

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD FEBRUARY 12, 2007 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 Deputy Clerk called the roll:

Present: Chairman Martin Pais, Vice Chairman Daniel Nass, Bill Bishop, Camille Koertner, Mark Kolar, Denis Taillon, David Wilford

Absent: None

Also Present: Trustee Jim Moran

C. Robert Yellin, 25718 Highway 22

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John Markham, 221 Oakdene Drive, Barrington Hills

Josh Johnson, 453 E. Oxford Road

Keith Lacy, 215 S. Northwest Highway, Barrington

Sue Murdy, Deputy Village Clerk

2. Approve Minutes: Plan Commission Meeting – 12/11/06

The Minutes of the 12/11/06 Plan Commission Meeting were made available to the Commission.

Motion: Vice Chairman Dan Nass moved that the Minutes of the 12/11/06 Meeting be approved; 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 12/11/06 Plan Commission Meeting approved and put on file.

3. Review of West Oaksbury Estates Detention Area Modification Plans

Mr. John Markham, 221 Oakdene Road, introduced himself as the development manager representing the owners of the property on Honey Lake Road, known as the West Oaksbury Estates Subdivision. Mr. Markham has requested some changes to the previously approved plan pertaining to the detention pond area design, specifically the six foot detention wall. Barrington Engineering has proposed a design to expand the grading area on the property and completely eliminate the six foot high block wall. Upon consultation between Barrington Engineering and Baxter & Woodman, Mr. Markham would like to increase the grading area by approximately 300 square feet, which will provide a more natural feel to the detention area and

surrounding properties, thus eliminating the detention wall. This change will not have any affect on the density of the subdivision. The Commission reviewed the revised drawings.

Mr. Yellin, 25718 Highway 22, approached the Commission and asked for topography clarification of the angle of the slope of the drainage swale location to the west, which is adjacent to Mr. Yellin's property. Mr. Yellin also asked about the relocation of the septic system on lot number 2 and its proximity to his property and its existing underground stream. Chairman Martin Pais explained that Mr. Yellin's concerns would be addressed.

Mr. Keith Lacy, 215 S. Northwest Highway, Barrington Engineering Consultants addressed the Commission. Mr. Lacy explained that the volume and outflow rate of the storm water will not be changed as a result of these proposed changes.

Mr. Denis Taillon asked for clarification on the topographical drawing of the septic system located on lot number 2, and the possibility of the system being installed further to the west. Mr. Lacy explained that the exact location of the septic will be determined at a later time.

Chairman Pais stated to the Commission that the agenda item being discussed at this meeting is the detention pond area design.

Mr. David Wilford asked about the calculation of the drainage slope on the drawings. Mr. Lacy explained that the distance between the contour lines on the drawings illustrating the slope varied between 8 and 13 percent, which is considered acceptable. Mr. Wilford also asked for clarification of the tree removal and replacement plan.

Mr. Mark Kolar had no comment about the proposed changes.

Vice Chairman Dan Nass asked about tree number 4440 and the option of preserving it. Mr. Lacy explained that it would be preferable to keep the tree, but had listed it as being removed due to the strong potential of root damage during construction. Mr. Nass also complimented the use of natural stone on the proposed change.

Ms. Camille Koertner complimented the nature based look of the proposed change.

Mr. Bill Bishop had no comment about the proposed changes.

Chairman Martin Pais stated his observation that the change from a retaining wall to a gradual grade slope was actually better from a safety standpoint, and asked for clarification of ownership and maintenance of the water detention area by the homeowners association.

Chairman Martin Pais asked about the maximum potential of the water depth of the retention pond, and the volume of water flow. Mr. Lacy explained that the depth of the water in the pond will actually decrease as a result of the proposed change, and will never exceed six feet.

Mr. Lacy also explained that vegetative filter strips will also assist in slowing the storm water drainage into the pond.

Motion: Bill Bishop moved that the Commission recommend to the Village Board approval of the West Oaksbury Estates Detention Area Modification Plans; seconded by Vice Chairman Dan Nass.

Discussion: There was some discussion.

Vote on Motion:

By Roll Call:	Ayes:	Bill Bishop, Camille Koertner, Mark Kolar, Denis Taillon, Vice Chairman Dan Nass, Chairman Martin Pais, David Wilford
	Nays:	None
	Absent:	None
	Abstain:	None

Chairman Martin Pais declared the motion approved and the recommendation forwarded to the Board of Trustees.

#### 4. Discuss 2007 Priorities

Chairman Martin Pais referred the Commission to the list in their packet which breaks down by chapter and topic the contents of the Village of North Barrington Comprehensive Plan. Chairman Pais would like the members of the Commission to review the chapters in the Comprehensive Plan and form a consensus of priorities for 2007.

There was extensive discussion. The Commission reviewed each chapter of the plan and listed their topics of concern.

Land Use and Open Space: The Commission agreed that this chapter relates to maintaining the current open ambiance of the Village and are pleased so far with the land use within the Village.

Community Character: The Commission agreed that most of the points in the Community Character chapter have been implemented by the Parks and Recreation Commission as well as the Environmental Commission.

Environment: The Commission would like to implement an educational program for residents on the Village Tree Ordinance, its benefits and enforcement. The possibility of a Village initiated clean up of dead trees in creeks and parks, as well as open areas will be considered. The Commission would also like to interface with the Environmental Commission regarding the issue of deer control. Trustee Jim Moran explained to the Commission that a Village roads study is currently underway by Gewalt Hamilton Associates, Inc., transportation engineers, and will inform the Commission once the results are submitted.

Parks and Recreation: The Commission agreed that the Parks and Recreation Commission has implemented the important points in this chapter.

Residential Neighborhoods and Housing: The Commission would like to continue maintaining the country ambiance of the Village.

Commercial Areas: The Commission agreed that the Village should continue to pursue opportunities for a commercial corridor, and discussed possible annexation of properties at the intersection of Highway 12 and Miller Road into the Village of North Barrington. There are currently three different municipalities forming that subject property.

Transportation: The Commission discussed the excessive speeding on various Village roads, particularly at certain times of day. Additional Lake County Sheriff patrols may be requested. Dennis Taillon reminded the Commission that the suggestion several years ago to specify several parking spaces at the Barrington Village Metra Station for North Barrington commuters never materialized, and is most likely not viable. Mr. Taillon would also like to see more lighting and visibility at major intersections in the Biltmore Subdivision.

Fresh Water, Storm Water Drainage, Sewer and Septic Systems: The Commission expressed concern about the well currently being drilled by Biltmore Country Club. Chairman Martin Pais will obtain clarification from Building and Zoning Officer Kelly Rafferty in regards to any potential impact on residents of the Biltmore Subdivision. Dennis Taillon asked for clarification of the Miller Road study currently underway and its impact on storm water drainage. Trustee Jim Moran explained that the project will proceed at a later time.

Utilities and Associated Support Systems: The Commission agreed that the items in this chapter have been adequately addressed by the Village.

Community Services and Resources: The Commission was pleased to know that many informational links are now on the Village website directing and educating residents about prevalent issues. They are also interested in offering a "Yearly Clean-Up" program to eliminate eco-congestion.

Village Finances: The Commission agreed that the condition of the Village finances were good.

## 5. Old/New Business

Vice Chairman Dan Nass read a statement expressing his views about implementing a sewer system within the Village. Mr. Nass does not believe it would be a good idea; the Commission concurred.

Vice Chairman Dan Nass expressed his ongoing interest in combining the North Barrington Plan

Commission with the North Barrington Zoning Board of Appeals. Mr. Mark Kolar agreed that the residents of North Barrington would be better served from an efficiency standpoint if the two Commissions were combined.

Chairman Martin Pais will ask President Bruce Sauer and Village Attorney J.W. Braithwaite to make a presentation to the Plan Commission on Home Rule.

The Plan Commission discussed the possibility of holding an election forum by the candidates for the upcoming Village election. Chairman Martin Pais and Vice Chairman Dan Nass will coordinate the logistics of a forum.

Ms. Camille Koertner asked the Commission if the Village currently has an ethics committee; at this time there is no ethics committee within the Village.

Chairman Martin Pais reviewed the e mail from Building and Zoning Officer Kelly Rafferty to the Commission in response to previous questions about the Lot Coverage Ratio Ordinance. Mr. Bill Bishop read the letter to the Commission for the record; the Commission agreed that the letter served as an excellent clarification of the LCR and required zoning variations.

Vice Chairman Dan Nass complimented the Plan Commission and its members.

## 6. Adjournment

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

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

9:17 P.M. Chairman Pais declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held March 12, 2007.

ATTEST:

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Sue Murdy, Deputy Village Clerk

