

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION
FEBRUARY 10, 2003**

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

Commission Members Present: Kenneth Bosworth
 Patrick Hennelly
 Lou Anne Majewski
 Thomas McGrath
 James O'Donnell
 Michael Schmechtig
 Walter E. Smithe, III, Chairman
 Daniel Wolfgram

Absent: Peter Grande

The Attendance Sheet is attached and made part of these Minutes.

PREVIOUS MINUTES: Commissioner Bosworth made the motion, seconded by Commissioner Wolfgram, to approve the January 13th Minutes. Motion carried unanimously by voice vote.

RIDGE AND LAKE-COOK PARCEL - PREAPPLICATION CONFERENCE: Land developer David Galowich, representing the owners, reviewed plans for this proposed 142 acre, 24 to 25 lot subdivision. He pointed out the irregularly-shaped parcel on the aerial map, which is north of Lake-Cook Road, east of Ridge Road, south of a portion of Flint Creek, and east of existing subdivisions. The professional staff will consist of Teska Associates for land planning and landscape architecture, Gowhey Gudmondson Leder as engineer, and both Bruce Houghtby of John Raber & Associates and Peder Finnberg of PAF & Associates for soil analysis and septic design.

Mr. Galowich explained that most likely they would be designing the subdivision with the entrance off of Ridge Road with an internal "T" formation, one road going north and the other south and then east, both ending in cul-de-sacs. The internal roads would be classified as private roads. The site is primarily agricultural, with a few trees in its center that hopefully will be saved by the lot configurations. He also said they anticipate inclusion of some common, open space that would most probably be more passive than active in its use.

When questioned about any potential detention areas, Mr. Galowich replied that the engineers have suggested a “basin that would look like a mini-wetland...with wetland and prairie-type plants.” He also said wildflowers could be part of that planting. Commissioner Schmechtig questioned him further on landscaping issues.

Mr. Galowich assured the Commission that he would be contacting the Barrington Hills Riding Club regarding potential equestrian trails on this property.

The Plan Commission agreed to individually visit this site. Dara Valin, president of the Riding Club, said there were trails on that property and that it also plays a major part in the connectivity of the trail system to the north, east and also south. It was agreed she would also take part in the walk-through.

No further action was taken on this subject.

SUBDIVISION ORDINANCE AMENDMENT - IMPACT FEES: Janet Agnoletti, Executive Director of BACOG, opened the discussion of the model Impact Fee Ordinance, a continuation of the subject considered at the January Plan Commission meeting. To date two BACOG villages have adopted the ordinance, North Barrington and Deer Park, with some minor, customized revisions. Michael Smoron from the Zukowski, Rogers, Flood and McArdle law firm, was also present to answer questions on behalf of Attorney Richard Flood who was hired by the BACOG Impact Fee Committee. The Plan Commission then asked specific questions of concern.

Mr. Smoron acknowledged the fact that homerule municipalities unquestionably have more flexibility to impose impact fees than non-homerule. Ms. Agnoletti went into further detail on this subject, pointing out that it was the decision of the BACOG Impact Fee Committee to pursue one ordinance for both types of municipalities to achieve regional consistency.

Village Attorney Doug Wambach cautioned the Plan Commission from departing from the model ordinance if the school districts are then prepared to indemnify the Village and defend it if someone were to come forth with a lawsuit opposing it. Ms. Agnoletti stated that the ordinance is very specific in its “duty to defend clause”, requiring every district that is going to benefit from the impact fees to hold the Village harmless.

Colin McRae spoke for the Attainable Housing Alliance, which represents the housing industry in northeastern Illinois on public policy issues that affect the attainability and ownership of housing. He expressed three areas of concern: (1) Accurate assessment of impact; (2) Expenditures (impact fees) on the acquisition of land only; and (3) An indemnification agreement what could not be applied toward any illegal action. These issues were then discussed at length. It was agreed Ms. Agnoletti and Mr. McRae would meet within the next few weeks to discuss his concerns.

Continuation of the discussion on the proposed Impact Fee Ordinance was deferred to a subsequent meeting.

TRUSTEE'S REPORT: Trustee Sapp reported that the Village Board approved the 2003 Zoning Map.

Dara Valin on behalf of the Riding Club introduced Julia Martins (sp) as their representative to the Plan Commission.

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

Respectfully submitted,

Lou Anne Majewski
Recording Secretary