

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD FEBRUARY 13, 2006 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, Camille Koertner, Mark Kolar, Dan Nass

Absent: Vice Chairman Terry Banach, Bill Bishop, Denis Taillon

Also Present: Kathy Nelander, Village Clerk
Jim Moran, Village Trustee

2. Approve Minutes: Plan Commission Meeting – 1/9/06

The Minutes of the 1/9/06 Meeting were made available to the Commission.

Motion: Mark Kolar moved that the Minutes of the 1/9/06 Meeting be approved as presented; 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 1/9/06 Meeting approved and put on file.

3. Floor Area Ratio Survey Update

Commission member Dan Nass reported to the Commission that he had, as requested, randomly picked ten lots in the Biltmore area of the Village to use in calculating the Floor Area Ratio of a home in comparison to the lot size. He explained that Lake County's interactive GIS website contains square foot information for the size of the lot, size of living area, and garage size for most properties in North Barrington. He explained that he used these calculations to prepare the chart comparing home size to lot size. While the information on the website does contain the square foot area of the garage, it does not include impervious surfaces such as swimming pools, lot driveways, sheds, patios, etc. so he did not include this information in the comparison chart. Commission member Nass said that he did find that the current formula, as recommended by the Commission, could severely limit the size of a home once the calculations for driveways, garages, etc. are included in the calculation.

There was also discussion about "ratings" that could apply with regard to calculating impervious surfaces, which would take into consideration materials used in driveways, decks, etc. There was also discussion about a septic system's coverage area on the lot and should this area be considered in the lot coverage area. It was determined that calculations such as these would

make the ordinance difficult to understand and enforce.

There was discussion about some of the small, existing homes on equally small lots in the Biltmore area, and the feasibility of tearing down the existing home and replacing it with a larger home. The consensus was that a homeowner would have a difficult time replacing the home due to not only the physical space requirements for the septic system, but the capability of the old or replacement system to support the home. Further discussions resulted in questions such as, what factors determine that a lot is un-buildable? Is it fair to make a home “un-marketable”? Will the septic limitations and zoning ordinances which are already in place be enough to control teardowns? Why did the Village Board request that the Plan Commission research this topic and does the current Board feel that there needs to be a teardown ordinance in place? There was lengthy discussion.

For further discussion purposes, Dan Nass will take the homes he previously used in the comparison and measure, after receiving the homeowner’s permission, the impervious surfaces on the property such as driveway, walkways, patios, pools, etc. He will then add these measurements to the comparison chart in order to see the difference between including the impervious surfaces into the Lot Coverage Ratio and not including these areas into the calculations for review at the March meeting.

4. Road Program Status

Commission members Camille Koertner, Mark Kolar and Denis Taillon were initially assigned to a sub-committee to review the status of the roads in the Village for recommendations. While the Commission agreed with the sub-committee’s findings, Trustee Moran had asked that additional items be added to these recommendations. At the January Plan Commission meeting, Vice Chairman Banach asked every member of the Commission to prepare a list of possible additions to request Baxter and Woodman to include in the pavement management report for a discussion at this month’s meeting.

While there has been lengthy discussion about the concept of setting “standards” for the look of the Village’s roads, the Commission doesn’t feel that the Village can be “standardized” due to the diversity of the different areas of the Village; its topography and drainage issues. It has also been the consensus of the Commission that they do not have the engineering background to determine how the roads should be constructed and used to convey drainage, nor could one standard be used. The possibility of using different construction methods for roads located in troublesome areas to increase road longevity was recommended, but again, the Commission felt that that should be the Village engineer’s recommendation. While some may recommend curb and gutter for the entire Village, not only would it be very costly, but the Village does not have a sewer infrastructure with catch basins and drainage pipes to convey this water being directed by curbing. If curbing not practical, due to the narrowness of the roads, concrete ribbons would be preferred, although they seem to only serve to extend the width of the road

and the shoulder areas continue to take a beating from cars and trucks. The Commission agrees that drainage issues should be addressed before any roads are repaired.

Sub-committee members Camille Koertner and Mark Kolar reported that they had driven all the Village's roads to get a better understanding of the conditions of the roads. Commission member Camille Koertner wrote up her thoughts and read her report to the Commission (attached). There was lengthy discussion about topics contained in the report.

It was suggested that a traffic study be done to rank traffic on the roads, for instance Biltmore Drive would probably be a 10, having high traffic, Castleview Court would probably be considered a 1 for very low traffic use. Assignments were given for research:

1. Review the look of the roads, including the environment around the road – Koertner, Kolar
2. Traffic patterns, safety issues –Taillon
3. Life span of road – Pais, Banach

5. Old/New Business

Chairman Pais distributed the Goals and Objectives portion of each of the thirteen chapters as contained in the Comprehensive Plan. He asked Commission members to review these goals and objectives for ideas for the Commission's next project.

6. Adjournment

Motion: Camille Koertner moved the meeting be adjourned; seconded by Mark Kolar.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

9:10 P.M. Vice Chairman Banach declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held March 13, 2006.

ATTEST:

Kathy Nelander, Village Clerk

