

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION PUBLIC HEARING WHICH WAS HELD MONDAY, APRIL 10, 2006 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order & Roll Call

At 7:35 P.M. Chairman Pais called the public hearing to order and the Clerk called the roll:

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

Also Present: Kathy Nelander, Village Clerk
Jim Moran, Village Trustee
Al Pino, Village Trustee
John Schnure, Village Trustee
The Yellins, 25718 Highway 22, Barrington
John Markham, 221 Oakdene Road, Barrington Hills
Tim Pattison, 182 Kimberly Road
Peder Finnberg, PAF & Associates, 1207 W. Algonquin Road, Algonquin
Keith Lacy, 215 S. Northwest Hwy., Barrington
Natalie Karney, Village Health Officer
Andrea Pracht, Baxter and Woodman
Kelly Rafferty, Building and Zoning Officer
J. William Braithwaite, Village Attorney
Lloyd Struttman, 237 Indian Trail Road
Susan Allman, Village Forester
Joe Cragen, 458 Pine Woods Drive
Kulbir Bagri, 25652 W. Highway 22, Barrington
Josh Johnson, 453 E. Oxford Road
Theodore Binzel, 120 Honey Lake Road
Mr. & Mrs. Wicklin, 110 Honey Lake Road
Sue Manko, Deputy Village Clerk

2. Legal Notice

Chairman Pais requested that a copy of the published notice of the public hearing be incorporated into record.

3. Public Input – Proposed text amendments to the Village Zoning Ordinance as follows:

- a) Section 10-2-1 relative to definitions of Building Height, Green Area Ratio, Lot Coverage Ratio and Pre-Development Grade;

- b) Sections 10-6-1B, 10-6-2B and 10-6-3B, relative to the definition of Ground and Building Height;
- c) To add "Maximum Lot Coverage" and "Maximum Lot Coverage Ratio Table" to all Zoning Districts other than Premier Golf Course District

Chairman Martin Pais invited Commission Member Bill Bishop to read to the Commission his November 2005 presentation made to the Village Board of Trustees when the Commission first submitted the proposed Redevelopment Policy Ordinance for their review.

Chairman Pais then explained to the Commission and the audience the three items under review at this meeting, those being Village Ordinances Section 10-2-1, Sections 10-6-1B, 10-6-2B and 10-6-3B and the addition of "Maximum Lot Coverage" and "Maximum Lot Coverage Ratio Table" to all Zoning Districts other than Premier Golf Course District. He then called for public comment from the audience.

Mr. Tim Pattison, 182 Kimberly Road, approached the Commission. He stated that he had spoken before the Commission previously on the issue of Lot Coverage Ratio. He feels that a more comprehensive approach is needed and that situations arise in which penalties are imposed by an ordinance such as the one being proposed. He gave an example of someone who wishes to build a 4500 square foot ranch style home. Under the proposed Ordinance, the same rules would apply to someone building a 12,000 square foot three story house. He feels that the impermeable surface issue is important and needs to be addressed but the way it is calculated with lot square footage on the chart being tied to lot acreage and not zoning is flawed. Mr. Pattison also asked if there was a written definition of what constitutes a three story home.

Trustee John Schnure, 224 Orchard Drive, addressed the Commission with his comments. He feels that the proposed Ordinance is simply an overlay of the existing Ordinance and will not solve potential problems. He stated his opinion that the Ordinance will discourage potential purchasing and rehabbing of houses within the Village, at the same time discouraging good architecture. In considering impermeable surfaces, the Ordinance will encourage people to build big box houses and minimize a structure such as a driveway, thus creating on-street parking. Trustee Schnure also feels that the Ordinance should not include lots under one acre since they currently require a zoning variance to alter a home. While he recognized the efforts spent drafting this Ordinance, he feels that it will discourage buying and building within the Village, thus affecting property values. He also questioned why the height ordinance was being addressed by the Commission since nothing was being changed. Chairman Pais explained that the definition of height was the issue being addressed, not the Ordinance itself.

Commission member Dan Nass was asked about the results of a study he had conducted on a sampling of lots within the Village and the application of the lot coverage ratio formula. There was discussion about the Lot Coverage Ratio Chart. Chairman Pais explained that the ratio allowed in the chart is quite generous. Mr. Pattison agreed with Trustee Schnure that measuring

impermeable surfaces does not address the house size issue. Mr. Pattison commented again that the chart calculations need to be tied more to the zoning of a parcel of land which establishes a minimum lot size.

Chairman Pais thanked the audience for their comments.

4. Adjournment

Motion: Daniel Nass moved the Public Hearing be adjourned; seconded by Vice Chairman Terry Banach.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 8:05 P.M. Chairman Pais declared the Public Hearing adjourned.

These Minutes were approved at the Plan Commission Meeting held May 8, 2006.

ATTEST:

Sue Manko, Deputy Village Clerk