

**MINUTES OF A “SPECIAL” MEETING OF THE PLAN COMMISSION OF THE
VILLAGE OF NORTH BARRINGTON HELD MONDAY, MAY 20, 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 7:32 P.M. Chairman Pais called the Meeting to order and the Deputy Village Clerk called the roll:

Present in Person: Chairman Martin Pais, Wayne Onyx, Denis Taillon, Janis Menges
Absent: David Grzeslo
Also Present: Mark Kolar, Village Trustee
Michael Blue, Principal, Teska Associates, Inc.
Nicole Keiter, Deputy Village Clerk

2. Approve Minutes from the April 8, 2013 Meeting

The Minutes of the April 8, 2013 Meeting were made available to the Commission.

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

Motion: Janis Menges moved that the Minutes of the April 8, 2013 Meeting 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 April 8, 2013 Meeting approved and put on file.

3. Continuation of Comprehensive Plan discussion and update planning: Martin

Chairman Pais welcomed Michael Blue, Principal at Teska Associates, to the meeting. Mr. Blue informed the Commission that he would be sitting in for Lee Brown this evening since Mr. Brown is out of the country. He stated that he would be happy to represent Mr. Brown, whenever needed and possible. Chairman Pais also welcomed Wayne Onyx to the Plan Commission.

Prior to discussing the Comprehensive Plan in detail, Chairman Pais stated a public thank you to David Wilford, former Plan Commission Vice Chairman, for his time and dedication to the Commission and the Village.

Chairman Pais asked Ms. Menges to begin the discussion on the two chapters she had reviewed. Ms. Menges reviewed Chapters 6 (Residential Neighborhoods and Housing) and 7 (Commercial Areas). Beginning with Chapter 6, Ms. Menges referenced the top paragraph on page 19 of the Comprehensive Plan. In this paragraph an Intergovernmental Agreement (IGA) was mentioned with

the Village of Lake Zurich. Ms. Menges stated that many of the IGA's listed throughout the Comprehensive Plan were nearing expiration. She believed that the Commission should put reference in the Plan regarding their intentions extending those IGA's. The Commission agreed as did Mr. Blue. Mr. Onyx asked if IGA's were legally binding documents. Mr. Blue stated that an IGA is like any other contract between two parties. He stated that while the IGA is not necessarily a legally binding document, if broken the Village would have the option to proceed with litigation. If that option is pursued, the IGA usually holds a lot of weight with the courts. Ms. Menges continued her discussion, moving further down page 19 in the Comprehensive Plan. She stated that under the sub-heading "Goals – Objectives for this Area," many unincorporated areas were discussed. Ms. Menges explained to the Commission that any areas brought into the Village would want to be brought in with the lowest density possible. Ms. Menges mentioned many other times when IGA's were referenced throughout the chapter and stated that she would add a statement of intent to extend those as previously discussed. Mr. Blue stated that at the end of the Comprehensive Plan a "To-Do" list, or plans for moving forward, is acceptable. On page 20 of the comprehensive plan under the sub-title "Planning Unit Three" Ms. Menges stated that the Old Barrington Farm Subdivision should be added. Ms. Menges will obtain the Ordinance regarding this subdivision for specific information. Ms. Menges continued with page 22, stating that the portion referring to the "Taubman Company" was now outdated and should be removed. On page 23, the entire top paragraph referring to "the parcel of land in the southeast quadrant of the intersection of US Route 12 and Old McHenry Road..." should be removed from the residential section of the plan and any discussion of this property, now commonly known as the "DiMucci property," should fall into the Commercial section of the Plan.

Ms. Menges stated that those were all the changes she saw in Chapter 6. Moving to Chapter 7, Commercial Areas, she stated that the second paragraph needed to be revamped. This paragraph refers to the previously mentioned "DiMucci property." Trustee Kolar told Mr. Blue that the Commission had previously discussed the unincorporated property north of Miller Road and south of the Wynstone Business Park as potential commercial space if acquired by the Village. If the Commission agreed this is what they would like to see the property used for, it should be highlighted in the commercial section. Mr. Blue told the Commission to remember what the Comprehensive Plan will be used for. He stated it would be used by planners, builders, potential buyers, etc. to see what the Village has planned for it. He stated if the Village was open to seeing different plans of use for the property, the Plan should reflect that. Trustee Kolar stated that the goal would be for the Village to annex the properties, instead of having someone purchase all of the properties and then go to Lake County for their plans and approvals. The Commission discussed the possibility of seeing residential and/or commercial on that property. Trustee Kolar asked the Commission to consider the townhomes that are sandwiched between the Kohls store and the gas station on the corner of Miller Road and Route 12. He stated that those were built and are now near impossible to sell. Mr. Blue stated that the Commission needed to determine if they were open to having residential area there, what kind. He stated the Commission needed to determine the answer to the same question involving commercial space. If it would become retail, who would it serve – the neighborhood, the region, etc. Mr. Blue explained that the more detailed the Commission can become in what they would like to see the area used for, the better. Trustee Kolar asked the Commission members what they would like to see the area be used for. Chairman Pais stated that he would like to see it used as mixed-use commercial; high end retail and office space. Mr. Taillon stated that he would not like to see residential there as he felt the speed limit on Route 12 would be

dangerous for any type of residential development. Mr. Onyx and Ms. Menges both stated that they would like to see commercial use. The Commission as a whole also wanted to make sure that the Plan stated that there was to be a buffer between any type of commercial development and the homes that are on the east side of Indian Trail Road. They stated that they would not like to see any commercial development impede those residents' lifestyles. Ms. Menges suggested that in the Comprehensive Plan the commercial use property should only be addressed as the very west portion of Route 12, allowing the extent of commercialism to be determined at a later date. Trustee Kolar asked Mr. Blue if there should be mention of sanitary sewer and water requirements in combination with the commercial aspect. Mr. Blue stated that it should be noted, and the buffer for residents on the east side of Indian Trail also needs to be stated. Trustee Kolar stated that the next thing to determine would be how to create a starting point for annexing the property. Ms. Menges stated that the property to the south of Miller Road has some water issues. She stated that those are the properties that are adjacent to the Village and it would make most sense to begin there. Trustee Kolar stated that they had never considered the area to the south of Miller Road prior to this. Mr. Blue stated that the Commission must determine a balance when dealing with annexing properties with problems. The Commission must determine whether the benefits will outweigh the problems. Chairman Pais stated that the area south of Miller could connect with the area to the north of Miller as potential commercial use. The Commission decided that there were no drawbacks to addressing the areas to the south of Miller as well as the areas to the north of Miller within the same context of the Comprehensive Plan.

Chairman Pais thanked Ms. Menges for her work and asked her to submit written changes to him so that he could put them into a soft copy version. Mr. Blue presented demographic data that Teska Associates had compiled for the Village. He stated that this information looks at the community, the county, and the larger region of the seven county Chicago Metropolitan Area for Planning (CMAP). This seven county area consists of Cook County, DuPage County, Kane County, Kendall County, Lake County, McHenry County, and Will County. Mr. Blue stated that, according to CMAP projections, the Village of North Barrington has been growing and in the next 30 years will be growing in population by about 1,000 people. It was stated that this increase will not necessarily mean the building of new homes for all of these people, but would include potential annexation too. Mr. Blue stated that the average household size for North Barrington is consistent with the county and region, even though average home size is bigger. The largest demographic group is between 35-54 years of age, which is the same in the region. The demographic grouping of people ages 20-54 is lower than the region; however, that is to be expected of this area. Mr. Blue stated that the Village is not a starter community, but a "move up, move in" community. Mr. Taillon asked if this information would be included in the Comprehensive Plan. Chairman Pais, and the Commission, felt as if the communities adjacent to the Village, those in the Barrington Area Council of Governments (BACOG), and any community we have an IGA with should be included. Mr. Blue stated that general information such as population and general statistics would be sufficient.

Chairman Pais asked Mr. Blue about affordable housing and requirements from the State. Mr. Blue stated that the state would like to see 10% of each Village/town to be affordable housing. With respect to the Village of North Barrington, that would mean approximately 100-110 homes. Mr. Blue stated that the State of Illinois had anticipated getting mandates published by 2009 regarding affordable housing; however, they have yet to be released. Affordable housing would be based on the entire CMAP area, and therefore would be based on a median income for a family of 4 around

\$74,000. Mr. Blue stated that affordable housing is defined as a home in which a family of 4 would not be spending more than 30% of their annual income on housing. This would mean that the home would have to be in the range of \$180,000-\$260,000. Mr. Blue stated that there is an understanding that all communities are not going to fit this mold. The Village of North Barrington, for instance, would be a community that has not been geared towards statistics like this. Trustee Kolar stated that it would be better not to reference anything about affordable housing in our Comprehensive Plan until it's challenged. The Commission agreed that they did not want to create any un-needed problems.

4. Old/New Business

Chairman Pais stated that he recently attended a workshop for newly elected officials. He stated that he learned important information regarding the importance of email communication and how it relates to the Open Meetings Act and Freedom Of Information Act (FOIA) requests. Chairman Pais explained to the Commission that emails, unless information based, can not be passed between the entire Commission unless recorded with the Village. Chairman Pais explained that this aides in continuing to keep government business open to the public and transparent.

The Plan Commission was informed that the Village was considering ideas of combining the Plan Commission and Zoning Board of Appeals (ZBA). Mr. Blue stated that the communities he has worked with who have done this have had mostly positive outcomes. He stated the biggest drawback is usually the extra work load placed onto people of those Commissions; however, he stated that the big picture ideas work well to be applied to both Commissions.

Chairman Pais stated that the June Plan Commission meeting is scheduled for Monday, June 10th. Chairman Pais will be out of the country and asked the Commission their availability to move the meeting to a different date. After some discussion, a general consensus determined that Monday, June 17th would work for most.

7. Adjournment

Motion: Janis Menges moved the meeting be adjourned; seconded by Wayne Onyx.

Discussion: There was no discussion

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

At 8:45 pm Chairman Martin Pais declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held June 10, 2013.

Attest: _____
Nicole Keiter , Deputy Village Clerk