

VILLAGE OF NORTH BARRINGTON
PLAN COMMISSION
MEETING MINUTES
October 22, 2024

Call to Order

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

Roll Call

Roll call was answered by Chairperson Gery Herrmann, Vice Chairperson Ken Such, Michael Beightol, Tatiana Blinova, Jim Colella, and Kim Ritschel. James Zakos was absent.

Also present was Mateusz Rutkowski, Thomas Mroz-Engineer, Village Administrator John Lobaito and Administrative Assistant Sue Murdy.

Pledge of Allegiance

Chairperson Herrmann led the Pledge of Allegiance.

Public Comment

There was no public comment.

Minutes from the May 8, 2023 Plan Commission Meeting

Motion by Michael Beightol and seconded by Jim Colella to approve the minutes from the May 8, 2023 Plan Commission Meeting. On roll call vote Chairperson Herrmann, Vice Chairperson Such, Michael Beightol, Jim Colella, and Kim Ritschel voted AYE. Tatiana Blinova abstained. No NAYS. Motion carried.

Preliminary and Final Plat of Rutkowski Resubdivision

The petitioner, Mateusz Rutkowski, is requesting a resubdivision of Lots 4,5, and 6 of the Alcon Subdivision into one (1) lot for the purposes of constructing a single-family home. Building plans for the construction of a single-family home have been submitted and are currently under review. The Village Engineer, Village Building and Zoning Officer, Village Forester, and Village Health Officer have reviewed the Plat. They found the Plat to be in compliance with Village Code.

Mr. Mateusz Rutkowski addressed the Plan Commission and explained he has purchased the property and would like to build a home with his fiancée. Mr. Rutkowski intends to reside in the home, which will be about 6100 square feet. The total area including the garage will be about 7400 square feet.

The house will be located in the middle of the lots. When asked if he would be conducting his business out of the home, the petitioner stated he was not sure at this time.

There was some discussion about some wetlands on the first and second lots. A wetland consultant has confirmed the project will not impact the wetland areas. The Commission discussed the water flow from the site to adjoining properties. The water flow will not increase as a result of the new home. There is a culvert pipe under Halcyon that will direct the water flow downward towards surrounding streets. The utility easement between two of the lots will be vacated. The petitioner confirmed that he has obtained approval from Lake County for the planned septic area.

Motion by James Colella and seconded by Michael Beightol to recommend to the Board of Trustees approval of the Preliminary Plat of Subdivision. On roll call vote Chairperson Herrmann, Vice Chairperson Such, Michael Beightol, Tatiana Blinova, Jim Colella and Kim Ritschel voted AYE. No NAYS. Motion carried.

Motion by Michael Beightol and seconded by Kim Ritschel to recommend to the Board of Trustees approval of the Final Plat of Subdivision. On roll call vote Chairperson Herrmann, Vice Chairperson Such, Michael Beightol, Tatiana Blinova, Jim Colella and Kim Ritschel voted AYE. No NAYS. Motion carried.

The Commission welcomed Mr. Rutkowski to the neighborhood.

Old Business/New Business

Village Administrator Lobaito stated the Special Use Petition for the vermiculture farm on Scott Road has been withdrawn.

Village Administrator Lobaito stated the construction project on Highway 59 and Scott Road has some violations that are currently being resolved with the Village.

Member Michael Beightol inquired if Biltmore Country Club has met the conditions set when they were issued the permit to install the overflow parking lot at the Club. He stated a barricade was supposed to be erected. The Village Administrator will research the Ordinance passed by the Village.

Chairperson Herrmann stated the Village will be moving forward with updating the Village Zoning Code, utilizing an Urban Planning Consultant. Various Village code applications will also be addressed to simplify the administration of the code. A Public Hearing will be held at the beginning of 2025. The Comprehensive Plan will not be affected.

Adjournment

Motion by Kim Ritschel and seconded by Michael Beightol to adjourn the meeting. On roll call vote Chairperson Gery Herrmann, Vice Chairperson Such, Michael Beightol, Tatiana Blinova, Jim Colella, and Kim Ritschel voted AYE. No NAYS. Motion Carried.

The meeting of the Plan Commission was adjourned at 7:25 p.m.

Submitted by,



John Lobaito
Village Clerk

