

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION MEETING WHICH WAS HELD MARCH 13, 2006 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 Pais, Bill Bishop, Denis Taillon, Mark Kolar,  
Absent: Vice Chairman Terry Banach, Camille Koertner, Dan Nass  
Also Present: Kathy Nelander, Village Clerk  
Jim Moran, Village Trustee  
Bruce Sauer, Village President  
Sue Manko, Deputy Village Clerk

2. Approve Minutes: Plan Commission Meeting – 2/13/06

The Minutes of the 2/13/06 Meeting were made available to the Commission.

Motion: Denis Taillon moved that the Minutes of the 2/13/06 Meeting be approved as presented; seconded by Mark Kolar.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Pais declared the Minutes of the 2/13/06 Meeting approved and put on file.

3. Floor Area Ratio Survey Update

Chairman Pais recapped last month's meeting and the discussions involving the Floor Area Ratio of a home in comparison to the lot size. He noted that Commission member Dan Nass had previously taken a sampling of lots in the Village and applied the lot coverage ratio formula in order to get a better idea of how the formula worked in practice. Nass used the combined area of the home and garage for the comparison. The Commission had decided that further information would be helpful to use the formula to both include and not include the impervious surfaces on the property such as driveway, walkways, patios, pools, etc. into the calculations for Lot Coverage Ratio for further discussions at this month's meeting. Chairman Pais reported that Dan Nass was unexpectedly unable able to attend tonight's meeting and the requested information was not available at this time.

Chairman Pais also mentioned a letter submitted by Trustee John Schnure with his suggestions for the proposed Ordinance, including that homes in R-3 Zoning (minimum 40,000 square feet) should not be included in the proposed ordinance as they typically require a hearing before the

Zoning Board of Appeals. Trustee Schnure also states in his letter that he feels that driveways, decks and other non-attached improvements should not be included in the calculations.

In order to bring the topic full circle, Commission member Bill Bishop read a statement which he had previously read to the Village Board in November of 2005 when the Commission first submitted the proposed Ordinance to the Board for their review. It reads as follows:

“In 2003 the Plan Commission responded to a request from the Board of Trustees to study the issue of teardowns and to develop a “Teardown Policy” for the Village. A committee was formed within the Plan Commission and began to review teardowns in the Chicagoland area and across the country. Our research found teardowns to be a huge issue, locally and across the country. The Teardown Policy or more aptly named the “Redevelopment Policy” that is being presented to the Board, uses as its source document, the Village’s Comprehensive Plan of 2004. The Comprehensive Plan addresses many issues, not the least of which is the desire for open spaces, conservation, green areas and proper water drainage.

In formulating the “Redevelopment Policy” the Plan Commission felt that each of these items was closely related to the ongoing development of our community. The Land Area Ratio table takes into consideration several different lot sizes within our community, and we feel that the ratios provide for a more liberal use of land for smaller lots. The proposed redevelopment policy establishes a land area ratio which will maintain acceptable open spaces and/or green areas for the future. The Plan Commission recognizes that overly restrictive guidelines could make our community unattractive to future buyers and/or developers. In developing the policy, the Plan Commission believes that every resident of the Village should be willing to contribute to the lasting appearance of our community.

The Committee and the Plan Commission studied the development policies of Chicago-area suburbs, some of which were on well and septic, which have developed Land Area Ratios. Those communities included Barrington Hills, Lake Bluff, Deerfield and North Barrington. We feel that the Redevelopment Policy supports the Comprehensive Plan of 2004. There has been some question of the policy being unnecessary since the development within North Barrington has been slow and unobtrusive. In the past, septic fields have provided controls for the size house that could be built on a specific lot. We feel that new septic field technology will not provide the controls that have been so effective in the past. The Plan Commission feels that history, in this case, is irrelevant and the intent is to provide guidelines for future development. The Plan Commission feels that this policy provides guidelines for the orderly development and/or improvement of our community.”

The Commission discussed whether or not impervious surfaces should be included in the calculations. The proposed ordinance defines Lot Coverage Ratio as the ratio, expressed as a percentage, of the total area of building footprint, driveways, paths, patios, dog runs, swimming pools and tennis courts or other accessory structures to the lot size. The Commission decided that if a homeowner was willing to use permeable materials for driveways, paths, patios, dog

runs, tennis courts, etc., a variation could be made from the ordinance excluding these areas from the calculations of the ratio of lot coverage. There was discussion about how to make sure these permeable surfaces remained “permeable”. The Commission decided to keep the proposed ordinance as is and include properties in R3 zoning because it would enable the Village to get some control during the construction phase.

It was noted that although there was a previous Public Hearing on October 10, 2005 for the proposed Ordinance, there were a significant amount of changes from the initial draft to warrant an additional Hearing. A Public Hearing for the proposed Ordinance would be held prior to the regularly scheduled Plan Commission meeting on April 10, 2006, at 7:30 p.m.

Motion: Bill Bishop moved to add language to the proposed Lot Coverage Ordinance allow for a homeowner to seek a variance to the Lot Coverage Ratio if permeable materials are used for such things as driveways, paths, patios, etc. and to recommend to the Village Board approval of the proposed changes to the Village Zoning Ordinance; seconded by Denis Taillon.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Pais, Bill Bishop, Mark Kolar and Denis Taillon
	Nays:	None
	Absent:	Vice Chairman Terry Banach, Camille Koertner and Dan Nass
	Abstain:	None

Chairman Pais declared the motion approved.

Commission member Bill Bishop left the meeting at 8:12 p.m.

#### 4. Road Program Status

Chairman Pais recapped discussions and assignments from the last Commission meeting in February including:

1. Traffic patterns, safety issues –Taillon
2. Review the look of the roads, including the environment around the road – Koertner, Kolar
3. Life span of road – Pais, Banach

Commission member Denis Taillon explained that he had previously outlined issues such as intersections, road width, safety issues, pedestrian and cyclist traffic, and visibility in the 2004 Comprehensive Plan. Denis Taillon explained that one of his major concerns are the number of blind corners in the Village, both for vehicular and pedestrian traffic, and feels that although it is based on opinion, these areas should be inventoried. Other safety issues, such as adding illumination to certain intersections, such as the one at Honey Lake Road and Route 22, were discussed.

Commission member Mark Kolar explained that he with Commission member Camille Koertner had toured the Village roads again, this time taking photos of the problem road areas, and due to the recent heavy rains, were also able to photograph particular areas that have some major drainage issues. Commission member Kolar said that they felt that before any work is begun regarding roads, drainage problems have to be addressed. Mark Kolar listed their "wish list":

- > Prefer to see curbs, and/or concrete aprons used every where possible; these provide for a finished look as compared to what currently exists.
- > Curbing will help to funnel drainage; several streets have washout situations in heavy rains.
- > Culverts in some areas are inadequate and are filled with debris, as well as creek beds filled with debris which impedes water flow.
- > Culvert under Eton west of Oxford needs to be replaced and enlarged
- > Culvert taking the water from Biltmore Country Club on Golfview (just west of Oxford) and the pond at Golfview and Oxford also needs to be enlarged and replaced.
- > Water storage needs to be created by deepening the pond that is located between Eton and Golfview just west of Oxford.
- > Creek that runs through the west side of Eton Park needs to be cleared of all dead trees and fallen limbs, creating natural water flow through the creek and eventually into Grassy lake.
- > Low ground on Shady Lane adjacent to the walking path needs to be properly drained by adding culverts and clearing debris.
- > Clearing the debris out of all the creeks will allow better flow of storm water and help to prevent the backups that occur in the yards of many of our residents on the north end of Biltmore.
- > Roads in Biltmore are very narrow; some so narrow that only one car can fit on the road. Recommend that where possible, with the least amount of deforestation, the roads be widened, although a "standard" is not possible.
- > Extreme changes to the look of the streets would change the natural character of the neighborhoods.
- > New subdivisions, such as Bickerstaff on Rainbow Road, give good example of what future roads should look like with drainage built in.

Mark Kolar said that the Village should look to the expertise of Baxter and Woodman to guide the Board with a detailed cost analysis and their opinion as to the viability of these recommendations. Chairman Pais thanked Mark and Camille for their report.

President Sauer addressed the Commission. President Sauer said that he felt that the Plan Commission had addressed the infrastructure action plan in a practical and fair way, and agreed with the thoughts that a "universal" look could not be achieved on the Village's roads, and that certain areas were site specific as to what could be accomplished. President Sauer agreed with the Commission's recommendations that drainage and water conveyance should be addressed before any road improvement could take place. President Sauer also outlined other measures underway for addressing the water and drainage issues including expanding the under driveway

culvert program, working with Wynstone and Lake County to complete a flood plain study, as well as creating a draft ordinance dealing with illicit discharges in accordance with the National Pollutant Discharge Elimination System (NPDES) and the Environmental Protection Agency. President Sauer also outlined financial options the Village is exploring for funding in the form of grants and cost sharing programs. President Sauer said that he was not looking for roads specs on this plan; but for recommendations in general. President Sauer again thanked the Commission for their work thus far; felt that they were on the right track, and said he was looking forward to seeing the final product.

5. Old/New Business

There was no new or old business to discuss.

6. Adjournment

Motion: Denis Taillon moved the meeting be adjourned; seconded by Mark Kolar.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

8:45 P.M. Chairman Pais declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held April 10, 2006.

ATTEST:

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Kathy Nelander, Village Clerk