

**MINUTES OF A MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF
NORTH BARRINGTON HELD TUESDAY, NOVEMBER 5, 2013,
AT 7:30 P.M. AT THE NORTH BARRINGTON VILLAGE HALL,
111 OLD BARRINGTON ROAD,
IN SAID VILLAGE**

1. Call to Order & Roll Call

At 7:33 P.M. Chairman Gery Herrmann called the Meeting to order and the roll was called Karlin D. Gingrich:

Present in Person:	Chairman Herrmann, Ben Andrew, Denis Taillon, David Grzeslo, and John Schnure
Absent:	Vice Chairman Janis Menges
Also Present:	Alison Landeck and Cameron Pease, 112 Old Barrington Road John Cifonelli, 297 Oxford Road Karlin D. Gingrich, AND Staffing

2. Approve Minutes from the September 9, 2013 Meeting

The Minutes of the September 9, 2013 Meeting were made available to the Commission.

Chairman Herrmann asked the Commission if there were any revisions to the Minutes.

Motion: John Schnure moved that the Minutes of the September 9, 2013 Meeting be approved; seconded by David Grzeslo.

Discussion: There was no discussion.

Vote by Roll Call: Ayes: Chairman Herrmann, Mr. Andrew, Mr. Taillon, Mr. Grzeslo and Mr. Schnure
Nays: None
Absent: Vice Chairman Ms. Menges
Abstain: None

Chairman Herrmann declared the Minutes of the September 9, 2013 Meeting approved and put on file.

3. John Cifonelli of 297 Oxford Road and a Zoning Board of Appeals Committee Member

Chairman Hermann asked Mr. Cifonelli to begin discussions regarding property set-back/line-of-sight limits and fence height revisions for equestrian properties. Mr. Cifonelli began by stating he feels the Village Board has set a precedent regarding R-3 Zoning District in approving a major addition to a 20,000 square foot lot on Biltmore Drive. He said he didn't know what the implications were for the Plan Commission and that maybe it should be a recommendation for a change in the Zoning Ordinance. He stated that the Zoning Ordinance, as written, states that the Village Board, many years ago, determined that lots under 20,000 square feet had problems supporting a septic field which caused the Board to change what was the existing 20,000 square foot

lot zoning to 40,000 square foot lot zoning in the R-3 District. Mr. Cifonelli continued that with the improved technology such as the Wisconsin Mound and aerator systems, the original concern is no longer an issue. He pointed out an existing home on a 20,000 square foot lot was recently granted a zoning variation which resulted in a 3,100 square foot home. Mr. Cifonelli feels this action sets a precedent not only for new homes and existing homes that could be remodeled or expanded but also for the possibility of the few existing units on lots under 40,000 square foot that may exist in the Biltmore area. He feels that if a property owner were to choose to litigate the matter they could possibly win. Mr. Cifonelli feels it is unfair to residents wishing to improve their property for the Village to require such an extensive zoning process when the only issue is the 40,000 square foot lot size restriction, in which the original reasoning for the restriction no longer applies. Mr. Schnure expressed that he believes the original reasoning for the lot size restriction was for density and not for septic reasons. Chairman Hermann stated he believes the overall issue is a legal one and not a matter for the Plan Commission.

Regarding fence height, Mr. Cifonelli stated that the Fencing Ordinance states a height maximum of 42” and yet the Village has Zoning Ordinances that allow for Equestrian Estates and that the height maximum is not compatible with the keeping of horses. He feels since the Village is going to support Equestrian Estates, especially with the new development being built on Old Barrington Road, that the maximum fence height be raised depending on the type of horse (mare, gelding, stallion, etc.) in the R-1 Equestrian Zoning. Chairman Hermann said the Plan Commission is not a legislative body but that they could make recommendations to the Village Board.

Ms. Landeck stated that Martin Pias, Board Trustee and Plan Commission Trustee Liaison, had asked herself and Mr. Pease to speak to the Plan Commission regarding their experience in obtaining fence height and line-of-sight variances for their equestrian property at 112 Old Barrington Road this past September. She also said that they feel that the proposed modification of the Fence Ordinance would be helpful to other residents that have horses. Mr. Pease suggested obtaining expert testimony regarding appropriate fence height recommendations and also stated that the ordinance does not currently specifically address gates.

Motion: Mr. Andrew made a motion to modify the Fence Ordinance for R-1 properties that allow owners to have appropriate fences necessary to contain their horses with a height limit of 60”. The motion was seconded by Mr. Schnure.

Discussion: There was some discussion.

Vote by Roll Call:

Ayes:	Chairman Herrmann, Mr. Andrew, Mr. Taillon, Mr. Grzeslo and Mr. Schnure
Nays:	None
Absent:	Vice Chairman Ms. Menges
Abstain:	None

4. Review and Discussion of Village Code 10-4-4 regarding Animals

There was review and discussion of Village Code 10-4-4 regarding Animals.

Motion: Mr. Schnure made a motion to adopt by reference the current proposed Lake County Local Food Amendments to the Lake County Unified Development Ordinance (“LCUDO”) as it applies to

chickens, with the exception that the lot be a conforming one-acre or larger property and limiting the number of chickens to 6.

Discussion: There was some discussion.

Vote by Roll Call:

Ayes:	Chairman Herrmann, Mr. Andrew, Mr. Taillon, Mr. Grzeslo and Mr. Schnure
Nays:	None
Absent:	Vice Chairman Ms. Menges
Abstain:	None

There was also review and discussion regarding the current proposed Lake County Local Food Amendments to the LCUDO as it applies to bees. In part, two beehives on residential lots at least ¼ acre in area, and one additional beehive for each extra 10,000 square feet of lot area. Other addressed items include beekeeping and apiaries, location and setbacks, management practices and state regulations. The Plan Commission will recommend to the Village Board that the Village Code not be more restrictive than the current LCUDO and its current proposed Lake County Local Food Amendments to the LCUDO as it applies to bees.

5. Continuation of Comprehensive Plan discussion and update planning

Chairman Hermann began conversation regarding the Comprehensive Plan (“Plan”) and stated he feels the following sections should be updated and include more recent information: Mission, Vision and Values Statement, Preface and the Introduction to Plan Document. Mr. Grzeslo offered to proofread the current draft of the Plan and create a list of the items that may need to be addressed. Chairman Hermann proposed to add language to the Goals-Objectives section of Chapter 5 “Parks and Recreation” to include exploring options for walking trails in the undeveloped portions of Eton Park and the vacated road easement at East Oxford Road. There were no objections to that language being added.

Previously proposed additions to Chapter 9 “Fresh Water, Storm Water Drainage, Sewer, and Septic Systems” provided by Martin Pais regarding water flow and retention on new and/or existing properties was discussed. It was decided that the language would not be added.

Regarding the Goals-Objectives section of Chapter 8 “Transportation”, Mr. Schnure proposed striking “The Village should continue to oppose the expansion of SRAs US Route 12, Illinois Route 59, and Illinois Route 22.” It was agreed to be stricken from the Plan draft.

Chairman Hermann offered to make revisions to the Mission, Vision and Values Statement, Preface and the Introduction to Plan Document.

Chairman Hermann asked if, with the said changes of today’s meeting, everyone was comfortable giving this Plan draft to the Village Board for their review and comments. There were no objections.

5. Old/New Business

There was no old/new business.

6. Adjournment

Motion: Mr. Andrew motioned for the meeting to be adjourned; seconded by Mr. Grzeslo.

Discussion: There was no discussion

Vote on Motion: The voice vote was unanimous in favor.

At 9:34 pm Chairman Herrmann declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held December 9, 2013.

Attest: _____

Karlin D. Gingrich