

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD JUNE 12, 2006 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order and Roll Call

At 7:40 P.M. Chairman Pais called the meeting to order and the Clerk called the roll:

Present: Chairman Pais, Bill Bishop, Camille Koertner, Mark Kolar, Denis Taillon  
Absent: Vice Chairman Terry Banach, Daniel Nass, Trustee Jim Moran  
Also Present: Al Pino, Village Trustee  
Natalie Karney, Village Health Officer  
Kelly Rafferty, Building and Zoning Officer  
John Blanke, 161 Kimberly Road  
Martin Nowakowski, 152 Kimberly Road  
Pat Ryan, 404 Concord Lane  
Terry Cahill, 1315 Fairmont Road, Hoffman Estates  
Dave and Shelley Szela, 87 Shoreline Road, Lake Barrington  
Don Husted, 422 Kimberly Road  
Jim Archer, 145 Kimberly Road  
Ginger Das Gupta, 462 E. Oxford Road  
Sue Manko, Deputy Village Clerk

2. Approve Minutes: Plan Commission Public Hearing - 5/8/06  
Plan Commission Meeting – 5/8/06

The Minutes of the Plan Commission Public Hearing – 5/8/06 were made available to the Commission.

Motion: Camille Koertner moved that the Minutes of the Plan Commission Public Hearing 5/8/06 be approved; seconded by Denis Taillon.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Pais declared the Minutes of the Plan Commission Public Hearing – 5/8/06 approved and put on file.

The Minutes of the Plan Commission Meeting –5/8/06 were made available to the Commission.

Motion: Bill Bishop moved that the Minutes of the Plan Commission Meeting – 5/8/06 be approved; 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 Plan Commission Meeting –5/8/06 approved and put on file.

3. Boyle Subdivision, 425 Kimberly Road, Preliminary Plat of Subdivision

Mr. Dave Szela, 87 Shoreline Road, Lake Barrington, presented his building proposal to the Commission. The total area of the subject property is 3.24 acres, with a natural division line down a creek, dividing the property into two lots. There is a proposed dedication of .38 acres on Kimberly Road for road rights-of-way. The area of the proposed Lot 1 is 1.69 acres (73,616 s.f.) and the area of the proposed Lot 2 is 1.17 acres (50,965 s.f.). Mr. Szela would like to build a 3,000-4,000 square foot 4 bedroom, 3.5 bath, 3 car garage home on Lot 2. Tree preservation is very important to Mr. Szela, along with a small yard area, and he would be willing to modify his plans to avoid tree removal. Mr. Szela also mentioned that he is about 2,000 square feet below the maximum Lot Coverage Ratio allowance for this lot. Mr. Szela reviewed the design elements of the house, along with the tree inventory/survey report, again stressing his desire to preserve trees and construct the house so that it blends in with the environment.

Ms. Natalie Karney addressed the Commission and explained that the review process on the subject property began one year ago. When the soil boring information and percolation tests were originally submitted, the concern from a health and sanitation perspective was the identification of proper soil conditions to support expansion septic field capabilities on the property of the existing house on Lot 1. The soil and percolation data indicates that there is sufficient room to support the expansion field and satisfy the 25 feet minimum setback requirement from the lot lines. In regards to Lot 2, Ms. Karney stated that the location of the septic field and the expansion field meet all requirements. Ms. Karney has no objection to the preliminary plans for the Boyle Subdivision.

Mr. Kelly Rafferty addressed the Commission and explained that from a zoning standpoint both lot proposals meet the R3 district zoning minimum 40,000 lot area square feet requirement, 130 feet width and 115 feet minimum road frontage. The existing house on Lot 1 and the proposed house on Lot 2 both meet the required building setback footage. Mr. Rafferty has no objection to the preliminary plans for the Boyle Subdivision from a zoning standpoint.

Chairman Pais asked for comments from the Village residents in attendance.

