

VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
AUGUST 16, 2004

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

Commission Members Present: Kenneth Bosworth
Peter Grande
Patrick Hennelly
James O'Donnell
Michael Schmechtig
David M. Stieper
Daniel Wolfram, Chairman

Absent: Thomas McGrath
Lou Anne Majewski

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

PREVIOUS MINUTES: Commissioner Schmechtig made the motion, seconded by Commissioner Stieper, to approve the July 12th Minutes. Motion carried unanimously by voice vote.

BARRINGTON RIDGE SUBDIVISION – FINAL PLAT: The owner's representative, David Galowich, advised that this proposal was before the Plan Commission at the July 12th meeting, however, as some documentation had not yet been completed no recommendation was made at that time for approval of the final plat. One such document was the Lake County Storm Water Management Authority permit, which has since been obtained. Copies of that permit have been provided to staff. Mr. Galowich believed that he had addressed all of the items in Village Engineer Mike Lukich's August 10th letter to the Plan Commission Chairman. Based on an illustration prepared in the office of the Village Engineer, it appears each lot would be able to have sufficient area for a residence, septic, swimming pool and horse barn.

Mr. Lukich's outstanding items were: (1) Engineering drawings of Lots 1 and 2; (2) feasibility of Lot 1 relative to the septic design; (3) Overall comments that were given to the developer that morning and answered, but that he hadn't had a chance to review; and (4) Boundary line discrepancy between Lots 15 and 16.

Commenting on Mr. Lukich's Item #2, Mr. Kosin said as it stands now the septic on that lot would not be able to support a 5 bedroom home with 100% expansion because it

would encroach on the horizontal elevation of the detention basin as established by Lake County Storm Water Management. It will require an exclusive design analysis by PAF & Associates to assure acceptability. If such a solution can be determined, it should be recorded on both the plat for Lot 1 as well as on the exhibit of engineering drawings.

Commenting on Item #4, Mr. Galowich thought this discrepancy involved just a “tweak” and would follow through on its resolution.

Regarding the unresolved engineering issues, Mr. Galowich said he believed all items have been satisfactorily addressed. Commissioner Hennelly pointed out reference to “water supply” and “street lighting” in Mr. Lukich’s Review Comments in his August 10th letter. Mr. Galowich referred to that as “generic language” and said he’d remove it from the plat.

Mr. Galowich advised that a Letter of Credit has been set up, to which Gerald Callaghan as Special Counsel to the Plan Commission had made some minor changes and has since given his approval. Mr. Callaghan also said that changes had been made to the CCR’s that now meet with his approval.

Nicholas Patera, Senior Vice-President of Teska, reviewed the proposed landscape plan, explaining how they were going to cluster the trees and shrubs for a more natural look. Commissioner Schnmechtig asked what type of warranty would be on the survival of those trees. Mr. Galowich replied that the developer would be responsible until the lots were sold. The homeowner would then be responsible and, if that was not being done, the Homeowners Association and/or the Village could become involved.

As far as plans to phase this development, Mr. Galowich said the owner still has not made that decision. Mr. Kosin pointed out that if done in that manner, financial guarantees must be in place for both phases. Mr. Lukich also said that some of the improvements needed in Phase II would have to be included in Phase I, such as stormwater improvements and erosion control. Mr. Callaghan added that Phase II would have to be brought before the Plan Commission within two years of the initial preliminary plat approval, which was 2/23/04.

The discussion was then opened up to the audience which exclusively concerned the location of the equestrian trails. The trails as currently proposed on the final plat cross the northern portion and half way down the eastern boundary, but as used presently, it is along Ridge Road and crosses Ridge Road to the adjacent property currently owned by Richard Duchossois. Cheryl Quick, President of the Riding Club of Barrington Hills, asked that the developer consider an extension of the easement. Many from the audience came forward to look over the proposed trails on the final plat.

Ms. Quick pointed out that there have always been trails around the perimeter of this property and was very dissatisfied with the current proposal, which she considered in opposition to the goals set forth in the Comprehensive Plan. She also thought the

proposed alternative of using Ridge Road to be dangerous and lacked the historic connectivity always provided heretofore by developers. Mr. Callaghan observed that the Comprehensive Plan is not a law; that the implementing ordinances are the law governing land use.

Mr. Galowich responded by stating it would be impossible to have the trails 10' within the tree line on the west side because of the proximity to the basin and drainage ditches. Also, they choose not to have a trail along the entire east side because of the lack of screening. They were, however, designating a trail along the interior subdivision roads. Mr. Kosin noted that nothing would preclude future homeowners or the Homeowners Association from imposing equestrian trails along a portion of the lots. Mr. Callaghan agreed. Mr. Galowich believed that it shouldn't be in the Covenants, but rather up to the individual lot owners. Mr. Lukich said if easements were created along the western border, it would dramatically impact the stormwater detention basins as well as vegetation.

