

**MINUTES OF A MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF
NORTH BARRINGTON HELD MONDAY, MARCH 11, 2013,
AT 7:30 P.M. AT THE NORTH BARRINGTON VILLAGE HALL,
111 OLD BARRINGTON ROAD,
IN SAID VILLAGE**

1. Call to Order & Roll Call

At 7:34 P.M. Chairman Pais called the Meeting to order and the Deputy Village Clerk called the roll:

Present in Person:	Chairman Martin Pais, David Grzeslo, Denis Taillon
Absent:	Vice Chairman David Wilford, Janis Menges
Also Present:	Albert Pino, Village President J. William Braithwaite, Village Attorney Mark Kolar, Village Trustee Gery Herrmann, Village Trustee Lee Brown, President, Teska Associates, Inc. Nicole Keiter, Deputy Village Clerk

2. Approve Minutes from the February 4, 2013 “Special” Meeting

The Minutes of the February 4, 2013 “Special” Meeting were made available to the Commission.

Chairman Martin Pais asked the Commission if there were any revisions to the Minutes.

Motion: Denis Taillon moved that the Minutes of the February 4, 2013 “Special” Meeting be approved; seconded by David Grzeslo.

Discussion: There was no discussion.

Vote on Motion: The voice vote was unanimous in favor.

Chairman Pais declared the Minutes of the February 4, 2013 “Special” Meeting approved and put on file.

3. Presentation by Teska Associates: Lee Brown

Albert Pino, Village President, addressed the Commission to introduce Lee Brown of Teska Associates. President Pino stated that Mr. Brown will be helping the Commission in the updating of the Comprehensive Plan and stated that Mr. Brown is fantastic at what he does.

Mr. Brown introduced himself to the Commission and thanked them for the opportunity to work together. Mr. Brown stated that he is President of Teska Associates and has been with the company for 29 years. He also stated that he will soon be President of the American Institute of Certified Planners. Mr. Brown stated that he and his company have been involved with the Village of North Barrington for many years and has also handled the comprehensive plans of similar communities

such as Barrington Hills and Mettawa. Mr. Brown stated that he was not going to lead the project, but rather offer technical assistance, aide with facts and figures, and introduce different techniques that the Commission can use in the updating of the comprehensive plan. He stated that he was pleased to be in a supporting role for this endeavor.

Mr. Brown stated that the Commission was not working from scratch and creating a new comprehensive plan, but rather identifying where changes have occurred and looking into the future to where the Village wants to be/should be. Mr. Brown stated that the most important thing to focus on is sustainability and long-term planning.

Mr. J.W. Braithwaite, Village Attorney, asked to speak briefly. Mr. Braithwaite stated that Mr. Brown's testimony at the DiMucci hearings was the primary reason opinions were changed at the county's ZBA and Plan level. With Mr. Brown's testimony, the Village was able create a tri-party intergovernmental agreement that has now been approved for 99 years in the circuit court of Lake County. Mr. Braithwaite explained that the only way this agreement can be changed is by unanimous vote by all three parties. Mr. Braithwaite thanked the Commission and Mr. Brown and opened the floor to questions from the Commission to Mr. Brown.

Chairman Pais asked Mr. Brown how the process usually works and if round tables are usually conducted within the Plan Commission meeting itself. Mr. Brown stated that he is comfortable with adjourning from a formal meeting and moving to a work session. Chairman Pais asked if the Commission should be meeting with neighboring Commissions. Mr. Braithwaite stated that the directions of some neighboring communities may change based upon the election and that it may be a bit premature. Mr. Brown stated that he doesn't like surprises and that talking on a staff level may be helpful. He stated that Hawthorn Woods is also going through comprehensive plan changes at this time.

At this time, Chairman Pais stated that the meeting would not follow the Agenda as it was previously written but would instead move into a round table work session. The Commission moved to a large table at the back of the meeting room.

4. Round Table Work Session

Mr. Brown stated that all Commission members should become familiar with the framework plan of Lake County. This would include mapped boundary agreements and any other boundary agreements that were known. Mr. Brown stated that the next important thing would be to determine the role of the municipality and if there were any new roles that would be in the Village's best interests. He stated that the one thing he would definitely add to our comprehensive plan is an Action Plan and an end of plan. This would include goals and the steps it will take to reach those goals. Mr. Brown showed the Commission a how-to book that was created by the Metropolitan Plan Commission, a not-for-profit local driven organization specific to the Chicago metropolitan area.

