

MINUTES OF THE NORTH BARRINGTON SPECIAL PLAN COMMISSION MEETING AND PUBLIC HEARING WHICH WAS HELD APRIL 21, 2003 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order & Roll Call

At 7:00 P.M. Chairman McEnroe called the meeting to order and the Deputy Clerk called the roll:

Present: Jack McEnroe, Martin Pais, Daniel Nass, Sidney Bartlett, Eleanor McDonnell, Denis Taillon (arriving at 7:30 p.m.)

Absent: Jim Archer, Jeff Overton

Also Present: Kathy Nelander, Deputy Clerk
Melissa Roth, Trustee
Don Klein, Plan Commission Advisor
Nancy Harbottle, Arnstein & Lehr, Village Attorney
Warren Nass, 107 Mohawk Drive
Linda Starkey, Village President
Doris Larson/Larry Grunkemeyer, 512 Miller Road
Scott Russell, 43 S. Wynstone Drive
Harvey & Elaine Silets, 125 Arrowhead Lane
Jerry Meese, 117 W. Lakeshore Drive, Barrington
Richard Hansen, 500 Miller Road
William Beilke, 130 Arrowhead Lane
George Harris, 209 S. Main St., Wauconda
Frank Palumbo, 120 Arrowhead Lane

2. Approve Minutes:

- a. Plan Commission Special Meeting, March 10, 2003

The Minutes of the Special Meeting were made available to the Board.

Motion: Martin Pais moved that the Minutes of the March 10, 2003 Plan Commission Special Meeting be approved; seconded by Daniel Nass.

Discussion: There was no discussion.

Vote on Motion

By Roll Call: Ayes: Jack McEnroe, Martin Pais, Daniel Nass, Sidney Bartlett, and Eleanor McDonnell

Nays: None

Absent: Jim Archer, Denis Taillon, Jeff Overton

Abstain: None

Chairman McEnroe declared the Minutes of the March 10, 2003 Plan Commission Special

Meeting approved and put on file.

b. Plan Commission Public Hearing, March 10, 2003

The Minutes of the Public Hearing were made available to the Board.

Motion: Sidney Bartlett moved that the Minutes of the March 10, 2003 Plan Commission Public Hearing be approved; seconded by Martin Pais.

Discussion: There was no discussion.

Vote on Motion

By Roll Call:	Ayes:	Jack McEnroe, Martin Pais, Daniel Nass, Sidney Bartlett, and Eleanor McDonnell
	Nays:	None
	Absent:	Jim Archer, Denis Taillon, Jeff Overton
	Abstain:	None

Chairman McEnroe declared the Minutes of the March 10, 2003 Plan Commission Public Hearing approved and put on file.

c. Plan Commission Meeting, March 10, 2003

The Minutes of the Meeting were made available to the Board.

Motion: Sidney Bartlett moved that the Minutes of the March 10, 2003 Plan Commission Meeting be approved; seconded by Martin Pais.

Discussion: There was no discussion.

Vote on Motion

By Roll Call:	Ayes:	Jack McEnroe, Martin Pais, Daniel Nass, Sidney Bartlett, and Eleanor McDonnell
	Nays:	None
	Absent:	Jim Archer, Denis Taillon, Jeff Overton
	Abstain:	None

Chairman McEnroe declared the Minutes of the March 10, 2003 Plan Commission Meeting approved and put on file.

3. Petition of Mr. & Mrs. Frank Palumbo to Amend the Zoning Map as it pertains to 120 Arrowhead Lane from the existing zoning classification, R-1 (Five Acre Residential) to the zoning classification R-2 (Two Acre Residential).

George Harris, attorney for Mr. & Mrs. Frank Palumbo submitted an Affidavit of Compliance stating that he personally served a copy of the Petition with all Exhibits and Notice of Hearing to North Barrington School, District 220 on April 10, 2003, in addition to the property owners listed on Exhibit "E" in the submitted materials. Mr. Harris said that he did not know if the North Barrington School fell within the limits of the notification area, so out of caution, notified the

School.

Mr. Frank Palumbo, 120 Arrowhead Lane, explained that he was a North Barrington resident for the past 23 years, and that his property was approximately 8.5 acres at 120 Arrowhead Lane. He said that he was asking for his property to be remapped from the existing zoning classification of R-1 (Five Acre Residential) to the zoning classification of R-2 (Two Acre Residential). He said that of the 12 parcels in the R-1 Zoning area in the vicinity of his property, 5 were not conforming due to the parcels containing less than five acres. Mr. Palumbo said that he was not submitting any topographical studies, percolation tests, or plans of subdivision because he was merely asking for the parcel to be rezoned. Mr. Palumbo said that per the Village's Comprehensive Plan, the area in question, Planning Unit Five, stated that the "properties should be designated for single family residences at an overall density of one unit per two or more acres." Attorney for Mr. Palumbo, Mr. Harris said that the parcel at 120 Arrowhead Lane was unduly burdened by the Zoning Classification.

There were questions from the Board regarding possible subdivision plans, wetlands and drainage. Mr. Palumbo said that he was merely asking for a zoning change and these issues were not applicable at this time.

Eleanor McDonnell presented some history regarding the area, including how Mr. Palumbo's property, as well as the others currently zoned as five acre/R-1 in the area, were in unincorporated Lake County before being annexed by the Village in 1985, when the property now known as Wynstone was also annexed.

Chairman Jack McEnroe asked Village Attorney Nancy Harbottle about the map amendment request. Nancy Harbottle explained that Zoning Map changes go to the Plan Commission. George Harris said that even if the zoning classification were changed, it does not imply that there are any number of buildable lots.

Harvey Silets, 125 Arrowhead Lane, explained that he and his wife Elaine lived at 125 Arrowhead Lane on approximately ten acres, for 23 years. He explained that Arrowhead Lane was a narrow, 1333 feet in length road that serviced 6 residences, as well as provided emergency exit for the Wynstone development. He explained Wynstone acknowledged the potential for a dangerous circumstance with high traffic volume on this small road, and an agreement was reached with Wynstone limiting access to Wynstone via Arrowhead Lane except for emergency vehicles, school buses and postal authorities. He said that the properties on Arrowhead Lane were zoned five acre before being annexed into the Village. He said that he was not in favor of spot zoning, or the rezoning of Mr. Palumbo's property, because it would open the flood gates for traffic hazards and lower density housing on Arrowhead Lane.

Doris Larson/Larry Grunkemeyer, 512 Miller Road. Mr. Grunkenmeyer explained that his wife has lived at 512 Miller Road for 27 years on approximately 6.5 acres. He explained numerous problems with stormwater runoff due to the Wynstone development. He said that he feels the

right to defend his zoning and property from further development and further problems drainage issues.

William Beilke, 130 Arrowhead Lane, said that he has lived on his 5 acre property since 1952 and felt he was unjustly served with the five acre minimum zoning.

Scott Russell, 43 S. Wynstone Drive, said that he used to live on Coventry Lane, but moved to 43 S. Wynstone Drive to escape drainage issues. He expressed concern about changing the zoning and development of the property due to further drainage issues as well as high density housing. He asked the Plan Commission to view the entire area's zoning and not just one parcel.

The Plan Commission discussed the issue at length. Village Attorney Nancy Harbottle explained that the petition by Mr. Palumbo was to change the Zoning map as a map amendment, and the Plan Commission's job was to make a recommendation to the Board either in favor or not of that change. The Plan Commission decided to continue the Public Hearing to the next, regularly scheduled Plan Commission Meeting on May 13, 2003.

4. Comprehensive Plan Review of Chapters

Vice Chairman Sidney Bartlett thanked Trustee Melissa Roth for all her work and help with the Plan Commission and the Comprehensive Plan during her term. Vice Chairman Bartlett suggested scheduling a Special Meeting, in roundtable form, for finalizing the draft of the Comprehensive Plan. Commission member Martin Pais explained that each chapter author needed to present his philosophy to the group with regard to his/her chapter. Changes that were previously made to the draft plan will be discussed and finalized as a group. Plan Commission advisor Don Klein's portion, including maps, implementation and glossary, also needed to be finalized. The Commission scheduled a meeting for Tuesday, April 29, 2003 at the Village Hall.

5. Old/New Business

There was no old or new business to discuss.

6. Adjournment

Motion: Daniel Nass moved the Public Hearing be adjourned to date certain, May 12, 2003 at 7:00 p.m.; seconded by Martin Pais.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 8:40 P.M. Chairman McEnroe declared the Public Hearing adjourned to date certain, May 12, 2003.

These Minutes were approved at the Plan Commission Meeting held May 12, 2003.

ATTEST:

Kathy Nelander, Deputy Village Clerk

Plan Commission 4/21/03
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