

**VILLAGE OF LAKE BARRINGTON
MINUTES OF THE MEETING OF THE
PLAN COMMISSION
JUNE 23, 2011**

Approved

1. CALL TO ORDER AND ROLL CALL

A Meeting of the Plan Commission of the Village of Lake Barrington was held on Thursday, June 23, 2011, at the Village Municipal Center, 23860 Old Barrington Road, and was called to order by Village Administrator Martin at approximately 7:00 p.m. There were 2 people in the audience. On roll call, the following were:

Present:	Commissioners: Delisle, MacKenzie, Puleo, and Chair Daulton Lange
Absent:	Menconi, Wood, Wrzeszcz
Also Present:	Village Administrator Chris Martin, and Assistant Village Attorney Rebecca Bateman

2. CONTINUATION OF CONSIDERATION OF A PETITION FOR SPECIAL USE PERMIT TO OPERATE A VEHICLE REPAIR SERVICE AND GARAGE – 9 AKA 28608 HILLSIDE DRIVE, UNIT C SPECIAL USE PERMIT

Mr. Martin noted that Mr. Gonzalez is requesting a special use permit to allow for the operation of an automotive detailing business. The petitioner had appeared before the Commission on June 9 and was requested to provide additional detail relative to the building's interior including heat, ventilation, restrooms, floor plan, water etc. The subject address is 9 Hillside Unit 2. The petitioner is requesting the following:

- A vehicle washing and detailing requires a special use permit in the M zoning district pursuant to section 8-4-6(C).

Commissioner Questions and Public Comment

Chair Daulton Lange requested public comment and Commissioners' questions. Public comment and Commissioners' comments and discussion are detailed within the attached transcripts.

At the conclusion of Commission discussion Chair Daulton Lange requested a motion as follows:

- I. MOTION WAS MADE BY COMMISSIONER MacKENZIE, AND SECONDED BY COMMISSIONER PULEO, THAT THE PLAN COMMISSION RECOMMEND TO THE BOARD OF TRUSTEES the approval of the request of the Petitioners, Ventura Investment Properties, Inc., owner of the property at 9 Hillside Drive, a/k/a 28608 Hillside Drive, Unit C, Lake Barrington, Illinois (the "Subject Property"), and Adrian Gonzalez and Pablo Gonzalez, d/b/a Barrington Auto Detailing, as the proposed tenants and the operators of the proposed vehicle detailing business, for a special use to permit the establishment and operation of a vehicle washing and detailing business on the Subject Property, which is located in the M Manufacturing and Industrial Zoning District, pursuant to Section 8-4-6(C), "M Manufacturing and Industrial District", of Chapter 4 of Title 8 of the Village of Lake Barrington Village Code and the Village of Lake Barrington Zoning Regulations which are part thereof, which allow the operation of a vehicle wash use in an M District as a special use, but only if such a special use is approved by the Board of Trustees, to be operated in substantial compliance with the plans submitted to the Plan Commission.

II. THIS MOTION IS BASED UPON THE FOLLOWING FINDINGS OF FACT WHICH ARE HEREBY ADOPTED:

- A. The owner of record of the Subject Property is reported to be Ventura Investment Properties, Inc., 9 Hillside Drive, Lake Barrington, Illinois, and the Petitioners for the proposed special use permit, Adrian Gonzalez and Pablo Gonzalez, d/b/a Barrington Auto Detailing, are the lessees of Unit C of the multi-tenant building on the Subject Property to be occupied by the proposed special use.
- B. The proposed special use permit for the Petitioners pursuant to Section 8-4-6(C) of the Village of Lake Barrington Zoning Regulations, As Amended, to permit the establishment, operation and maintenance by said Petitioners, Adrian Gonzalez and Pablo Gonzalez, d/b/a Barrington Auto Detailing, of a vehicle washing and detailing business in Unit C of the multi-tenant building now located on the Subject Property is consistent with the Village of Lake Barrington Zoning Ordinance, which allows the operation of a vehicle wash use in an M District as a special use, but only if such a special use is approved by the Board of Trustees, and the Official Comprehensive Plan, as amended.
- C. Any potentially negative impacts of the proposed special use would be adequately mitigated;
- D. The proposed special use will not alter the essential nature of the Village.
- E. The proposed special use will conserve property values and will protect the character and stability of other properties in the vicinity and in the Village in general;
- F. The proposed special use, subject to the terms, conditions, and limitations recommended, is a reasonable and proper use of the Subject Property which would be in the best interest of the Village and its residents and in accordance with the intent and objectives of the Village of Lake Barrington Zoning Ordinance, as amended; and
- G. The proposed special use, subject to the terms, conditions, and limitations recommended, will promote the general health, safety and welfare of the Village.

