

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD MAY 8, 2006 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. 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, Daniel Nass, Denis Taillon

Also Present: Jim Moran, Village Trustee
Andrea Pracht, Baxter and Woodman
Kelly Rafferty, Building and Zoning Officer
Brian Fornek, Attorney for Kevin Meese
Tom Klein, 12 Executive Center, S. Barrington
Bill Koertner, 58 S. Wynstone Drive
Lee V. Vincolese, 29 Dunhill Lane
Bruce Rohner, 110 Arrowhead Lane
Doris Larson, 512 Miller Road
Bill Graft, 1900 E. Golf Road, Schaumburg
Larry Grunkemeyer, 512 Miller Road
William Weidner, 412 Foster, Wauconda
John Blanke, 161 Kimberly Road
Elaine Silets, 125 Arrowhead Lane
Scott R. Simon, Land Technology, McHenry
Michael Graft, 120 Arrowhead Lane
Sue Manko, Deputy Village Clerk

2. Approve Minutes: Plan Commission Public Hearing Re: Lot Coverage Ordinance – 4/10/06
Plan Commission Public Hearing Re: W. Oaksbury Estates Subdivision – 4/10/06
Plan Commission Meeting – 4/10/06

The Minutes of the Plan Commission Public Hearing Re; Lot Coverage Ordinance – 4/10/06 were made available to the Commission.

Motion: Vice Chairman Terry Banach moved that the Minutes of the Plan Commission Public Hearing Re: Lot Coverage Ordinance – 4/10/06 be approved; seconded by Camille Koertner.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Pais declared the Minutes of the Plan Commission Public Hearing Re: Lot Coverage Ordinance - 4/10/06 approved and put on file.

The Minutes of the Plan Commission Public Hearing Re: W. Oaksbury Estates Subdivision – 4/10/06 were made available to the Commission.

Motion: Denis Taillon moved that the Minutes of the Plan Commission Public Hearing Re: W. Oaksbury Estates Subdivision – 4/10/06 be approved; seconded by Daniel Nass.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Pais declared the Minutes of the Plan Commission Public Hearing Re: W. Oaksbury Estates Subdivision – 4/10/06 approved and put on file.

The Minutes of the Plan Commission Meeting – 4/10/06 were made available to the Commission. There were some changes made to the Minutes.

Motion: Mark Kolar moved that the Minutes of the Plan Commission Meeting – 4/10/06 be approved as amended; seconded by Vice Chairman Terry Banach.

Discussion: There was some discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Pais declared the Minutes of the Plan Commission Meeting – 4/10/06 approved and put on file.

3. Consider Proposed Final Plat and Final Engineering of the Wynstone South Commercial (T.R.Klein)

Chairman Pais invited questions and comments from members of the Commission.

Camille Koertner had a question about the Wynstone South Commercial entry location. Mr. Klein explained that the entrance would be the same as for the Wynstone Office Park.

Vice Chairman Terry Banach expressed some concerns by Wynstone residents regarding landscaping and water drainage. Mr. Klein explained that those issues had been addressed with engineering and landscaping, resubmitted and approved in accordance with the requirements.

Daniel Nass asked about the existence of a bond in the event of water damage to adjoining property. Village Engineer Andrea Pracht explained that there is a required construction and maintenance bond designated for public improvements, including the stormwater detention facility and the entrance. A special service area will be set up on the subdivision in case the

owner fails to maintain the detention facility. Mr. Nass asked about the time frame of the bond after construction is complete. Andrea responded that the maintenance bond is in effect while the owner maintains the property according to the required plan and the special service area will remain a permanent feature on the property.

Denis Taillon asked about the entrance road that is shared with the Wynstone Office Park and whether there was an exit on the southbound section of the land. Mr. Klein responded that there is a request into IDOT for a right in/right out approval and permit. Mr. Taillon also asked about sign illumination enhancement around the entrance. Mr. Klein responded that the current building owners are responsible for the existing signage and its maintenance. However, T.R. Klein will most likely contribute in the future to upgrade the signage.

Chairman Pais asked for confirmation that there are no deviations from the preliminary plan. Village Building and Zoning Officer Kelly Rafferty responded that there are none and the plan is ready to be sent to the Board of Trustees for approval. He also asked how the implementation of the plat requirements was monitored. Village Engineer Andrea Pracht responded that Baxter & Woodman, Inc. performs ongoing construction administration and inspections.

Motion: Bill Bishop moved to approve the final plat of subdivision of the Wynstone South Commercial property; seconded by Camille Koertner.

Discussion: There was some discussion.

Vote on Motion:

By Roll Call: Ayes: Bill Bishop, Terry Banach, Camille Koertner, Mark Kolar, Daniel Nass, Denis Taillon, Chairman Martin Pais

Nays: None

Absent: None

Abstain: None

Chairman Pais declared the motion approved.

4. Courtesy Review of a Preliminary Site Plan for the Proposed Subdivision of 36 Acres on Arrowhead Lane (Landover Corporation)

Mr. William Graft, attorney for the Landover Corporation, introduced himself to the Commission and reviewed the proposed preliminary site plan. The property is located northwest of the intersection of Arrowhead Lane and Miller Road. It is approximately 37 acres, and contains four parcels of property owned by three separate entities. The property is currently zoned R1 which is 5 acre zoning. The parcel to the northeast is owned in a trust with Kevin Meese as Trustee; the parcel to the far south is owned by MJG Builders, LLC; and the two remaining parcels are under a contract to purchase with Mr. Richard Sova's company, NAHI Construction Company. Mr. Sova, the developer of the property, would like to accommodate three separate ownership entities and bring them together under an LLC concept for joint development.

Mr. Scott Simon from Land Technology introduced himself to the Commission and explained that the proposed plan's goal is to accommodate the Village of North Barrington's Comprehensive Plan calling for two acre density even though the sites are one acre. There are 37 acres total with 18 lots. The proposal shows a substantial piece of the southwest corner of the property as a wetland set aside for conservation and the section along the west side up to the north as the detention basin. The plan also shows a good portion of Arrowhead Lane being removed and rebuilt with a small portion left as a new lot serving as a buffer to the existing neighboring homeowner. Mr. Simon explained there is suitable soil on every lot for 5 bedroom septic systems according to Village and Lake County ordinances, along with the required 25 foot buffer from the septic system to the property line. The size and relocation of Arrowhead Lane will sufficiently accommodate necessary safety vehicles. Mr. Simon also explained that the Stormwater management ordinances of the Village and Lake County are sufficiently met.

Chairman Pais invited Village residents in attendance to voice their opinions.

Mr. Larry Grunkemeyer, 512 Miller Road, approached the Commission and referred to his property north of Miller Road. Mr. Grunkemeyer explained that the property is under water a majority of the time due to the natural water flow and that the proposed plan will further aggravate the water problem.

Mr. Bill Weidner, 412 Foster Road, Wauconda, approached the Commission and explained that he was attending the meeting on behalf of Mr. Harvey Silets of 125 Arrowhead Lane. Their concern pertains to the relocation of Arrowhead Lane and the 5 acre property directly to the north of the Silet residence. The configuration and density of this parcel is a concern along with the fact that the rebuilt roadway will be very close to the edge of their property that contains the Silets pool and patio with no buffer. The plan also shows the potential for a turn around area fifty feet from the edge of the Silet's pool.

Mrs. Elaine Silets, 125 Arrowhead Lane, approached the Commission and read a dictated letter from Mr. Harvey Silets. Mr. Silets objects to the Meese proposal and is concerned about the lack of buffer created by the proposed road. Mr. Silets believes that the proposal is contrary to the goals of the Village of North Barrington's Comprehensive Plan. Mrs. Silets also clarified that she has not approved any of this proposed plan and stated that the five acre Meese property cannot accommodate three houses without an adverse effect on her property.

Mr. Bruce Rohner, 110 Arrowhead Lane, approached the Commission and voiced his concern about the number of proposed homes. He feels that the wetland is wrongly being included in the lot sizes.

Mr. William Graft interjected that the proposed plan meets all stormwater management requirements.

Mr. Brian Fornek, attorney for the Kevin Meese land trust, approached the Commission and

offered to respond to the concerns presented by the residents and Commission members.

Chairman Pais invited the Plan Commission members to speak.

Denis Taillon asked if the natural water flow to the north would be changed. The flow will remain unchanged.

Daniel Nass voiced his concerns that the detention area is being incorporated into configuring the two acre lots and questioned a possible conflict of interest created by a representative of Land Technology being involved in the development of the property.

Mark Kolar voiced several objections:

- * It is inappropriate for the detention area to be considered part of the two acre lots.
- * It is a conflict of interest that Natalie Karney, Village Health Officer, has signed off as Engineer on the proposed plat.
- * The design and look of Arrowhead, once it is removed and rebuilt, is not appropriate for North Barrington Village standards, and also has the potential to cause accessibility issues, particularly for the Silets property
- * The potential for additional water flow issues and its effect is not sufficiently addressed.

Mr. Scott Simon explained that the plan would include conveying a piece of property to the Silets to relocate and lengthen their driveway.

Mr. William Graft stated for the record that the Silets were in favor of this. Mrs. Elaine Silets asked that he not speak for her.

Vice Chairman Terry Banach voiced his concern about the lack of detailed information presented in regards to the proposed detention basin. Mr. Banach questioned if the basin will have the capability of handling the entire subdivision, and asked where the released water will drain.

Mr. Scott Simon responded that the detention basin would have the capability to handle the entire subdivision, which he clarified would be 18 homes. Mr. Simon also stated that stormwater management issues would need to be addressed and the developer's obligation is to not further aggravate the water situation that currently exists on Miller Road, and confirmed that the detention pond will be released into the natural watershed.

Vice Chairman Terry Banach also expressed his concern regarding the proposed road feeding

into the Meese lots not meeting the emergency vehicle egress code and asked if a cul de sac had been considered instead of the proposed hammerhead design.

Mr. Simon responded that a cul de sac is not feasible.

Camille Koertner complimented the developer on their goal to bring three property owners together on this venture, however, she agrees with the previous comments of the Commission that this proposed plan is not working in the interests of the Village of North Barrington. Ms. Koertner is concerned about all aspects of the density of the development, particularly with the Meese property.

Bill Bishop commented that he agreed with all the previous comments by the Commission and reiterated the need to address drainage issues in North Barrington.

Chairman Martin Pais had several comments:

- * Three lots on the five acre Meese property is unacceptable and must be reconfigured.
- * The property to the east of Arrowhead Lane must be better protected.
- * The developer is not taking any responsibility for the potential water drainage issues.

Chairman Pais encouraged the developer to rework their plan and approach the Plan Commission at a later date with some additional consideration for the neighbors and trees.

Scott Simon asked the Commission about the possibility of a shared driveway instead of a dedicated road to access the property.

Kelly Rafferty responded that the Village Subdivision Ordinance requires that all lots abut to a public dedicated road unless specifically approved by the Village Board. Mr. Rafferty also asked for clarification if the right of way widths are 40 feet on the preliminary plan, not the required 60 feet. In regards to the hammerhead design on the road, Mr. Rafferty stated that there is an 84 foot diameter cul de sac dimension required.

Scott Simon replied that those issues are some reasons a PUD project is being requested. Scott also responded to a question about the existing detention pond on the five acre parcel. An additional pond would be added for runoff.

Brian Fornek spoke to the Commission about his client, Kevin Meese, and the physical characteristics of the property. Mr. Fornek explained that the overall impact of two lots versus three is not substantial and does not adversely affect the Silet's property since the third property is located on the other side of the drainage way. He also stated that the location of the road on the south side of the property is best, and assured the Commission that the issue of drainage

will be addressed.

Daniel Nass commented on the severity of the potential water flow problems from the six lots on the west side of the development.

Scott Simon responded that there are several options to examine.

Trustee Jim Moran thanked the Commission and the audience for their input, and invited them to review the Minutes of this Meeting once they are approved at the June 12, 2006 Plan Commission Meeting.

5. Roads Recommendation Update

There was no discussion. Trustee Jim Moran asked the Commission to prepare some road recommendations for the June 12, 2006 Plan Commission Meeting.

6. Old/New Business

Chairman Pais asked the Commission to review the item in their packet pertaining to the Lot Coverage Ratio Ordinance amendment. The Commission discussed adding an equation to the wording of the Lot Coverage Ratio Ordinance.

Motion: Camille Koertner moved to add an equation to the Lot Coverage Ratio graph; seconded by Chairman Martin Pais.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Pais, Bill Bishop, Vice Chairman Terry Banach, Camille Koertner, Denis Taillon, Daniel Nass
	Nays:	Mark Kolar
	Absent:	None
	Abstain:	None

Chairman Pais declared the motion approved.

Mr. John Blanke, 161 Kimberly Road, approached the Commission and inquired about the history of the Lot Coverage Ratio Ordinance amendment. Chairman Pais asked Mr. Blanke to contact him directly via e mail and offered to give him a synopsis.

Trustee Moran approached the Commission and thanked the members for their efforts.

7. Adjournment

Motion: Vice Chairman Terry Banach moved the meeting be adjourned; seconded by Mark Kolar.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

9:30 P.M. Chairman Pais declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held June 12, 2006.

ATTEST:

Sue Manko, Deputy Village Clerk