

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION "SPECIAL" MEETING
WHICH WAS HELD FEBRUARY 16, 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 Martin Pais, Bill Bishop, Eleanor McDonnell, Denis Taillon,
Daniel Nass, Jason Hagen

Absent: Vice Chairman Terry Banach, Jim Archer

Also Present: Kathy Nelander, Village Clerk
Sidney Bartlett, Trustee

2. Approve Minutes: Plan Commission Meeting, January 10, 2005

The Minutes of the 1/1/05 Meeting were made available to the Commission.

Motion: Eleanor McDonnell moved that the Minutes of the 1/10/05 Meeting be approved as presented; seconded by Bill Bishop.

Discussion: There was no discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Martin Pais, Bill Bishop, Eleanor McDonnell, Denis
Taillon, Daniel Nass, Jason Hagen

Nays: None

Absent: Vice Chairman Terry Banach, Jim Archer

Abstain: None

Chairman Pais declared the Minutes of the 1/10/05 Meeting approved and put on file.

3. Bill Bishop – Teardown Ordinance Options

Chairman Pais explained that at last month's meeting, Commission member Bill Bishop was assigned the task of coming up with some direction for the Commission with regard to a tear down ordinance. Bill Bishop explained that he had contacted a previous source, Chuck Eckenstahler who lives in Michigan City and is a certified planner and former Chicago area resident. Bill Bishop explained that Mr. Eckenstahler was very helpful and informative and spent an hour and a half on the phone at no charge. Commission member Bishop said that he compiled notes from Mr. Eckenstahler and would present the information to the Commission in a bullet-type format. He explained that Mr. Eckenstahler said that the Commission should keep these points in mind while developing an ordinance. These points included:

> Homeowners need to have the ability to upgrade their property to satisfy their personal needs and lifestyle and to keep up with the surrounding real estate markets.

- > Building Footprint – primary building and accessory use structures (garage, doghouse, shed, front & side breezeway, driveway, etc.)
- > Determine what the existing building/land ratio is and whether it is in the best interest of the community to increase or decrease that ratio and then be prepared to explain the rationale.
- > Aerial photos can be used to determine the current land coverage ratios.
- > “Green Area Ratio” – defined as the land area not covered by the home and accessory use buildings. Lots of $\frac{1}{2}$ to $\frac{3}{4}$ acre can be 25-30% green area based on community tolerance. Larger lots (1 acre plus) should have lower ratios, 50-75%.
- > “Multiple Floor Area Ratio” – 3x Primary structure (foundation). A 1,000 square foot foundation allows for a 3,000 square foot home.
- > Overly restrictive teardown ordinances may result in a gradual decline in the desirability of the community.
- > Total Building Height is a more easily understood standard than Mid Point of Peak.
- > Architectural Committees – work best when homeowner consults with the committee before spending money on architects, etc.
- > Recommend separate architectural committee for each community and members should live in the community.
- > Public involvement can help community accept new standards – “neighbors influencing neighbors”.

There was lengthy discussion on each point. A tear down tax was also discussed and the pros and cons of such a tax. Chairman Pais said that he felt that there were three key parts to keep in mind, an architectural committee, height of home and green area ratio. There was also lengthy discussion about general semantics between the definition of a teardown and the redevelopment/renovation of a property. Chairman Pais asked that a subcommittee be formed to discuss green area ratio, height restrictions and line of sight; Bill Bishop would serve as chair with input from Dan Nass and Jason Hagen. The group was to determine the definition for green area ratio, for example what makes up the non-green space, garage, driveway, etc., as well as looking at different numbers for different lot sizes. Eleanor McDonnell was assigned looking into how Architectural Review Committees can be set up within each community.

4. Fence Ordinance Discussion

Chairman Pais explained that he was scheduled to present the proposed Fence Ordinance to the Board at the February 28th Board Meeting. He explained that the Board would review the document and submit their comments, with a Public Hearing to follow, and finally the adoption of the ordinance. Chairman Pais expected this process to take a few months, considering there will be a new Village Board in place in May. There was further discussion.

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 Daniel Nass.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 8:50 P.M. Chairman Pais declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held May 9, 2005.

ATTEST:

Kathy Nelander, Village Clerk