III. THIS RECOMMENDATION OF APPROVAL IS SUBJECT TO THE FOLLOWING TERMS, CONDITIONS, AND LIMITATIONS:

- A. Building and fire code inspections and review of exterior lighting shall be conducted and complied with prior to the establishment of this use and occupancy of the premises.
- B. All vehicle washing and detailing may be conducted on the premises, but only indoors.
- C. A triple-catch basin shall be installed and maintained within the building in good operating condition, if not already present.
- D. Carbon monoxide (CO) detection devices, smoke and fire detectors, and a sprinkler system for fire suppression that all comply with the Village Code shall also be installed, if required by the Fire Code, within the building on the Subject Property.

- E. No outdoor public address or other outdoor audio system(s) shall be operated on the Subject Property.
- F. Signage may be provided on the Subject Property, which shall comply with the applicable provisions of the Village Code, and any such signage shall be approved in advance in writing by the Village and pursuant to a sign permit prior to installation thereof.
- G. The asphalt areas on the exterior of the Subject Property shall be re-stripped for parking by the Petitioners or the property owner in a manner approved by the Village Administrator.
- H. Nothing contained in the proposed special use permit shall imply or be construed as approving or granting any variation or waiver from any of the provisions of the Village of Lake Barrington Zoning Ordinance, of the Village of Lake Barrington Village Code, or any other ordinance of this Village.
- I. An HVAC system, potable water supply, and restroom facilities shall be installed and maintained within the building in good operating condition prior to occupancy of the Subject Property by the Petitioners, and all required permits and inspections for such improvements shall be obtained by the Petitioners or the Owner of the Subject Property.
- J. If not already installed, the entrance door shall have panic hardware and a lighted exit sign installed in compliance with the Village Code.

On roll call vote, the vote on the matter was as follows:

YEAS: Commissioners Delisle, MacKenzie, Puleo, Chair Daulton Lange
NAYS: None
ABSENT: Menconi, Wood, Wrzeszcz
ABSTAIN: None

Chair Karen Daulton Lange declared that the motion carried.

3. ADJOURNMENT

A motion was made by Commissioner Delilse and seconded by Commissioner Puleo to adjourn the meeting. The voice vote was unanimous, the motion carried, and the meeting was adjourned at approximately 7:45 pm.

THE VILLAGE OF LAKE BARRINGTON'S PLAN COMMISSION MINUTES FOR THE MEETING OF JUNE 23, 2011 HAVE BEEN REVIEWED AND APPROVED

Village Administrator: _____

PUBLIC HEARING

Thursday, June 23, 2011

7:00 p.m.

RE: Barrington Auto Detailing
9 aka 28608 Hillside Drive, Unit C
Special Use Permit - Vehicle Detailing and Wash

PLAN COMMISSION
VILLAGE OF LAKE BARRINGTON

* * * * *

Held on Thursday, June 23, 2011,
commencing at 7:30 p.m. at 23860 North Barrington
Road, Lake Barrington, Illinois.

PLAN COMMISSION PRESENT

Honorable Karen Daulton Lange, Chair

Richard Delisle, Commissioner

Alan MacKenzie, Commissioner

Chris Puleo, Commissioner

ALSO PRESENT

Rebecca Bateman, Village Attorney

Christopher Martin, Village Administrator

Alberto Gonzales and Pablo Gonzales, Petitioners

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1 CHAIR DAULTON LANGE: All right. I would like
2 to call this meeting to order at 7:30.
3 Roll call, please.
4 MR. MARTIN: Commissioner MacKenzie.
5 COMMISSIONER MACKENZIE: Here.
6 MR. MARTIN: Commissioner Wrzeszcz. Absent.
7 Commissioner Puleo.
8 COMMISSIONER PULEO: Here.
9 MR. MARTIN: Commissioner Wood is absent.
10 Commissioner Menconi is absent.
11 Commissioner Delisle.
12 COMMISSIONER DELISLE: Yes.
13 MR. MARTIN: Chair Daulton Lange.
14 CHAIR DAULTON LANGE: Yes.
15 MR. MARTIN: We have a forum.
16 CHAIR DAULTON LANGE: Great. Thank you.
17 This is a continuation of our meeting
18 that was held on June 3rd for a Special Use Permit for
19 9 Hillside Drive, Lake Barrington Auto Detailing, and
20 at that meeting we requested some further information
21 to clarify the floor plan, HVAC issues and pavement
22 striping.
23 I would like to remind Mr. Gonzales

