

**MINUTES OF A MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF
NORTH BARRINGTON HELD MONDAY, APRIL 8, 2013,
AT 7:30 P.M. AT THE NORTH BARRINGTON VILLAGE HALL,
111 OLD BARRINGTON ROAD,
IN SAID VILLAGE**

1. Call to Order & Roll Call

At 7:35 P.M. Chairman Pais called the Meeting to order and the Deputy Village Clerk called the roll:

Present in Person: Chairman Martin Pais, David Grzeslo, Denis Taillon, Janis Menges
Absent: Wayne Onyx
Also Present: Mark Kolar, Village Trustee
Lee Brown, President, Teska Associates, Inc.
Nicole Keiter, Deputy Village Clerk

2. Approve Minutes from the March 11, 2013 Meeting

The Minutes of the March 11, 2013 Meeting were made available to the Commission.

Chairman Martin Pais asked the Commission if there were any revisions to the Minutes.

Motion: Denis Taillon moved that the Minutes of the March 11, 2013 Meeting be approved; seconded by David Grzeslo.

Discussion: There was no discussion.

Vote on Motion: The voice vote was unanimous in favor.

Chairman Pais declared the Minutes of the March 11, 2013 Meeting approved and put on file.

3. CMAP's "The Value of Stormwater Utilities for Local Governments": Denis

Mr. Taillon stated that the Commission had previously discussed items of importance to this category such as managing costs incurred by stormwater damage. It was stated that costs usually come from standard real estate taxes and that the information could be used as a reference. Mr. Taillon stated that there are different ways of assessing, detecting, and identifying sources of stormwater. Ms. Menges stated that many unincorporated parcels are interested in becoming part of the Village because they are looking to get stormwater problems fixed with help from the Village. Trustee Kolar stated that the Miller Road project was a good example of stormwater management and all of the intricacies associated with it.

Mr. Brown stated that the Comprehensive Plan needs to consider what the Village's public policy is regarding stormwater management. He stated that there may be better opportunities if the Village joins with other municipalities since stormwater does not have boundaries. He stated that our Village may have to deal with stormwater created by other Villages and vice versa. Mr. Brown

stated that he will research the possibility of Lake County becoming an ally to the Village with stormwater management. He stated that the important question to be asking is how much stormwater does our Village generate and at what speed. He stated that some water can be slowed so that it does not leave our boundaries and allows the ground to recharge without creating peak flows, etc. Chairman Pais stated that the land coverage ratio should manage the quality and quantity of water before reaching any streams or bodies of water. Mr. Brown stated that the Comprehensive Plan needs to contain a limited amount of goals. He reminded the Commission that policies will be the bulk of the document and the bibliography will contain references. Mr. Brown also suggested that the Commission add BACOG (Barrington Area Council of Governments) as a reference and ask Janet Agnoletti to attend a meeting to speak with the Commission.

4. County Demographic Overview: Denis

Mr. Taillon requested that the Commission turn to pages 3 and 4 in their Comprehensive Plans. He stated that the demographic information should be updated since there has been another census since 2000. He stated that there was another census in 2010 and that he had also found estimated population data from July 1, 2011. Mr. Taillon stated that he would suggest using the census data, rather than any estimated data, since the Village isn't growing too quickly. Lee Brown, Teska and Associates, stated that he can easily obtain information such as population, housing information, etc. Mr. Brown stated that one point of data is useless and that the Commission needs to be basing information from trends. He stated that the Commission should look for trends like whether the Village is increasing or decreasing faster or slower than neighboring communities. Mr. Brown also stated that it will be important to look at the change from 2000 to 2010. Ms. Menges stated that she could obtain the tax revenue information from top priority unincorporated parcels to share with the Commission at an upcoming meeting. Chairman Pais stated that he would work with statistical information; however, he would appreciate Mr. Brown's input when it comes to interpreting the information.

