

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD JULY 10, 2006 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order and Roll Call

At 7:30 P.M. Chairman Pais called the meeting to order and the Clerk called the roll:

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

Also Present: Jim Moran, Village Trustee
Robert Kosobud, 191 Kimberly Road
John Markham, 221 Oakdene Drive, Barrington Hills
Michelle Young, North Shore-Barrington Association of Realtors
Barbara Potter, 285 Biltmore Drive
Peder Finnberg, PAF & Assoc., 1207 W. Algonquin Road, Algonquin
Keith Lacy, 215 S. Northwest Hwy., Barrington
Robert Yellin, 25718 Highway 22
C. Robert Yellin, 25718 Highway 22
Margo Bradley, 235 Orchard Road
Josh Johnson, 453 E. Oxford Road
Rick Cavanaugh, 454 E. Oxford Road
John Blanke, 161 Kimberly Road
Pat Ryan, 404 Concord Lane
Ginger Das Gupta, 462 E. Oxford Road
Sue Manko, Deputy Village Clerk

2. Approve Minutes Plan Commission Meeting – June 12, 2006

The Minutes of the June 12, 2006 Plan Commission Meeting were made available to the Commission.

Motion: Bill Bishop moved that the Minutes of the June 12, 2006 Plan Commission Meeting be approved; seconded by Camille Koertner.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Pais declared the Minutes of the June 12, 2006 Plan Commission Meeting be approved and put on file.

3. Presentation of Final Plans Oaksbury Estates Subdivision for Final Plat Approval

Mr. John Markam, 221 Oakdene Road, introduced himself as the development manager representing the owners of the property on Honey Lake Road, known as the Oaksbury Estates Subdivision and was appearing before the Commission to request annexation and approval for the final plans for the Oaksbury Estates Subdivision. The subdivision would be comprised of four lots on a ten acre parcel.

Chairman Martin Pais informed the Commission that he had contacted Village Staff members Kelly Rafferty, Building and Zoning Officer, Natalie Karney, Health Officer, Andrea Pracht, Village Engineer and Susan Allman, Village Forester and all stated that the final plans are within the Village ordinance guidelines.

Denis Taillon asked for clarification on the status of a small protruding parcel shown on the plat. Mr. Markham responded that the parcel had been deeded back to the Village as right of way.

Mr. Daniel Nass asked if the developer had been in contact with the surrounding homeowners. Mr. Markham responded that he had met with Mr. and Mrs. Theodore Binzel, 120 Honey Lake Road to address the property water drainage design for the water detention facility, and that Village Engineer Andrea Pracht had thoroughly reviewed and approved the plan. Mr. Binzel expressed his concern about water draining through his property and the effect of the water drainage on Honey Lake.

Mr. Keith Lacy, 215 S. Northwest Highway, Barrington Engineering Consultants addressed the Commission and explained that a storm water detention facility is being proposed in the NW corner of the property, acting also as a filtration system. Mr. Lacy added that the water runoff direction will not change. The Village Engineer is requiring the installation of vegetative filter strips on designated pieces of the property, which will also filter and slow the water flow. Mr. Lacy reminded the Commission that the developer is required to retain the water on their site and remain 50 feet away from the wetland area; therefore they cannot drain water into Mr. Binzel's adjacent detention pond, as suggested.

Chairman Martin Pais suggested that Mr. Markham, Mr. Lacy, Mr. Binzel and Village Engineer Andrea Pracht meet and work together to discuss possible alternatives for storm water drainage and retention.

Mr. Yellin, 25718 Highway 22, addressed the Commission and asked about the water runoff to the west of the property. Mr. Yellin is concerned that the detention pond will not sufficiently contain the water and prevent the overflow from going onto his property.

Mr. Daniel Nass asked for clarification that the name of the street in the Oaksbury Estates Subdivision would be Oak Leaf Lane. Mr. Nass also asked about the possibility of a stop sign being installed at the corner of Oak Leaf Lane and Honey Lake Road in the future. Mr. Denis

Taillon made reference to a stop sign being designated in the Road Plan for the Village of North Barrington. Mr. Nass complimented Mr. Markham on his documentation.

Mr. Mark Kolar had no comments or questions, and stated that he liked the plan.

Ms. Camille Koertner stated that the Oaksbury Estates Subdivision appeared to be a good project.

Mr. Bill Bishop requested that the foliage be maintained to ensure good visibility on the roads and complimented the project.

Mr. Keith Lacy described the vegetative filter strips, their locations and reiterated that they will be placed on deeded strips of property that will be marked with monument markers and will be part of the deed.

Motion: Camille Koertner moved that the Commission recommend to the Village Board approval of the Final Plat of Subdivision for the Oaksbury Estates Subdivision, subject to Village Engineering considerations along with the suggestions of the surrounding homeowners; seconded by Daniel Nass.

Discussion: There was some discussion.

Vote on Motion:

By Roll Call:	Ayes:	Bill Bishop, Camille Koertner, Mark Kolar, Denis Taillon, Dan Nass, Chairman Martin Pais
	Nays:	None
	Absent:	None
	Abstain:	None

Chairman Pais declared the motion approved and the recommendation forwarded to the Board of Trustees.

4. Environmental Commission Input Regarding Village Roads Plan by Environmental Commission Chairman Barbara Potter

Environmental Commission Chairman Barbara Potter addressed the Commission and gave a brief background of the flood management studies completed by both Baxter & Woodman and Ted Gray & Associates. Ms. Potter referred to the handout which listed the prioritized action items recommended to the Board of Trustees by the Environmental Commission. After reading the Roads Plan for the Village of North Barrington, Chairman Potter was concerned that the Plan Commission was not aware of these extensive studies relating to flood management, and how they may be incorporated into the Village Road Plan. Chairman Potter requested that the Plan Commission take into consideration the research by the Environmental Commission prior to make a final roads recommendation to the Village Board.

Ms. Camille Koertner inquired as to why only one item on the list has been scheduled for completion. Chairman Barbara Potter stated that this was most likely an eight to ten year project, and explained the scope of the project.

Chairman Pais and Chairman Potter agreed to a joint meeting between the Plan Commission and Environmental Commission to further discuss working in tandem on the roads issues. Chairman Pais thanked Chairman Potter for her input, and invited her to meet with roads subcommittee members Mark Kolar and Camille Koertner.

5. Trustee Jim Moran Presentation of Lot Coverage Ratio Ordinance Amendments From Board of Trustees

Trustee Jim Moran approached the Commission and stated for the benefit of the residents in attendance, that the Board had discussed adding a catastrophe clause to the existing Lot Coverage Ratio Ordinance. A public hearing will be held at the August 14, 2006 Plan Commission Meeting to discuss this possible change. Mr. Moran also reviewed potential amendments to the Lot Coverage Ratio Ordinance to be discussed by a subcommittee:

- * Catastrophe clause
- * Possibility of excluding driveways from the LCR equation
- * Possibility of adjusting the LCR curve/percentage
- * Possibility of the Village hiring a consultant/expert
- * Possibility of excluding lots of 40,000 square feet and under
- * Possibility of including/excluding Wynstone

Trustee Moran asked that the Plan Commission come forth with a recommendation to the Board of Trustees either at this meeting or the August Plan Commission Meeting regarding these changes.

6. Comments from Lot Coverage Ratio Ordinance Sub-Committee

Mr. Bill Bishop stated that the Plan Commission would be welcome to discussing revisions to the Lot Coverage Ratio Ordinance.

Mr. Daniel Nass asked Trustee Moran to confirm that he is requesting the Plan Commission to brainstorm about possible Ordinance revisions.

Chairman Martin Pais invited Mr. Robert Kosobud, 191 Kimberly Road, to address the Commission. Mr. Kosobud stated that, while in agreement with the goals of the Lot Coverage Ratio Ordinance, he feels the standards of the Ordinance are too harsh and are discriminatory to physically handicapped individuals. Mr. Kosobud would like the Plan Commission to consider an amendment to the Ordinance, specifically in the following ways:

- * Raising the current standard of 18% to 22%-24%
- * Exclude driveways and sidewalks from the equation
- * Grandfather existing homes

Ms. Margo Bradley, 235 Orchard Road, addressed the Commission. Ms. Bradley encouraged the Commission to consider dialogue with the Village residents to find a workable solution for the Village water issues, aside from the implementation of the Lot Coverage Ratio Ordinance. Ms. Bradley feels that the 18% is too high of a standard, and also recommends removing driveways from the equation.

Ms. Michelle Young, North Shore-Barrington Association of Realtors, addressed the Commission. Ms. Young would like to reiterate her concerns about the restrictive formula being used in this Ordinance, along with existing homeowners currently not being “grandfathered in” under this Ordinance.

Mr. Rick Cavanaugh, 454 E. Oxford Road, addressed the Commission. Mr. Cavanaugh expressed his frustration with the actions and attitudes of the Board, and feels that his participation and studies pointing out shortfalls in the Ordinance are being ignored. Mr. Cavanaugh feels there is too much contradictory information being distributed and wants to see the Ordinance amended.

Ms. Ginger Pennington, 462 E. Oxford Road, addressed the Commission and pointed out how some surrounding communities have implemented their LCR Ordinances. Ms. Pennington requested the Plan Commission to consider hiring a consultant, and passed out a consultant resource list.

Mr. Bill Bishop stated that he is not in favor of inappropriate building and that the Commission is indeed open for suggestions and input from the Village residents.

Chairman Martin Pais clarified that the proper process was followed by the Plan Commission in passing the LCR Ordinance.

Chairman Pais stated that he agrees with a “grandfather” clause, which would allow a homeowner to rebuild their home to the former specification, in the case of a catastrophic event, even if the home was in non-compliance with the LCR. Chairman Pais invited questions and comments from the Commission.

The Plan Commission members agreed with adding this clause, and Chairman Pais announced that it would be discussed at a Public Hearing on August 14, 2006.

The Commission extensively discussed excluding driveways from the LCR equation, and agreed that the definition of a driveway needed to be established. A sub-committee made up of

Mr. John Blanke, Mr. Bill Bishop and Mr. Daniel will meet to further discuss.

Mr. Daniel Nass stated for the record that the LCR Ordinance was designed to establish guidelines for teardowns, and commented that the topic of flooding is a separate issue.

Trustee Jim Moran approached the Commission and stated that all six of the possible amendments to the LCR Ordinance will be considered by the Plan Commission, one item at a time so as to be thorough.

Mr. Daniel Nass stated that he is happy to attend meetings and share his notes in regards to the LCR; however, he reminded the residents that the Plan Commission is made up of volunteers, and he does not favor threats of legal retribution and personal attacks.

7. Old/New Business

Mr. Daniel Nass brought up the issue of a certain product currently being used within the Village by the name of EIFS (exterior insulation finishing systems). Mr. Nass feels it is a danger and should be banned. It has been banned in many states along with numerous communities in the Chicago area, and contributes to mold. Mr. Nass will compile information for the Commission to review.

Chairman Martin Pais asked Mr. Daniel Nass to chair the next Plan Commission Meeting, since he will be out of town.

8. Adjournment

Motion: Mark Kolar moved the meeting be adjourned; seconded by Chairman Martin Pais.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

9:30 P.M. Chairman Pais declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held August 14, 2006.

ATTEST:

Sue Manko, Deputy Village Clerk