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1 that you are both still sworn in --
2 MR. ALBERT GONZALES: Yes.
3 CHAIR DAULTON LANGE: -- so if you would like
4 to come up and go over your plan here, that would be
5 great.
6 MR. ALBERT GONZALES: All right. So we got
7 pretty much everything we had to do. Striping is
8 done, bathroom is done.
9 MR. MARTIN: Was there a bathroom there before?
10 MR. ALBERT GONZALES: No. It was being done.
11 MR. MARTIN: Was there plumbing there?
12 MR. ALBERT GONZALES: Yes.
13 CHAIR DAULTON LANGE: So the striping has been
14 done?
15 MR. ALBERT GONZALES: Yeah. Striping has been
16 done.
17 CHAIR DAULTON LANGE: And the restrooms have
18 been installed --
19 MR. ALBERT GONZALES: Yes.
20 CHAIR DAULTON LANGE: -- or done?
21 MR. ALBERT GONZALES: Done.
22 CHAIR DAULTON LANGE: And is the triple basin
23 operable?

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1 MR. ALBERT GONZALES: It's done.
2 CHAIR DAULTON LANGE: Okay. And the HVAC and
3 heaters those will be installed?
4 MR. ALBERT GONZALES: Within a month, two
5 months.
6 CHAIR DAULTON LANGE: Okay. Water supply.
7 Does the bathroom have running water in it?
8 MR. ALBERT GONZALES: Yes.
9 CHAIR DAULTON LANGE: A sink?
10 MR. ALBERT GONZALES: Sink. Everything.
11 CHAIR DAULTON LANGE: Okay. I think that will
12 need to be inspected by our plumbing inspector, won't
13 it?
14 MR. MARTIN: A new bathroom should have a
15 permit.
16 COMMISSIONER DELISLE: Did that come through?
17 MR. MARTIN: I'm not aware of one, but I'm not
18 aware of all permits.
19 CHAIR DAULTON LANGE: So if a permit wasn't
20 taken out --
21 MR. MARTIN: We'll check into that.
22 CHAIR DAULTON LANGE: Yes. We'll check into
23 that.

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1 And also could you check with the
2 striping to make sure it's in compliance with ADA and
3 signage?
4 And there might have been some
5 confusion with our directions last time. Some of
6 these things are things that you just let us know you
7 are going to be doing and some of them need permits.
8 So if -- I don't know if it was you or the owner of
9 the building who did these things, but they are
10 subject to permits within our village. So --
11 MR. MARTIN: Not so much the striping but
12 the --
13 CHAIR DAULTON LANGE: But the bathroom and the
14 running water.
15 MR. ALBERT GONZALES: Because they did the
16 whole --
17 MR. MARTIN: Oh, they did the basin and the
18 bathroom at the same time?
19 MR. ALBERT GONZALES: Yes.
20 CHAIR DAULTON LANGE: Full basin in the
21 bathroom?
22 MR. ALBERT GONZALES: Yeah. It was done at the
23 same time.

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1 COMMISSIONER DELISLE: Same permit?
 2 MR. ALBERT GONZALES: Same permit.
 3 CHAIR DAULTON LANGE: Good to know.
 4 COMMISSIONER DELISLE: Do we know for a fact
 5 that it's tied to the waste water line and not a
 6 septic field?
 7 CHAIR DAULTON LANGE: Okay. So just so the
 8 court reporter can hear there's --
 9 MR. MARTIN: There are no septic fields. It's
 10 always been sanitary sewer.
 11 COMMISSIONER DELISLE: Was there a sanitary --
 12 MR. MARTIN: I assume that one of the
 13 inspectors checked all that.
 14 COMMISSIONER DELISLE: Okay. Good work.
 15 Is there carbon monoxide?
 16 MR. ALBERT GONZALES: They have -- they are not
 17 installed. We have them there.
 18 COMMISSIONER DELISLE: You have them; they're
 19 not installed yet?
 20 MR. ALBERT GONZALES: Yeah. We have them.
 21 CHAIR DAULTON LANGE: The CO detectors?
 22 COMMISSIONER DELISLE: Right. Carbon monoxide
 23 as long as they're --

