

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD DECEMBER 12, 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 Pais, Vice Chairman Terry Banach, Bill Bishop, Camille Koertner, Mark Kolar, Dan Nass, Denis Taillon

Absent: None

Also Present: Kathy Nelander, Village Clerk  
Jim Moran, Village Trustee

2. Approve Minutes: Plan Commission Meeting – 11/14//05

The Minutes of the 11/14/05 Meeting were made available to the Commission.

Motion: Terry Banach moved that the Minutes of the 11/14/05 Meeting be approved as presented; seconded by Denis Taillon.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Pais declared the Minutes of the 11/14/05 Meeting approved and put on file.

3. Re-Development Ordinance Review – Bill Bishop

Bill Bishop explained that he with Chairman Martin Pais and member Denis Taillon attended the Village Board meeting on November 21 to explain to the Board the history and rationale for the proposed Re-Development Ordinance. Bill Bishop re-capped his presentation to the Board.

\* In 2003 the Plan Commission responded to a request from the Village Trustees to study the issue of teardowns and develop a teardown policy for the Village. A committee was formed within the Plan Commission and began to review teardowns in the Chicagoland area and across the country. Research showed that the teardown issue, across the country and in other parts of the world, has become a huge issue.

\* The “teardown policy” was renamed the Redevelopment Policy and is being presented to the Board of Trustees and uses as its source document, the Village’s Comprehensive Plan of 2004. The Comprehensive Plan addresses many issues, including the desire for open spaces, conservation, green areas, and proper drainage. In formulating the redevelopment policy, the Plan Commission felt that each of these items was closely related to the ongoing development of the Village of North Barrington.

\* The Land Area Ratio table takes into consideration several different lot sizes within the community, and the Commission feels that the ratios provide for a more liberal use of land for smaller lots. The proposed redevelopment policy establishes land area ratios which will maintain acceptable open spaces and/or green areas for the future. The Plan Commission recognizes that overly restrictive guidelines could make the community unattractive to future buyers and/or developers.

Chairman Pais explained to the Board how the Commission had researched the topic and created the lot coverage ratio chart, including considerations such as septic systems, and height of home.

Chairman Pais explained that there were questions from the Board and he then conveyed the comments of the Board:

Village President Sauer felt that the proposed Ordinance provided for guidelines, and offered an option for variances, but the goal of the proposed Ordinance was to maintain the character of the Village, and to be able to control, monitor and be involved with the continuing development in the Village.

Trustee Schnure said that he was not convinced that the Ordinance will work in the Village, and felt that more research was required to see exactly how this ordinance will affect specific pieces of property. Trustee Schnure suggested taking a sampling of lots and see how the lot coverage ratio would really apply to specific lots.

President Sauer said the he felt that the Village has a responsibility to maintain the character of the Village regardless of existing conditions, but also has to allow for change. President Sauer said he agreed with Trustee Schnure's suggestion to take a couple of examples of lots in different areas and determine what kind of structure can be built on a lot. He would also like to see what size addition could be placed in the same example, and that by using a practical application of the ordinance, it would give the Board a better perspective of the ordinance.

The Commission discussed how to complete the examples as requested by the Board. Members Dan Nass and Denis Taillon would work together to prepare a few examples for the Board, for review at the next Commission meeting in January.

#### 4. Road Development Proposal

Plan Commission member Mark Kolar explained that he with Camille Koertner and Denis Taillon had met to discuss the road development proposal as assigned as the roads sub-committee. Mark Kolar explained that their assignment was to review the current status of the roads and the recent repairs in the Village and come up with any recommendations that could be discussed with the Commission. Mark Kolar read the sub-committee's recommendations to the Commission:

\* The overall consensus was that the committee did not feel qualified to determine what should be done with the roads or how it should be done; the Village has engineers that specialize in this arena and feel the Village should leave it to the professionals. The subcommittee also felt that there was no need for a subcommittee as input from all members of the Commission was essential.

\* Recommend to the Village Board to authorize Baxter and Woodman to go forward with the road study presented to the Plan Commission at the November 14th meeting, including the following:

1. Determine the most problematic areas. Subcommittee felt these areas included Biltmore (east and west of 59), small section south of Miller and West of 59 and possibly the Clover Hill area.
2. Although most other roads in the Village are newer and wider, recommend Baxter & Woodman address the future maintenance for these roads as an integral part of the proposal.
3. With specific attention to the three problem areas that were mentioned earlier, it is our recommendation that Baxter and Woodman focus on the following areas:

\* Traffic Patterns

\* Consistency in the final look of the improvements.

\* Consideration for road widening vs. tree/shrub removal.

\* Consideration for utility easements.

\* Drainage/flooding problems on local streets and yards.

\* The clean up of culvers and dead wood in Flint Creek to avoid the frequent flooding and ice dam problems that occur in the North Barrington Flint Creek watershed.

\* When Miller Road closes in 2007, there will be a need to manage the entire cut through traffic that will take a toll on Village roads in the affected areas.

The committee also suggested researching and applying for state, federal or county funding, through possible grants, to ease the financial burden on the Village. The committee's summary stated that they supported the investment in the study, but expect Baxter and Woodman to provide specific, detailed recommendation that address the points referenced.

There was lengthy discussion by the Plan Commission on how to proceed. The Plan Commission agreed that a round-table discussion with Baxter and Woodman, the Plan Commission, and the Village President would help to clarify matters. Trustee Jim Moran mentioned that Village President Bruce Sauer was in the process of working with the Village of Lake Barrington to create a "shared services" program. The Plan Commission decided to discuss the matter further after the above-referenced program was worked out.

## 5. Old/New Business

Chairman Pais said that he would not be in attendance at the scheduled January 9, 2006 meeting, and that Vice Chairman Banach would be chairing the meeting.

## 6. Adjournment

Motion: Dan Nass moved the meeting be adjourned; seconded by Denis Taillon.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

9:07 P.M. Chairman Pais declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held January 9, 2006.

ATTEST:

---

Kathy Nelander, Village Clerk