this email, include the words "Please remove from list" along with your name, municipality and email address included in the message. If you have updates to your contact information, please submit them similarly.