

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD SEPTEMBER 11, 2006 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order and Roll Call

At 7:30 P.M. Chairman Martin Pais called the meeting to order and the Deputy Clerk called the roll:

Present: Chairman Martin Pais, Camille Koertner, Mark Kolar,
Denis Taillon

Absent: Vice Chairman Dan Nass, Bill Bishop

Also Present: Sue Manko, Deputy Village Clerk
Doris Larson, 512 Miller Road
Larry Grunkemeyer, 512 Miller Road
Kim Block, 128 Cherry Hill Road
Tim Pattison, 182 Kimberly Road
Richard Sova, 27 Hidden Brook Drive
John Blanke, 161 Kimberly Road
Joanna Hargan, 420 Concord Lane
Alex Bernardi, 485 Pinewoods Drive
Pat Ryan, 404 Concord Lane

2. Approve Minutes Plan Commission Meeting – August 14, 2006

The Minutes of the August 14, 2006 Plan Commission Meeting were made available to the Commission.

Motion: Camille Koertner moved that the Minutes of the August 14, 2006 Plan Commission Meeting be approved; seconded by Mark Kolar.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Martin Pais declared the Minutes of the August 14, 2006 Plan Commission Meeting be approved and put on file.

3. Arrowhead PUD Courtesy Review: Landover Corporation

Mr. Richard Sova, President of Landover Corporation, approached the Commission and explained that this was the second time the Plan Commission has been presented with a courtesy review of the possible development of the site located northwest of the intersection of Arrowhead Lane and Miller Road. Mr. Sova explained that the major change from the first

presentation was the exclusion of the 5 acre parcel between Wynstone and the Silet's property, owned by Kevin Meese, from the overall site plan. This change brings the parcel to a total of 31 acres containing 15 lots, each an approximate 1.5 acre average lot size. Mr. Sova explained that the proposed lot sizes are less than 2 acres because the Village has requested that all detention facilities and wetlands be placed on out lots. The entrance to the proposed subdivision would be off Miller Road; part of Arrowhead Lane would be vacated and a new road would be built through the proposed subdivision. Mr. Sova described the surrounding areas to the proposed subdivision: to the north is Wynstone, which is comprised of one acre lots; to the west is Lake Barrington and to the south is a combination of lots with an average size of one acre. To the east is Mr. Harvey Silet's ten acre parcel. Mr. Sova would like to present this plan as a PUD development which meets the requirements of the Village's Comprehensive Plan of one lot for two acres. The property is currently zoned R1 which is 5 acre zoning. Mr. Sova would like to address the Plan Commission's concerns expressed at the first courtesy review about the lot sizes.

Chairman Pais asked the audience for their comments or questions.

Mr. Tim Pattison, 182 Kimberly Road, asked about the details of vacating the existing Arrowhead Lane. Mr. Sova explained that a portion of the road, about 300 feet running south to north, would be vacated with no effect on the neighbors and Wynstone. Emergency, school and mail vehicles would be redirected through the new subdivision.

There was discussion about ribbon curbs and gutters being installed in the subdivision along with storm drainage out to the detention areas.

Chairman Pais asked the Plan Commission for their comments or questions.

Dennis Tailon asked for clarification of the number of bedrooms planned for the houses being proposed. Mr. Sova explained that the homes would have 4-5 bedrooms; the proposed septic plan allows for a 5 bedroom house to be built, according to Village and Lake County ordinances.

Mr. Larry Grunkmeyer, 512 Miller Road, asked about the water drainage plan in regards to his property. Mr. Grunkmeyer voiced his concern about his exposure to overflow water coming down the hill from the proposed subdivision. Mr. Sova responded that the county storm water management ordinance requirements are very strict and would require the site engineering to prevent any new water runoff. Existing water runoff would continue, however, Mr. Sova stated he has committed to the Village engineer to actually reduce the water runoff. Mr. Sova also explained that the Village has undertaken a base flood elevation study to determine the exact amount of runoff and how to better accommodate it.

Mr. Mark Kolar clarified that the current zoning for this property is five acres, and that the proposed subdivision would result in 1.5 acre parcels. Mr. Kolar believes there are too many proposed homes, and it is not appropriate to use the detention facilities to accommodate a PUD

configuration.

Ms. Camille Koertner stated she would like to reiterate Mr. Kolar's opinion, and that these views were previously expressed at the first courtesy review. Mr. Sova referred to the Village Comprehensive Plan, and its reference to density requirements.

Chairman Martin Pais stated that he felt the proposed plan was too dense, and also mentioned that he had received correspondence from Commission member Dan Nass concurring with this opinion. Mr. Pais also feels that the subdivision basically transfers the water drainage issue to the surrounding area, therefore isolating itself from the potential water problem.

4. Roads and Water Update: Mark Kolar and Camille Koertner

Mark Kolar reported to the Commission that he and Camille Koertner have rescheduled their meeting with Environmental Commission Chairman Barbara Potter until September 25, 2006. Mr. Kolar stated that it is important to address any outstanding drainage issues prior to addressing future road issues.

Chairman Pais reported that he had spoken with Trustee Jim Moran. Trustee of Roads, Frank Tripicchio, is working with Gewalt Hamilton Associates, Inc., who will be doing an analysis of the Village roads and make a recommendation to the Board of Trustees.

Chairman Pais asked for a volunteer to attend the Barrington Area Geographic Information System (BAGIS) – Case Study on Road Maintenance Program Meeting scheduled for 3:00 P.M. September 15, 2006 at the Barrington Hills Village Hall. Denis Taillon agreed to attend. Chairman Pais asked the Deputy Clerk to contact Environmental Commission Chairman Barbara Potter to invite her to attend since she will be interfacing with the Plan Commission in regards to the future roads program.

5. Old/New Business

Chairman Martin Pais invited Village residents in attendance to speak.

There were several residents who spoke about the LCR Ordinance.

Joanna Hargan, 420 Concord Lane, approached the Commission and expressed her disappointment about the six possible LCR ordinance amendment points that she wants to see discussed further. Ms. Hargan felt they should have been on tonight's agenda. Chairman Pais assured Ms. Hargan that the Plan Commission Meeting agenda for October 9, 2006 would include these items for discussion. Chairman Martin Pais reviewed the six points that were outlined by Trustee Jim Moran at the July 10, 2006 Plan Commission Meeting.

- * Catastrophe clause
- * Possibility of excluding driveways from the LCR equation
- * Possibility of adjusting the LCR curve/percentage
- * Possibility of the Village hiring a consultant/expert
- * Possibility of excluding lots of 40,000 square feet and under
- * Possibility of including/excluding Wynstone

Tim Pattison, 182 Kimberly Road, approached the Commission to voice concerns about Wynstone currently being excluded from the LCR Ordinance. Mr. Pattison believes Wynstone should have to abide by the same rules as the rest of the Village. Mr. Pattison also disagrees with lots 40,000 square feet or less being exempt from the Ordinance, and feels that the LCR Ordinance moved some residents from conforming to non-conforming use.

John Blanke, 161 Kimberly Road, approached the Commission and thanked everyone for their work to reach a compromise. Mr. Blanke would like to see continuing discussions about the remaining four potential amendments to the LCR Ordinance. Mr. Blanke also stated that a FAR (Floor Area Ratio) would still be the best formula for the Village to use, and would still like to see the six LCR points discussed further.

Chairman Pais addressed the six LCR points and the reason for them not being on tonight's agenda.

With the exception of the Wynstone issue, Chairman Pais stated that with the amendments to the LCR Ordinance that were passed at the August 23, 2006 Board Meeting, the LCR equation (the LCR curve/percentage) has increased substantially, those amendments being the catastrophe clause and the exclusion of driveways, paths and patios from the LCR equation.

In regards to the Village hiring a consultant/expert, Chairman Pais explained that it is a cost issue to the Village and the decision not to hire a consultant was made from a business standpoint.

Chairman Pais explained that Wynstone is zoned as a PUD with its own specific set of legal guidelines, and therefore is exempt from the LCR Ordinance conditions. Chairman Pais offered to have the Village Attorney present at the October 9, 2006 Plan Commission Meeting to further explain these conditions.

Denis Taillon stated that he felt Village legal counsel, J.W. Braithwaite, delivered a very concise explanation of Wynstone's status at the last Plan Commission Meeting and questioned the need for his presence at the October 9, 2006 meeting.

Mr. Blanke expressed his desire to have Mr. Braithwaite present at the October 9, 2006 Plan Commission Meeting to explain the details of Wynstone's PUD guidelines.

Mark Kolar stated his opinion for the record that an Architectural Committee would not be beneficial to the Biltmore area.

6. Adjournment

Motion: Camille Koertner moved the meeting be adjourned; seconded by Mark Kolar.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 8:45 P.M. Chairman Martin Pais declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held October 9, 2006.

ATTEST:

Sue Manko, Deputy Village Clerk

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