

VILLAGE OF BARRINGTON HILLS  
PLAN COMMISSION MEETING  
MARCH 10, 2008

The regular meeting of the Village of Barrington Hills Plan Commission was called to order at 7:30 p.m. by Chairman Bosworth.

Plan Commission Members Present: Kenneth Bosworth, Chairman  
Patrick Hennelly  
Lou Anne Majewski  
Joseph Messer  
James O'Donnell

Absent: Peter Grande  
Michael Schmechtig  
David M. Stieper

**PREVIOUS MINUTES:** Consideration of the February 11<sup>th</sup> Minutes was deferred to a subsequent meeting..

**LIGHTING – EXTERNAL – ARTIFICIAL:** Chairman Bosworth recognized Lorraine Briggs, a former Village Trustee who had overseen the Plan Commission when exterior lighting regulations were considered in 1996. Ms. Briggs stated that the Plan Commission spent approximately one year reviewing the issue, and presented a comprehensive 11-page ordinance to the Village Board in 1997. The Village Board referred the matter to the Zoning Board of Appeals for further review. After reviewing the matter and hearing objections from two residents in attendance at the meeting, the ZBA made a recommendation against adoption of the ordinance, citing the Village's history of large lot zoning, large setbacks, and resistance to excessive governmental regulation. The ZBA recommended that the issue be addressed as a nuisance issue.

Ms. Briggs introduced Daniel Wolfgram, who was a member of the Plan Commission during the previous review. Mr. Wolfgram noted the efforts of the Plan Commission included several special meetings specifically to review exterior lighting, and recommended that the Plan Commission only consider the issue if it would be supported by the Village Board. Mr. Wolfgram noted that the Plan Commission consulted with the lighting ordinances for a number of other communities. He also cited several examples of properties that illustrate the need for a lighting ordinance, noting properties on Otis Road and Dundee Lane. He also noted the central issue was the maintenance of the Dark Sky.

Trustee Steve Knoop was in attendance and assured the Plan Commission that the Village Board is aware of the issue. He also noted some of the changes that have taken place in the Village since the ordinance was last considered, and stated that government must be involved to preserve the Dark Sky.

Trustee Knoop asked if there were any studies available noting the environmental impact of exterior lighting. Commissioner O'Donnell stated that he was aware that excessive lighting can lead to trees blooming early. Special Counsel Jerry Callaghan added that the Illinois Department of Natural Resources reviews site lighting when near a wetland.

Chairman Bosworth asked if representatives of the Plan Commission should attend a ZBA meeting to coordinate this review. Trustee Knoop recommended that a meeting be set up between himself, Chairman Bosworth, ZBA Chairman Jonathan Knight, and Trustee George Scheuppert to review the matter and gauge each Board's position on the issue. Trustee Knoop also recommended that as an initial step the work previously compiled by the Plan Commission be circulated to the current Plan Commission members.

Commissioner Majewski noted the importance of getting a consensus of the Board, and perhaps updating or modifying the previous reports of the Plan Commission. She also noted that the recommendations should focus on objective criteria. Trustee Knoop noted that the Village did not want to establish architectural code, and noted the difficulty of regulating Village character and ambience through the zoning ordinance, but that the Village was prepared to do so if necessary.

Commissioner Hennelly suggested that the Village may need to prioritize this review given the pending commercial development currently under review. Mr. Callaghan noted that the Village Code already regulated parking lot lighting within the zoning ordinance.

Commissioner Messer asked if the ordinance would have any consideration of "grandfathering" for residents that have exterior lighting in place. Ms. Briggs noted that the previously proposed ordinance included a grace period of five years for lighting on existing homes to come into compliance. She noted that this was a central issue at the ZBA in 1997, as the ZBA wanted a perpetual grandfather clause for existing lighting.

Mr. Callaghan reviewed the legal aspects of a lighting ordinance, noting that the Illinois General Assembly recently passed legislation authorizing municipalities to establish aesthetic commissions. He also reviewed the lighting ordinance proposed in 1997 noting the objective standards given and the allowances made for lighting for security purposes. Chairman Bosworth requested that Mr. Callaghan review relevant legal decisions made since the previous ordinance was written.

**COMPREHENSIVE PLAN REVIEW:** Konstantine Savoy from Teska Associates, Inc. presented the progress made in updating the Comprehensive Plan. He provided an overview of the first set of issues addressed, which included revisions to the plan in regards to Abbey Woods Subdivision, railroads, Horizon Farms, and the EJ&E Quiet Zone. He noted that other issues which were likely to be addressed at the next meeting

included Inverness Boundary Agreement, scenic corridors, well water usage, and the Boltz Road/Longmeadow Parkway project.

Commissioner Messer noted that as they were receiving the Comprehensive Plan amendments for the first time at the meeting, he would not be comfortable recommending the public hearing process be initiated. After discussion it was determined that the proposed amendments be reviewed, and final amendments be presented for action at the April Plan Commission meeting.

Mr. Savoy proceeded to walk through the amendments to the Comprehensive Plan document, that were based primarily upon Heritage Tree regulations, Horizon Farms and conservation easements, and rail line in the Village. The following revisions were commented on by members of the Plan Commission:

- It was recommended that revision to Community Character Objective #9 on page 11 be revised as it relates to construction of rail infrastructure so as to not read as an endorsement of construction of rail infrastructure improvements.
- It was recommended that language be added to the Community Character objectives relating to lighting standards.
- It was recommended that the revision on page 14 referring to Citizens for Conservation and the Barrington Area Conservation Trust (BACT) be amended to include the language “*and any other similar organizations*” in the event that one or both organizations dissolves.
- There was a discussion regarding reference to the CN acquisition of the EJ&E rail line on page 19. It was suggested to remove specific reference to the CN so that the language would more generally refer to potential impacts from increased usage of the line; however, it was noted that it would be valuable to reference the historical context of the origin of this concern.
- There was a discussion regarding the relationship between the Village and IDOT with regards to the roadway functions on page 51. Nancy Schumm-Burgess of the Barrington Area Conservation Trust noted she had established a process for dedicating conservation easements along State and County roadways.
- It was recommended that the proposed language on page 27 regarding the Horizon Farms conservation easement be revised from “*controlled by*” to “*subject to*”.
- It was noted that the text for Focus Area 10 on page 39 needed revision to reflect that the correct area was 420 acres (not 920 acres), and that the conservation easement was not owned by the BACT. There was also discussion regarding the possibility of adding the approved Horizon Farms land plan specifically to the Comprehensive Plan as an attachment.
- Regarding the revisions shown on page 50, there was concern with the format of identifying rails as an integral part of the Village. The consensus was that the “rails” should not be included in the title or the first sentence of this section.

- It was recommended that the language on page 53 and 54 pertaining to the EJ&E rail line be made more general so it was clear that the proposed Canadian National acquisition of the EJ&E line was only an example of the type of change that would impact the Village.
- There was a discussion regarding the future land use plan and request for clarification as to whether the Grigsby Prairie was public or private.

**TRUSTEE'S REPORT:** Trustee Knoop provided a summary of the issue of commercial barns and the Village's progress in addressing the issue.

There being no further business, the meeting was adjourned at 9:30 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski  
Recording Secretary