

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD DECEMBER 8, 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 Village Clerk called the roll:

Present: Chairman Martin Pais, Terry Banach, Gery Hermann, Eleanor McDonnell, Denis Taillon, Daniel Nass
Absent: James Archer, Bill Bishop
Also Present: Kathy Nelander, Village Clerk
Kelly Rafferty, Building and Zoning Officer
Al Stefan, Village Engineer
Sue Allman, Village Forester
Natalie Karney, Village Health Officer
Louis Werderitch, 220 E. Northwest Highway, Palatine
Sidney Bartlett, Trustee
Bo Jaremus, 581 Signal Hill Road
Jim Scoville, 1660 N. LaSalle, Unit 3705, Chicago
Peggy Scoville, 21277 Lake Zurich Road, Barrington
Harvey Silets, 125 Arrowhead Road
Evelyn Richer, 135 Mohawk Drive
Terry Cahill, 2099 Stonington Ave., Hoffman Estates
Peter Economos, 6 W. Hubbard, Chicago
J.W. Braithwaite, Village Attorney

2. Approve Minutes-Plan Commission Meeting, November 10, 2003

The Minutes of the Meeting were made available to the Commission. There were some changes made to the Minutes.

Motion: Terry Banach moved that the Minutes of the November 10, 2003 be approved as amended; seconded by Gery Herrmann.

Discussion: There was some discussion.

Vote on Motion

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

Chairman Martin Pais declared the Minutes of the November 10, 2003 Plan Commission

Meeting approved and put on file.

3. Review of Final Plat of Subdivision: Oak Hills of North Barrington (Lou Werd)

Chairman Pais gave background information on the proposed Plat of Subdivision. Chairman Pais explained that the Village Board had approved "in principle" the annexation of the property, granting of the necessary lot size and average lot width zoning variations allowing the property to be subdivided into the three proposed lots, and that the Iroquois Drive right-of-way south of Onondaga Drive be vacated. Chairman Pais explained that the Plan Commission's job was to review the Plat of Subdivision for compliance with the Village Subdivision Ordinance. Chairman Pais invited any of Mr. Werderitch's representatives to address the Board.

Peter Economos introduced himself to the Board as Louis Werderitch's attorney, and explained that that he with Terry Cahill, Mr. Werderitch's Engineer and Mr. Werderitch were all in the audience to answer questions from the Commission. He explained that Mr. Werderitch was seeking approval of the Final Plat of Subdivision as prepared by Continental Engineers & Surveyors, subject to the Village approval of an Annexation Agreement. Mr. Economos said that previous concerns from Baxter & Woodman had been satisfied.

Chairman Pais explained that he wanted each member of the Village Staff give a brief statement regarding the Plat of Subdivision.

Al Stefan, Village Engineer explained that they had reviewed the Final Plat, Annexation Plat, and Engineering Plans as proposed by Continental Engineering, and that he had worked closely with them to resolve all the engineering issues. He explained that the key issues included saving trees and drainage issues. He said that from an engineering view, he would recommend approval.

Building and Zoning Officer Kelly Rafferty explained that from a Zoning standpoint, all three lots required zoning variations as to lot size, and two of the lots required zoning variations as a result of the average lot width. Mr. Rafferty explained that the Zoning Board of Appeals held a Public Hearing regarding the matter; the variations were recommended for approved by the ZBA, and subsequently approved in principal by the Village Board.

Health Officer Natalie Karney explained there were no issues to address regarding septic from the Preliminary Plat to the Final Plat; although she did review the grading around the proposed septic fields and setback requirements. She explained that septic variances were needed to allow for the installation of mound systems for all three lots. She explained that the variance request went before the Health & Sanitation Commission, the variations were recommended for approved by the Health & Sanitation Commission, and subsequently approved by the Village Board. She said that from a Health and Sanitation standpoint, all requirements have been met.

Susan Allman, Village Forester, explained that she had had concerns about the larger, more

significant trees on the property, on the right of way, and that she had asked that these be preserved. She said that the tree protection plan appeared well thought out.

There were some questions from the Commission. Commission members McDonnell and Banach had some questions regarding trees. Mr. Werd explained that he had a tree expert who was going to work with them regarding protecting the root systems. He explained that when the road was staked out, the tree expert would be on hand to determine which trees could be root pruned and saved. He explained that his tree expert had 40 years of experience and he was relying on his expertise. Mr. Banach also had some questions regarding stormwater drainage on the west side of the property. Village Engineer Al Stefan explained that a swale will be created on the west side of the property, go underneath the proposed road, and discharge south into the vacant Iroquois right of way.

