

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD JUNE 14, 2004 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order and Roll Call

At 7:40 P.M. Vice Chairman Herrmann called the meeting to order and the Clerk called the roll:

Present: Vice Chairman Gery Hermann, Bill Bishop, Denis Taillon, Eleanor McDonnell

Absent: James Archer, Daniel Nass, Terry Banach, Chairman Pais

Also Present: Kathy Nelander, Village Clerk

2. Approve Minutes: Plan Commission Meeting, May 10, 2004

The Minutes of the 5/10/04 Meeting were made available to the Commission.

Motion: Bill Bishop moved that the Minutes of the 5/10/04 Meeting be approved as presented; seconded by Denis Taillon.

Discussion: There was no discussion.

Vote on Motion

By Roll Call: Ayes: Vice Chairman Herrmann, Bill Bishop, Denis Taillon

Nays: None

Absent: James Archer, Daniel Nass, Terry Banach, Chairman Pais

Abstain: Eleanor McDonnell

Vice Chairman Herrmann declared the Minutes of the 5/10/04 Meeting approved and put on file.

3. Status Report on Tear-Down Ordinance

Denis Taillon explained that of the Commission needed to decide how they wanted to address Floor Area Ratio (F.A.R.) and what areas of the home the floor area should encompass. For example, should the F.A.R. include just the interior living space of a home or should other areas, such as garage, basement, patio, etc. be included. Denis Taillon explained that he had been in contact with Health Officer Natalie Karney to get a list of Villages, similar to North Barrington who utilize well and septic, in order to research if and how other Villages dealt with the F.A.R. Denis Taillon explained that Ms. Karney listed: South Barrington, Inverness, Barrington Hills, Lake Barrington, Kildeer, Hawthorne Woods, Deer Park, Fox Lake, Port Barrington, Wauconda (partial), Mettawa and Hillside as Villages on well and septic. Denis Taillon said that he tried to access Village Codes for the afore-mentioned towns, and found that Barrington Hills was the only Village, although he did not look at Mettawa or Hillside, to have F.A.R. defined in their ordinances with regard to residences. He also noted that Barrington Hills

excludes the garage, basement, patio areas, etc. in their F.A.R. calculations.

There was also discussion about how to apply the F.A.R., if it were used as a footprint of the house in comparison to lot size.

Bill Bishop reported that he had been referred to Chuck Eckenstahler, (210) 861-2007, a certified planner and director of the Public Consulting Team, a Michigan planning consulting firm. Bill Bishop explained that Mr. Eckenstahler had said that the technology for septic is advanced enough to turn un-buildable lots into buildable lots, including supporting large homes. Bill Bishop said that Mr. Eckenstahler suggests a "land coverage ratio", that can either be the footprint of the house or the total footprint of house, swimming pool, driveway, etc. He said that another way to define it was "green vs. non-green". Such an example could include using 20-25% of the lot for either the principle structure, or the entire impervious area. It was said that the "land coverage ratio" seemed like the safest way to go.

There was discussion about demo fees, and raising them high enough to discourage demos. Bill Bishop said that he did not think that we should discourage improvement, but control it. There was further discussion about whether or not the Village should discourage teardowns, when the homeowner would be "improving" the neighborhood and land values. There was discussion about the recent renovations done to a home at the corner of Eton and Shady Lanes, where a home was enlarged by adding a second story to the home, and had been discussed in previous meetings as it could have almost have been referred to a teardown. Denis Taillon said that he had talked to neighbors about the home, and that generally the surrounding neighbors were happy with the improvement. There was further discussion about the Commission having to define what exactly defines a "teardown".

4. Comprehensive Plan To-Do List

Chairman Pais had previously distributed a list of priorities from the Comprehensive Plan and had asked that each member evaluate and prioritize the sections on the list, on a scale from one to ten, one being the highest priority, for discussion and tallying at the next meeting. There was lengthy discussion and the Commission tallied the results of their survey. The results showed the following, in order of importance:

1. Residential Neighborhoods and Housing
2. Environment
3. Community Character
4. Lane Use and Open Space
5. Fresh Water, Storm Water Drainage, Sewer, and Septic Systems
6. Parks and Recreation
7. Community Services and Resources
8. Transportation
9. Utilities and Associated Support Systems

10. Commercial Areas

As there were three members, including Chairman Pais, absent from the meeting, the members would submit their results for review by the absent members, and there would be further discussion at the next meeting.

5. Old/New Business

The Commission discussed open space, and Village owned parcels that were not maintained and allowed to over grow with buckthorn and garlic mustard. The Commission would like to see how many un-improved lots are in the Village and how many of them were Village owned. The Clerk would ask the Building and Zoning Officer for this information.

Eleanor McDonnell and Gary Herrmann both reported that they would be out of town for the July 12, 2004 Plan Commission Meeting. There was no further business to discuss.

6. Adjournment

Motion: Bill Bishop moved the meeting be adjourned; seconded by Gery Herrmann.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 9:04 P.M. Vice Chairman Herrmann declared the Meeting adjourned.

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

ATTEST:

Kathy Nelander, Village Clerk