5. Continuation of Comprehensive Plan discussion and update planning: Martin

Chairman Pais stated that the intergovernmental agreements needed to be prioritized by approaching deadlines. Trustee Kolar stated that Village Attorney Bill Braithwaite was working on these agreements. Ms. Menges stated that the agreement with Barrington had already expired and that the agreement with Lake Barrington was going to expire this year. It was then stated that the agreement with Lake Zurich would expire in 2014 and that their Village would be most important since they are anticipated to be the most aggressive. Mr. Brown stated that there are two ways for properties to become annexed into the Village, voluntarily or through court action.

The Commission asked what motive some unincorporated areas would have for annexing into Lake Zurich. Trustee Kolar stated that they may get more favorable zoning from Lake Zurich than North Barrington. Chairman Pais asked if there was a way to get those people interested in the Village of North Barrington. Mr. Brown stated that some motivation is based on what the Village is offering them. He stated that people would be weighing options to maximize value. He also stated it would depend on what the property would be used for. For instance, if the property would be developed for commercial reasons, they may get more value from Lake Zurich, but if the property would be used for residential living they would get more value from North Barrington. Trustee Kolar stated

that the Commission needed to think about whom the end user will be, what they will want, and what will be their purpose. He stated that he believed the property on Route 12 and Miller Road would work well as commercial property since the Wynstone Office Park is to its north. He stated that it could be a good revenue producing asset to the Village and, in his opinion, should be considered one property with one commercial zoning.

Mr. Brown stated that the property being discussed on Route 12 is the most important at this moment. He asked the Commission to imagine that they already have the zoning to give potential builders what they wanted, and to now consider utilities. Trustee Kolar stated that an option would be to tap into the already existing facilities for the Wynstone Office Park. Chairman Pais stated that the Village should avoid buying into any extensions, etc. from Lake Zurich, in his opinion. Trustee Kolar stated that property value for that area may increase if zoned for commercial use. Mr. Brown told the Commission that they do not want to lay out the Village's entire strategy in a Comprehensive Plan. He stated that it would be reasonable for the document to contain big ideas and the Village's best uses on particular parcels. Chairman Pais stated that he will drive around the area, gain thoughts, and bring them to the next meeting.

The Commission also re-iterated the intergovernmental agreement with Lake Zurich's importance for the property on Route 22, just east of the Oaksbury subdivision.

Mr. Brown told the Commission that each member needs to be asking three key questions when reviewing their assigned chapters. 1) What does it say? 2) Where is this going in the future? 3) What has changed? He stated that the members should take highlighters and mark all changes. Chairman Pais stated that he could update the soft copy with everyone's changes, making sure they are clear so everyone will notice them. Ms. Menges will review chapters 6 and 7, Mr. Taillon will review chapters 8 and 9, Mr. Grzeslo will review chapters 2 and 5, and for the time being Chairman Pais will review the remainder.

Mr. Brown told the Commission members to test different land uses in vulnerable areas. Ms. Menges stated that Trustee Kolar has requested she gather some information regarding Scott Road. She stated that Brookforest can not be developed to connect with Scott Road; however, going east from Scott Road to Rainbow Road there is a sliver of vacated road that would be possible to develop. Ms. Menges stated that it is probably more expensive to do this than it is worth though, and therefore probably won't be done.

Mr. Grzeslo asked if there was possible space for a bike lane on Miller Road. He stated that it may be too late to consider since the road is already scheduled for work; however, he was interested in the idea. Mr. Brown stated that the Comprehensive Plan is something that is long term and even if it is just a suggestion that there is space to have a bike lane in the future that is fine. He stated that Mr. Grzeslo should take into account the regional bike way and see if there is a way to connect the two.

6. Old/New Business

Chairman Pais noted that Vice Chairman David Wilford resigned from the Commission effective this month. The Commission thanked Mr. Wilford for his dedication and time spent with the Plan Commission. Wayne Onyx was appointed to the Commission effective this month as well; however, was unable to attend this meeting.

7. Adjournment

Motion: Denis Taillon moved the meeting be adjourned; seconded by Janis Menges.

Discussion: There was no discussion

Vote on Motion: The voice vote was unanimous in favor.

At 8:44 pm Chairman Martin Pais declared the meeting adjourned.

These Minutes were approved at the Plan Commission "Special" Meeting held May 20, 2013.

Attest: _____
Nicole Keiter , Deputy Village Clerk