

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD MAY 10, 2004 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 Martin Pais, Vice Chairman Gery Hermann, Bill Bishop,
Denis Taillon, Terry Banach

Absent: James Archer, Daniel Nass, Eleanor McDonnell

Also Present: Kathy Nelander, Village Clerk
Trustee Sidney Bartlett

2. Approve Minutes: Plan Commission Meeting – 4/12/04
Plan Commission Public Hearing – 4/12/04

The Minutes of the 4/12/04 Meeting were made available to the Commission.

Motion: Bill Bishop moved that the Minutes of the 4/12/04 Meeting be approved as presented; seconded by Gery Herrmann.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Martin Pais declared the Minutes of the 4/12/04 Meeting approved and put on file.

The Minutes of the 4/12/04 Public Hearing were made available to the Commission.

Motion: Gery Herrmann moved that the Minutes of the 4/12/04 Public Hearing be approved as presented; seconded by Denis Taillon.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Martin Pais declared the Minutes of the 4/12/04 Public Hearing approved and put on file.

3. Report of the Status of the Route 53 Extension – Denis Taillon

Denis Taillon explained that he had attended a hearing by the House Committee of the State Toll Highway Authority at the Buffalo Grove Village Hall on Friday, April 24, 2004. Denis Taillon explained that State officials listened to opponents and proponents of an extension of Route 53

that would include branches to Waukegan and Richmond. He explained that the project, which has been in the planning stages for 40 years, does not currently have any funding. Denis Taillon said that there were an equal amount of supporters and opponents, and any decision or funding was at a standstill.

4. Discussion about enacting a Steep Slope Ordinance &
5. Discussion about Residential & Commercial Lighting

Trustee Sidney Bartlett reported that the Environmental & Health Commission had discussed the enactment of a steep slope ordinance as well as an ordinance regarding residential and commercial lighting, and had passed the topics to the Plan Commission for discussion. Chairman Pais explained that the Plan Commission had a large “to do” list in relation to the recently completed Comprehensive Plan, and these items could be added to the list and prioritized. Chairman Pais passed out a list of priorities from the Comprehensive Plan and asked that each member evaluate each section and prioritize the items on each list, on a scale from one to ten, one being high on the priority list, and so on, for discussion and tallying at the next, regularly scheduled meeting. Once the Plan Commission agreed on the list, the list would be passed on to the Village Board for review.

6. Tear-Down Ordinance Progress Update

Chairman Pais explained that Terry Banach, Eleanor McDonnell and Terry Banach were to research and review the Bulk Regulations portion of the draft ordinance. Denis Taillon reported that the topic was a hot issue in the North Shore area of Chicago, as well as other locations, but that recently, no solid ordinances had been passed, although various communities were forming watchdog groups. There was further discussion about the use of F.A.R. (floor area ratio) to limit the size of a house on a lot. There was discussion about how teardowns and rebuilt homes can change the diversity of a neighborhood and eliminate starter and/or senior homes.

Chairman Pais explained that Bill Bishop and Dan Nass were to research and review the Preservation Register portion of the draft ordinance. Bill Bishop explained that the Commission had discussed how there was not really a historic district in the Village, and the concept of an Architectural Review Committee might be more in line with the Village’s needs. There was further discussion. Gery Herrmann reported that he didn’t have anything additional to add to the draft ordinance regarding Performance Specifications, although there was some discussion on height limitations to homes.

Other topics discussed included an “open space” requirement and the area of a lot needed for septic fields as well as the 100% expansion area, the square footage of a house in relation to the lot size, and how F.A.R. uses different formulas for different areas of the house. Chairman Pais explained that he had formulated a chart for determining house size on certain size lot and asked if Commission member Denis Taillon to work on the open space and F.A.R. topics for the next meeting.

There was discussion about the definition of a teardown vs. a renovation, and the ratio of the home that remains in order to be called a renovation. It was determined that Terry Banach would research the line of sight and height ordinances in the Village's Building code.

5. Old/New Business

Chairman Pais explained to the Commission that former Plan Commission Chairman, and current Trustee Jack McEnroe had passed away on Thursday, May 6, 2004 after a short illness. Chairman Pais explained that there would be a memorial mass at St. Theresa Catholic Church in Palatine on Tuesday, May 18th, 2004 at 10:00 a.m. The Commission expressed their condolences for the family.

Chairman Pais also reminded the Commission about the Annual Meeting and Volunteer Appreciation Breakfast on Saturday, May 15th, 2004 at 8:30 a.m. at the Biltmore Country Club.

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 9:00 P.M. Chairman Pais declared the Meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held June 14, 2004.

ATTEST:

Kathy Nelander, Village Clerk