

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD SEPTEMBER 13, 2004 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order and Roll Call

At 7:35 P.M. Chairman Pais called the meeting to order and the Clerk called the roll:

Present: Chairman Martin Pais, Bill Bishop, Jim Archer, Terry Banach, Eleanor McDonnell, Jason Hagen, Dan Nass (arriving at 7:40 p.m.),

Absent: Denis Taillon

Also Present: Trustee Sidney Bartlett
Acting President Craig Parker
Zoning Board of Appeals Chairman Warren Nass
Mimi Troy, Wynstone Architectural Review Committee Chair

2. Approve Minutes: Plan Commission Meeting, August 9, 2004

The Minutes of the 8/9/04 Meeting were made available to the Commission.

Motion: Terry Banach moved that the Minutes of the 8/9/04 Meeting be approved as presented; seconded by Bill Bishop.

Discussion: There was no discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Martin Pais, Bill Bishop, Jim Archer, Terry Banach, Dan Nass, Eleanor McDonnell and Jason Hagen

Nays: None

Absent: Denis Taillon

Abstain: None

Chairman Pais declared the Minutes of the 8/9/04 Meeting approved and put on file.

Chairman Pais explained the format for the evening's meeting. He explained that first, Warren Nass, Zoning Board of Appeals Chairman, would address the Commission regarding issues with the current Fence Ordinance, and afterwards each member of the Commission would be given the opportunity to ask questions. Then a second speaker, Mimi Troy, from the Wynstone Architectural Review Committee, would also address the Commission following the same format. Discussion at the Commission level on both topics would follow.

3. Fence Ordinance – Warren Nass, Chairman ZBA

Chairman Pais invited Warren Nass to address the Commission regarding the Fence Ordinance. Mr. Nass explained that one of the more prevalent requests in the Village has been

for fences; with many requests requiring Zoning Variances and an appearance before the Zoning Board of Appeals. Mr. Nass explained that there were many ambiguities in the current ordinance, including how to address fence repair, fence replacement, what defines an “ornamental” fence, the use of gates, as well as location of fences. Mr. Nass explained that there are many non-conforming fences in the Village, and it would be beneficial to the Village to grant existing, non-conforming fences amnesty and move forward with a stricter fence ordinance with enforcement capabilities. Mr. Nass also explained that the current ordinance regarding pool fencing provided that a natural barrier, hedge, pool cover could also be used if approved by the Village. He urged the Commission to change the ordinance to require all pools in the Village to require fencing and latching gates, as well as requiring all pools currently not in compliance be brought into compliance. Specific examples of fence height, gates, and non-conforming fences were presented. Mr. Nass also suggested that rules regarding fencing should be published in the Village’s newsletter. He also suggested that the ZBA and Plan Commission be combined.

There were questions from the Commission for Mr. Nass. Plan Commission Chairman Pais thanked Mr. Nass for his comments.

The current fence ordinance, with proposed additions made by Chairman Pais, was distributed to the Commission. There was lengthy discussion about the proposed additions. It was determined that the proposed changes would be reviewed by the Zoning Board of Appeals, as well as the Commission, for further discussion at the November Commission meeting.

4. Architectural Review Committee Presentation – Mimi Troy

Chairman Pais explained that Ms. Mimi Troy was in attendance to speak to the Commission about Wynstone’s Architectural Review Committee. Chairman Pais explained that the Plan Commission was researching a tear down ordinance and the possibility of establishing some type of review committee similar to an architectural review committee.

Terry Banach introduced Wynstone Staff Architect Mimi Troy, and invited her to address the Commission. Ms. Troy outlined the role of Wynstone’s Architectural Review Committee, and its effectiveness. She explained that the Wynstone Architectural Review Committee has a high level of standards and it has the power to approve or disapprove individual building plans. She explained that the Committee’s goal was to maintain the overall esthetic relationship of homes, natural areas and the golf course. Ms. Troy explained that system is an effective tool in the Wynstone community, with almost complete compliance. She noted that all remodeling and additions require the same process as new construction. With regard to enforcement, Ms. Troy said that they did not “police” the subdivision looking for violations, but relied on neighbors to report these to the POA.

There were questions from the Commission for Ms. Troy. Plan Commission Chairman Pais thanked Ms. Troy for her comments.

There was lengthy discussion about the differences in neighborhoods when comparing Wynstone to Biltmore, Oaksbury, and the others subdivisions in the Village. There was discussion about the feasibility of a review committee in the more established neighborhoods and the difficulty of developing an all encompassing yet fair ordinance.

5. Tear-Down Ordinance Update

There was no update on the Ordinance; there was some discussion in the previous portion of the meeting regarding Wynstone's Architectural Review Committee.

6. Enforcement Issues

The Commission briefly discussed enforcement issues in the Village during the previous portion of the meeting regarding the Fence Ordinance as well as Wynstone's Architectural Review Committee..

7. Old/New Business

Chairman Pais explained that he would not be in attendance at the October 11th meeting. He noted that the Final Plat of Subdivision for the Bickerstaff Subdivision would be before the Commission to review and that Vice Chairman Terry Banach would chair the meeting.

8. 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.

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

These Minutes were approved at the Plan Commission Meeting held October 11, 2004.

ATTEST:

Kathy Nelander, Village Clerk

