

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

The regular meeting of the Village of Barrington Hills Plan Commission was called to order at 7:35 p.m. by Chairman Wolfgram.

Commission Members Present: Kenneth Bosworth (arrived 7:45 p.m.)
Patrick Hennelly
Lou Anne Majewski (arrived 7:40 p.m.)
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 O'Donnell made the motion, seconded by Commissioner Stieper, to approve the November 10th Minutes. Commissioner Schmechtig asked that his name be replaced with that of Commissioner Hennelly in the 2nd paragraph of Page 1 in the "Previous Minutes" section. Motion carried unanimously by voice vote.

BARRINGTON RIDGE SUBDIVISION – PRELIMINARY PLAT: Chairman Wolfgram advised that because the Village staff has not had sufficient time in which to examine the documents presented for this hearing, it has been agreed to review the preliminary plat proposal, but to postpone approval to a subsequent meeting.

David H. Galowich, land developer with Madison Realty Group, Inc., reviewed the preliminary plat for this 24 lot subdivision proposal. The parcel consists of 142 acres located at the northeast intersection of Lake Cook and Ridge Road. He explained that some changes have been made to the original proposal as presented at sketch plan in response to concerns of the Plan Commission: (1) Incorporate minimal use of stormwater pipes, utilizing overflow wherever possible, (2) Use only native plants and shrubs; and (3) Reconfigure the roadway, previously proposed to be two roads each ending in cul-de-sacs, to one circular driveway serving all lots.

When questioned about his time frame, Mr. Galowich replied that he planned to present two separate final plat documents, one for Phase I to begin this spring and another for Phase II. Stormwater management systems will be completed first in both areas, even though construction in Phase II may not begin until a later date. Special Counsel Gerald Callaghan advised that if it were a one-phase subdivision, recordation of the final plats

must be recorded within 12 months of preliminary plat approval. If phased, all final plats must be recorded within 24 months.

Commissioner Schmechtig thought that a survey of trees 10 inches or larger in diameter would have been presented at sketch plan. Robert Kosin replied that such surveys are required at preliminary plat where potential conflicts can be identified. Commissioner Schmechtig noted his concern for large oak trees located in the dry detention area in the northeast area of the subdivision. Mr. Galowich said the area was a natural site for drainage and felt confident there would be no adverse affect on existing trees.

Nicholas Patera, Senior Vice President and landscape architect with Teska & Associates, and Michael Wagner, land surveyor with Cowhey Gudmundson Leder, Ltd., working together on this project, were introduced to the Plan Commission.

Robert Hamilton, temporarily replacing Mike Lukich as the representative from the office of the Village Engineer, reviewed a few of his concerns: (1) Natural detention may be affected by the addition of impervious areas, especially on Lots 14 and 15 in the northwestern area; (2) Southeastern area should possibly be elevated or use storm sewers in order to reroute drainage, as it currently drains off without going through the detention area. (3) In regards to the ComEd lines. Mr. Galowich replied they would have to be rerouted; (4) Suggested expanding the conservation easement in the northern portion to bring it up to the top of the steep slope; (5) Wetlands, if any, should be delineated; (6) Reduce impact on trees in the dry detention area; and (7) Consider seeking a variance for Lot 16 in order to change its unusual configuration.

Mr. Hamilton also asked about the roadway design. Mr. Wagner replied it would be 22 feet of pavement with a shoulder and ditch section.

At a previous meeting, Village Engineer Mike Lukich suggested the subdivision's entrance be moved to where site distance would not be an issue. Mr. Galowich has since responded to that suggestion and said that the current location meets with Mr. Lukich's approval. Mr. Hamilton added that he much preferred to have the entrance on Ridge Road rather than on Lake Cook Road.

Responding to landscaping questions about berms, Mr. Galowich said there would be none of any significance. Mr. Patera added that there may be portions of the road that will require some berming to screen headlights. Mr. Galowich also said there is natural screening around most of the perimeter.

Julie Martens representing the Riding Club of Barrington Hills said they had talked to the developer and approved of the plans.

No further action was taken on this proposed subdivision.

TRUSTEE'S REPORT: Trustee Sapp reported that the Health Board met in November to discuss septic systems, which they will forward their comments to the Plan Commission for inclusion in the Comprehensive Plan revision.

President Kempe has appointed Cheryl Quick to the Land Use Committee.

The Police Department is currently in the process of becoming accredited. Also, it is requesting to become part of the State Police Pension Fund, which will require a Referendum. Trustee Sapp said there are petitions circulating on this matter.

The Village Board has signed an intergovernmental agreement with the Village of Algonquin for mutual aid for police services and has signed a similar agreement with other villages. Also, the Village is in the process of determining the Property Tax Levy for 2004, which will be discussed at the Village Board Meeting on December 22nd.

Chairman Wolfgram asked for a volunteer to write a thank you letter to the McGinley family expressing the gratitude of the Village for the dedication of conservation easements. Commissioner Bosworth said he would draft a letter and review it with Trustee Sapp.

There being no further business, the meeting was adjourned at 8:20 p.m. after being so moved and seconded.

Respectfully submitted,

Low Anne Majewski
Recording Secretary