

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
SEPTEMBER 13, 2004**

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

Commission Members Present: Kenneth Bosworth
Patrick Hennelly
Lou Anne Majewski
Thomas McGrath
James O'Donnell
Michael Schmechtig
David M. Stieper
Daniel Wolfgram, Chairman

Absent: Peter Grande

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 August 16th Minutes. Motion carried unanimously by voice vote.

PALOMA POINTE SUBDIVISION – PRELIMINARY PLAT : A complete review of technical requirements for preliminary plat application, including stormwater management, plat of survey and septic design, could not be completed by the office of the Village Engineer in time for the September meeting of the Plan Commission. The applicant's engineer, John Whitehouse of Engineering Enterprises, and Village Engineer Mike Lukich were present to update the Commission on the current status of this subdivision.

Recommendation for the sketch plan was received on October 15, 2003, which consists of a 6-lot division of a 34.49 acre parcel located at the northwest corner of Braeburn and Spring Creek Roads. Mr. Kosin pointed out in his September 10th memo to Chairman Wolfgram that two features to note are stormwater drainage and the split access, one onto Braeburn Road to the east and Spring Creek to the south.

Mr. Whitehouse noted that all functional revisions to the plat have been made in compliance with previous requests of the Village Engineer, which included the following: (1) Lot 1's private driveway no longer provides access for Lot 2; (2) Lot 2's access will

now be a private street across Lots 3, 4 and 5; and (3) Lot 5 and 6 will have a potential common point at Spring Creek Road. Equestrian easements have been granted along the northern and western perimeter. Mr. Whitehouse also reported that the field tile survey was completed and none were found on the property. No changes are being made to the current lot configurations, nor the proposed building and septic sites.

Construction by Dr. Dan Apostolopoulos has begun on the parcel located in the southeast corner which is not part of this subdivision, and the site development plan includes the repair of the culvert in the southeast corner of that property.

Commissioner Hennelly asked if any berms were being proposed along Lot 5. Mr. Whitehouse replied there will be a new, shallow berm (not a trench) created for an emergency overflow route when the storm drain is exceeded by the 100 year storm event. Commissioner Hennelly also asked about the driveway presently shown on Lot 5. Mr. Whitehouse said it was an existing gravel driveway that would be removed. Mr. Lukich said that the specific location for the driveways will be noted on the plat.

Commissioner Schmechtig expressed concern about the tree line along the western property line adjacent to Lots 4 and 5. Mr. Lukich said there would definitely have to be some clearing of brush to get the swale to drain, but didn't believe they would have to go to the property line. Mr. Whitehouse added that rather than excavate, plans would be to raise the road to create a drainage ditch for a swale. Mr. Lukich agreed that by raising it up and grading the driveway 12 inches higher, they would then promote drainage to the east. He also believed that the emergency flow on Lot 5 should be kept on the north side, directing it to the east rather than the south.

Commissioner Stieper asked for assurance that the volume of drainage would not be increased across this property into Spring Creek. Mr. Whitehouse replied that the design of the stormwater systems, using existing depressional storage areas, will slow down drainage coming west from offsite and moving across this property to the southeast.

Mr. Lukich advised that he has finished his stormwater review and will be forwarding his comments to Mr. Whitehouse. He also said that approval would not be required from the McHenry County Stormwater Management Commission as this proposal began prior to the MCSMC's newly adopted ordinance.

Special Counsel Gerald Callaghan had no comments, as a draft of the CCR's hadn't yet been sent to him.

This matter would be brought before the Commission at their regularly scheduled meeting October 13th. No further action was taken on this proposal.

TRUSTEE'S REPORT: Trustee Sapp reported that the Board of Trustees as well as the Board of Health had approved the final plat for the Barrington Ridge Subdivision. It was noted that the Riding Club was given access along the western boundary in the hedge row

portion of the right-of-way, not on the pavement or in the drainage way. She also advised that the owner of this property has agreed to meet with the Riding Club to discuss access on the south side along Lake Cook Road.

Trustee Sapp said that repairs to Ridge Road have been completed and that work is continuing on Plum Tree.

The Board approved the Commission's recommendation to vacate the septic restriction on Lot 3 of Cedar Cove.

Trustee Sapp advised that at the next upcoming meetings of the Plan Commission, she hoped time would allow review of the Comprehensive Plan and Subdivision Ordinance.

There being no further business, the meeting was adjourned at 8:35 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary