

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD NOVEMBER 10, 2003 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order and Roll Call

At 7:05 P.M. Chairman Martin Pais call the meeting to order and the Deputy Village Clerk called the roll:

Present: Chairman Martin Pais, Terry Banach, Gery Hermann, Eleanor McDonnell, Denis Taillon, Bill Bishop
Absent: Daniel Nass, James Archer
Also Present: Sue Manko, Deputy Village Clerk
Trustee Sidney Bartlett
Building and Zoning Officer Kelly Rafferty

Chairman Martin Pais congratulated Trustee Sidney Bartlett on her appointment as Village Trustee and thanked her for her past contributions as a Plan Commission Chairman and member.

2. Approve Minutes-Plan Commission Meeting, October 6, 2003

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

Motion: Gery Herrmann moved that the Minutes of the October 6, 2003 be approved; seconded by Chairman Pais.

Discussion: There was no discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Pais, Terry Banach, Gery Herrmann, Denis Taillon, and Bill Bishop
Nays: None
Absent: Daniel Nass, James Archer
Abstain: Eleanor McDonnell

Chairman Martin Pais declared the Minutes of the October 6, 2003 Plan Commission Meeting approved and put on file.

3. Comprehensive Plan-Final Revisions

There was lengthy discussion about the revisions to the draft Comprehensive Plan as submitted by Village Attorney J. William Braithwaite, Village Health Officer Natalie P. Karney and Trustee Dave Peterson. After Chairman Martin Pais incorporates the changes to the draft Plan, the

document will be ready for the first Public Hearing, scheduled for December 8, 2003.

There was discussion about the proposed Public Hearing Schedule from President Starkey and the Commission Members availability for the proposed hearings.

4. Discussion of Enacting a Teardown Ordinance

a. Building and Zoning Officer Kelly Rafferty available for questions

The Commission had a list of questions directed to Building and Zoning Officer Kelly Rafferty, one of which was, what the definition of a teardown is. Building and Zoning Officer Kelly Rafferty said that the Village Ordinance did not contain a definition for "teardown". There was further discussion on what constituted a teardown, and whether or not a teardown is actually down to the foundation of the structure. Another question involved current building codes and if a teardown ordinance was really needed. Building and Zoning Officer Kelly Rafferty reported that the Village's Code does not prohibit teardowns as long as the new construction complies with all Ordinances. There was further discussion and the Commission agreed to continue to evaluate enacting a teardown ordinance for the Village.

The Commission asked if any past or present building permits met resistance due to non-conformity. Building and Zoning Officer Kelly Rafferty explained that there has been very little resistance up to this point in time, and that the biggest issues involved include setback and septic requirements, as well as any zoning variations. The Commission asked if a new structure was required to adhere to the old structure's architectural style. Building and Zoning Officer Kelly Rafferty responded that aesthetics are not considered, only that the Code is being adhered to. There was further discussion about some of past and present renovations in the Biltmore area.

5. Old Business-Chairman Pais to clarify Light Intensity re: Sign Ordinance

Chairman Pais had previously done research and made a recommendation with regard to maximum illumination for the draft Sign Ordinance, and provided the Commission with a chart that referenced the recommended 700 candel/m². There was lengthy discussion about the recommended illumination level. It was noted that the draft Ordinance had already been forwarded to the Village Board for approval, with the note that the Village Engineer and/or Board could comment or change the maximum wattage if necessary. Chairman Pais said that he would try to obtain a light meter to do more research on the wattage issue.

6. New Business-2004 Meeting Schedule

The Commission discussed the change of the Plan Commission meetings from 7:00 P.M. to 7:30 P.M. for the 2004 year.

Motion: Chairman Pais moved that the time of the Plan Commission meetings be permanently changed to 7:30 P.M; seconded by Terry Banach.

Discussion: There was no discussion.

Vote on Motion:

By Roll Call: Ayes: Chairman Pais, Terry Banach, Gery Herrmann, Eleanor
McDonnell, Denis Taillon, Bill Bishop

Nays: None

Absent: Daniel Nass, James Archer

Abstain: None

Chairman Pais declared the motion approved.

7. Adjournment

Motion: Gery Herrmann moved the meeting be adjourned; seconded by Denis Taillon

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 9:40 P.M. Chairman Pais declared the Meeting adjourned

These Minutes were approved at the Plan Commission Meeting held December 8, 2003.

ATTEST:

Sue Manko, Deputy Village Clerk