

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD AUGUST 14, 2006 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order and Roll Call

At 8:05 P.M. Vice Chairman Dan Nass called the meeting to order in the previously arranged absence of Chairman Martin Pais and the Clerk called the roll:

Present: Vice Chairman Dan Nass, Camille Koertner, Mark Kolar,
Denis Taillon, Bill Bishop via teleconferencing
Absent: Chairman Martin Pais
Also Present: J.W. Braithwaite, Village Attorney
Trustee Jim Moran
Sue Manko, Deputy Village Clerk
(See attached list for audience members)

2. Approve Minutes Plan Commission Meeting – July 10, 2006

The Minutes of the July 10, 2006 Plan Commission Meeting were made available to the Commission.

Motion: Mark Kolar moved that the Minutes of the July 10, 2006 Plan Commission Meeting be approved; seconded by Denis Taillon.

Discussion: There was some discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Vice Chairman Dan Nass declared the Minutes of the July 10, 2006 Plan Commission Meeting be approved and put on file.

3. Boyle Subdivision, 425 Kimberly Road, Approval of Final Plat of Subdivision

Mr. Dave Szela, 87 Shoreline Road, Lake Barrington, presented his final plans for the project at 425 Kimberly Road. There were a few minor issues from the June 12, 2006 Plan Commission Meeting preliminary presentation which Mr. Szela addressed. The property is a total of 3.24 acres, to be subdivided along the creek line. An existing home sits on 1.69 acres and Mr. Szela will construct a new home on the remaining approximate lot size of 1.6 acres (.38 acres of this will be set aside for road rights-of-way). There will be maximum tree preservation as well as minimal impact on wildlife and the lake. The primary and secondary lots are now designated properly on the plat. Mr. Szela pointed out that the house is in a slightly different location than the preliminary drawing. This is due to the elimination of the second driveway access off of Signal Hill Road.

There were no objections to the preliminary plat from a zoning or septic perspective to be addressed; the only matter was from an engineering standpoint. A Base Flood Elevation Study was completed to ensure no issue with the 100 year flood; the study showed no problem with the creek and there is no objection to the plan from an engineering standpoint. Due to the dense amount of trees on the lot, Susan Allman will require a tree replacement plan once the building permit application is made.

There were no questions from the Commission.

Motion: Camille Koertner moved that the Commission recommend to the Village Board approval of the Final Plat of Subdivision for the Boyle Subdivision the surrounding; seconded by Mark Kolar.

Discussion: There was no discussion.

Vote on Motion:

By Roll Call:	Ayes:	Camille Koertner, Mark Kolar, Vice Chairman Dan Nass, Denis Taillon,
	Nays:	None
	Absent:	Chairman Martin Pais, Bill Bishop
	Abstain:	None

Vice Chairman Dan Nass declared the motion approved and the recommendation forwarded to the Board of Trustees.

4. Discussion of Lot Coverage Ratio Ordinance Amendments

Bill Bishop joined the Plan Commission Meeting via teleconferencing at 8:45 P.M.

The Commission discussed the two proposed amendments to the Lot Coverage Ratio.

Camille Koertner stated that she would like to see driveways, paths and patios removed from the LCR Ordinance. Ms. Koertner also said that she joined the Commission after the LCR discussions began, has yet to see significant data from both proponents and opponents to the Ordinance and wants to see the Ordinance written properly.

Mark Kolar read a presentation, stating that the majority of Village residents are not protected by the Lot Coverage Ratio Ordinance, and questioned the need for a "tear down" ordinance. Mr. Kolar believes there are several issues that already limit the number of possible teardowns, those being a zoning classification of 40,000 square feet, lack of city sewer and water facilities, established building lines with well defined front and rear setback requirements, County and Village requirements for safe well locations, and simple economics. Mr. Kolar stated he does not see the need for LCR Ordinance 1073, and recommended to the Plan Commission repeal of LCR Ordinance 1073.

Bill Bishop made reference to the July 25, 2006 Plan Commission Subcommittee Meeting, where an alteration to the Ordinance was proposed. Mr. Bishop stated the reasons and need for established teardown guidelines, and endorsed removing driveways from the Lot Coverage Ratio Ordinance.

There was extensive discussion about the need to include the language “patios” in the LCR proposed amendments. Mr. Braithwaite explained that currently there is no requirement for a permit to build a patio, this being the reason to include patios in the proposed LCR amendments.

Mark Kolar asked that due to the confusion at hand, the Plan Commission consider repealing the LCR Ordinance.

Motion: Mark Kolar moved that the Commission recommend to the Board of Trustees the amendment of Section 10-4-2A and Subsection C of Sections 10-6-1, 10-6-2 and 10-6-3, to add provisions allowing repairs, reconstruction, replacement and rebuilding of certain nonconforming uses; seconded by Camille Koertner.

Discussion: There was extensive discussion.

Vote on Motion:

By Roll Call:	Ayes:	Vice Chairman Dan Nass, Camille Koertner, Bill Bishop, Denis Taillon, Mark Kolar
	Nays:	None
	Absent:	Chairman Martin Pais
	Abstain:	None

Vice Chairman Nass declared the motion approved and the recommendation forwarded to the Board of Trustees.

Motion: Bill Bishop moved that the Commission recommend to the Board of Trustees the amendment of Section 10-2-1, amend definition of Lot Coverage Ratio to delete driveways; seconded by Vice Chairman Dan Nass.

Discussion: There was extensive discussion.

Vote on Motion:

By Roll Call:	Ayes:	Vice Chairman Dan Nass, Bill Bishop, Denis Taillon
	Nays:	Mark Kolar, Camille Koertner
	Absent:	Chairman Martin Pais
	Abstain:	None

Vice Chairman Nass declared the motion approved and the recommendation forwarded to the Board of Trustees.

Bill Bishop left the Plan Commission meeting via teleconferencing at 9:45 P.M.

5. EIFS Presentation by Commission Member Dan Nass

Vice Chairman Dan Nass gave a presentation on EIFS (Exterior Insulation and Finishing System). Mr. Nass explained the inherent flaws of this product, severe physical effects on a home upon its failure and the subsequent home value loss.

Mr. Nass stated he would like the Plan Commission to consider a ban on the use of EIFS in the Village of North Barrington.

There was extensive discussion by the Commission about the Plan Commission possibly addressing EIFS in the Village Code, the extent of damage to homes and the enforcement of a ban on EIFS in the Village. The role of the Plan Commission in this matter was discussed.

Mark Kolar stated he does not feel it appropriate to make speculative references to The North Shore-Barrington Association of Realtors not taking a position to EIFS because money is involved. Mr. Kolar would like to see statistics to support Mr. Nass' position.

There was brief input from the audience about personal experiences and product support.

6. Old/New Business

There was no old or new business to discuss.

7. Adjournment

Motion: Mark Kolar moved the meeting be adjourned; seconded Denis Taillon.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

9:55 P.M. Vice Chairman Dan Nass declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held September 11, 2006.

ATTEST:

Sue Manko, Deputy Village Clerk

