

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
OCTOBER 15, 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
Patrick Hennelly
Lou Anne Majewski
James O'Donnell
Michael Schmechtig
David M. Stieper
Daniel Wolfgram, Chairman

Absent: Peter Grande
Thomas McGrath

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 September 8th Minutes. Motion carried unanimously by voice vote.

PALOMA POINTE – SKETCH PLAN: This plan was discussed before the Plan Commission at the September 8th meeting; however, because not all the adjacent property owners had been notified of that meeting, the presentation was rescheduled to this meeting of the Commission. Paul Pinderski, attorney for the applicant Jerry Umtiedt, and John Whitehouse, Senior Project Manager with Engineering Enterprises, Inc., were present to review this proposal again. Mr. Pinderski presented proof of notice to all adjoining property owners.

Mr. Whitehouse pointed out the parcel on an aerial map, which consists of 39.5 acres located at the Northwest corner of Spring Creek and Braeburn Roads. The parcel is being proposed to be subdivided into 6 lots, all of which he believes meet the requirements of the Zoning Ordinance. He did not foresee the need for any variances. He indicated one parcel in the southeast corner that had previously been conveyed to another owner and not included in this subdivision.

Access for Lots 1 and 2 would be at the corner of Braeburn and Spring Creek Roads, Lots 3 and 4 off of Spring Creek via a private street along the western property line, and Lots 5 and 6 off Spring Creek Road.

Mr. Whitehouse indicated areas on the plan that were unsuitable for septic and went on to point out locations for building sites. There were also areas that seasonally held stormwater, the largest being located in the center of the parcel and another to the southwest. He currently is seeking a determination from the Army Corps of Engineers as to whether the Corps would have jurisdiction of these two areas.

The location of equestrian easements has been discussed between Mr. Whitehouse and the Riding Club of Barrington Hills. Originally there had only been an equestrian easement shown on the western boundary, but as a result of those discussions additional easements will be dedicated as well on portions of the northern and eastern property lines.

Commissioner Hennelly advised that he owns property directly across from this parcel's southern border, yet the notice sent him had been addressed to another individual. He went on to state his concerns about increased flooding in that area. Mr. Whitehouse assured him that there would be an analysis of stormwater, adding that it was not permitted to alter any existing flow of water nor add to its rate of runoff offsite.

Commissioner Schmechtig questioned why the lot in the southeast corner was not included in this proposal. Mr. Whitehouse replied the owner of Paloma Pointe did not own it. His client would approach that owner, perhaps to obtain an easement so as to better address stormwater management in that area.

Mr. Whitehouse was also questioned about the line of site at the northeast corner. He replied that there may have to be some additional grading and some shrubbery clearing. He believed with such nominal work there would then be adequate site vision to the north. If not, an alternative access location would have to be proposed.

Robert Hamilton, temporary substitute for Village Engineer Mike Lukich, discussed the following: (1) Jurisdiction of wetlands and depressional areas had to be determined; (2) Developer would not be allowed to do anything that would change the water level on adjacent properties; (3) Questioned the driveway location on Lot 1, suggesting it be located further south; (4) It would be necessary to modify the design of two lots so they would meet the zoning requirements, or include the entire lots and seek a variance; and (5) Issues included in his letter to Mr. Whitehouse would have to be addressed.

Special Counsel Gerald Callaghan saw no reason from a legal standpoint why the Commission could not move forward to the preliminary plat stage.

Chairman Wolfgram asked if there were any questions from the audience. Terrance Janssen, 17 Braeburn, asked the width of the parcel. He also asked for more information about the proposed grading. Mr. Whitehouse replied that the parcel is 320 feet wide (1/4 mile) and that there was no significant grading in the plan other than for the driveway and site distance. Dan Parisi, 210 E. Braeburn, asked if there were any copies available of the

proposal. Mr. Whitehouse said he could have the enlarged one used for this presentation. Margaret Stanton, 71 Spring Creek, asked how far the proposed driveway would be from the tech lines. Mr. Whitehouse said they'd be underneath the electric lines, pointing out that location on the plan. Mary Brooks, 10418 Braeburn Road, expressed concerns about increased flooding in the southwest corner. Mr. Whitehouse assured her that would not be allowed by the Village and that they must handle the stormwater in such a manner so as not to increase drainage offsite. Drainage management may require some berming and grading to control the flow of stormwater on the site.

There was a discussion about the possibility of the owner of the southeastern lot participating in the plans for stormwater management. Mr. Whitehouse said he was going to approach him in that regard, believing such alliance to be beneficial to both parties.

Motion: Commissioner Bosworth made the motion, seconded by Commissioner Schmechtig, to recommend approval of the Paloma Pointe sketch plan. Motion carried unanimously by voice vote.

OTHER BUSINESS: Trustee Daria Sapp introduced Mary Bradford-White, President of the Barrington Hills Conservation Trust. Ms. Bradford-White had previously given a presentation to the Village Board, at which time she advised that the Trust had received a non-profit status (501-C-3). She explained that the trust could be used as a resource for the community, Village and developers, and went on to read its mission statement: "...a young organization dedicated to preserving the open land, rural character, scenic, historic, recreational and ecologically significant resources of Barrington Hills, Illinois and nearby communities."

TRUSTEE'S REPORT: Trustee Sapp thanked the Plan Commission for including in its upcoming Agendas the project of reviewing the Comprehensive Plan. She also complimented them on the perfect attendance at the last walk-through of Paloma Pointe and Barrington Ridge.

Trustee Sapp advised that road repairs are continuing on certain Village roads. Plum Tree had been designated the first scenic road in McHenry County, and the speed limit on River Road was reduced to 30 mph. Also, a lot located on Merri-Oaks and Ridge Road had recently been annexed into the Village.

The Barrington Hills Conservation Trust will be sending a representative to all the Plan Commission meetings.

There being no further business, the meeting was adjourned at 8:03 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary