

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD JANUARY 9, 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. Vice Chairman Banach called the meeting to order and the Clerk called the roll:

Present: Vice Chairman Terry Banach, Bill Bishop, Camille Koertner, Mark Kolar, Dan Nass, Denis Taillon

Absent: Chairman Pais

Also Present: Kathy Nelander, Village Clerk  
Jim Moran, Village Trustee  
John Schnure, Village Trustee

2. Approve Minutes: Plan Commission Meeting – 12/12/05

The Minutes of the 12/12/05 Meeting were made available to the Commission.

Motion: Mark Kolar moved that the Minutes of the 12/12/05 Meeting be approved as presented; seconded by Dan Nass.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Vice Chairman Banach declared the Minutes of the 12/12/05 Meeting approved and put on file.

3. Floor Area Ratio Survey Update – Dan Nass, Denis Taillon

Vice Chairman Banach reminded the Commission that members Dan Nass and Denis Taillon were assigned to work together to apply the proposed “re-development” ordinance to a sampling of lots in the Village to see how the lot coverage ratio formula would apply in practice. Members Nass and Taillon explained that the information to complete this project was not as readily available as previously thought. There was lengthy discussion about the possibility of removing the area of a home’s driveway, patio, porch, etc. in order for the formula to have some practicality in use. It was pointed out that most homes in the “Biltmore” area of the Village are less than 40,000 square feet and already require the homeowner to secure a zoning variation before proceeding with any alterations to the home. There was further discussion about the intent to include impervious surfaces in the total area due to the difficult water and drainage issues found in the Village. It was mentioned that all building permits involve not only the Village Health Officer’s approval, but the Village Engineer’s approval, and drainage concerns are part of the review process. It was also noted that a driveway is a requirement for any home, and in the case of a teardown or building modification, the driveway is usually already in place.

There was some discussion about the Commission's responding to the "teardown trend" in other areas of the state and country, but also about the limitations imposed by the fact that the Village of North Barrington does not have sewer and water. After lengthy discussion, the Commission felt that they were moving in the right direction, although the proposed ordinance may need some revisions.

With regard to applying the formula to a sampling of lots in the Village, it was noted that building plans and as well as a plat of survey for a large percentage of the homes in North Barrington are contained in the building permit files located in the Village Hall. Commission member Dan Nass volunteered to use these files to prepare the requested information, comparing the lot coverage ratio of a home to the lot size. Dan Nass said that he would create a chart applying the formula, both with, and without the driveway calculations for further discussion at the February meeting.

#### 4. Road Program Status

Plan Commission member Mark Kolar explained that there seemed to be some confusion as to how the Commission was to proceed with the pavement management report topic. He gave some background information on how he with Commission members Camille Koertner and Denis Taillon had met as a sub-committee to discuss the proposed pavement management report, and had prepared some recommendations on how to proceed. These recommendations, including a list of seven additional focus areas, were discussed at the December Commission meeting. It had been the recommendation of the sub-committee to move forward with having the report prepared but to include the seven additional focus areas in the Report. After lengthy discussion at the December meeting, the Commission agreed that a round-table discussion with Baxter and Woodman, the Plan Commission, and the Village President would help to clarify matters, but after the concept of the "shared services" program was worked out with the Village of Lake Barrington.

Commission member Kolar explained that he was also asked to review the report prepared by Baxter and Woodman for the Village of Fox River Grove and compare it with the needs for the Village of North Barrington. Kolar noted that the two Village's have different needs, and while the plan for Fox River Grove was to span six years, he suggested that North Barrington choose a five year plan, but said that he felt the Village should solve all drainage issue before repairing roads.

Trustee Moran asked that additional items be added to the sub-committee's report on what the "vision" of the Village should be including such topics as water, lighting, landscaping, esthetics, standards for construction including rehabilitation of roads as well as new construction, curbing, possible widening of the roads and safety issues Trustee Moran explained that these additional items would then be added as requirements to be included in the Baxter & Woodman pavement report.

There was lengthy discussion about the concept of setting "standards" for the look of the Village's roads, and the difficulty in doing so due to the diversity of the look of the Village, topography and drainage issues. It was the consensus of the Commission that they do not have the engineering background to determine how the roads should be constructed and used to convey drainage, nor could one standard be used. Asking Baxter and Woodman to establish a "life standard" for a road was something the Commission agreed upon.

There was lengthy discussion on how the Commission should proceed. Vice Chairman Banach asked every member to prepare a list of possible additions to request Baxter and Woodman to include in the pavement management report for a discussion not to last more than forty-five minutes at the regularly scheduled February 13, 2006 Commission meeting. A recommendation would then be made to the Village Board.

Motion: Vice Chairman Banach moved that the topic be tabled to the February 13th meeting; seconded by Camille Koertner.

Discussion: There was lengthy discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Vice Chairman Banach declared the motion approved.

#### 5. Old/New Business

There was no old or new business to discuss.

#### 6. Adjournment

Motion: Bill Bishop moved the meeting be adjourned; seconded by Dan Nass.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

8:45 P.M. Vice Chairman Banach declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held February 13, 2006.

ATTEST:

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Kathy Nelander, Village Clerk

