

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
MARCH 8, 2004**

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

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

Absent: Kenneth Bosworth
Patrick Hennelly

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

PREVIOUS MINUTES: Commissioner McGrath made the motion, seconded by Commissioner Schmechtig, to approve the February 9th Minutes. The following corrections were made on Page 3: In the 2nd sentence of the 2nd paragraph, "filed" should be changed to "field", in the 2nd sentence of the 3rd paragraph, add "an" before "easement would be developed" and in that same paragraph delete the 4th sentence, replacing it with the following: 'Mr. Albert replied that on adjoining properties to the west and north, there is no provision allowing future access to Brinker Road. The easement access for Lot 2 would end on Lot 1'.' Motion carried unanimously by voice vote.

ARMSTRONG – BRINKER ROAD SUBDIVISION - SKETCH PLAN / FINAL PLAT:

Attorney Robert Best advised that this proposal had been before the Plan Commission the previous month for a pre-application conference. He was now seeking approval for both sketch plan and final plat. The parcel consists of 10.58 acres on the west side of Brinker Road. Lot 1 will contain 5.50 acres fronting on Brinker Road, which currently contains a single family residence owned and occupied by Marc and Marianne Federighi. Lot 2 will contain the remaining 5.08 acres, access to which will be an existing 33 foot driveway on Lot 1 located along its northern border, which will be designated as a private access and public utility easement. Ownership of that easement will be shared equally with both lot owners. Covenants and Conditions relating to the use, maintenance and repair of this driveway are set forth in the Agreement and Declaration of Private Access Easement draft that is included in this consideration.

Mr. Best presented Robert Kosin with affidavits verifying notification being given to adjacent property owners within 250 feet of this property and also that the required notice had been posted on the property within 15 days prior to this public hearing.

Steve Albert, an engineer with Civil Design Group, reviewed the final engineering plan. He advised that a low impact berm 2 feet in height would be located in the lower portion of the site to capture most of the runoff from the entire parcel

Commissioner Stieper asked if a specific location had been determined for the proposed house to be built on Lot 2 and whether it would require any variance. Mr. Albert replied that it most likely would be in the southeast portion and that some grading would probably be needed to build it into the hillside, though he thought it was not unusually steep and did not foresee any need for a variance.

Special Counsel Gerald Callaghan noted a typo on the 2nd page of the plan where it referred to one trust. He also suggested that the stormwater easement be removed from the plan to avoid creating problems between neighbors in the future regarding drainage complications. Rather, that issue could be included in the building application process. Both Messrs. Best and Kosin agreed to that removal. Mr. Best also asked that the Natural Resource requirement be waived because of the size of this subdivision.

Mr. Best advised that all issues in Village Engineer Daniel Strahan's March 4th letter had been satisfactorily addressed. Mr. Strahan said he still needed to verify that all the changes had been made.

Motion: Commissioner McGrath made the motion, seconded by Commissioner Schmechtig, to recommend approval of the Armstrong-Brinker Subdivision sketch plan subject to removal of the stormwater detention easement. Motion carried unanimously by voice vote.

Motion: Commissioner McGrath made the motion, seconded by Commissioner Schmechtig, to recommend approval of the Armstrong-Brinker Subdivision final plat subject to removal of the stormwater detention easement and to satisfaction of all the points raised by the Village Engineer in his March 4th letter to Chairman Wolfgram. Motion carried unanimously by voice vote.

BERGLUND LAUTH – PLUM TREE ROAD / PREAPPLICATION CONFERENCE:

Terry Cahill, an engineer with Continental Engineering, reviewed the proposal of the contract purchaser, William Lauth, to first record these 4 lots, with the 4th then to be subdivided into 3 lots. He explained that under the Plat Act, Lots 1 through 3 do not need to go through the subdivision process, but Mr. Lauth will have to do so with the 4th lot as it will require an easement across that lot to serve two new lots. Mr. Cahill explained that he would be proposing a 33 foot private access and public utility easement across the

eastern border of Lot 4, to go 20 feet in between the two northern lots to provide them access. Responding to Mr. Cahill's question about what type of driveway would be required, Mr. Kosin replied that usually with 3 lots or less a gravel road would be acceptable.

Special Counsel Gerald Callaghan went into further detail regarding the Plat Act and the fact that any number of parcels can be subdivided without going through the subdivision process as long as they do not require any new easements or roads.

Mr. Cahill advised that percolation tests had been performed on all four lots within the past year and all showed to have excellent percolation. Commissioner Schmechtig asked him if he thought there may be any drainage issues. Mr. Cahill replied that he could not be certain until a topographic study was done, but didn't think there would be as the area is primarily sand and gravel. Mr. Berglund, current owner, added that he has never seen any standing water on this property.

No further action was taken on this matter.

TRUSTEE'S REPORT: Commissioner Sapp reported on the following: (1) The Torch Run sponsored by the Police Department received \$20,500 for the Special Olympics 4th in State; (2) The Barrington Ridge preliminary plat was approved; (3) The Zaleski Property has filed for disconnection; (4) The Board approved the Business Park Zoning Ordinance submitted by the ZBA; (5) The Board approved the Intergovernmental Agreement with Barrington; (6) The Wamberg Development has been approved by both Barrington and Barrington Hills; (7) The Board voted to direct the Plan Commission to review the subdivision ordinances; and (8) The Land Use Committee meets Tuesday, March 9th.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:43 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Corresponding Secretary

