

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD SEPTEMBER 12, 2005 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order and Roll Call

At 7:30 P.M. Chairman Pais called the meeting to order and the Clerk called the roll:

Present: Bill Bishop, Mark Kolar, Denis Taillon, Chairman Pais, Vice Chairman Terry Banach

Absent: Dan Nass

Also Present: Kathy Nelander, Village Clerk  
Trustee Jim Moran  
Village President Bruce Sauer  
Building and Zoning Officer Kelly Rafferty

2. Approve Minutes: Plan Commission Meeting, August 8, 2005

The Minutes of the 8/8/05 Meeting were made available to the Commission.

Motion: Bill Bishop moved that the Minutes of the 8/8/05 Meeting be approved as presented; seconded by Mark Kolar.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Pais declared the Minutes of the 8/8/05 Meeting approved and put on file.

3. Plan Commission Direction – Village President Bruce Sauer

Plan Commission Chairman Pais welcomed Village President Bruce Sauer to the meeting and invited him to address the Commission. President Sauer commended the Commission on their recent work including the Fence Ordinance, Sign Ordinance, and proposed “teardown” ordinance. President Sauer stated:

\* As a Trustee, and now as Village President, he has been in charge of the Village roads.

\* The roads program in the Village has historically been maintenance, and that 10% of the Village’s roads have been repaired each year.

\* The Village was ending the most current cycle and the Village Engineers, Baxter & Woodman (BxW), were proposing a Pavement Management Report as the initial step towards creating a more defined roads program.

\* Utilizing the Village BAGIS system and field surveys, BxW intend to create a report that provides a street by street analysis of current conditions, rehabilitation strategy, and a detailed

cost of repairs.

\* Should the Village continue its maintenance oriented program or look into new standards and design, including integrating stormwater conveyance.

\* The Village was including some “experimental” measures in this year’s program in certain areas including radius corner curbing, and concrete lining to protect the sides of the roads.

\* He would like the Plan Commission to examine the state of the roads and provide a community supported road repair/rehabilitation plan for Village consideration while also keeping in mind the rural “quality” of the neighborhoods. The goal would be for the Plan Commission to see if they can find some “middle ground” where the Village can create roads that will last, are esthetically appealing, and convey stormwater, while not destroying the sense of the neighborhood. President Sauer would like an opinion from the Commission on how to begin in January of 2006.

There were questions from the Commission and lengthy discussion. Trustee Moran said that he had been in communication with Village Engineer Andrea Pracht to make sure all information would in compliance with Barrington Area Geographic Information System (BAGIS), a digital computer mapping and data management system. The Commission would like a copy of the 2005 roads program and have a presentation by Baxter & Woodman at the October meeting on what the Pavement Management Report would entail. Chairman Pais asked that if any Commission member had a specific question for the BxW representative, that those questions be emailed to him beforehand.

#### 4. Sign Ordinance Discussion

Chairman Pais referred to a memo from the Village Clerk regarding proposed changes to the Sign Ordinance. Chairman Pais asked Building and Zoning Officer Kelly Rafferty to explain the changes to the Ordinance. Mr. Rafferty explained that the provisions of the Sign Ordinance were very restrictive, and most signs would require a variance from the Zoning Code. He explained that the Sign Ordinance states that all signs to be erected in the Village are required to have an Appearance Review by the Plan Commission and after having had the first review since the Ordinance was put in place, it was noted that the Ordinance was quite burdensome on an applicant. Mr. Rafferty explained that during a Village Staff review, it was suggested that the Ordinance be modified to have the Zoning Board of Appeals perform the Appearances Review at the same time as hearing the Zoning variance request. There were was another proposed change to the Ordinance with regard to materials used to include synthetic materials. The Commission agreed with the proposed changes. It was noted that changing the Zoning Ordinance would require a Public Hearing before the Plan Commission and that hearing would be held on October 10, 2005.

#### 5. Permitted Building Height Discussion

Chairman Pais reminded the Commission about the Village Staff review of the proposed redevelopment ordinance and the discussions about changing the requirement for maximum

height from 35 feet to 38 feet to take into consideration “modernization” of home styles, roofs, and higher ceilings. The Commission directed Building and Zoning Officer Kelly Rafferty to research how many recent building submittals were in excess of 35 feet. Chairman Pais invited Building and Zoning Officer Kelly Rafferty to address the Commission.

Mr. Rafferty explained that currently, the Village Code stated that the maximum building height was 35 feet, measured from the high point of the pre-existing grade to the mid-point of a roof. Mr. Rafferty reminded the Commission that they had recommended a maximum height of 35 feet measured from the high point of the pre-existing grade to the peak of a roof. Mr. Rafferty explained that he had reviewed all the submitted building permits for new single family homes for the last five years, and was distributing the results of this study. The study showed that of the 73 two story homes constructed over the last five years:

- \* 86% would not comply if maximum height was 35 feet to peak of roof
- \* 62% would not comply if maximum height was 38 feet to peak of roof
- \* 48% would not comply if maximum height was 39 feet to peak of roof
- \* 34 would not comply if maximum height was 40 feet to peak of roof

Mr. Rafferty suggested limiting height in the R-3 Zoning district (40,000) where tear downs would most likely be out of character with the existing housing. Mr. Rafferty explained that limiting the height in all zoning districts would drastically affect how new homes are designed, such as in Wynstone, Grassmere Farms, and other subdivisions where the homes and lots are quite different than the Biltmore area. After lengthy discussion, it was determined to leave the existing Code in place, and the matter could be re-addressed in the future if needed.

It was noted that the proposed changes to the Zoning Ordinance would require a Public Hearing at the Plan Commission level before adoption by the Village Board. This Public Hearing would be on October 10, 2005.

## 7. Old/New Business

Chairman Pais explained that Commission member Jason Hagen had resigned from the Commission due to conflicting schedules. Chairman Pais asked that the Clerk send a letter from the Commission thanking Jason for his service to the Commission.

Chairman Pais explained that there had been concerns by members of the Commission about the amount of time required to review packet materials. Chairman Pais asked that the Commission receive their packet materials at least 10 days before the meeting. Chairman Pais said he would give the Agenda to the Clerk at least 14 days in advance.

Commission member Denis Taillon explained that recently in his neighborhood, the fire department had difficulty responding to a fire call because the home did not have the address prominently posted on the mailbox or residence. Building and Zoning Officer Kelly Rafferty said

that he would check the International Residential codes to see if there are any provisions with regard to posting of addresses. It was also suggested that the importance of prominently posting the home's address be distributed as a public service, both on the Village's website, as well as in the Village Newsletter.

8. Adjournment

Motion: Terry Banach moved the meeting be adjourned; seconded by Denis Taillon.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

9:25 P.M. Chairman Pais declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held October 10, 2005.

ATTEST:

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Kathy Nelander, Village Clerk