

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD NOVEMBER 14, 2005 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 Pais, Vice Chairman Terry Banach, Bill Bishop, Camille Koertner, Mark Kolar, Denis Taillon

Absent: Dan Nass

Also Present: Kathy Nelander, Village Clerk
Jim Moran, Village Trustee
John Schnure, Village Trustee
Andrea Pracht, Baxter and Woodman
Bruce Sauer, Village President

2. Approve Minutes: Plan Commission Meeting – 10/10/05

Chairman Pais welcomed Camille Koertner as a new member of the Plan Commission, explaining that she had been appointed by the Village Board at the 10/24/05 Village Board Meeting.

The Minutes of the 10/10/05 Meeting were made available to the Commission.

Motion: Bill Bishop moved that the Minutes of the 10/10/05 Meeting be approved as presented; seconded by Mark Kolar.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Pais declared the Minutes of the 10/10/05 Meeting approved and put on file.

3. Road Strategy

A. Comments from Village Engineers Baxter and Woodman

Trustee Jim Moran addressed the Commission and passed out a copy of a Flint Creek Management Plan prepared jointly by Baxter & Woodman and Ted Gray & Assoc. Trustee Moran explained a brief history as how the report was generated, and the end product which recommended an "Order of Implementation" on items the Village could accomplish within the Village's limits as well as estimated costs for these items with regard to the management of the flooding of Flint Creek. Trustee Moran explained that Village President Bruce Sauer had met

with the Village Engineers regarding the pavement management study and had stressed integrating the Village's "road program" with other Village issues such as stormwater management and drainage to produce more of a "Village Program" in order to incorporate all items of the Village's infrastructure in the plan for better cost savings and long term management.

Village Engineer Andrea Pracht introduced herself to the Commission and explained that Baxter and Woodman had been serving as the Village Engineers for the Village for the past 30 years, not only with the Village's road program, but with other matters such as drainage issues and plan reviews. She explained that she was addressing the Commission at the request of President Sauer and Trustee Moran to give a brief history on the Village's past practices with the road program. Ms. Pracht gave a brief power point presentation on planning issues with the Village's infrastructure. Ms. Pracht explained:

- * The Village's infrastructure is mainly roads, but there are also other ancillary matters such as culverts, bridges, shoulders, ditches and drainage issues which are also components of this infrastructure.
- * The Village historically has had isolated plans for all the previously mentioned components, and the Village President had asked that all these matters be integrated to prepare a more comprehensive plan for improvements in order to tie major expenses together. This will allow for better budgeting for improvements as well as reducing last minute decisions.
- * All these components would be incorporated into the BAGIS mapping system.
- * Problems with the existing conditions include lack of maintenance by property owners on ditch lines and culverts, clogged catch basins, narrow roads and poor shoulder conditions due to traffic driving off the edge of the roads.
- * Baxter & Woodman can give recommendations, but they would first require feedback from the Village via a committee, spokesperson, etc. to identify what the Village's concerns are with regard to infrastructure issues, and then these issues would need to be classified in a prioritized manner; whether they be maintenance issues, safety issues, esthetic issues, etc. in order to determine how to proceed and incorporate into a plan.
- * Most of the roads in the Village have been repaired in the last ten years, and one of the benefits of this comprehensive plan would allow for the Village to direct one year's funding to whatever may be the more pressing issue at the time, such as drainage, etc., instead of doing what has been typically done in the past and applying the funding solely to the road program. This plan could offer the Village more flexibility in controlling the direction of the Village's infrastructure and achieve a balance to incorporate all the important issues.
- * Additional issues to consider would include a schedule for the plan as well the cost of the plan.

There were questions for Ms. Pracht as well as further discussion.

President Sauer answered questions about the various materials used on the shoulders of the roads included in the 2005 road program such as concrete ribbons, concrete curbing, grass, and straw/seed mixture. He explained that concrete curbing was being used to channel water in

some major water runoff areas; ribbons were being used in some areas, including corners, where vehicles typically would either drive off the road or cut across the area which was increasing road and shoulder damage. He also explained that sod was placed in areas which may be considered more “manicured” and received a significant amount of sunlight, etc., and the straw/seed was placed in areas considered more “wooded” and in shaded areas. He said that the goal of the program, which placed different types of shoulder materials in different areas, was to see if these measures were successful and to encourage feedback from residents on the function as well as the esthetics of the roads in the Village. It was also noted that due to the variety of the subdivisions in the Village, a shoulder “standard” may not always apply and there may have to be some flexibility in order to achieve the best results in different areas.

President Sauer also outlined Lake County’s plans for the improvements to Miller Road, scheduled for 2007, which would help address flooding issues in the Village. President Sauer gave an example of how a “Comprehensive Plan” would enable the Village to be able to plan to address other matters which needed repair in the same area, whether that be a stormwater, drainage, or road matter, in order that this additional “Village” work could be completed in conjunction with the County’s plans, while areas were closed off, etc.

There was lengthy discussion on many topics involving roads, road materials, and drainage matters. A committee was formed including Commission members Mark Kolar, Camille Koertner and Denis Taillon to present an opinion to the Commission, at the December meeting, on their vision for the “look” of the Villages roads, taking into consideration matters such as the width of the roads, shoulder materials, uniformity, etc.

4. Re-Development Ordinance Review

Chairman Pais explained that the Commission’s recommended re-development ordinance was considered by the Village Board at their October Board Meeting. Chairman Pais explained that some residents, as well as members of the Board, had voiced concerns about the proposed ordinance. The Board did not feel that there was enough information provided to justify changing the Village’s Zoning Ordinance, and had asked that more background information be provided as well as a presentation from the Commission to explain the goals of the proposed ordinance. Chairman Pais explained that Trustees Farrell and Schnure had submitted comments for the Commission’s review, and he had invited Trustee Schnure to address the Commission with these concerns. Chairman Pais explained that he with Commission Member Bill Bishop would address the Board at their November 24 Board meeting to give a presentation outlining the Commission’s goals for the ordinance and to get feedback, but the Board would not be re-considering the proposed ordinance, in its current form, at that time.

A. Comments from Trustee Schnure

Trustee Schnure said that he felt the Commission had proposed this Ordinance to control “teardowns” but there were already many protections in place to control the size of a home

including requirements for septic systems, building setbacks and the small lot sizes, particularly in Biltmore. He said that the Village's Zoning Ordinance already required most homes in Biltmore to seek variances in order to make any modifications to an existing home, let alone a "teardown". He said that he felt that the proposed ordinance was punitive to builders, architects and homeowners, and would decrease property values. He said that he felt the Biltmore area had managed to avoid the "teardown" trend due to the Village's existing policies. He said that he didn't think the proposed ordinance was needed and placed too many limitations on a homeowner, but if the Commission still wanted to move forward with the changes he encouraged removing impervious surfaces, such as driveways, patios, etc. from the calculations.

President Sauer addressed the Commission and commended the Commission on the work involved with the proposed ordinance. He said that he felt the point of the proposed ordinance was to maintain and protect the character of the Village and although the ordinance may need to have a few modifications made to it, but it was a good starting point.

There was lengthy discussion. Topics included re-evaluating the portion of the ordinance with regard to impervious surfaces; that the intent of the ordinance was to be able to slightly influence and control what the Village would look like due to recent instances of abuse involving teardowns in other communities across the country, but not to prohibit redevelopment or new construction. Trustee Schnure and Commission Member Mark Kolar will work together identify lots in the Village considered a "typical teardown", and use the proposed ordinance to see what in fact could be constructed in order to have a few "tangible examples" for the Commission's review. This information, along with feedback from the Board, would be used to re-evaluate the proposed ordinance with the possibility of an amended version to present to the Board.

5. Old/New Business

There was no old or new business to discuss.

6. Adjournment

Motion: Denis Taillon moved the meeting be adjourned; seconded by Terry Banach.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

9:05 P.M. Chairman Pais declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held December 12, 2005.

ATTEST:

Kathy Nelander, Village Clerk

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