

VILLAGE OF LAKE BARRINGTON
MINUTES OF THE MEETING OF THE
PLAN COMMISSION
HELD July 26, 2007
APPROVED

1. CALL TO ORDER AND ROLL CALL

A Meeting of the Plan Commission of the Village of Lake Barrington was held on Thursday, July 26, 2007, at the Village Municipal Center, 23860 Old Barrington Road, and was called to order by Village Administrator Chris Martin at approximately 7:00 p.m. Village Administrator Chris Martin was appointed Recording Secretary. There were approximately 2 people in the audience. On roll call, the following were:

Present:	Commissioners: Danta, , MacKenzie, Menconi , Puleo, Wood (arrived at, Chair Daulton-Lange
Absent:	Delisle,
Also Present:	Village Administrator Chris Martin, Village Attorney Jim Bateman

2. ZONING & TEXT AMENDMENTS (INITIAL HEARING)

At the request of Chair Daulton-Lange, Mr. Martin noted that pursuant to the Village's Comprehensive and Strategic Plans, staff, along with the Village Engineer and Village Attorney has reviewed the zoning and subdivision codes to develop a comprehensive package of amendments. These amendments are mainly technical dealing with storm water, roads and other issues that require periodic adjustment, but there are also several amendments directed at codifying community standards pertaining to development.

The attached ordinance provides dozens of changes and revisions to the Village's subdivision and zoning codes pertaining to definitions, technical terms, materials, practices and compatibility with other codes and ordinances. These amendments were developed based on recommendations from the Village Engineer, Village Attorney and Township Highway Department. Examples include:

- “6-3-8: Barricades: Any person laying or repairing any pavement on or within any street, right-of-way or other public place or making any excavation therein shall maintain proper traffic control devices (i.e. barricades, etc.) and, at night, proper warning lights, to prevent injury of any person or vehicle by reason of the work. Such traffic control devices barricades shall comply with the “Manual on Uniform Traffic Control Devices”, U.S. Department of Transportation and Illinois Department of Transportation Supplement, and the applicable sections of the “Standard Specifications for Road and Bridge Construction”, Illinois Department of Transportation (IDOT) ~~Section 648 of STSRB~~, as amended from time to time.”
- Elevations shall:
 - (1) Include benchmark description and elevation.
 - (2) All elevations shall be to ~~USGS datum~~ the National Geodetic Vertical Datum (NGVD) of 1929.
- Hydric Soils”, and the substitution in lieu thereof of a new definition of the phrase “Hydric Soil”, which new definition shall read as follows:
“HYDRIC SOIL: A soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part.”

Staff is suggesting several changes to the code based on practical experience with development in Lake Barrington and comments made by the Plan Commission and others at previous public hearings. The following are the major recommended changes:

- 1) **Berms Height Maximum.** the amendment allows for a combined maximum height of 7 feet in residential districts and 8 feet in other districts, for berms and fences. This matches the current maximum fence height.
- 2) **Berms Slope:** the amendment allows for the maximum permitted steepness/slope of a berm to be 4 to 1, one foot in height for every four feet in elevation
- 3) **Setback Requirements in the Commercial Park:** The amendment creates two types of defined setbacks: 1) a building setback, and 2) a *driveway and parking areas* setback. Over the years there has been confusion as to what setback applied to what type of improvement.
 - The amendment specifies a 30 foot front yard, 15 foot side yard, and 30 foot rear yard for buildings and structures. This has been standard practice.
 - The amendment requires a 30 foot front yard, 5 foot side yard, and 10 foot rear yard for drives and parking. These areas would remain unimproved. Previously driveways and parking areas have extended lot line to lot line.
- 4) **Special Use Automotive Uses:** The current code is silent on automotive uses therefore, by definition they would be a prohibited uses. However, over the years the code has been interpreted to permit such uses under manufacturing, retail and other definitions. The Village currently has 18 automotive uses in the park including body shops, repair, detailing, and others. These uses have on many occasion created issues with storage of junked cars, illegal sales, and adverse impacts to adjacent properties.
 - The amendment would require a special use permit for any automotive use, current uses would be grandfathered.
- 5) **Outside Storage in the Commercial Park:** The current code is rather cryptic in its regulation of outside storage. The amendment seeks to clarify and define where it is permitted and where it is not.
 - The amendment allows for outside storage if screened and only if compliant with the aforementioned setback for driveways and parking areas.

Public Comment: There was none.

Plan Commission Discussion: The Commission discussed several of the amendment offering requests for clarification and other adjustments including:

1. A review of fence heights in the commercial residential areas to determine why the Village has historically opted for a 7/9 foot heights as opposed to the more typical 6/10.
2. Additional review of setbacks and desired opens spaces in the commercial park to determine what adjustments should be made to required yards, locations of drives, parking areas and storage areas.
3. Reviewing and clarifying the permitted tree list.
4. Confirmation of the native plant list

Chair Daulton-Lange thanked the staff and Attorney Bateman for reviewing the codes and making the suggested changes. She directed staff and Attorney Bateman to examine the aforementioned items and return to the Commission for further review and discussion.

A motion was made by Commissioner Puleo and seconded by Commissioner Danta to continue the Public Hearing pertaining to comprehensive zoning and text amendments to the regular meeting of August 9, 2007. The voice vote was unanimous and the motion carried.

3. ADJOURNMENT

A motion was made by Commissioner Puleo and seconded by Commissioner MacKenzie to adjourn the meeting. The voice vote was unanimous, the motion carried, and the meeting was adjourned at approximately 8:30p.m.

THE VILLAGE OF LAKE BARRINGTON’S PLAN COMMISSION MINUTES FOR THE MEETING OF JULY 26, 2007, HAVE BEEN REVIEWED AND APPROVED BY:

Chair: _____
Village Administrator: _____
Village Attorney: _____

Attachment – Transcripts