

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD MARCH 14, 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: Chairman Martin Pais, Bill Bishop, Eleanor McDonnell  
Absent: Vice Chairman Terry Banach, Jim Archer, Denis Taillon, Daniel Nass,  
Jason Hagen  
Also Present: Kathy Nelander, Village Clerk  
Sidney Bartlett, Trustee

The clerk declared that a quorum was not present, and there could be no action taken by the Commission. An informal meeting was held instead.

2. Approve Minutes: Plan Commission Meeting, January 10, 2005

The Minutes could not be voted on due to a quorum not being present.

3. Bill Bishop – Teardown Ordinance Options

Commission member Bill Bishop explained that he, with fellow commission members Dan Nass and Jason Hagen, met in early March to discuss green area ratio and height restrictions as assigned at the February meeting. They were also to define green area ratio, for example what makes up the non-green space, garage, driveway, etc., as well as looking at different numbers for different lot sizes. Bill Bishop explained that his subcommittee used guidance from the Village of Deerfield's Teardown Ordinance and zoning ordinances. He explained that they liked the simplicity in which the materials were presented. Bill passed out a report from the subcommittee entitled "Redevelopment Policy", with attachments explaining:

1. Redevelopment Policy Comments
2. Definitions
3. Suggested Floor Area Ratios (F.A.R) vs. Lot Size
4. Building Height Proposal

Commission member Bishop referred to the F.A.R. chart and explained that the chart was developed using some information from Barrington Hills. He explained that Barrington Hills uses the chart to determine the acreage vs. the size of the home that you can put on the acreage, and recognizing that a smaller lot is going to have a larger house on it, thus the green area ratio will be less on a small lot. He explained further how the chart was modified for use by North Barrington and said that the chart is driven by acreage. There was further discussion by the

Commission.

With regard to Building Height Proposal, Bill Bishop said that Deerfield had firmed up their Zoning Ordinance to restrict building height in all residential zones to a maximum of 35 feet. There was discussion about the Village's similar restriction, but also the portion that includes for the mean height level. Further information on this would be researched by the Clerk for the Commission's next meeting. Bill Bishop said that his subcommittee would probably meet for an additional meeting before the document would be submitted to the Commission and subsequently to the Board.

#### 4. Architecture Committee – Eleanor McDonnell

Eleanor McDonnell reminded the Commission that she was assigned to look into how Architectural Review Committees can be set up within each community. She explained that she had compiled some research and had found that the community of Naperville had formed an advisory group to set up guidelines regarding the remodeling and replacing of homes with regard to "bulk". This advisory group's mission was to "establish a process by which homeowners and professionals can compile information about the neighborhoods and the interests of the residents to create advisory guidelines for the successful and continuous improvement of their homes." Factors that they took into consideration included ideas such as that merely limiting the size of a home did not mean that it will be acceptable to a neighborhood, and taking into account the vast array of housing styles in the Naperville's neighborhoods. It was noted that the City of Naperville encourages all applicants to review their "Workbook for Successful Redevelopment" prior to beginning the design process for their project. There was further discussion whether such a guide should be encouraged or required, and if there should be a charge for the workbook. The Clerk would order a book for the Commission's review (approximately \$20.00).

There was lengthy discussion on how this approach could be used in North Barrington. It was noted that many of the existing subdivisions already have Architectural Review Committees or covenants that call for them. There was lengthy discussion. Eleanor McDonnell would provide an outline for discussion for next month's meeting.

#### 5. Old/New Business

There was no old or new business to discuss.

#### 6. Adjournment

At 8:50 P.M. the meeting was adjourned.

These Minutes were approved at the Plan Commission Meeting held May 9, 2005.

ATTEST:

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Kathy Nelander, Village Clerk

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