

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD JULY 12, 2004 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order and Roll Call

At 7:34 P.M. Chairman Pais called the meeting to order called the roll:

Present: Chairman Martin Pais, Bill Bishop, Denis Taillon, Jim Archer, Terry Banach, Dan Nass
Absent: Eleanor McDonnell
Also Present: Trustee Sidney Bartlett

2. Approve Minutes: Plan Commission Meeting, June 14, 2004

The Minutes of the 6/14/04 Meeting were made available to the Commission.

Motion: Bill Bishop moved that the Minutes of the 6/14/04 Meeting be approved as presented; seconded by Denis Taillon.

Discussion: There was no discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Martin Pais, Bill Bishop, Denis Taillon, Jim Archer, Terry Banach, Dan Nass
Nays: None
Absent: Eleanor McDonnell
Abstain: None

Chairman Pais declared the Minutes of the 6/14/04 Meeting approved and put on file.

Chairman Pais reported to the Commission that Vice Chairman Gery Hermann had been appointed as Chairman of the re-established Health & Sanitation Commission, of which he was previously Chairman. The Commission thanked Gery Herrmann for all his work with the Plan Commission and wished him well on his re-assignment.

3. Status Report on Tear-Down Ordinance

Denis Taillon indicated that he had studied the surrounding villages with septic systems and found only Barrington Hills to have some info on the Floor-to-Area ratio (FAR). He presented their ordinance which included a table indicating the allowable house size based on the R-zone and property area. There was significant discussion on the rather stringent definition of what constitutes the "floor area". There appeared to be a consensus that the intent behind the Plan Commission's objective for an FAR was to make sure that there was some form of preservation of open space and not really to limit house sizes, i.e., green-vs.-non-green space. Hence, what

was important was the fact that the ratio of home “foot print” to total-plot foot print was maintained, and that what was within the house was out of context. Secondly, there was also discussion on what should be the formula for home size. Terry Banach introduced data from the Wynstone ordinances that indicated Village imposed restrictions on the size of the house that could be built within Wynstone. Because of lack of data the subject was moved to the next meeting.

- * Dan Nass to prepare a definition for what constitutes the Floor Area
- * Chairman Pais to take the Barrington table and calculate floor areas base on Village R-zones
- * Chairman Pais to get clarification from Kelly Rafferty on the Village home size restriction

Terry Banach presented his evaluation on the Line-of-Sight and Height clauses within the Village ordinance. The maximum height of 35 feet was agreed to be good and in line with the surrounding villages. There was consensus that these along with a FAR would suffice to guide any development changes within the Village.

Terry Banach also presented an evaluation of what may be required for limiting unnecessary light pollution. During the discussion it was indicated that most of the Village did not have street lighting and hence, to maintain the current look it would be appropriate to create a lighting clause/ordinance similar to the one in the Sign ordinance specifying the maximum allowable light intensity, considerations of taking care of glare, unnecessary overflow etc. The topic was tabled.

The question for the need for a comprehensive tear-down ordinance was re-introduced. There was significant discussion on other ways to guide/maintain the look of the Village. The use of an Architecture Review Committee was again suggested and the effectiveness of such a body was emphasized by members Banach, Bishop and Nass. The Village being a mix of many different R-zones, home styles and sizes, PUDs, etc. make it difficult to come up with an all encompassing yet fair ordinance. An Architecture Review would most probably be more appropriate to evaluate the proposals on a case-by-case basis.

* Terry Banach and Bill Bishop to arrange for a presentation on the process used within Wynstone.

4. Comprehensive Plan To-Do List

Previously discussed at a Plan Commission Meeting was the topic of Village owned properties and the maintenance of these properties. Building and Zoning Officer Kelly Rafferty would provide a list of the vacant parcels for the next meeting.

5. Discussion of Fence Ordinance

Village Staff had requested that the Plan Commission review certain portions of the previously

adopted Fence Ordinance Chairman Pais updated the Commission that the clause 10-11-2 used terminology such as “ornamental” which was highly subjective and that the Village staff have requested a pass/no-pass definition. Some of the members had driven around the Village to evaluate the current state and type of fences existing within the Village. Photos were distributed. A consensus was reached that in order to assure a fence design consistent with the countryside look envisaged by the Comprehensive Plan of 2004, a “Post and Rail” style (2 or 3 rail) will be the accepted standard. Any other design will be subject to a variance request.

* Chairman Pais to re-write the section.

Chairman Pais discussed safety issues that are arising within the Village regarding pools not having fences. There was discussion on the fact that since the Comprehensive Plan envisages an open vista hence, unnecessary fencing should be restricted. However, the safety of the growing children in the community should take priority. Trustee Bartlett indicated that even though some pools have permits to use covers they do not suffice and hence a more stringent pool fence requirement would take precedence and be effective.

* Dennis Taillon to research the pool fence specification suggested by industry.

6. Old/New Business

The Commission discussed the practical issue of enforcement of Village ordinances. There was further discussion on how enforcement should be handled.

* Terry Banach to research Wynstone enforcement processes.

7. Adjournment

Motion: Denis Taillon moved the meeting be adjourned; seconded by Bill Bishop.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 9:36 P.M. Chairman Pais declared the Meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held August 9, 2004.

ATTEST:

Kathy Nelander, Village Clerk

