

**MINUTES OF A MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF
NORTH BARRINGTON HELD MONDAY, NOVEMBER 7, 2011,
AT 7:30 P.M. AT THE NORTH BARRINGTON VILLAGE HALL,
111 OLD BARRINGTON ROAD,
IN SAID VILLAGE**

1. Call to Order & Roll Call

At 7:34 P.M. Chairman Bishop called the Meeting to order and the Deputy Village Clerk called the roll:

Present in Person:	Bill Bishop, Janis Menges, Martin Pais, Denis Taillon
Absent:	David Wilford
Also Present:	Village Attorney J.W. Braithwaite Kelly Rafferty, Village Building and Zoning Officer Mark Kolar, Village Trustee Nicole Keiter, Deputy Village Clerk Janice Faulkner, 28272 West Savannah, Lake Barrington John Rackow, 4207 Farmington Lane, Johnsburg

2. Approve Minutes from the March 14, 2011 Meeting

The Minutes of the March 14, 2011 Meeting were made available to the Commission.

Chairman Bill Bishop asked the Commission if there were any revisions to the Minutes.

Motion: Janis Menges moved that the Minutes of the March 14, 2011 Meeting be approved; seconded by Martin Pais.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Bishop declared the Minutes of the March 14, 2011 Meeting approved and put on file.

3. Rackow Subdivision, 195 Rainbow Road – Final Plat of Subdivision and CC&R's

Village Attorney J.W. Braithwaite refreshed the Commission's memory on the matter. Village Attorney Braithwaite stated that upon primary approval for the Rackow Subdivision there were certain stipulations that had to be followed. These stipulations included the need for their CC&R's to mirror those of adjoining subdivisions with the exception of an entrance to the home from Rainbow Road, which did not apply in this case. Village Attorney Braithwaite also stated that the language within the CC&R's of the surrounding areas reflects that the developer, along with the majority of the people, could change the CC&R's with simple notice to the Village. The petitioners in this case, Janice Faulkner and John Rackow, have agreed to use language within their CC&R's

any revisions require approval of 100% of the owners and the approval of the Village Board. It was also stated that the SSA regarding drainage and septic was not necessary for a two lot subdivision.

Ms. Menges requested clarification that this would indeed be a separate subdivision if approved. Village Attorney Braithwaite stated that it would be totally separate and that the only issue for the Commission to consider is whether or not the provided materials meet our regulations. Kelly Rafferty, Village Building and Zoning Officer, stated that the staff had reviewed the material and that there was no opposition to approval.

Chairman Bishop asked the petitioners for clarification regarding their CC&R's. He stated that it was said that they mirror Pennington Ponds' CC&R's; however, he asked if the petitioners thought they were more restrictive, less restrictive, or in-line with Pennington Ponds. He also wanted verification that the surrounding neighbors were involved with meetings/discussions regarding the creation of the CC&R's. Ms. Faulkner stated that there were many meetings that the neighbors either attended or were invited to and she felt as if their CC&R's were in-line with Pennington Ponds'. Ms. Menges asked if there was any maximum square footage stated. Mr. Pais stated that under the CC&R's the square footage is fairly large.

Chairman Bishop asked the Commission if there were any further questions.

Motion: Janis Menges moved that Commission recommend the approval of the Final Plat of Subdivision and CC&R's for the Rackow Subdivision; seconded by Denis Taillon.

Discussion: There was some discussion.

<u>Vote on Motion:</u>	<u>Ayes:</u>	Chairman Bill Bishop, Martin Pais, Denis Taillon, and Janis Menges
	<u>Nays:</u>	None
	<u>Abstain:</u>	None
	<u>Absent:</u>	Vice Chairman David Wilford

Chairman Bill Bishop declared the motion approved.

4. Village Map Updates – Approval

Chairman Bishop asked the Commission if there was any discussion and/or questions regarding the Village Map updates. Ms. Menges stated that there are many problems such as houses torn down, and a large turn over with many home sales, etc. within the area east of Route 59 and Scott Road. She asked if the Village could approach for annexation, or if it only worked if the owners approached the Village. Village Attorney Braithwaite stated that it could happen either way, whether the Village approached or the owners approached. He also stated that the Village could only be forceful if the area was 60 acres or less and fully surrounded by municipalities. Ms. Menges stated that many problems such as road issues, etc. could be resolved in that area if they were to incorporate with the Village. Village Attorney Braithwaite stated that 100-200 feet must be connected for the Village to annex property, or that the majority of people would request annexation. He also stated that the Village can make an agreement to waive real estate taxes for a given period of time if they wanted and that a huge benefit would be the police protection offered