Mr. Martin Nowakowski, 152 Kimberly Road, addressed the Commission and was sworn in. Mr. Nowakowski thanked the Commission for the written notification of this process and went on to say that he is concerned about the Flint Creek and flood plain issues. Mr. Nowakowski urged the Commission to monitor the building process to ensure it is built according to specifications

and water consideration. The preservation of larger lots within the Village is of concern to him also, based on the recent passing of the Lot Coverage Ratio Ordinance.

Chairman Pais asked for any Village residents in attendance who planned to speak, to rise and be sworn in.

Mr. Don Husted, 422 Kimberly Road, addressed the Commission and pointed out the location description of the proposed lots is actually the northwest corner of Signal Hill Road and Kimberly Road, not Signal Hill Road and Pheasant Run Trail as written in the literature. The location on the drawing of the primary and secondary septic fields was also clarified. The corrections were noted, the primary septic field being to the north, noted in yellow and the secondary septic field being to the south. Mr. Husted also asked if there was a tree preservation plan, if required, and asked for a list of the trees that would be removed. It is Mr. Husted's hope that a tree preservation plan is implemented and that minimal impact is made to the wildlife in the area, as well as soil and water consideration to Honey Lake. Mr. Husted is neither opposed or for the plan, but is concerned about the environmental impact in the Village.

Mr. Jim Archer, 145 Kimberly Road, addressed the Commission. The main concerns he has are the driveways exiting onto Signal Hill Road and the increased traffic. Mr. Archer stated that many drivers disregard the stop signs, thus posing a danger.

Chairman Pais asked the Commission members to state their opinions.

Mr. Denis Taillon agreed with Jim Archer in regards to blind intersections, and would like to see the obscuring brush trimmed back. Mr. Taillon also had a question about the Lake County Soil and Water Conservation report and the possibility of getting extra copies to keep for reference, as well as confirmation that soil erosion would be addressed. Mr. Terry Cahill responded that many trees were being kept on the property to ensure minimal soil disturbance.

Mr. Mark Kolar questioned the Flint Creek bed and what provisions have been made to keep it clean.

Mr. Terry Cahill explained that there are two channels to the creek, one of which is an East-West channel culvert running underneath Signal Hill Road, only a small portion of which is on the Boyle property. A study will be done of the North-South channel to determine the water surface elevation. The basement floor level of the proposed home will be raised to accommodate the walk out basement. Water drainage and water flow will be addressed prior to final plat approval.

Ms. Camille Koertner complimented the property, the plan and the intent of Mr. Szela to protect the environment.

Mr. Bill Bishop had no comment.

Chairman Martin Pais addressed the Commission with several issues.

\* A final tree survey and tree preservation plan will be reviewed by Village Forester Susan Allman prior to final plat approval.

\* Chairman Pais asked for definition of primary and secondary septic systems. Ms. Natalie Karney explained that the primary system is the septic system that will be used by the homeowner. The secondary system will not be built unless the primary system fails. Ms. Karney also explained that the order in which the two systems are built could be changed prior to final plat approval.

\* Water runoff is a major problem in the Village. Chairman Pais reminded Mr. Szela that water runoff from the house must be managed and filtered prior to flowing into Flint Creek. The surrounding neighbors must be considered.

\* Chairman Pais questioned the existence of two driveway entrances since driveways create more impermeable surfaces. Chairman Pais asked about the possibility of one entrance and also suggested porous pavement as an option to traditional driveways. Mr. Szela acknowledged the suggestion.

\* Visibility at the corner of Kimberly Road and Signal Hill Road is currently very poor. Chairman Pais suggested that the homeowners on corner lots maintain the brush. This will also eliminate the installation of stop signs.

Motion: Bill Bishop moved the Commission approve the Preliminary Plat of Subdivision for the Boyle Subdivision, 425 Kimberly Road; seconded by Camille Koertner.

Discussion: There was lengthy discussion.

Vote on Motion:

By Roll Call:	Ayes:	Bill Bishop, Terry Banach, Camille Koertner, Mark Kolar, Denis Taillon, Chairman Martin Pais
	Nays:	None
	Absent:	Daniel Nass, Vice Chairman Terry Banach
	Abstain:	None

Chairman Pais declared the motion approved.

#### 4. Road Plan for the Village of North Barrington

Chairman Martin Pais presented the Road Plan document included in the Commission's packets and asked for comments.

Ms. Camille Koertner stated to the Commission that the while the integrity of North Barrington

needs to be maintained, there is also diversity within the Village and it is not possible for all areas to look the same. Ms. Koertner also believes that water runoff is a major issue to be addressed in conjunction with roads.

Mr. Mark Kolar stated to the Commission that his only concern is that any projects initiated by the Village Board be communicated to the Plan Commission and the Village residents.

Mr. Denis Taillon stated to the Commission his concern that the informational tables illustrated in the plan be inclusive of all pertinent information and should also point out certain relevant examples. The possibility of one way streets and traffic flow was briefly discussed.

Mr. Bill Bishop asked if one way streets would be used as an example or would become a reality within the Village.

Motion: Denis Taillon moved that the Plan Commission recommend the Road Plan be forwarded to the Board of Trustees for review; seconded by Camille Koertner.

Discussion: There was some discussion.

Vote on Motion:

By Roll Call:	Ayes:	Chairman Pais, Bill Bishop, Vice Chairman Terry Banach, Camille Koertner, Denis Taillon, Mark Kolar
	Nays:	None
	Absent:	Daniel Nass, Vice Chairman Terry Banach
	Abstain:	None

Chairman Pais declared the motion approved.

## 5. Old/New Business

Chairman Martin Pais reviewed the results of the Board Meeting held May 24, 2006, when the Board passed the Lot Coverage Ratio Ordinance. Village residents in attendance voiced their opinion that the Ordinance should contain a "grandfather" or catastrophic clause. Chairman Pais informed the Commission that the Village Attorney was putting together the correct wordage to add to the Ordinance. Chairman Pais also informed the Commission that a subcommittee had been formed to further evaluate the Lot Coverage Ratio issue, particularly in the Biltmore area.

Ms. Ginger Das Gupta, 462 E. Oxford Road, addressed the Commission with a handout illustrating her study of existing North Barrington properties and their Lot Coverage Area ratios. The sample graph Ms. Das Gupta compiled, using information from the Lake County Assessor's Office, shows that a large percentage of Village properties studied are already close to, or out of compliance. In making this determination, the standards of surrounding Villages were compared to the standards used in the North Barrington LCR Ordinance. Ms. Das Gupta is concerned that the data used to formulate the LCR Ordinance is primarily made up of newspaper articles and other standards, such as Floor Area Ratios, from surrounding areas and not data from North

Barrington area properties. Ms. Das Gupta feels that the standards for the Village's LCR are extremely restrictive in comparison to other villages that utilize the Floor Area Ratio.

Mr. Bill Bishop pointed out that the surrounding villages used in the comparison do not accurately compare to the ambiance and open space of North Barrington. Their ratios are based on the context of a more dense community than North Barrington.

Chairman Martin Pais gave a brief synopsis of the formation the North Barrington Lot Coverage Ratio. Many possibilities were discussed, including the formation of architectural committees for each separate area within the Village. Chairman Pais asked the residents to put together a recommendation to bring present to the Village and invited them to submit a Freedom of Information Act Request.

There was extensive discussion about the long range goals of the Lot Coverage Ratio Ordinance. Chairman Pais thanked the residents for their participation in the subcommittee and assured everyone that the Plan Commission would continue to work with them.

Mr. Mark Kolar interjected that he did not vote for the Ordinance, stating it could have some adverse effects on Village residents.

Mr. John Blanke, Jr. thanked the Commission for their answers and stated that he looks forward to continuing on.

Mr. Bill Bishop assured the residents that the Village would be reasonable and invited their proposals.

## 6. Adjournment

Motion: Mark Kolar moved the meeting be adjourned; seconded by Chairman Martin Pais.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

9:30 P.M. Chairman Pais declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held July 10, 2006.

ATTEST:

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Sue Manko, Deputy Village Clerk

