

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD AUGUST 8, 2005 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order and Roll Call

At 7:35 P.M. Chairman Pais called the meeting to order and the Clerk called the roll:

Present: Bill Bishop, Mark Kolar, Daniel Nass, Denis Taillon, Chairman Pais  
Absent: Vice Chair Terry Banach, Jason Hagen  
Also Present: Kathy Nelander, Village Clerk  
Matt Baines, 26 Riderwood Road  
Tom Klein, 1 Executive Court  
Bill Moston, 7 Dunhill Lane  
Lee Vincolese, 29 Dunhill Lane  
Trustee Jim Moran

2. Introduction of new member, Mark Kolar

Chairman Pais welcomed Mark Kolar to the Commission and invited him to address the Commission. Mr. Kolar explained that he has lived in the Village of North Barrington for 25 years with his wife and three daughters, and had previously served as a member and then chairman of the Plan Commission from 1989 through 1999. Mr. Kolar said that he was glad to be back serving on the Plan Commission.

3. Approve Minutes: Plan Commission Meeting, July 11, 2005  
Plan Commission Public Hearing, July 11, 2005

The Minutes of the 7/11/05 Meeting and the 7/11/05 Public Hearing were made available to the Commission.

Motion: Daniel Nass moved that the Minutes of the 7/11/05 Meeting and 7/11/05 Public Hearing be approved as presented; seconded by Bill Bishop.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Pais declared the Minutes of the 7/11/05 Meeting and the Minutes of the 7/11/05 Public Hearing approved and put on file.

4. Klein Development, Site Plan Review, Wynstone South Commercial

Plan Commission Chairman Pais explained that although the Commission reviewed and

recommended approval of the Preliminary Site Plan, the Commission did not review or make recommendations relative to the proposed landscape plan, site lighting and signage, so Mr. Klein was invited back to present those plans to the Commission for review and recommendation so the entire proposal could be forwarded to the Village Board of Trustees for their approval. Chairman Pais invited Mr. Tom Klein to address the Board.

Mr. Klein explained that he was the principle member of T.R. Klein Development, LLC, and he was before the Commission to discuss the proposed development at Wynstone South Commercial. Mr. Klein explained that the development would consist of five single-story buildings, and that these buildings would serve as office condominiums. Mr. Klein explained that he had submitted, for the Commission's review:

1. Revised Site Plan
2. Dumpster Enclosure Detail and Picture
3. Photometric Lighting Plan
4. Ground Sign Detail and Picture
5. Landscape Plan and Pictures of the Landscaping along the West Property Line.

Mr. Klein referred to the Revised Site Plan and indicated that it had been changed to reflect the 30 foot building setback along the west property line as recommended at the previous meeting as well as the locations for the five dumpster enclosures, ground signage, and parking lot fixtures. Mr. Klein referred to the submitted photos of the dumpster enclosures and explained that the cedar enclosures would be approximately 8'x16', six feet in height, and would contain two, four foot high, two-yard containers on wheels.

Mr. Klein explained the lighting for the project. He explained that each building would have residential-type, carriage lighting on either side of the building's front doors, utilizing 60 watt bulbs. Lighting on the side doors would consist of one smaller fixture using a 40 watt bulb. Mr. Klein explained that there are no doors on the back of the buildings, thus there would be no lighting fixtures. Mr. Klein explained that the 14 parking lot fixtures would be 20 feet in height, and use a 320 watt metal halide bulb. Mr. Klein explained that he was using 20 foot poles in an effort to use the minimum amount of fixtures and the parking lot lights will be on a timer to go off at 10 p.m. There was some concern about a parking lot fixture on the south east corner of the site, and the possible "spill" from the lighting fixture onto adjacent property. Mr. Klein said that he would either move that fixture approximately ten feet to the north or install a shield on it so there would be no "spill".

Mr. Klein referred to the photos of the ground signs. Mr. Klein explained that each building would have two entrances and there would be one freestanding sign in front of each door to each building, with a total of 10 ground signs. He explained that the signs would be 2 feet wide and three and a half feet tall, and contain the address to the building as well as the occupants for that particular address. Mr. Klein said that the signs would not require lighting as the lighting from the building entrance would be substantial enough to light the sign. Mr. Klein noted that while the total sign area is below the maximum permitted by the Village's Zoning Ordinance, he

would need a Zoning Variance in order to be permitted two signs for each building. Chairman Pais reminded Mr. Klein that the materials used for the signs would have to conform to the materials as spelled out in the Village's sign ordinance.

Mr. Klein referred to the landscaping plan. Mr. Klein explained that the Village Forester had asked if any existing trees on the property could be used in the landscaping plan. Mr. Klein explained that due to the topography changes to the site including the addition of berms, mitigating the wetlands, etc., there were no trees of any consequence that could be saved. Mr. Klein said that there would be trees and shrubs planted along Route 12 as well as around the detention area. Mr. Klein discussed the trees that would be planted on the shared berm with the residents behind the site on Dunhill Lane. Mr. Klein explained that the trees, mainly a variety of evergreens and willows, would be planted in this area. Mr. Klein said the plantings around the detention area were in accordance with the Lake County Stormwater Management practices, with the result making the detention area look like a natural wetland. He explained that the detention area is designed for water levels to go up and down and the seed mixture that the County requires is used because the plantings adapt to these conditions.

Lee Vincolese, 29 Dunhill Lane, addressed the Commission. He reminded the Commission that he had been in attendance at the last meeting representing the Homeowners Association on Dunhill Lane, the Country Homes of Wynstone. He also introduced his neighbor Bill Moston, 7 Dunhill Lane, as the grounds/landscaping liaison for the homeowners association. Mr. Vincolese explained that his property owner's association is responsible for maintaining the dense tree line on Dunhill Lane along the fence and asked questions about additional screening and berming at the site. Mr. Vincolese explained that the Homeowners Association had concerns about landscaping as well as dumpster location for building #5 at the north end of the site. Mr. Vincolese said that he felt that willow trees were messy and would eventually become quite large and overshadow the plantings on their side of the berm. After lengthy discussion, Mr. Klein agreed to replace the five willows on the shared berm with Dunhill Lane with eight foot evergreens, or something similar. Mr. Vincolese voiced other landscaping issues including the lack of landscaping between buildings 4 and 5, and the desire for further screening for the dumpster at building 5. Again, after lengthy discussion, Mr. Klein agreed to add additional trees and/or evergreens between buildings 4 and 5, as well as to add evergreens behind the dumpster enclosure for building #5. There was further discussion about trees and the Commission agreed to give Mr. Klein the option to replace additional willow trees with a different type tree or evergreen.

Mr. Vincolese had other concerns about drainage. It was noted that the developer would be required to address off-site drainage between Wynstone Country Homes and the subject property as part of the permitting process.

Motion: Bill Bishop moved to recommend to the Village Board approval of the preliminary site plan for Wynstone South Commercial, Phase 2 as presented by Tom Klein of T. R. Klein Development, LLC, with the stipulations that 1) either eight foot pine trees or something similar

would replace five willow trees on the berm on the west property line; 2) three, 8 foot evergreens would be planted behind dumpster at building #5 to screen Dunhill Lane 3) that additional trees be planted along the berm between buildings #4 and #5; 4) that parking lot lighting be turned off at 10 p.m.; 5) that the signs meet the material requirements of the Village's Sign Ordinance; and 6) that the parking lot light fixture at the southeast corner of the property be relocated so there is no light spill over the property line; seconded by Dan Nass.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call:	Ayes:	Bill Bishop, Mark Kolar, Daniel Nass, Denis Taillon, and Chairman Pais
	Nays:	None
	Absent:	Vice Chair Terry Banach, Jason Hagen
	Abstain:	None

Chairman Pais declared the motion approved.

#### 5. Approve revised Village Zoning and Village Street and Address Map

Chairman Pais referred to the new updated Village Zoning and Street Address maps and a memo from Building and Zoning Officer Kelly Rafferty noting the new annexations and subdivisions.

Motion: Daniel Nass moved to recommend the adoption of the updated Village Zoning and Street Address maps to the Village Board; seconded by Denis Taillon.

Discussion: There was no discussion.

By Roll Call:	Ayes:	Bill Bishop, Mark Kolar, Daniel Nass, Denis Taillon, and Chairman Pais
	Nays:	None
	Absent:	Vice Chair Terry Banach, Jason Hagen
	Abstain:	None

Chairman Pais declared the motion approved.

#### 6. Re-Development Ordinance Update

Chairman Pais explained that, similar to the changes to the fencing ordinance, he had met with Village Staff including Building and Zoning Officer Kelly Rafferty, Health Officer Natalie Karney, President Bruce Sauer and Trustee Jim Moran to review the proposed Re-Development Ordinance. Chairman Pais explained that the submitted documents were pared down by Village Staff, especially the Lot Coverage Ratio chart. Chairman Pais explained that ordinances specify limits, and the chart was simplified to reflect the maximum lot coverage ratio in comparison to lot size. Chairman Pais said that it was suggested that the maximum height for a home be changed from the submitted 35 feet to 38 feet to take into consideration "modernization" of home styles,

roofs, and higher ceilings. After some discussion, the Commission asked that Building and Zoning Officer Kelly Rafferty write a memo explaining the rationale to change the maximum height to 38 feet, perhaps including how many building plans are submitted which are in excess of 35 feet. It was noted that the proposed changes to the Zoning Ordinance still required a Public Hearing at the Plan Commission level before adoption by the Village Board.

7. Old/New Business

Trustee Moran thanked the Commission for their work on amending the Fence/Pool Ordinance and explained that the Board passed the Ordinances which changed the Village Code as well as the Village's Zoning Ordinance.

Chairman Pais asked that Commission members look to the Comprehensive Plan for ideas for a new project for discussion at next month's meeting.

8. Adjournment

Motion: Bill Bishop moved the meeting be adjourned; seconded by Mark Kolar.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

9:15 P.M. Chairman Pais declared the meeting adjourned.

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

ATTEST:

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Kathy Nelander, Village Clerk