

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD JULY 11, 2005 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order and Roll Call at Wynstone North Commercial, 400 N. Rand Road, Appearance Review, Talon Development

At 6:45 P.M. Chairman Pais called the meeting to order and the Clerk called the roll:

Present: Chairman Pais, Vice Chairman Terry Banach, Eleanor McDonnell, Denis Taillon
Absent: Bill Bishop, Dan Nass, Jason Hagen, Jim Archer
Also Present: Kathy Nelander, Village Clerk
Kent Venema, 418 S. Cook St., Barrington
Trustee Jim Moran

The meeting was held at the site of the 5-building development known as North Barrington Professional Center at Wynstone. Kent Venema, Construction Manager for Talon Development, indicated the location for the proposed 8x10' free-standing sign. The locations of the building tenant signs for the five building development, were also indicated. There were some questions from the Commission for Mr. Venema.

2. Adjourn Meeting to North Barrington Village Hall, 111 Old Barrington Road

At 7:15 p.m. the Meeting was adjourned to the Village Hall.

3. 7:30 p.m., Call to Order and Roll Call at North Barrington Village Hall

Present: Chairman Pais, Vice Chairman Terry Banach, Eleanor McDonnell, Denis Taillon, Bill Bishop, Dan Nass
Absent: Jason Hagen, Jim Archer
Also Present: Kathy Nelander, Village Clerk
Kent Venema, 418 S. Cook St., Barrington
Matt Baines, 26 Riderwood Road
Tom Klein, 1 Executive Court, Suite 1, S. Barrington
Lee Vincolese, 29 Dunhill Lane
Jim Doherty, 1424 Cabot Lane, Schaumburg
Trustee Jim Moran

4. Approve Minutes: Plan Commission Meeting, June 13, 2005

The Minutes of the 6/13/05 Meeting were made available to the Commission.

Motion: Eleanor McDonnell moved that the Minutes of the 6/13/05 Meeting be approved as presented; seconded by Terry Banach.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Pais declared the Minutes of the 6/13/05 Meeting approved and put on file.

5. Resume Appearance Review – Talon Development, Proposed Signs for North Barrington Professional Center at Wynstone

Chairman Pais explained that the Appearance review was first discussed at the Commission's June 13, 2005 meeting. Chairman Pais explained that the Commission had asked that Mr. Venema make some changes to the proposed signs, and appear again before the Commission. Chairman Pais explained that the Commission had just met at the site of the development in order to get a better understanding of the location of the proposed free-standing sign as well as to view the buildings where the tenant signs would be placed.

Kent Venema, Construction Manager for Talon Development, addressed the Commission. Mr. Venema recapped the previous meeting's presentation, and displayed a site plan for the project in Wynstone North Commercial and pointed out the area for the main sign on the lot. He explained that the free-standing sign would be located on the north side of the entrance driveway, approximately 30 feet from the property line along Rand Road and approximately 67 feet from Building #1. He explained that the double sided sign would be perpendicular to Route 12 in a retention/detention area on the lot, and the sign's base would be terraced and landscaped. Mr. Venema explained that the sign's stone columns complimented the stone work used on the buildings. He explained that the freestanding sign would never have tenant names on it; that it would merely identify the development as North Barrington Professional Center at Wynstone. Mr. Venema pointed out that he had added the number "400" to the free-standing sign, as requested by the Commission, representing the address to the complex. He noted that the five buildings would require sixteen individual tenant signs, which would be located above the doorways to the buildings, and were minimized rather than fully filling the space allotted for the sign. Mr. Venema gave further information on the materials, design, and colors used for the signs and how the signs would be installed. Mr. Venema had changed the materials used on the tenant signs, as requested by the Commission, to be consistent with the materials used on the main, free-standing sign.

Mr. Venema mentioned that he had appeared before the Zoning Board of Appeals, and had received a favorable recommendation on the location, as well as the size, of the proposed signs.

Mr. Venema explained the landscaping for the area around the free-standing sign. There were several questions for Mr. Venema. During the discussion on lighting, Mr. Venema explained that the sign would be lit by two, 175 watt metal halide lights which would be masked so there would

be no “spill over” as the goal was to light the sign only. Mr. Venema noted that the parking lot lighting would be in the 50 watt range. There was some discussion about the possibility of lowering the wattage of the site’s lights at night. Mr. Venema said that the lights could be lowered during the evening hours, but that some lighting was needed for security reasons.

The Commission thanked Mr. Venema for following through with their requests and complimented Mr. Venema on the end results.

