

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD JANUARY 10, 2005 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order and Roll Call

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

Present: Chairman Martin Pais, Vice Chairman Terry Banach, Bill Bishop, Eleanor McDonnell, Denis Taillon and Jason Hagen

Absent: Commission Members Dan Nass and Jim Archer, Trustee Sidney Bartlett

Also Present: Richard Cavanaugh, 454 E. Oxford Road
Kathy Nelander, Village Clerk

2. Approve Minutes: Plan Commission Meeting, December 13, 2004

The Minutes of the 12/13/04 Meeting were made available to the Commission.

Motion: Terry Banach moved that the Minutes of the 12/13/04 Meeting be approved as presented; seconded by Denis Taillon.

Discussion: There was no discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Martin Pais, Vice Chairman Terry Banach, Bill Bishop, Denis Taillon, and Jason Hagen

Nays: None

Absent: Dan Nass and Jim Archer

Abstain: Eleanor McDonnell

Chairman Pais declared the Minutes of the 12/13/04 Meeting approved and put on file.

3. Detention Easement Modifications for 454 East Oxford Road - Richard Cavanaugh

Chairman Pais invited Richard Cavanaugh to address the Commission and explain his request. Mr. Cavanaugh explained that he had submitted a building permit application for the construction of an in-ground swimming pool, and in order for his lot to accommodate the proposed swimming pool, modifications to a detention easement and the septic system were needed. Mr. Cavanaugh explained the layout of his house and lot, and how the future septic field would have to be relocated to an area of the yard which was originally platted for a detention area. Mr. Cavanaugh explained that when the subdivision Biltmore Manor was platted, detention ponds and storm drainage structures were created between each lot, but when the actual detention area was built between his and his neighbor's lot, the detention area was located further to the west than platted and is mostly located off of his property. He explained that the Village Engineer had agreed to consider the re-platting of the detention easement to

allow for the future septic field relocation. Mr. Cavanaugh explained that the future septic field was designed with the revised plat, Exhibit A. Mr. Cavanaugh noted that he had appeared before the Health & Sanitation Commission on January 4, 2005 where he had received a recommendation for approval of the septic variances required for the expansion field. There were questions from the Commission and lengthy discussion.

Motion: Bill Bishop moved to recommend to the Village Board approval of the modification to the configuration of the detention easement at 454 E. Oxford Road as depicted in Plat of Easement "Exhibit A" prepared by Alan J. Coulson, P.C., dated 10/27/04; seconded by Denis Taillon.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Martin Pais, Vice Chairman Terry Banach, Bill Bishop, Eleanor McDonnell, Denis Taillon and Jason Hagen
	Nays:	None
	Absent:	Dan Nass and Jim Archer
	Abstain:	None

Chairman Pais declared the motion approved and that the recommendation would be made to the Village Board. Chairman Pais noted that the matter would be heard by the Village Board at their January 24, 2005 meeting held at 7:30 p.m.

4. Tear Down Ordinance Update

During 2003 and 2004, the Commission had extensively discussed the formation of a tear down ordinance in the Village, including alternatives such as the formation of an architectural review committee, or using floor area ratio and green space requirements for restricting the size of a rebuilt home. Other areas of discussion included the definition of a tear down verses a renovation, and the ratio of the home that remained in order to be referred to as a renovation. The Commission never concurred about the formation of a tear down ordinance. Chairman Pais asked the Commission if they wanted to move forward with the discussions. It was determined that a short proposal for restricting the size of a rebuilt home, using floor area ratio and green space requirements, would be prepared by Commission member Bill Bishop. This proposal would be reviewed by the Commission and then forwarded to the Village Board for their input.

5. Old/New Business

Commission member Denis Taillon gave an overview of the roles of the Northeastern Illinois Planning Commission and the Chicago Area Transportation Study. He reported that there was no activity at the time relevant to North Barrington, but he would monitor their meeting agendas.

Chairman Pais noted that the next, regularly scheduled Plan Commission was scheduled for Monday, February 14, 2005. After some discussion, the Commission decided to change the

date of the meeting to Wednesday, February 16, 2005 due to conflicting schedules.

6. Adjournment

Motion: Terry Banach moved the meeting be adjourned; seconded by Jason Hagen.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 8:35 P.M. Chairman Pais declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held February 16, 2005.

ATTEST:

Kathy Nelander, Village Clerk