

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
JUNE 9, 2003**

Village Clerk Marla Russo swore in Daniel Wolfgram as Chairman of the Plan Commission and David M. Stieper as member of the Plan Commission.

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

Commission Members Present: Kenneth Bosworth
 Patrick Hennelly
 Thomas McGrath
 James O'Donnell
 Michael Schmechtig
 David M. Stieper
 Daniel Wolfgram, Chairman

Absent: Peter Grande
 Lou Anne Majewski

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

PREVIOUS MINUTES: Commissioner Bosworth made the motion, seconded by Commissioner Schmechtig, to approve the April 14th Minutes. Motion carried unanimously by voice vote.

OLD BUSINESS DEFERRED / ADJOURN SINE DIE: Commissioner Bosworth made the motion, seconded by Commissioner Schmechtig, to adjourn the meeting sine die for the annual organizational meeting. Motion carried unanimously by voice vote.

ORGANIZATION OF NEW COMMISSION

Election of New Officers:

Vice Chairman: Commissioner Schmechtig made the motion, seconded by Commissioner Hennelly, to nominate Commissioner Kenneth Bosworth as Vice Chairman. Motion carried by voice vote.

Secretary / Recording Secretary: Commissioner Bosworth made the motion, seconded by Commissioner Schmechtig, to reappoint Commissioner Lou Anne Majewski as Secretary / Recording Secretary. Motion carried by voice vote.

Time and Place of Regular Meetings: Commissioner Bosworth made the motion, seconded by Commissioner Schmechtig, to adopt the meeting schedule for the balance of 2003, as set forth in the annual calendar of Village meetings. Motion carried by voice vote.

Policy Statement: Commissioner Bosworth made the motion, seconded by Commissioner Schmechtig, to approve the Policy Statement as presented. Motion carried by voice vote.

SPRINGBURN ESTATES / PRE-APPLICATION CONFERENCE: John Whitehouse, Senior Project Manager with Engineering Enterprises, Inc., representing the applicant Jerry Umtiedt, reviewed this proposed subdivision. The 34.5 parcel, currently zoned R-1 five acres, is located at the northwest corner of Spring Creek and Braeburn Roads. The applicant proposes subdividing this parcel into 6 lots.

The parcel was described by Mr. Whitehouse as a “rolling site” with a tree line along most of the perimeter of the property. Its current use is a cornfield. He identified on an illustration a steep slope in the northeast corner. Drainage appears to accumulate in the north central area which will not be included in the buildable area of any of the proposed lots, but possibly dedicated as a conservation easement. He did not foresee the need for any detention basins. There is also another drainage area in the southern portion that will be included in the lot configuration, but also not in the building or septic site areas. Mr. Whitehouse said his client plans to remove very little of the existing peripheral trees and shrubbery.

Mr. Whitehouse described, with the illustration, access as primarily driveways over one lot to serve another. There will be one internal road on the western side that will have a larger than average easement to avoid existing trees. The turn-around will have a 50 foot radius, with a pavement width of 16 feet. One lot to the south would have direct access onto Spring Creek Road, with a driveway serving an adjacent lot.

Soil suitability tests and a topographic study have already been done. Percolation tests will be conducted once the lot configuration has been approved.

Responding to concerns about the dimensions of the turn-around, the Village Engineer, Mike Lukich, believed that 16 feet might not be wide enough, depending on the size of the interior island. A determination will be made during the subdivision process.

Adequate site distance in the northeast corner at Braeburn Road will have to be assessed. Mr. Whitehouse said that it may be necessary to remove some shrubbery and trees to assure that visibility.

Commissioner Schmechtig asked if there was suitable soil in the area proposed for road construction. Mr. Whitehouse replied that there may be a need to bring in material; also,

increasing the width of the road easement allowed for more flexibility in the road's specific location. Mr. Schmechtig asked that all trees 24 inches in diameter or larger be identified during the sketch plan phase.

Julie Martens, Vice President of the Riding Club of Barrington Hills, asked that consideration be given to extending trails along the perimeter of this parcel, especially to the west. She offered to provide Mr. Whitehouse for his client a map of the existing trails.

When asked about his timetable Mr. Umbiedt replied that, if approved, the roads would be put in next Spring. He also plans to put up one spec home.

Debbie Lyngaas, a resident at 1903 Spring Creek Road, asked if there was any possibility the proposed driveway of the private road would be on her property. Mr. Whitehouse replied no, that any expansion would only be going east.

No further action was taken on this matter.

TRUSTEE'S REPORT: No report.

There being no further business, the meeting was adjourned at 9:00 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary