

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD JANUARY 12, 2004 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order and Roll Call

At 7:32 P.M. Chairman Pais called the meeting to order and the Clerk called the roll:

Present: Chairman Martin Pais, Vice Chairman Gery Hermann, Bill Bishop, Eleanor McDonnell, Daniel Nass and Terry Banach

Absent: James Archer, Denis Taillon

Also Present: Kathy Nelander, Village Clerk  
Trustee Sidney Bartlett  
Kelly Rafferty, Building and Zoning Officer  
Natalie Karney, Village Health Officer  
Nancy Harbottle, Village Attorney  
Linda Starkey, Village President  
Robert Best, Bell, Boyd & Lloyd, Chicago  
Mr. & Mrs. Sheldon Van Buren, 490 Eton Drive  
Keith Lacy, Barrington Engineering

2. Approve Minutes: Plan Commission Public Hearing - 12/8/03  
Plan Commission Meeting - 12/8/03

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

Motion: Eleanor McDonnell moved that the Minutes of the December 8, 2003 Public Hearing be approved as presented; seconded by Terry Banach.

Discussion: There was some discussion.

Vote on Motion

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

Nays: None

Absent: Denis Taillon and James Archer

Abstain: None

Chairman Martin Pais declared the Minutes of the December 8, 2003 Plan Commission Hearing approved and put on file.

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

Motion: Terry Banach moved that the Minutes of the December 8, 2003 Public Hearing 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, Bill Bishop, Daniel Nass and Eleanor McDonnell

Nays: None

Absent: Denis Taillon and James Archer

Abstain: None

Chairman Martin Pais declared the Minutes of the December 8, 2003 Plan Commission Meeting approved and put on file.

3. Review of Final Plat of Subdivision:  
Van Buren Subdivision, 490 Eton Drive

Chairman Pais gave background information on the proposed Plat of Subdivision. Chairman Pais explained that the Village had vacated Rustic Drive in 1984 and had transferred title to the surrounding property owners, although the Village did not intend for the Van Buren's to be able to create two buildable lots from their home site. In 2002, the Van Buren's submitted a preliminary plat of subdivision to the Plan Commission, and subsequently to the Village Board, where it was denied approval. The Village determined that a declaratory judgment was an appropriate method of resolving the issues, and Judge McKoski of the Circuit Court of the 19th Judicial Circuit, Lake County, found in favor of the Van Buren's.

Chairman Pais explained that the Van Buren's were before the Plan Commission with a Final Plat and it was the Commission's job to confirm that the Plat of Subdivision was consistent with Village Ordinances.

The Van Buren's attorney, Robert Best, of Bell, Boyd and Lloyd addressed the Commission. He explained that the plat presented was consistent with the preliminary plat, although there was one part of the plat that needed to be revised and Keith Lacy, the site planner and engineer for the subdivision would address the Commission regarding that aspect.

Mr. Keith Lacy of Barrington Engineering, Inc. addressed the Commission. He explained that Village Engineer Andrea Pracht had asked for a wetland delineation of the site to verify the accuracy of the wetland limits, and that the Final Plat should reflect the wetlands buffers. He referred to the plat and pointed out the 100 foot buffer on Lot 2 and a 30 foot buffer on Lot 1. He noted that these buffers had restrictions and covenants that are shown on the plat of subdivision.

Chairman Pais asked that the Village Staff address the Commission regarding the Final Plat. Health Officer Natalie Karney reported that she had reviewed the most recent submittal and had checked the buffer line on Lot 2 for the proposed house and septic field. She said she had no

further objections. There were some questions for Ms. Karney about the size of a home that could be placed on Lot 2. Ms. Karney explained that the proposal demonstrated that a septic system for a three bedroom home could be installed, but this was based on current septic technology.

Building and Zoning Officer Kelly Rafferty reported that the Final Plat is consistent with the Preliminary Plat which was previously approved by the Board, and the Final Plat is in accordance with the applicable provisions of the Village Zoning Ordinance. Mr. Rafferty did note that prior to the actual recording of the Plat, the Van Buren's are subject to the Impact Fees that are in accordance with the Village's Subdivision Ordinance for the vacant Lot 2. It was noted that the impact fee is determined by number of bedrooms in the home.

Chairman Pais read Village Forester Susan Allman's comments to the Commission, stating that a tree survey and tree preservation plan must be prepared in accordance with Village Ordinance #680 when there is an application for a building permit. The letter also stated that no tree removal shall take place without first obtaining a tree removal permit.

Motion: Daniel Nass moved to recommend to the Village Board approval of the Final Plat of Subdivision, Van Buren Subdivision, 490 Eton Drive; seconded by Terry Banach.

Discussion: There was some discussion.

Vote on Motion

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

Nays: None

Absent: Denis Taillon and James Archer

Abstain: None

Chairman Martin Pais declared the motion approved. He stated that the Village Board would consider the matter at their January 26, 2004 meeting.

#### 4. Teardown Ordinance Discussion

Chairman Pais explained that the Plan Commission had some reservations about moving forward with a teardown ordinance for the Village and said that since President Linda Starkey was in the audience, she could explained the Board's thoughts on the subject. President Starkey said that it was the consensus of the Board that the Commission should move forward and research the topic and report back to the Board with their findings.

There was lengthy discussion. Chairman Pais had prepared a draft ordinance to be used as a starting point for discussions and further research. An outline of the draft had been provided to the members of the Commission and was used to assign topics to the Commission members for further review.

Assignments were as follows:

Preservation Register - Bill Bishop, Dan Nass  
Bulk Regulations - Terry Banach, Eleanor McDonnell  
Performance Specifications - Gery Herrmann  
Permit/Certificate of Appropriateness - Denis Taillon

Chairman Pais said he would cover the remaining topics. Chairman Pais said that the Commission members should report back at next month's meeting with their progress.

Dan Nass expressed concern over the use of synthetic stucco in the Village, and its possible liabilities. After some discussion, Dan Nass said that he would take his concerns to Building and Zoning Officer Kelly Rafferty.

6. Adjournment

Motion: Gery Herrmann moved the meeting be adjourned; seconded by Terry Banach.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 8:45 P.M. Chairman Pais declared the Meeting adjourned

These Minutes were approved at the Plan Commission Meeting held March 8, 2004.

ATTEST:

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Kathy Nelander, Village Clerk