Other residents expressing their dissatisfaction and concern were Gail Jacobsen, Christine Anderson, Elaine Ramesh, Mary Wilson, Julie McKeivitt, Robert Abboud, Jr., Ginger Underwood, Karen Selman, Don Spry, John Quick, and John Rosene. Trustee Walter E. Smithe III as representative of the Board of Trustees also expressed his disappointment at this impasse and wanted to see both sides make another attempt to reach a compromise. He said that the Board would be addressing these issues in the next couple of months and will need input from the residents. Commissioner Bosworth also strongly recommended that not just the developer, but the owner be at the meetings with the Riding Club. Mr. Galowich said he'd make every effort to do so.

Motion: Commissioner Bosworth made the motion, seconded by Commissioner Schmechtig, to recommend approval of the final plat for the Barrington Ridge Subdivision, with the following conditions: (1) Remove any reference to "street lighting" and "water supply" in the easement section; (2) The developer comply with all the of the items in the Village Engineer's August 10th letter to the Plan Commission Chairman, and the Village Engineer shall have the opportunity to review and approve compliance, with said letter including the septic system on Lot 1 and an explanation as to why there is an alteration to the boundary line as originally proposed between Lots 15 and 16; and (3) If the developer plans to phase construction, Phase I must fully comply on its own with the engineering, landscape plans, and Village regulations.

In a discussion of the motion, Commissioner Bosworth stated his concern about Mr. Callaghan's comments that the Village does not have the authority to require private equestrian trails, but asked that a concerted effort be made to schedule a "meaningful" meeting between the Riding Club and owner so as to reach an amicable agreement regarding designation of the trails, because upon the Plan Commission's recommendation of this final plat, it will go before the Board of Trustees for consideration. All those voting aye: Commissioners Bosworth, Grande, Hennelly, O'Donnell, Schmechtig, and Wolfgram; Commissioner Stieper voted nay.

NORTH POINTE SUBDIVISION – SKETCH PLAN: This parcel was before the Planning Commission at the July 12th meeting for a pre-application conference. This parcel consists of 2.62 acres, currently zoned R-4 (one acre), and located south of State Route 62 and east of Route 25. It is the intention of Nizam and Moe Farooqui to subdivide this property into two lots, with Nizam building a residence on the western lot (1.42 acres). Potentially, both brothers will build a “spec” home on the eastern lot. The Farooquis are under contract to purchase this parcel, with authority given them by the owner to subdivide

Currently there is a driveway located in the middle of the parcel off Route 25, but plans are to relocate it along the southern border across the western lot to provide access for both lots. There is no adjacent driveway to the south. Moe Farooqui said there was not much drainage on this property, which contained several buildings (pole barn, garage, etc) that would be removed. Responding to a question regarding existing vegetation, he pointed out on the sketch plan the location of about 14 trees to the north and a few to the south on the western parcel, and none to the east. A few trees may have to be replaced because of construction and plans are to add more along Route 25.

Commissioner Hennelly asked about the setbacks. Mr. Kosin replied it was 25 feet sideyard and 50 feet frontyard. Mr. Kosin also said that the final plat’s legal description will have to be compared to the reconfigured State Route 25. Special Counsel Callaghan said the description reflected on the previously submitted documentation was correct.

Village Engineer Mike Lukich didn’t have any comments because his office has not yet received the documentation for final plat.

Motion: Commissioner Schmechtig made the motion, seconded by Commissioner Bosworth, to approve the sketch plan for the North Pointe Subdivision. Motion carried unanimously by voice vote. If approved by the Village Board, this proposal would next be before the Plan Commission for final plat approval.

CEDAR COVE – LOT 3 SEPTIC: In the engineer’s absence, Robert Kosin explained that a building permit review for Lot 3 in the Cedar Cove Subdivision revealed that the septic restriction area on the plat did not contain an impediment to the installation of a septic. The removal of this restriction required a process similar to the creation of the plat, which is the appearance before the Plan Commission and the Board of Health. This lot’s owner, Anna Bury, verified that her engineer, Terry Cahill of Continental Engineering, was prepared to move forward with this request. In addition, Daniel Strahan of the Village Engineer’s office verified that the plans are in compliance and approved this recommendation.

Special Counsel Gerald Callaghan said that if approved, the lifting of this restriction would have to be recorded as a vacation of the septic cutoff line to make a modification for the public record.

Motion: Commissioner Hennelly made the motion, seconded by Commissioner Bosworth, to recommend vacating the septic restriction on Lot 3 of the Cedar Cove Subdivision. Motion carried unanimously by voice vote.

TRUSTEE'S REPORT: There was no report.

There being no further business, the meeting was adjourned at 9:50 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary