

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD OCTOBER 6, 2003 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order & Roll Call

At 7:10 P.M. Acting Chairman Herrmann called the meeting to order and the Village Clerk called the roll:

Present: Acting Chairman Gery Herrmann, Terry Banach, James Archer, Denis Taillon, Daniel Nass, Bill Bishop
Absent: Sidney Bartlett, Martin Pais, Eleanor McDonnell
Also Present: Kathy Nelander, Village Clerk
Don Klein, Plan Commission Advisor

Acting Chairman Herrmann welcomed newly appointed Plan Commission member Bill Bishop to the Commission.

2. Approve Minutes - Plan Commission Meeting, September 8, 2003

The Minutes of the Meeting were made available to the Commission.

Motion: Terry Banach moved that the Minutes of the September 8, 2003 Plan Commission Meeting be approved; seconded by Denis Taillon.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Acting Chairman Herrmann declared the Minutes of the September 8, 2003 Plan Commission Meeting approved and put on file.

3. Sign Ordinance

Acting Chairman Herrmann reminded the Commission that there were questions from last month's meeting regarding the maximum wattage for signs, as well as heights of current signs in the Village. It was noted that Vice Chairman Martin Pais had researched the wattage intensity and had recommended that the maximum wattage be 700 candela/m². After contacting Building and Zoning Officer Kelly Rafferty about the heights of current signs in the Village, it was determined that the maximum sign elevation would be 15 feet. This information was incorporated into the Ordinance, although the Commission still had concerns that the 700 wattage may be too high. There was also discussion about Flags as contained in the Prohibited Signs listing. While the restrictions are meant to discourage oversized flags as attention getting devices for businesses, there were concerns about restricting residential use of flags and banners. The Commission decided to recommend the approval of the Sign Ordinance to the

Village Board. As the Sign Ordinance would be reviewed by Village Staff, as well as the Board, it was determined that the Village Engineer could comment or change the maximum wattage if necessary and the Village Attorney could review the portion regarding Flags.

Motion: Daniel Nass moved that the draft Sign Ordinance as amended and modified be accepted and forwarded to the Village Board and Village Staff for adoption; seconded by Terry Banach.

Discussion: There was some discussion.

Vote on Motion

By Roll Call: Ayes:	Acting Chairman Gery Herrmann, Terry Banach, James Archer, Denis Taillon, Daniel Nass, Bill Bishop
Nays:	None
Absent:	Sidney Bartlett, Martin Pais, Eleanor McDonnell
Abstain:	None

Acting Chairman Gery Herrmann declared the motion approved.

4. Tear Down Ordinance

The Commission discussed the recent trend to redevelop existing homes with larger, taller houses and home additions and the possibility of enacting a tear down ordinance for the Village. There was lengthy discussion about whether or not the Village needed the Ordinance, what constituted a tear down, and what was considered an addition. There were questions as to what percentage of change to the structure would be considered a tear down or a renovation. The Commission could not decide on a definition for "teardown". Factors such as lot size, height of home, maintaining current square footage of the home and floor area ratio were discussed. There were many questions about Architectural Review Committees and preserving the character of a neighborhood. After lengthy discussion, the Commission decided they would obtain and review the Oaksbury and Wynstone Architectural Review Committee covenants. The Commission would also like Building and Zoning Officer Kelly Rafferty to be in attendance at the next meeting in order to answer questions as to how current teardown and building permits are reviewed and issued. The Clerk asked the Commission to prepare any questions and submit beforehand for the benefit of Mr. Rafferty. Acting Chairman Herrmann suggested the Commission familiarize themselves with the different areas of the Village for further discussion at next month's meeting.

5. Old/New Business

Chairman Bartlett pointed out some articles included in the Commissioners packets, regarding developers fighting impact fees and tear down ordinances. Chairman Bartlett said that she would like to see the Commission work on a tear down ordinance for the Village. President Starkey agreed, and again, thanked the Commission for all their hard work on the

Comprehensive Plan as well as the Sign Ordinance.

6. Adjournment

Motion: Terry Banach 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 9:00 P.M. acting Chairman Herrmann declared the Meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held November 10, 2003.

ATTEST:

Kathy Nelander, Village Clerk

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