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1 MR. MARTIN: How do you run those with cars
 2 going in and out? Do they pop off?
 3 COMMISSIONER DELISLE: Only when the levels get
 4 to a certain height and they should be tied into a
 5 power exhaust fan and air system. The big thing is
 6 that you do get alarms when the levels get high. In a
 7 perfect world what happens is you start the exhaust
 8 fan right away and we have a -- a relief fan that
 9 allows fresh air to blow in.
 10 The problem is on a cold winter day
 11 that that cold air is not tempered. People tend to
 12 put fiberglass and stuff to keep cold air from coming
 13 in. So in a perfect world -- right -- you have a -- a
 14 system that will temper the air before it drops into
 15 the space.
 16 CHAIR DAULTON LANGE: So that would be also to
 17 our codes, correct?
 18 COMMISSIONER DELISLE: Right. I'm not trying
 19 to write code policy. What I'm trying to do is make
 20 sure that when we issue one of these Special Use
 21 Permits that they comply with the Code.
 22 CHAIR DAULTON LANGE: Mm-hmm.
 23 Okay. Okay. It's only been a couple

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1 weeks, but does anybody have any questions, comments
 2 for Mr. Gonzales?
 3 COMMISSIONER MACKENZIE: I think you guys did a
 4 good job in following up on -- on the questions and
 5 I'm supportive.
 6 CHAIR DAULTON LANGE: Attorney Bateman has a
 7 proposed draft of a motion that you can take a look at
 8 if you would like. So what we're looking at is a
 9 proposed motion to recommend -- recommend approval of
 10 your special use.
 11 Would you like to go over the
 12 findings of fact?
 13 MS. BATEMAN: Sure. The findings of fact talks
 14 about the owner, the special use relative to the
 15 detail business that the negative impacts of the
 16 proposed special use would be mitigated, the proposed
 17 special use granted would not alter the essential
 18 nature of the village.
 19 The proposed Special Use Permit would
 20 increase property values, protect the character of the
 21 properties in the vicinity, the village in general,
 22 and the proposed special use subject to the conditions
 23 recommended is the proper, reasonable use of the

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1 subject property and in the best interest of the
 2 village.
 3 The proposed Special Use Permit will
 4 promote general health, safety and welfare of the
 5 village and then there are terms, conditions,
 6 limitations that are set forth. You've gone through
 7 most of them, but I will just cover them.
 8 Building and fire code inspections
 9 and review of exterior lighting would need to be
 10 conducted and complied with prior to the establishment
 11 of the use and the occupancy of the premises by
 12 Petitioners.
 13 All vehicle washing and detailing
 14 would be allowed to be conducted on the premises but
 15 only indoors, a triple catch basin should be
 16 installed, maintained and kept in good operating
 17 condition, carbon monoxide detection devices, smoke
 18 and fire detectors, sprinkler system, fire protection
 19 that all comply with the Village Code need to be
 20 installed if not already.
 21 CHAIR DAULTON LANGE: If it's required by --
 22 MS. BATEMAN: If required by the fire code.
 23 No outdoor public -- outdoor audio

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1 systems shall be operated on the subject property.
 2 The signage may be provided on the subject property
 3 and -- which shall comply with the provisions of the
 4 Village Code, the sign ordinance, and any such signage
 5 would need to be approved in advance in writing by the
 6 Village and pursuant to a sign permit prior to
 7 installation.
 8 The asphalt areas on the exterior of
 9 the property shall be striped for parking in a manner
 10 approved by the Village Administrator not later than
 11 and we would insert a date. Nothing contained in the
 12 proposed Special Use Permit shall imply or be
 13 construed as approving a variation or waiver of
 14 provisions of the Village Zoning Ordinance of the
 15 Village Code or any other ordinance of the Village.
 16 Additionally, an HVAC system would
 17 need to be installed, water supply, restroom
 18 facilities shall be installed and maintained within
 19 the building in good operating condition prior to
 20 occupancy of the subject property and all required
 21 permits and inspections for such improvements will
 22 need to be obtained by the Petitioners or the owner of
 23 the subject property.

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1 CHAIR DAULTON LANGE: Are those all terms and
 2 conditions and limitations you can live with?
 3 MR. ALBERT GONZALES: Yeah, we can.
 4 CHAIR DAULTON LANGE: That's a yes?
 5 MR. ALBERT GONZALES: Yes.
 6 COMMISSIONER DELISLE: One question,
 7 Mr. Gonzales. Does this have a one man door or two
 8 man doors or how do you get in and out? Through the
 9 overhead door?
 10 MR. ALBERT GONZALES: It's got an overhead door
 11 and a normal door.
 12 COMMISSIONER DELISLE: It does have a normal
 13 door?
 14 MR. ALBERT GONZALES: Yeah.
 15 COMMISSIONER DELISLE: Okay. I wonder if we
 16 can add on there that -- I know we're meeting fire
 17 code -- that the man door has panic hardware on it and
 18 an exit sign.
 19 CHAIR DAULTON LANGE: Good point. We require
 20 that for the other businesses.
 21 MS. BATEMAN: Okay. So to --
 22 COMMISSIONER DELISLE: It probably already has
 23 it on there.

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1 CHAIR DAULTON LANGE: If not already?
 2 COMMISSIONER DELISLE: If you hit the door, it
 3 just opens or --
 4 MR. ALBERT GONZALES: I didn't pay attention to
 5 that.
 6 CHAIR DAULTON LANGE: What do you call that,
 7 panic --
 8 COMMISSIONER DELISLE: It's panic hardware.
 9 CHAIR DAULTON LANGE: Panic hardware --
 10 COMMISSIONER DELISLE: And an exit sign.
 11 CHAIR DAULTON LANGE: -- and an exit sign. And
 12 that would be within our fire code I would think.
 13 MR. MARTIN: Right.
 14 COMMISSIONER DELISLE: Right. So we're kind of
 15 covered already.
 16 CHAIR DAULTON LANGE: Yeah. In accordance with
 17 Lake Barrington Codes, but there was another building
 18 out there that did not have an exit so...
 19 MS. BATEMAN: So panic hardware and exit --
 20 CHAIR DAULTON LANGE: Exit -- a lighted exit
 21 sign.
 22 COMMISSIONER DELISLE: Mm-hmm.
 23 CHAIR DAULTON LANGE: Per Village Code if not

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1 already installed.
 2 Other than -- this is just a comment
 3 for Mr. Martin to doublecheck that the permits were
 4 obtained in the signage of the property.
 5 Do I have a motion to recommend
 6 approval?
 7 COMMISSIONER MACKENZIE: So moved.
 8 CHAIR DAULTON LANGE: Second?
 9 COMMISSIONER PULEO: Second.
 10 CHAIR DAULTON LANGE: Roll call.
 11 MR. MARTIN: Commissioner Delisle.
 12 COMMISSIONER DELISLE: Yes.
 13 MR. MARTIN: Commissioner Puleo.
 14 COMMISSIONER PULEO: Yes.
 15 MR. MARTIN: Commissioner MacKenzie.
 16 COMMISSIONER MACKENZIE: Yes.
 17 MR. MARTIN: Chair Daulton Lange.
 18 CHAIR DAULTON LANGE: Yes.
 19 MR. MARTIN: This will appear on the Village
 20 Board's agenda July 7th. That meeting is not a
 21 hearing. It's a little more formal where the Board
 22 will approve the ordinance so one -- one of you should
 23 attend that meeting. They won't ask a lot of

1 questions. See you then.
 2 MR. ALBERT GONZALES: All right.
 3 CHAIR DAULTON LANGE: Welcome to Lake
 4 Barrington and I hope that your business is very
 5 successful.
 6 MR. ALBERT GONZALES: All right. Thank you.
 7 COMMISSIONER MACKENZIE: Good luck with your
 8 business.
 9 MR. ALBERT GONZALES: Thank you.
 10 CHAIR DAULTON LANGE: I would like a motion to
 11 close the public hearing portion of this meeting.
 12 COMMISSIONER DELISLE: So moved.
 13 CHAIR DAULTON LANGE: Second?
 14 COMMISSIONER PULEO: Second.
 15 CHAIR DAULTON LANGE: All in favor.
 16 (Chorus of ayes.)
 17 CHAIR DAULTON LANGE: Do you have anything
 18 else?
 19 MR. MARTIN: I do not.
 20 CHAIR DAULTON LANGE: Okay. Then I would like
 21 a motion to end this meeting.
 22 COMMISSIONER PULEO: So moved.
 23 CHAIR DAULTON LANGE: Second?


1 STATE OF ILLINOIS)
 2) SS:
 3 COUNTY OF LAKE)
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7 I, Susan R. Pilar, CSR, do hereby certify
 8 that I am a Certified Shorthand Reporter doing
 9 business in the County of Lake and State of Illinois;
 10 that I reported by means of machine shorthand the
 11 testimony given at the foregoing meeting; and that the
 12 foregoing is a true and correct transcript of my
 13 shorthand notes so taken as aforesaid.

14 In testimony whereof, I have hereunto set
 15 my hand on this 9th day of July 2011, A.D.
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Susan R. Pilar
 SUSAN R. PILAR, CSR
 CSR License No. 084-003432



1 COMMISSIONER WRZESZCZ: Second.
 2 CHAIR DAULTON LANGE: All in favor.
 3 (Chorus of ayes.)
 4 (Whereupon, the proceedings
 5 were concluded at 7:45 p.m.)
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