

MINUTES OF A MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF NORTH BARRINGTON WHICH WAS HELD WEDNESDAY,
AUGUST 23, 2006 AT THE NORTH BARRINGTON VILLAGE HALL,
111 OLD BARRINGTON ROAD

I. Call to Order and Roll Call

At 7:32 p.m. President Sauer called the Meeting to order. The Village Clerk led the Pledge of Allegiance, and then called the roll:

Present: President Sauer, Trustees Contorno, Farrell, Moran, Pino, Tripicchio and Schnure (arriving at 7:35 p.m.)
Absent: None
Also Present: Kathy Nelander, Village Clerk
Judy Janus, Village Administrator
J. W. Braithwaite, Village Attorney
Roberta Svacha, Village Treasurer
(see attached list)

II. Public Comment

Don Husted, 422 Kimberly, addressed the Board regarding various issues. He asked that the Board repeal Ordinance #1073 and institute a ban on leaf burning. He also questioned why the Plan Commission discussed a ban on the product commonly known as drivit and why the Village would consider spending funds to study Honey Lake when it is a private lake. Mr. Husted also had questions about well water quality as well as the quantity in the area's aquifers. President Sauer explained that BACOG was currently doing a water study, including the area's wells and aquifers, and that he would give Mr. Husted's contact information to the group for possible well testing.

III. Consent Agenda

Items: A. Approve Minutes of Board Meeting and Public Hearing 7/26/06
D. Resolution appointing David Wilford as Plan Commission Member
were removed from the Consent Agenda for further discussion.

Motion: On motion of Trustee Pino, seconded by Trustee Moran, moved approval of the following agenda items by a single omnibus vote:

- B. Approve the 8/23/06 Vouchers for payment of bills
- C. Approve the Treasurer's Report for the 3rd month of Fiscal Year 2007

Discussion: There was no discussion.

Vote on Motion

By Roll Call: Ayes: President Sauer, Trustees Contorno, Farrell, Moran, Pino,
Schnure and Tripicchio
Nays: None
Absent: None
Abstain: None

President Sauer declared the motion approved.

Items removed from the Consent Agenda for further discussion:

A. Approve Minutes of Board Meeting and Public Hearing 7/26/06

There were some changes made to the minutes of the Board Meeting.

Motion: Trustee Pino moved to approve the Minutes of the Board Meeting held 7/26/06 as amended and the Minutes of the Public Hearing held 7/26/06; seconded by Trustee Farrell.

Discussion: There was some discussion.

Vote on Motion:

The voice vote was unanimous in favor.

President Sauer declared the motion approved.

D. Resolution appointing David Wilford as Plan Commission Member

It was noted that the matter was tabled at the July Board meeting. Trustee Moran said that he still had not had time to contact the candidate and would like the matter to remain tabled in order that he, with the Plan Commission Chair, could schedule some time to meet with the candidate. President Sauer declared that the matter would remain tabled.

IV. VARIATIONS/AMENDMENTS/ANNEXATIONS

A. Resolution #2423 Approving Final Plat – Boyle Subdivision

The Resolution had been made available to the Board in their packet materials. President Sauer invited Mr. Szela to address the Board. Dave Szela introduced himself to the Board and explained that he had a short presentation regarding the proposed subdivision. Mr. Szela explained that he proposed to subdivide the property at 425 Kimberly Road which is zoned R-3, 40,000 square foot residential. Mr. Szela explained:

* The property totals 3.24 acres, and would be divided along the creek line, resulting in two lots. The existing house will be on 1.69 acres and the new home will be approximately 1.6 acres with .38 of this set aside for road right-a-way.

* The initial plans had driveways off of both Signal Hill Road and Kimberly Road, but the Plan

Commission suggested removing the access from Signal Hill Road, which he did.

* The home would be constructed of stone and brick, and would consist of 4 bedrooms, 3.5 baths, a three-car garage and a walk-out basement. He noted that the house would be approximately 3000-4000 square feet and the Lot Coverage Ratio was about 3000, below the minimum as currently called for in the Village Code.

* House placement was to retain as many mature trees as possible as he wanted to keep the integrity of the highly wooded lot.

President Sauer pointed out that the Village Health Officer had noted that additional soils would be needed in the area of the proposed septic fields prior to applying for a building permit, with a minimum of four borings required within the septic absorption area. It was also noted that the Village Forester would require a Tree Preservation plan as well tree replacements for the removed trees. There was some discussion. Mr. Szela said that he would work with the Village to meet all requirements. It was noted that the Plan Commission had recommended approval of the Final Plat.

Motion: Trustee Moran moved to accept the recommendation of the Plan Commission and approve Resolution #2423, which approves the Final Plat of the Boyle Subdivision; seconded by Trustee Farrell.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:

Ayes: Trustees Contorno, Farrell, Moran, Pino, Schnure and Tripicchio

Nays: None

Absent: None

Abstain: None

President Sauer declared the motion approved.

B. Ordinance #1104 Amending Lot Coverage Ratio Ordinance (certain eliminations)

The Ordinance had been made available to the Board in their packet materials. President Sauer invited Plan Commission Vice Chairman Dan Nass to address the Board. Mr. Nass explained that the Plan Commission's intent with regard to the Lot Coverage Ratio Ordinance was not to restrict what a property owner can do on his own property, but to restrict what a property owner cannot do to affect a neighbor's property. Vice Chair Nass reported that the Commission was recommending that the Lot Coverage Ratio Ordinance be amended to include a "catastrophe clause" as well as to exclude driveways from the calculations.

Trustee Moran thanked Dan Nass for his comments and addressed the Board. Trustee Moran said that he supported the recommendations of the Plan Commission but felt that patios and paths should also be excluded from the calculations in the Lot Coverage Ratio Ordinance. It was noted that a permit now was required in order to install a patio although this was not the

case before the adoption of the Lot Coverage Ratio Ordinance. There was lengthy discussion about what constituted a patio or path, although if these were excluded from the Ordinance, a definition was not required. Patios adjacent to pools were discussed. It was determined that the decking around a pool was part of the pool structure, but a patio adjacent to the pool structure would not be considered part of the pool in the calculations in the Lot Coverage Ratio Ordinance. The proposed Ordinance was amended to include the language “and immediate appurtenances to swimming pools as required by Village Code” to further clarify what is included with a swimming pool’s footprint.

There were some discussion amongst the Board and members of the audience. It was the consensus of the audience that the removal of the driveways, paths and patios was a step in the right direction; although some residents were still unclear as to how the Lot Coverage Ratio Ordinance specifically applied to their own lots. There was further discussion about the Village’s Zoning Ordinance and variation requirements for lots under 40,000 square feet, and the addition of the Lot Coverage Ratio Ordinance. Trustee Farrell said that she felt that the Ordinance enhanced what was already on the books and encouraged residents to give the Ordinance some time to be tested. Trustee Schnure said that he felt that the Ordinance was unnecessary and restricted homeowners from updating their properties.

Motion: Trustee Moran moved to adopt Ordinance #1104 as amended; seconded by Trustee Contorno.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call:

Ayes: Trustees Contorno, Farrell, Moran, Pino, Schnure and Tripicchio

Nays: None

Absent: None

Abstain: None

President Sauer declared the motion approved.

C. Ordinance #1105 Amending Nonconforming Use Provision of the Zoning Ordinance

The Ordinance had been made available to the Board in their packet materials. President Sauer explained that this “catastrophe” Ordinance would change the language in the Zoning Code which would allow for a homeowner to rebuild in case of unintentional damage to the home. Currently the Village Code does not allow for the rebuilding of a home if more than 50% of the home is damaged if the home is on a non-conforming lot or in non-conforming use without seeking a zoning variation. Trustee Pino suggested some changes be made to the Ordinance with regard to timeframe to rebuild. Trustee Pino said that often insurance claims can take quite sometime and included the language “within one year or more or if extended by petition to the Village Board.” The previous change to the Ordinance as outlined in Ordinance #1104 was also incorporated into the language in Ordinance #1105.

Trustee Schnure asked that the Lot Coverage Ratio Ordinance be sent back to the Plan Commission to remove lots that are less than 40,000 square feet from the provisions of the Ordinance. The Board did not agree to refer the matter back to the Plan Commission. Trustee Moran said that he still would like to discuss the inclusion of Wynstone in the provisions of the Lot Coverage Ratio Ordinance.

Motion: Trustee Moran moved to adopt Ordinance #1105 as amended; seconded by Trustee Tripicchio.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:

Ayes: Trustees Contorno, Farrell, Moran, Pino, Schnure and Tripicchio

Nays: None

Absent: None

Abstain: None

President Sauer declared the motion approved.

VI. COMMISSION AND STAFF REPORTS

President Sauer stated that the following items were contained in the Trustee's packets distributed on the Friday prior to the meeting and that if there were any questions, to contact the corresponding Commission Chair or Village Officer.

- A. Building Department Report (Kelly Rafferty - Rafferty Architects)
- B. Building Inspection Report (B&F Technical Code Services, Inc.)
- C. Health & Sanitation Report (Natalie Karney - Land Technology)
- D. Engineering Project Status Report (Andrea Pracht – Baxter & Woodman)
- E. Parks & Recreation Commission Meeting Minutes (8/7/06)
- F. Plan Commission Meeting Minutes (8/14/06)
- G. ZBA Meeting Minutes (8/8/06)
- H. Environmental Commission Meeting Minutes (8/10/06)

VII. ADMINISTRATION – President Bruce Sauer

- A. Village Code Supervisor

President Sauer reminded the Board that at the July Board meeting, Joseph Arizzi was appointed to Village Code Supervisor as an independent contractor, subject to contractual terms to be agreed upon by the Village President and Board for a term of six months, with a six month renewable term. Mr. Arizzi has since submitted his rate as \$75 per hour with a one hour minimum. The Board now needs to approve his employment for a six month term at \$75 per

hours, subject to execution of a contract which is satisfactory to the Village President.

Motion: Trustee Contorno moved to approve Joseph Arizzi's employment as an independent contractor for a six month term at \$75 per hour, subject to execution of a contract which is satisfactory to the Village President; seconded by Trustee Pino.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:	Ayes:	Trustees Contorno, Farrell, Moran, Pino, Schnure and Tripicchio, President Sauer
	Nays:	None
	Absent:	None
	Abstain:	None

President Sauer declared the motion approved.

VII. Reports by Board of Trustees

A. Trustee Rick Contorno

Trustee Contorno had nothing to report.

B. Trustee Jane Farrell

Trustee Farrell updated the Board on the activities of the Parks and Recreation Commission including the Family Movie Night scheduled for Saturday, August 26th at Eton Park.

C. Trustee Al Pino

Trustee Pino recapped the last Zoning Board of Appeals meeting. He explained that an applicant had requested relief from the provisions of the Village Code with regard to swimming pool fencing and the ZBA felt that the fencing should comply with the Village Code. The applicant took the recommendation from the ZBA and would not be appealing to the Village Board.

Trustee Pino also discussed what he feels could be a lack of communication between the Village Board and the Biltmore Country Club's Board regarding the study of Honey Lake due to reported high sodium levels. President Sauer said that he had met with Biltmore's club president and the Club wanted to restrict the Village's access to the lake for the study. According to the firm recommended by the Environmental Commission, V3 Companies of Illinois, Ltd, that in order for the study to be accurate, all tributaries going in and out of the lake as well as the lake, need to be tested. President Sauer explained that he had contacted Lake County and found that the standard salt increase for lakes throughout Lake County is in excess of 200% since 1988 and there are two factors to blame - road salt usage and new construction which allows for salt

runoff into marsh areas. President Sauer noted that Cuba Township has reduced the amount of salt used in the last two years by at least 40%, so the increased salt levels in Honey lake were not caused by road salt on the Village's roads.

President Sauer explained that he had recently attended the Lake Zurich Chamber of Commerce breakfast meeting and he discussed the topic of road salt and its effects on downstream neighbors. President Sauer said that the chamber members agreed that salt used in parking lot areas was not monitored, that it was a good idea to research the matter. It was also noted that the owner of a large portion of these properties is a North Barrington village resident and it was suggested that he with fellow chamber members get in touch with Cuba Township Highway Supervisor Tom Gooch.

Trustee Pino reported that Biltmore Country Club was currently looking into installing a 2000 foot deep well on the club's property to use for watering the grounds as Honey Lake has become too salty to use on the greens. Trustee Pino said that the Club's report on Honey Lake should be completed within the next 30 days and asked that the Village review the report before moving forward with another study.

D. Trustee Moran

Trustee Moran mentioned that the topic of drivit, or exterior insulation and finish systems (EIFS), was discussed at the previous Plan Commission meeting. He noted that Vice Chairman Nass had recommended banning the use of the product in the Village of North Barrington. The product is an exterior cladding system different from traditional stucco. Trustee Moran asked if the Board was interested in researching the topic. The Board determined that it was not in the resident's best interest to legislate or ban products used for construction in the Village. Village Attorney J.W. Braithwaite noted that the Village relies on the International Residential Code for legislation of building materials.

E. Trustee John Schnure

Trustee Schnure reported that Waste Management was asking for a rate increase, per the provisions of the contract due to the 2006 Consumer Price Index and landfill costs. The increase will be 2.75% which will go into effect October 1, 2006. Trustee Schnure also said there would be some revisions of fees next year due to changes in landfill use by Waste Management, although the increase would be minimal.

F. Trustee Frank Tripicchio

Trustee Tripicchio explained that he had met with Cuba Township Highway Supervisor Tom Gooch and some representatives from the engineering firm of Gewalt Hamilton Associates, Inc. to view the roads in several areas of the community, as well as in Cuba Township. Trustee Tripicchio reminded the Board that at the last Board meeting, he had stated that whenever

concrete ribbons are not used there will be edge failure. He explained that he has since been informed of a new method that utilizes a thickened asphalt edge, which will hold up a lot longer, maintain the rural character of the roads and considerably reduce costs. Concrete ribbons can then be used where they are needed.

Trustee Tripicchio with Tom Gooch directed Gewalt Hamilton to provide the Village with a scope of work and a proposal for a pavement analysis and long term plan for the Village's roads. The study would include:

- * All 21 miles of Village roadway would be rated based on current levels of distress. Each roadway will be assigned a numerical rating based on the condition of the road.
- * The width of the roadway as well as the approximate area of pavement by road will be quantified.
- * Provide three to four typical cross sections and assign a typical cross section to each roadway. Suggest areas to use the thickened asphalt edge or possible concrete ribbons in certain areas. Based on the rating and the proposed cross section, a unit price cost to rehabilitate the road will be assigned.
- * Unit prices will be projected over the next ten years based on an estimated inflation rate. Include alternate surface asphalt recycling programs.
- * This summary will allow for a strategic plan and effective cost projections to rehabilitate the Village's roadway network over a 7-10 year period based on available funding.
- * The information would be summarized in an excel spreadsheet format.
- * Cost for the proposal would be \$8100 with approximately \$300 in reimbursable expenses. Hourly rates would apply for additional services if required although require prior approval from the client.

Trustee Tripicchio urged the Board to accept the proposal. There were some questions from the Board.

Cuba Township Highway Supervisor Tom Gooch addressed the Board and said that the study would be completed in less than 60 days. Mr. Gooch said that he had recommended Gewalt Hamilton's services to the Village, and the firm is utilized by Cuba Township, and the Villages of Barrington Hills, Lake Barrington, and Tower Lakes. Mr. Gooch said that it was imperative that the Village have a program in place for the roads. This study would rate the roads from 1-10 and identify the roads that should be worked on first. He explained that the process is not to take the worst road in the village and fix it; you identify the road that is midway between good and bad and catch it before it becomes bad, which in the long term will save the Village a lot of money. Mr. Gooch discussed the increasing rates in the paving industry and stressed the importance of slowing the rate of road deterioration and utilizing less expensive and longer lasting paving methods. There were many questions from the Board.

Trustee Moran asked that the report be submitted in GIS format instead of excel spreadsheet format, and the proposal was changed. It was noted that the GIS programming could change

the amount of the proposal. The Board would like to see an example of a report prepared by Gewalt Hamilton and Trustee Tripicchio agreed to look into securing an example of a report from Gewalt Hamilton for the October Board meeting.

Motion: Trustee Schnure moved to approve the proposal as submitted by Gewalt Hamilton Associate, Inc. to prepare a Pavement Analysis and Long Term Plan for the Village's roads in amount not to exceed \$8100; subject to review by legal counsel; seconded by Trustee Pino.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call:	Ayes:	Trustees Contorno, Farrell, Moran, Pino, Schnure and Tripicchio, President Sauer
	Nays:	None
	Absent:	None
	Abstain:	None

President Sauer declared the motion approved.

VIII. OLD BUSINESS

There was no old business to discuss.

IX. NEW BUSINESS

There was no new business to discuss.

X. ADJOURNMENT

There being no further business to come before the Board, Trustee Pino moved to adjourn the meeting; seconded by Trustee Farrell.

At 9:25 p.m. President Sauer declared the meeting adjourned.

These Minutes were approved by the Board at a meeting held September 27, 2006.

Attest: _____

Kathy Nelander, Village Clerk

8/23/06 - Page 9 of 9