Motion: Eleanor McDonnell moved to approve the proposed signs for the North Barrington Professional Center at Wynstone using the materials as presented, including the addition of the number “400” to the free-standing sign, that appropriate landscaping be used and maintained around the free-standing sign, that parking lot light fixtures would utilize metal halide bulbs in the 50 watt range, and that during evening hours, the site’s lighting would be reduced; seconded by Terry Banach.

Discussion: There was lengthy discussion.

Vote on Motion:

The voice was unanimous in favor.

Chairman Pais declared the motion approved.

6. Klein Development, Site Plan Review, Wynstone South Commercial

Plan Commission Chairman Pais invited Mr. Tom Klein to address the Board. Mr. Klein explained that he was the principle member of T.R. Klein Development, LLC, and he was before the Commission to discuss the proposed development at Wynstone South Commercial. Mr. Klein referred to Preliminary Site Plan and explained that the site was approximately 7.9 acres. He explained that the development would consist of five single-story 12,500 square-foot buildings, totaling 62,500 square feet. Mr. Klein explained that the buildings would serve as office condominiums, that each building would have two entrances, and that each building would have the potential to be divided into as many as six units. Mr. Klein said that the offices would be for professional office use and would contain no retail use. Mr. Klein explained the parking ratio would be 4.36 per thousand. He said that with the mixed use of professional use, the spaces allotted would be more than adequate. Mr. Klein noted that by combining the buildings, parking area and walkways, the impervious coverage would be 47.8%, which is exceeding 50% open space. He also noted that although the preliminary site plan states that the northern most building has a 28.4’ setback from the back lot line; it actually is a 30’ setback to match the southern-most building on the site.

Mr. Klein explained that there were some wetlands on the site and passed out a diagram locating the wetlands. Mr. Klein explained that his firm was currently in the process of mitigating the wetlands with the Army Corps of Engineers. Mr. Klein explained that the larger of the three wetlands, identified as W-1, was an area that was excavated in order to extract some structural fill during the development of a portion of Wynstone and was never filled in. Mr. Klein explained

that as a result of sitting open for so many years, a particular type of vegetation begins to grow and therefore it is classified as a “wetland” in current standards. Mr. Klein explained that the wetlands identified as W-3 are similar to the circumstances surrounding W-1 in that it was a detention pond that was created by the development of Phase 1 of Wynstone South Commercial. Mr. Klein noted that several years ago there was a proposed townhouse development for this property, and the previous owners had submitted to the Army Corps of Engineers to mitigate the wetlands and were successful in doing so. Mr. Klein said that his firm expected to receive the same considerations, and that the wetlands would be mitigated at a mitigation bank (funds paid by the developer which are set aside for the re-creation of wetlands at a different location). Mr. Klein explained that these are considered isolated, low quality wetlands and do not serve as a recharge for the aquifer. These areas would be filled in and a detention area would be created on the western side of the property. He explained that the detention pond would be planned in accordance with stormwater management practices and the Lake County Stormwater Management requirements.

Mr. Klein’s engineer Jim Doherty gave further information about the retention pond and noted that the pond would more than adequate for collecting stormwater runoff.

Mr. Klein explained that there was existing signage at the entrance to Wynstone Office Park, so they would not require any additional signage, but there would be a 24” x 36” illuminated sign in front of each door identifying the occupants within that portion of the building. Mr. Klein said that he was hoping that the post office would deliver to each office building so they would not need a multi-box system. A dumpster for each building would be located at the back corner of each building, and would be contained in cedar enclosures with additional landscaping on the backside of the enclosure. The office buildings would utilize “residential” type lighting on both sides of the doors at the entrances to the buildings, as well as at the side doors.

Mr. Klein noted that he did not have a preliminary landscape plan at this time, due to a study just being completed to see if there were any trees worth preserving on the property. Mr. Klein explained that the survey showed that most of the plantings along Route 12 are scrub trees and not worth saving, and there would be a berm placed along Route 12 which would be higher than the existing grade. Additional screening would also be incorporated along Wynstone’s Dunhill Lane between the existing iron fence and the detention pond. Mr. Klein did note that there was existing landscaping on the Dunhill Lane side of the fence and was quite dense. Mr. Klein explained that the site’s topography will lend itself to the installation of retaining walls which would add character to the landscaping project.

Mr. Klein discussed the style of the office buildings. He noted that it was the consensus of the Wynstone Property Owner’s Association and the Wynstone Office Park Association that they would like to see the new buildings be consistent, or incorporate some common elements, with the existing buildings in Wynstone South Commercial.

The Commission had many questions for Mr. Klein. The Commission did not understand why

there were no setback requirements for the site. The Commission would like written clarification on this from Building and Zoning Officer Kelly Rafferty.

There were many questions about screening and lighting. Mr. Klein explained that the parking lot lights would be 15' tall and all parking lot lighting for the office park goes off at 10 p.m. Mr. Klein noted that the building lights remain on for safety purposes, and the majority of the lights are on the front of the buildings; facing Route 12. Mr. Klein said there would be additional landscaping on the back of the buildings, between the pond and the buildings.

Lee Vincolese addressed the Commission. He explained that he was President of the Homeowners Association on Dunhill Lane, the Country Homes of Wynstone, and the Association had some questions for Mr. Klein. He had questions about the proposed detention area on the site and how it would affect the property owners on Dunhill Lane. Mr. Vincolese said that the homeowners would like to see the pond aerated. It was explained to Mr. Vincolese that Lake County does not allow aerators in detention areas, and that at times, the detention area would be dry; that it was not a pond. Mr. Vincolese also explained that his property owner's association is responsible for maintaining the dense tree line on Dunhill Lane along the fence and asked questions about additional screening and berming at the site. Mr. Vincolese also had concerns about additional strain on Wynstone's sanitary sewer system. Mr. Vincolese said that due to the overabundance of watering on the Wynstone golf range, at times the detention area behind their homes would fill and hold water, causing the sump pumps for the homes on the south end of the development to run for hours. It was noted that the amount of water generated by the five office buildings was the equivalent of no more than two residential houses. Mr. Vincolese had other concerns about a drainage pipe which he thought drained from the site, under Dunhill Lane, to the retention area behind the homes at 29 and 31 Dunhill Lane.

The Commission asked that the Village Engineer be made aware of Mr. Vincolese's concerns regarding stormwater between the properties at 29 and 31 Dunhill Lane.

Motion: Terry Banach moved to recommend to the Village Board approval of the preliminary site plan for Wynstone South Commercial, Phase 2 as presented by Tom Klein of T. R. Klein Development, LLC, with the stipulations that 1) buildings #1 and #5 be located 30 feet from the back lot line; 2) that a preliminary landscape plan be submitted; 3) that residents of Dunhill Lane be considered with regard to lighting; 4) that an engineering review be performed with regard to stormwater drainage under Dunhill Lane; and 5) that the Village Engineer review possible stormwater impact on Flint Creek; seconded by Dan Nass.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Pais, Vice Chairman Terry Banach, Eleanor McDonnell, Denis
	Nays:	None
	Absent:	Jason Hagen, Jim Archer
	Abstain:	None

Chairman Banach declared the motion approved.

7. Proposed comprehensive amendment to Chapter 11 of the Village Zoning Ordinance, Sections 10-1-1 through 10-11-4, and replacing such sections with proposed sections 10-1-1 through 10-11-10

Chairman Pais explained that Commission member Jason Hagen was on vacation, but wanted to participate in this portion of the meeting. Jason Hagen participated in the discussion via teleconferencing per Res. #1073A.

Chairman Pais welcomed member Jason Hagen to the meeting. Chairman Pais explained that the draft "fence ordinance" was reviewed in a meeting with himself and Building and Zoning Officer Kelly Rafferty, Trustee Jim Moran, and President Sauer. During the review of the draft ordinance, not only were changes made to the submitted version as part of the Zoning Ordinance, but there were suggested changes to the Village Code as well. Subsequently, these draft changes were forwarded to the Village Attorney for review in order to facilitate the submittal of a final product for the Board's review. Chairman Pais explained the key changes made to the Ordinance, including that the proposed amendment to the Zoning Ordinance references the International Residential Code for swimming pool fence regulations, and that specifics regarding swimming pools, kiddie pools and swimming pool fence regulations are being addressed in the Village Code. Chairman Pais noted that at the last Village Board Meeting, the Village Board made a policy decision to add appropriate language to the Village Code requiring that all existing swimming pools in the Village, with or without a pool cover, be fenced by June 1, 2006.

Jason Hagen thanked the Commission for including him during the discussion and ended the phone call.

The Commission discussed the comments heard previously in the Public Hearing with regard to allowing deer fencing. After some consideration, the Commission agreed that they felt that "deer fencing" was unsightly and that if residents wanted such a fence, they could go through the zoning variation process. There was further discussion.

Motion: Bill Bishop moved to recommend to the Village Board the proposed comprehensive text amendments to Chapter 11 of the Village Zoning Ordinance, Sections 10-1-1 through 10-11-4, and replacing such sections with proposed sections 10-1-1 through 10-11-10; seconded by Terry Banach.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Pais, Vice Chairman Terry Banach, Eleanor McDonnell, Denis Taillon, Bill Bishop, and Dan Nass

Nays: None

Absent: Jason Hagen, Jim Archer
Abstain: None

Chairman Banach declared the motion approved.

8. Teardown/Redevelopment Ordinance

Commission member Bill Bishop recapped previous presentations of the Redevelopment Policy. Bill Bishop explained that he, with fellow commission members Dan Nass and Jason Hagen, had finalized the Redevelopment Policy. He explained that the policy had been developed in order to give homeowners and real estate developers guidelines which they could use to plan expansion of existing homes in North Barrington. He explained that his committee had felt that it was imperative to allow for the expansion and/or modernization of homes without completely changing the “personality” of the community. He noted that the committee tried to take into consideration the fresh ideas and enthusiasm of new members of the community while attempting to maintain the quaint, rural appearance of North Barrington.

Bill Bishop explained that the policy included a chart with suggested maximum lot coverage ratios for lots ranging in size from $\frac{1}{4}$ acres to 5 acres. He noted that smaller lots will, of necessity, have a higher floor area ratio than larger lots, and that the ratios have been developed based on a one story ranch style home. He explained that they used a ranch home as the basis since that type home would have the largest footprint and have the most effect on “curb appeal”.

Bill passed out a report from the subcommittee entitled “Redevelopment Policy”, with attachments explaining:

1. Redevelopment Policy
2. Definitions
3. Suggested Amendment to Height Ordinance
4. Maximum Lot Coverage Ratio

Bill Bishop outlined the Redevelopment Policy. He explained that homeowners need to have the ability to upgrade their property to satisfy their personal needs and lifestyle and to keep up with surrounding real estate markets. Overly restricted teardown/redevelopment ordinances may result in a gradual decline in the desirability of the community. Also, a determination needs to be made as to what the existing building/land ratio is and whether it is in the best interest of the community to increase or decrease that ratio and then be prepared to explain the rationale. The committee recommended that separate architectural committees for each community be formed with members from that community to encourage “neighbors influencing neighbors”. There was further discussion by the Commission. Bill Bishop also explained some of the definitions as presented. There was lengthy discussion.

As part of the Redevelopment Policy, a limit to the height of a home was being proposed; to have the maximum height of a house to be 35 feet. In the wording of the suggested amendment, there were descriptions of roof styles and locations on roof that the Commission did not fully recognize, for instance "coping on a mansard roof". Commission member Dan Nass explained the roof styles and how the measurements would apply. There was further discussion.

Motion: Bill Bishop moved to forward the Redevelopment Policy, which is based on Lot Coverage Ratio, to Village Staff and ultimately the Village Board for approval; seconded by Dan Nass.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Pais, Vice Chairman Terry Banach, Eleanor McDonnell, Denis
	Nays:	None
	Absent:	Jason Hagen, Jim Archer
	Abstain:	None

Chairman Pais declared the motion approved.

Motion: Dan Nass moved to recommend to the Village Board approval of an amendment to the height ordinance, as it pertains to redevelopment, for a house to have a maximum height of 35 feet; seconded by Denis Taillon.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Pais, Vice Chairman Terry Banach, Eleanor McDonnell, Denis
	Nays:	None
	Absent:	Jason Hagen, Jim Archer
	Abstain:	None

Chairman Pais declared the motion approved.

9. Denis Taillon – Review of BACOG hosted Live Audio Conference, 6/29/05

Denis Taillon gave a brief overview of the conference which he had attended on June 29, 2005. Denis Taillon explained that BACOG had organized a participation in a live audio conference with the American Planning Association which is based in Chicago. Denis Taillon explained that the main topic for the conference was that municipalities could not afford to not keep abreast of planning law. Denis Taillon explained that there was a review of case law, most of them being heard at the U.S. Supreme Court level, and included such topics as fair housing amendments, telecommunication cases, and vagueness in drafting codes and ordinances. He explained that most cases were based on land use law and environmental law.

Chairman Pais thanked Commission member Taillon for attending the conference as well as his review.

10. Old/New Business

Martin Pais explained that Jason Hagen had asked if the Plan Commission meeting date could be changed to the second Tuesday of the month instead of the second Monday of the month due to a conflict. The Village Clerk explained that the second Tuesday slot was already taken as the Zoning Board of Appeals meets on that day. Chairman Pais said that the meeting would remain scheduled for the second Monday of the month.

11. Adjournment

Motion: Eleanor McDonnell moved the meeting be adjourned; seconded by Bill Bishop.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

10:10 P.M. Chairman Pais declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held August 8, 2005.

ATTEST:

Kathy Nelander, Village Clerk