**Call to Order**

The meeting was called to order at 7:35 p.m.

**Roll Call**

Roll Call was answered by Chairman John Cifonelli, Vice Chair Craig Shully, Christine Bolger, June Kramer, Marilyn McAlester, and Bryan McGonigal. Absent: David Dziura

Also present were Village Administrator John Lobaito, Deputy Village Clerk Kris Lennon, Village Trustee Martin Pais, Biltmore Country Club Manager Greg Pappas, Bill Menke, and Mark Kebe of Total Platform Tennis.

In accordance with the Governor’s Executive Order #2020-07, in person attendance requirements under the Open Meetings Act have been suspended and relaxed.

Village President Sweet McDonnell determined that an in-person meeting was not practical or prudent because of the COVID-19 disaster, therefore, the meeting included audio and/or video conference. The Village followed social distance requirements for all meeting attendees and allowed remote attendance via Zoom.

**Minutes from the October 13, 2020 Public Hearing Meeting**

Motion by Vice Chair Shully and seconded by June Kramer to approve the October 13, 2020 Public Hearing Minutes. On roll call vote Vice Chair Shully, Christine Bolger, June Kramer, Marilyn McAlester and Bryan McGonigal voted aye. No Nays. Motion Carried.

**The following variations are requested in the petition submitted** **by Biltmore Country Club,**

**160 Biltmore Drive, North Barrington, IL 60010 to erect artificial lighting for two (2) temporary platform (paddle) tennis courts on the northern upper parking lot of the Biltmore Country Club property located at 160 Biltmore Drive, North Barrington, IL 60010.**

**ZONING VARIATION REQUESTED:**

**ZR-2-1 (Artificial Lighting): No artificial lighting may be installed on golf courses,**

**tennis courts or other outdoor recreational facilities other than security lighting necessary for the safety and protection of persons and property; except that the Zoning Board of Appeals may recommend to the Board of Trustees a variation to provide for artificial lighting for recreational facilities for property zoned golf course and club, and the variation may be limited as deemed advisable, subject to approval of the Board of Trustees.**

The Biltmore Country Club wishes to erect artificial lighting for two (2) temporary platform (paddle) tennis courts on the northern upper parking lot of the Biltmore Country Club property for use by their membership this winter. The temporary courts will be removed from the premises in mid-April 2021. The courts will have artificial lighting to allow play after dark. Each court will be illuminated with six (6) 300 Watt LED shoebox light fixtures designed for use on platform tennis courts.

Chairman Cifonelli welcomed the applicant and requested that he address the Zoning Board of Appeals (ZBA) to explain the variance request.

Greg Pappas, Club Manager of Biltmore Country Club addressed the ZBA and explained that the Biltmore Country Club has requested a zoning variance to permit artificial lighting to be installed on two platform tennis courts on the northern parking lot.

Chairman Cifonelli requested that Mr. Pappas provide a detailed description of the project.

Mr. Pappas explained that the platforms for the courts are 30 ft. wide x 60 ft. long. The height of the artificial lighting is approximately 20 feet which is needed to keep the courts open after dark. It was noted that the courts would be closed at 10:00 p.m. and the lights would be turned off at 10:00 p.m.

Vice Chair Shully asked Mr. Pappas to describe the sport and whether noise is associated with the sport.

Ms. Pappas explained that no more than 8 members may be playing at a time and described the noise level as minimal. It was noted that spectator decking/seating would not be installed, and members would be able to take beverages from the club to the paddle courts.

Vice Chair Shully inquired about the number of hours that the courts would be open each day.

Mr. Pappas noted that the courts would be open from 9:00 a.m. until 10:00 p.m.

Chairman Cifonelli asked if there were plans to convert the courts to permanent structures. Mr. Pappas explained that there were no plans for permanent structures at this time.

Christine Bolger confirmed that the purpose for the courts was to provide a temporary activity during the winter months to club members during the pandemic. Mr. Pappas concurred.

Chairman Cifonelli asked if the courts would be heated. Mr. Pappas responded that heaters would be used and needed to melt ice and snow. It was also noted that an extensive electrical service would be installed and subsequently permitted. The club has been working with the fire district.