Daniel Nass asked about the access to the property via Route 59. Chairman Pais explained that there would be no access from Route 59, that the currently unimproved Iroquois Drive would be constructed. Commission member Nass asked about the cost of the new road, Iroquois Drive, and if there were any recapturing possibilities. Village Attorney Braithwaite explained that presently, there was no recapture possibilities, but recapture could occur when and if a subsequent owner uses the road who is not now using it. He explained that, in the future, if the property to the south were allowed to use that road, rather than accessing only Route 59, then there would be a consideration of recapture. Village Attorney Braithwaite explained that the Village's normal standard is that the developer pays for the cost of the development, unless there is something uniquely requested by the Village. There was also a question of impact fees. Village Attorney Braithwaite explained that the newly passed Impact Fee Ordinance would apply to any property which is developed after the date of the Ordinance (2/24/03).

Motion: Daniel Nass moved to recommend to the Village Board approval of the Final Plat of Oak Hills of North Barrington Subdivision; seconded by Denis Taillon.

Discussion: There was lengthy discussion.

Vote on Motion

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

Chairman Martin Pais declared the Minutes of the November 10, 2003 Plan Commission Meeting approved and put on file.

Evelyn Richer, 135 Mohawk Drive, expressed concerns about the trees that would be cut down at the Oak Hills of North Barrington Subdivision. Chairman Pais suggested that Ms. Richer address the Village Board or the Village Forester about the matter, and that the Board would consider the matter at their January 26, 2004 meeting.

4. Light Intensity Specification - Sign Ordinance

Chairman Pais explained that at the last meeting, the Commission still voiced concerns about the wattage limit on sign lighting in the Village. He explained that he had obtained a light meter and had measured various sources of light around the Village including the Walgreens sign on the corner of Rand and Miller Roads, Biltmore Sign on corner of Signal Hill Road and Route 59, and the Lake Barrington Shores sign on corner of Route 59 and Miller Road, among others. The Walgreens sign measured 300 candela/m², Biltmore-115, and Lake Barrington Shores between 60 -90. There was discussion on the brightness of these particular lights and after some discussion, the Commission decided to change the Sign Ordinance's Sign Standards to read that "No portion of an illuminated sign shall exceed a luminance of 200 candela/m² measured at a perpendicular distance of 2 meters from the illuminated face of the sign." Other portions of the section were changed to include that ground based lighting should only focus on the sign to eliminate glare, as well as other changes. These changes were to be forwarded to the Village Board when they consider the newly drafted Sign Ordinance.

Motion: Terry Banach moved to change the portion of ZR-9-9 of the proposed Sign Ordinance and forward the recommended changes to the Village Board for approval; seconded by Gery Herrmann.

Discussion: There was some discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Pais, Terry Banach, Gery Herrmann, Denis Taillon, Daniel Nass and Eleanor McDonnell

Nays: None

Absent: Bill Bishop, James Archer

Abstain: None

Chairman Martin Pais declared the motion approved.

5. Teardown Ordinance Discussion

There was lengthy discussion about whether or not the Village needed a teardown ordinance. The discussion focused on whether the Commission should expend the time and effort into formulating an Ordinance if, in fact, the Village really needed an ordinance.

Motion: Gery Herrmann moved that the Plan Commission consider enacting a teardown ordinance; seconded by Terry Banach.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Pais, Gery Herrmann, Denis Taillon, and Eleanor McDonnell

Nays: Terry Banach, Daniel Nass

Absent: Bill Bishop, James Archer
Abstain: None

Chairman Martin Pais declared the motion approved. Chairman Pais passed out a preliminary outline of a teardown ordinance and asked that each member pick a category to research by the next meeting.

6. Old/New Business

Chairman Pais explained that he with Trustee Sidney Bartlett had met with Village Attorney J.W. Braithwaite regarding the Village Attorney's suggested changes to the draft Comprehensive Plan. Chairman Pais explained that at the last Plan Commission meeting, all of the suggested changes had not been incorporated, and he had concerns that some of the changes that were not incorporated could have been legal requirements. Chairman Pais explained that this concern had been correct, and pointed out the minor changes to the Plan. Some changes included that the term for the cellular tower at the Village was "monopole", to use the Village's Zoning guidelines for R3 Zoning, (40,000 square feet minimum lot area verses a one-acre figure) and park land issues. Other changes were incorporated into the Plan include acreage for the Arboretum and Pennington Ponds subdivisions as well as some stormwater management issues.

Motion: Eleanor McDonnell moved to incorporate the changes into the draft Comprehensive Plan; seconded by Daniel Nass.

Discussion: There was lengthy discussion.

Vote on Motion:

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

Chairman Pais declared the motion approved.

7. Adjournment

Motion: Terry Banach moved the meeting be adjourned; seconded by Daniel Nass

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 9:35 P.M. Chairman Pais declared the Meeting adjourned

These Minutes were approved at the Plan Commission Meeting held January 12, 2004.

ATTEST:

Kathy Nelander, Village Clerk

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