Mr. Brown stated that the Village's current vision is high character, low density, high value and maintaining as much open space as possible. This is something that the Commission needs to remember when looking for things that may have become outdated. Chairman Pais asked if member should read chapters to see if there is missing information. Mr. Brown stated that the Commission

should not be text editing at this time, but just looking for things that are not applicable anymore. It was suggested that the Commission have a few meetings where the map is divided into smaller territories, both in the Village and the surrounding unincorporated areas, to get a more detailed look. Trustee Herrmann stated that there isn't much in the Village that will change; however, the unincorporated territories will be changing. Mr. Taillon stated that the Daily Herald ran an article regarding investors purchasing land in bulk and selling it to developers. Mr. Brown stated that this is a problem primarily seen in areas with high percentages of defaults. In other areas normal selling habits are still working. Trustee Kolar stated, in his opinion, he doesn't see any threats with our Village having many defaults. Trustee Kolar stated that the area around Route 12 and Miller Road north to the Wynstone Business Park, and the area north of the DiMucci property are two vulnerable areas in his opinion. It was mentioned that intergovernmental agreements may be expiring soon and neighboring communities may have different ideas for these parcels. Trustee Herrmann mentioned that the Timberlake Estates is an unincorporated home owners' association. There was some discussion, but it was decided that this area would not be a threat.

Mr. Brown told the Commission that the comprehensive plan legally spans 1.5 miles outside of the Village's borders. He explained that there was a difference between drawn boundary lines and having the ability to show land use of outside areas. Land use is a term used to describe what a parcel of land should be, or what the Village would want it to be used for, in the future. The area does not have to be within the Village limits to show land use. Along these lines other properties were also discussed such as the area between the DiMucci property and St. Joseph's. The area around Route 12, Old McHenry, and Milton Road was also discussed. Even though this area is under Hawthorn Woods' jurisdiction, it is within our 1.5 mile range and the Commission stated that they would like to see it stay residential. Trustee Kolar and Mr. Brown agreed that the Village also needed to address all entry points. For example, the entry point to the Village from Route 12 and Miller Road. Mr. Brown stated a possibility for land use would be to draw an imaginary line creating an east/west division at Indian Trail Road. By doing so you could have the west side of the division residential, with the back yard of Indian Trail creating the transition to the east portion which could be commercial. Mr. Brown stated that maps covering more area were needed. He also stated that zoning and subdivisions are the main tools in enforcing a comprehensive plan.

Mr. Taillon asked if portions of CMAP's (Chicago Metropolitan Agency for Planning) stormwater management should be included in the plan. Mr. Brown stated that he preferred adding items like this as references instead of trying to incorporate whole portions into a plan. Mr. Brown also stated that the plan needs to reference non-traditional stormwater management as well. Trustee Kolar asked Mr. Brown how likely, in his opinion, would Lake Zurich be to cross Route 12 and annex/purchase property on the west side closer to our jurisdiction. Mr. Brown stated that there was nothing stopping Lake Zurich as he didn't consider Route 12 a natural barrier. With that being said the Commission also focused on property abutting the Village on Route 22. Trustee Kolar asked if it was premature to approach other people, communities/staff/residents, when the Commission was unsure of where the changes in the comprehensive plan were going to take place. Mr. Brown stated as the progress continues sketch plans will emerge and he promotes talking about issues before any decisions are seriously considered and made.

One final point Mr. Brown asked the Commission to consider was road extensions. He asked if any road extensions existed, or could be built, that would benefit the Village health-wise. Trustee Kolar

stated the extension, that is currently closed, on Honey Lake Road was the only one he could think of and that he would not advocate opening it. Mr. Brown stated that the Commission members needed to be familiar with all areas of concern. They needed to take the time to drive the areas. At the next meeting larger maps would be needed and existing boundaries of all Villages would need to be represented. An overlay of boundary agreements and their expiration dates would also be needed. Mr. Brown suggested that the Commission work on pacing for this project. He stated that there would be a series of workshops that would start with simple mapping. He also asked the Commission to carefully re-read the current comprehensive plan.

5. New/Old Business

Chairman Pais stated that he would like to draft a thank-you letter to ex-Chairman Bill Bishop for his years of work and dedication. The Commission liked the idea.

6. Adjournment

Motion: Denis Taillon moved the meeting be adjourned; seconded by David Grzeslo.

Discussion: There was no discussion

Vote on Motion: The voice vote was unanimous in favor.

At 9:11 pm Chairman Martin Pais declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held April 8, 2013.

Attest: _____
Nicole Keiter , Deputy Village Clerk