There were inquiries from the ZBA whether the lights could be turned off manually. It was noted that the lights can be turned off manually. If members are not using the courts, the lights would be turned off.

Ms. Bolger requested representatives from Total Platform Tennis address the ZBA and discuss the impact of lighting to neighboring properties.

Mark Kebe addressed the ZBA and provided a detailed explanation of the LED lights that are specifically designed for use on platform tennis courts using technology that minimizes exposure to surrounding areas.

There were questions from the ZBA about the design of the lights addressed by Mr. Kebe.

Vice Chair Shully noted his concern about noise levels concerning two residents located near the club.

Mr. Kebe explained that paddle tennis uses a rubber ball similar to a tennis ball and that the paddles are made from dense foam. He indicated that the sport is not very loud.

Chairman Cifonelli noted a row of arborvitae trees located next to the parking lot on the club grounds which may act as a barrier to adjoining residents.

Ms. Bolger clarified that the zoning variation was solely for the artificial lighting and not for the platform courts.

Marilyn McAlester inquired whether any neighbors had concerns.

Chairman Cifonelli asked that any person wishing to speak during the public hearing be sworn in. Audience members who wished to speak were sworn in at this time.

Resident Jim Doessel, 175 Biltmore Drive, addressed the ZBA and stated that he lives across the street from the club. He noted his concerns including:

* A break in the row of arborvitae trees on club grounds which may allow light to filter down.
* Requested a date certain for the sport to end.
* Inquired whether the structures would become permanent.

Mr. Pappas stated that he could discuss planting more trees with the club’s Superintendent however; due to the winter season, it may not be possible. Mr. Pappas previously stated there were no permanent plans for platform courts at this time. Mr. Pappas stated that the use of the platform tennis courts would end on April 15, 2021. Mr. Kebe explained that light would not shine more than 30 feet off the court due to the design of the lighting.

Mr. Doessel noted his concerns were addressed.

Resident Amy Vandenburgh, 446 Signal Hill Road, addressed the ZBA and inquired about the time that the lights would be shut off. She was supportive of the proposed variation request.

Resident Bill Menke, 462 E. Oxford Road, addressed the ZBA and asked them to consider helping the Biltmore Country Club remain relevant to the community. He noted that the club is a draw for families and potential home buyers while keeping home values up. He explained that he plays paddle tennis in South Barrington and confirmed that lights and sound would be a non-issue. He was supportive of the proposed variation request.

Resident Pat Ryan, 404 Concord Lane, addressed the ZBA and recommended that the board consider the Village’s 2015 Comprehensive Plan as it pertains to light pollution.

Chairman Cifonelli stated that the proposed lighting for the paddle courts meets the Comprehensive Plan as it diminishes the ambient light to negligible levels once you leave the court, according to the photometric plan. He explained that Biltmore County Club has been a good neighbor with their existing tennis court structures and they are allowed to make use of their property.

Chairman Cifonelli asked if there were any questions or comments. No one wished to speak.

Motion by Vice Chair Shully and seconded by Bryan McGonigal to recommend approval of the zoning variation as requested for the property located at 160 Biltmore Drive. On roll call vote Vice Chair Shully, Christine Bolger, June Kramer, Marilyn McAlester and Bryan McGonigal voted Aye. No Nays. Motion Carried.

Chairman Cifonelli stated that the ZBA would make a favorable recommendation to the Board. The Village Board meeting is scheduled for Wednesday, December 16, 2020. The applicant was encouraged to attend.

Ms. Bolger inquired whether the ZBA would vote on the Findings of Fact. Chairman Cifonelli indicated that the Findings of Fact are implicit in the ZBA’s recommendation and found within the ordinance.

**Adjournment**

Motion by Christine Bolger and seconded by Marilyn McAlester to adjourn the meeting. On roll call vote Vice Chair Shully, Christine Bolger, June Kramer, Marilyn McAlester and Bryan McGonigal voted Aye. No Nays. Motion Carried.

The meeting was adjourned at 8:18 p.m.

Submitted by,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Kris Lennon, Deputy Village Clerk

Approved: