

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD APRIL 12, 2004 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, Vice Chairman Gery Hermann, Bill Bishop, Denis Taillon, Daniel Nass (arriving at 7:32 p.m.), and Eleanor McDonnell (arriving at 7:40 p.m.)

Absent: James Archer, Terry Banach

Also Present: Kathy Nelander, Village Clerk

Trustee Sidney Bartlett

Kelly Rafferty, Building and Zoning Officer

Natalie Karney, Village Health Officer

Andrea Pracht, Village Engineer

Nancy Harbottle, Village Attorney

Susan Allman, Village Forester

Tim Pattison, 182 Kimberly Road

Terry Cahill, 2099 Stonington Ave., Hoffman Estates

Rich and Marian Bondarowicz, 944 Scarsdale Court, A.H.

Carolyn Roussel, 25120 W. Middlefork, Barrington

Deborah Ashen, 217 N. Jefferson, Chicago

Alan and Ann Morenson, 2156 Hanover Hills, Barrington

Ron and Cindy Jones, 100 Arboretum Drive

John Matthews, 130 Arboretum Drive

Harlan Hoyn, 110 Arboretum Drive

2. Approve Minutes: Plan Commission Meeting – 3/8/04

The Minutes of the 3/8/04 Meeting were made available to the Commission.

Motion: Gery Herrmann moved that the Minutes of the 3/8/04 Meeting be approved as presented; seconded by Denis Taillon.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Martin Pais declared the Minutes of the 3/8/04 Meeting approved and put on file.

3. Bickerstaff Builders, Inc., request for Re-Zoning to R-2 District (2 Acre Residential) and proposed plat of subdivision for six single family lots, for the

property commonly known as 210 Rainbow Road

The Public Hearing on the matter was held from 7:32 p.m. to 8:20 p.m.

Chairman Pais explained that the Public Hearing was adjourned, and the Plan Commission would now discuss the proposed subdivision.

There were some questions from the Commission. Terry Cahill of Continental Engineers and Surveyors, Inc. explained the road design, including the curbs and gutters. There was discussion about the drainage problems and the soils on the property. Mr. Pattison explained how the drainage on the property would be improved by the addition of a detention pond and by regulating the release rate of the water. There was lengthy discussion about trees, and the tree impact plan that Mr. Pattison will put in place. Mr. Pattison said that the current drainage system does not work, and has created a bog, which is killing the trees at the north east portion of the property. There was lengthy discussion about the new drainage measures to be installed on the property and the Lake County Watershed Development Ordinance.

There were some questions about the variance required for Lot 2. Village Health Officer Natalie Karney explained that the variance was required because part of the septic system was crossing an easement. Ms. Karney said that technically there was no problem with the proposed pipe going under the drainage easement, and that it was the secondary field.

Chairman Pais asked about the design of the plat of the property. Tim Pattison explained that he situated the road in order to reduce the impact to the trees, and the houses were placed based on the soils and placement of septic systems. He explained that the number of lots was economically driven, as the owner of the property did not need to sell the property.

Chairman Pais brought up the subject about the creation of a Home Owners Association (HOA) and covenants and restrictions of record in order to maintain the detention and wetland areas. Village Attorney Nancy Harbottle explained that the Village routinely requires a HOA and uses a "back up" special service area which puts the burden of maintenance and repair on the HOA. If the HOA fails to properly maintain the area, then the Village has the ability to levy a tax on the property owners to pay for any necessary or desirable maintenance. Tim Pattison said that his goal was not to have any communal property, but he has no problem setting up a HOA for the maintenance of facilities, as well as the special service area.

There was lengthy discussion about the trees between Lot 6 and 130 Arboretum. It was determined that the area be studied further by all parties to determine if a conservation easement should be created between the two properties.

Motion: Eleanor McDonnell moved to recommend approval of the Preliminary Plat of Bickerstaff Subdivision and the rezoning of the 17.9 areas located at 210 Rainbow Road from R-1 PUD to R-2, with the requirement that the developer create a Home Owners Association with a back up

Special Service Area to maintain the drainage and detention areas, and that a conservation easement be created along the east property line of Lot 6 as determined by the Village Forester and the Village Board; seconded by Gery Herrmann.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Pais, Vice Chairman Gery Herrmann, Bill Bishop,
Daniel Nass, Denis Taillon, and Eleanor McDonnell
Nays: None
Absent: James Archer and Terry Banach
Abstain: None

Chairman Martin Pais declared the motion approved and the recommendation passed to the Village Board.

4. Tear-Down Ordinance Discussion

Due to the Meeting running late, the topic was not discussed.

5. Old/New Business

Chairman Pais reminded the Commission about a jointly hosted program by the League of Women Voters of the Barrington Area and the Citizens for Conservation on Tuesday, April 20th at 9:30 a.m. at the Barrington Area Library. He explained that the program was about conservation design for protection of water resources.

6. Adjournment

Motion: Daniel Nass moved the meeting be adjourned; seconded by Eleanor McDonnell.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 9:40 P.M. Chairman Pais declared the Meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held May 10, 2004.

ATTEST:

Kathy Nelander, Village Clerk

