

MINUTES OF A MEETING OF THE ENVIRONMENTAL COMMISSION OF THE VILLAGE OF NORTH BARRINGTON, WHICH WAS HELD THURSDAY, MAY 12, 2005, AT THE NORTH BARRINGTON VILLAGE HALL
111 OLD BARRINGTON ROAD IN SAID VILLAGE

1. Call to Order

At 7:00 P.M. Chairman Barb Potter called the Meeting to order at Lot 3, Old Iroquois Drive.

Present: North Barrington Village President Bruce Sauer, Trustee Jane Farrell, Environmental Commission Chairman Barb Potter, Environmental Commission members Kirk Hamilton, Pat Ryan, Brian Thomson, Village Forester Susan Allman, Village Attorney J.W. Braithwaite, Village Engineer Andrea Pracht, Mr. Louis Werderitch, Mike Werderitch, Sue Manko, Deputy Village Clerk

Louis Werderitch of Werderitch Construction conducted a site tour of Lots 1, 2, and 3. Mr. Werderitch is requesting a variance to the Tree Protection and Preservation Ordinance # 861 and invited interested residents to walk the property to clarify the issue of tree replacement. He has been advised that he must replace a certain amount of trees that were removed during the preliminary construction process on Lots 1, 2, and 3 and the installation of Old Iroquois Drive.

He pointed out the grading and septic issues on Lot 3 that required tree removal. There was discussion about the impact installing Old Iroquois Drive had on the property and which trees were removed as a result. Mr. Werderitch asserts that there will not be sufficient space on the lots to plant the number of replacement of trees recommended by the Village Forester, after the construction of the houses is completed. He is seeking relief from the Ordinance requirement. Village Attorney Bill Braithwaite addressed the group and advised that the discussion would continue at the Village Hall following the adjournment.

2. Adjourn Meeting to North Barrington Village Hall, 111 Old Barrington Road

At 7:27 P.M. the Meeting was adjourned to the Village Hall.

3. Call to Order and Roll Call at North Barrington Village Hall

At 7:40 P.M. Chairman Barb Potter called the Meeting to order at the Village Hall and the Deputy Clerk called the role:

Present: Chairman Barb Potter, Susan Allman, Kirk Hamilton, Pat Ryan, Brian Thomson

Absent: Ron Cobb

Also Present: Sonia and Rob Beranich, 609 Sioux Drive

Ray and Joyce Best, 114 Mohawk Drive
Jim Moran, 415 Brook Forest Lane
Virginia Black, 110 Seminole Drive
Don Ochitwa, 115 Seminole Drive
Louis and Mike Werd, Werderitch Construction
220 E. Northwest Hwy., Palatine, IL
Andrea Pracht, Baxter & Woodman
8678 Ridgefield Rd., Crystal Lake, IL
Mark Spreyer, 33 W. Penny Road, S. Barrington, IL
Matt and Anne Leahy, 604 Sioux Drive
Bruce Sauer, 23 Hidden Brook Drive
Jim Riordan, 110 Seminole Drive
Jon Fischel, 575 Signal Hill Road
Roy and Roberta Svacha, 581 Onondaga Drive
Penny and Colin Treacy, 102 Mohawk Drive
Trustee David Peterson
Sue Manko, Deputy Village Clerk

4. Introduction of New Environmental Commission Members by Chairman Potter

Chairman Barb Potter explained that Kirk Hamilton and Ron Cobb were appointed to the Environmental Commission at the previous Board meeting. She welcomed the new members to the Commission.

5. Approval of Past Minutes-Environmental Commission Meeting April 14, 2005

The Minutes of the Meeting were made available to the Commission. There were some changes made to the minutes.

Motion: Pat Ryan moved that the Minutes of the April 14, 2005 Environmental Commission Meeting be approved as amended; seconded by Brian Thomson.

Discussion: There was some discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Barb Potter declared the Minutes of the April 14, 2005 Environmental Commission Meeting approved and put on file.

6. Louis Werderitch Variance Request – Oak Hills Subdivision Lots 1, 2, and 3
Old Iroquois Drive

Village Attorney J.W. Braithwaite explained to the Commission why Mr. Werderitch was appearing before the Commission. He explained that the matter concerned tree replacement on

Lots 1, 2, and 3 on Old Iroquois Drive and not trees previously removed. It was noted that the Village Code requires that trees which are to be removed and replaced must be approved by the Village Forester. With regard to Lots 1, 2 and 3, the Village Forester made the following determination: "Tree Replacement: As per tree replacement standards, the builder shall replace the removed trees (350 inches) with a total of 70 inches (DBH) of trees. The minimum size replacement tree is two inches in diameter. The builder has one year to install the replacement trees and provide the Village with a one-year guarantee from the vendor of the trees. The builder has the option to plant some of the replacement trees along the right-of-way on Old Iroquois Drive."

Village Attorney J.W. Braithwaite explained that Mr. Werderitch is appealing this decision for all three lots on Old Iroquois Drive and that there were no zoning or annexation issues before the Commission. He explained that in the event the Commission upholds the decision of the Village Forester, Mr. Werderitch can then accept the decision or appeal the decision to the Village Board.

Mr. Louis Werderitch, owner of Werd Construction Company, approached the Commission. He explained that he was seeking a variance from Ordinance # 861 for Lots 1, 2, and 3 Old Iroquois Drive. He explained that he felt that the Ordinance did not lend itself to his property. Although Lot 3 was the only lot evaluated by the Village Forester, Mr. Werderitch would like to use that evaluation as a basis for all three lots in his request for a variance. There was extensive discussion regarding three trees along the roadway referred to in the Annexation Agreement and whether "extraordinary effort" was used to preserve them when the road was installed.

Village Engineer Andrea Pracht explained to the Commission the necessary engineering for the road installation and how the trees were affected. The determination was made that "extraordinary effort" was made with regard to the trees. The subject of the right-of-way was discussed. Village Engineer Andrea Pracht explained the logistics of planting replacement trees on the right-of-way. She explained that the only area on the right-of-way that could possibly accommodate replacement tree planting would be the top part of the ditch towards the property line where it levels off, but the space is extremely limited.

The issue of a tree protection area, as stated in the Ordinance, was discussed and the Village Forester said she felt that part of the Ordinance had been violated by earth being dumped and compacted causing some tree roots to be "suffocated".

Mr. Werderitch said that he would prefer using the money spent replacing trees to servicing the existing, remaining trees.

Commission member Pat Ryan distributed an illustration he made of data he has collected from the tree survey by Steven J. Rooney, Woodlands Tree Consulting of trees to be removed and trees to remain. There was extensive discussion about how the recommended amount of replacement trees was calculated. The question was posed on whether or not the lot would

accommodate the amount of trees recommended by the Village Forester. Mr. Werderitch asserted his original position that there would be insufficient space on the lots to plant the Village Forester's required replacement trees and welcomed questions from the audience.

Village Residents in attendance presented their views on the Louis Werderitch Variance Request

Oak Hills Subdivision Lots 1, 2, and 3 Old Iroquois Drive.

Sonia Beranich, 609 Sioux Drive
Rob Beranich, 609 Sioux Drive
Ray Best, 114 Mohawk Drive
Virginia Black, 110 Seminole Drive

Motion: Pat Ryan moved that the Louis Werderitch appeal – Oak Hills Subdivision Lots 1, 2, and 3 be denied; seconded by Brian Thomson.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call:

| | |
|----------|---|
| Ayes: | Kirk Hamilton, Chairman Potter, Pat Ryan, Brian Thomson |
| Nays: | None |
| Abstain: | Susan Allman |
| Absent: | Ron Cobb |

Chairman Potter declared the motion approved and the request denied. Chairman Potter explained that Mr. Werderitch could appeal the Environmental Commission decision by appealing to the Village Board.

7. Presentation by Chairman Potter of Pending Issues at Environmental Commission Level

Chairman Barb Potter reported to the Commission on the two issues pending with the Environmental Commission and stressed that meeting attendance was imperative. She explained that the Flint Creek Stormwater Management project and the Concord Lane study would be discussed at the next Environmental meeting.

8. Old/New Business

The Commission will listen to a CD previously distributed by Pat Ryan highlighting particular Tree Ordinances from surrounding communities. Susan Allman and Pat Ryan plan to work on a rough draft to redefine the present North Barrington Village Tree Ordinance.

9. Adjournment

Motion: Pat Ryan moved the Meeting be adjourned; seconded by Susan Allman.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 9:55 p.m. Vice Chairman Barb Potter declared the Meeting adjourned.

These Minutes were approved at the Environmental Commission Meeting held June 9, 2005.

ATTEST:

Sue Manko, Deputy Village Clerk

Page 4