

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
SEPTEMBER 8, 2003**

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

Commission Members Present: Kenneth Bosworth
Peter Grande
Lou Anne Majewski
Thomas McGrath
James O'Donnell
David M. Stieper
Daniel Wolfgram, Chairman

Absent: Patrick Hennelly
Michael Schmechtig

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

PREVIOUS MINUTES: Commissioner McGrath made the motion, seconded by Commissioner Bosworth, to accept the June 9th Minutes as presented. Motion carried unanimously by voice vote.

PALOMA POINTE (SPRINGBURN ESTATES) – SKETCH PLAN: Paul Pinderski, attorney for the applicant Jerry Umtiedt, explained that notification had been sent to the names of adjacent property owners as obtained from the Assessor's office. One property name however, was inadvertently omitted, thereby resulting in failure to notify all property owners within 250 feet of the September 8th Sketch Plan hearing before the Plan Commission. Village Administrator Robert Kosin advised that the Commission staff and the petitioner agreed to proceed with the hearing tonight, as several residents were in attendance, but that another Sketch Plan hearing would be scheduled for next month. A recommendation from the Commission would be sought at the October meeting.

John Whitehouse, Senior Project Manager with Engineering Enterprises, Inc., reviewed this proposed subdivision, which consisted of 39.5 acres located at the Northwest corner of Spring Creek and Braeburn Roads. The parcel is proposed to be subdivided into 6 lots, all of which meet the requirements of the Zoning Ordinance.

Access for Lots 1 and 2 would be at the northeast corner on Braeburn Road. Lots 3 and 4 would have access to Spring Creek via a private street along the western property line which would also include a 30 foot equestrian easement. Lots 5 and 6 would have access to Spring Creek Road, at another location, to avoid the large trees in that area.

Mr. Whitehouse pointed out on an aerial map the existing low areas that seasonally hold rainwater or snow melt. The largest one is located in approximately the center of the parcel and the other to the southwest. He currently is seeking a determination from the Army Corps of Engineers as to whether they would have jurisdiction of these two areas.

Mr. Whitehouse said all the concerns in a letter of September 5th from the Village Engineer, Mike Lukich, would be addressed by the preliminary plat hearing and foresaw no conflicts with the proposal.

Chairman Wolfgram asked if there were any questions from the audience. Dr. Dan Apostolopoulos, asked if there were plans for a retention basin on this project. Mr. Whitehouse replied that most drainage would be absorbed rather than flow off, pointing out that regulations do not allow an increased level of storage nor increased runoff. He also assured him that there will be no excavation to increase the current size of the existing low areas. John Rosene, 208A Braeburn Road, asked if the proposed lots met requirements as equestrian properties. Mr. Lukich said that determination will be made further into the process. Julie Martens, Vice President of the Riding Club of Barrington Hills, asked that consideration be given to an equestrian trail on the northern perimeter, especially from the existing trail to Braeburn Road. Mr. Whitehouse saw no objection to that suggestion, adding that he would talk further with Ms. Martens as to the exact location of the trail.

There were no additional comments from the Plan Commissioners.

OTHER BUSINESS: It was agreed that the Plan Commissioners would walk both the Paloma Pointe and Barrington Ridge properties on October 4th at 10:00 a.m.. The Commission would first meet at the intersection of Braeburn and Spring Creek.

Commissioner Majewski distributed copies of a newspaper article from the September 3rd issue of the Northwest Herald describing a proposed development on a property adjoining the Village's western boundary. She was concerned about the land use ramifications of that proposal on the zoning in the area.

TRUSTEE'S REPORT: Trustee Sapp reported on the following: (1) there is a new radio console in the Police Department for use with 911; (2) building renovation of the drinking fountain and vestibule of the MacArthur Room; (3) a Village Newsletter will be published in October; (4) the trial for the Duda disconnection issue is set to begin September 15th; (5) repair work on the roads is scheduled to begin soon; the roads will be marked in advance; (6) the Village is working with Barrington on a boundary agreement as the previous agreement expired in 1998; and (7) amendments have been made to the Solicitor and Peddler Ordinance as well as the Building Code for alarms.

There being no further business, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Low Anne Majewski
Recording Secretary