

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
OCTOBER 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 (arrived at 8:20 p.m.)
Lou Anne Majewski
James O'Donnell
Michael Schmechtig
David M. Stieper
Daniel Wolfgram, Chairman

Absent: Patrick Hennelly
Thomas McGrath
Peter Grande

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

PREVIOUS MINUTES: Consideration to approve the September 13th Minutes was deferred to the next meeting.

PALOMA POINTE - PRELIMINARY PLAT: On October 15, 2003 the Plan Commission had approved the sketch plan for the division of this 34.49 acre parcel into 6 lots. The parcel is located at the northwest corner of Braeburn and Spring Creek Roads.

Kevin S. Bomstad, Project Manager with Engineering Enterprises, Inc., reviewed the following stormwater comments in the October 8th memo from the Village Engineer, Mike Lukich: (1) Provide an existing drainage exhibit, clearly identifying the watershed names, drainage areas, existing base flood elevations and existing depresssional storage volumes; (2) Revise the proposed drainage map to delineate the proposed 100 year high water level (HWL), the required and provided detention volume of each pond and also revise the basin delineation at the southeast corner to follow the offsite proposed contours of the adjacent residential lot, and with such information revise the basins as necessary; (3) Provide a narrative for the stormwater management design; (4) Verify Tc? Mannings n = 0.035; (5) Correct name of the subdivision on the stormwater report; (6) Detention basins should be provided with an emergency overflow structure capable of passing the

100 year flow without damage to structures or property. Mr. Lukich suggested a concrete overflow structure be installed; (7) Provide lowest adjacent grade for each lot, with minimum of 2 feet of flood protection; (8) In compliance with Article V.F.5.c of the McHenry County Stormwater Management Ordinance (MCSMO), the north detention basin must meet the allowable release rates at the high water level (HWL) corresponding to the combined detention and depressional volume; (9) It is recommended that a back-to-back 100 year 10-day storm be analyzed for the north basin and a formal outlet be proposed to ensure that the adjacent property is not adversely impacted; (10) Will need to know the existing condition discharge rate for the southwestern basin; and (11) According to the MCSMO, detention should be provided for the southeast basin since it will be hydrologically disturbed under the proposed conditions.

Mr. Bomstad assured the Commission that all of these issues will be satisfactorily addressed as part of the submittal for the approval of the final plat.

Special Counsel Gerald Callaghan had no comments, as the CCR's are not required in this stage of the subdivision process. A draft would be reviewed by him along with the ownership certificates as part of the consideration of final plat. Responding to Chairman Wolfgram's question regarding any potential concerns the property owner to the southeast may have, Mr. Callaghan replied that written approval would have to be obtained from that owner only if there was an alteration in the path of the existing drainage pattern.

When questioned about access for Lots 1 and 2, Mr. Bomstad said Lot 1 would access via a private driveway off of Braeburn Road, located as far south as possible to assure the best line of sight, and Lot 2 would access off a cul-de-sac onto a private street across the western boundary of Lots 3, 4, and 5. The cul-de-sac would be of sufficient size to accommodate vehicles needing at least 70 feet turning radius. Both Robert Kosin and Mr. Callaghan confirmed that this would meet code for a subdivision of 5 lots or less.

Motion: Commissioner Stieper made the motion, seconded by Commissioner O'Donnell, to recommend approval of the Paloma Pointe Subdivision's preliminary plat, subject to the applicant meeting all the requirements stated in the Village Engineer's October 8th letter to Chairman Wolfgram. Motion carried unanimously by voice vote.

NORTH POINTE SUBDIVISION – FINAL PLAT: On August 16, 2004 the Plan Commission recommended approval of the North Pointe Subdivision's sketch plan, consisting of 2.62 acres to be divided into two lots. The property is currently zoned R-4 located south of Algonquin Road (State Route 62) and Elgin Road (State Route 25).

The owner, Mohammad Farooqui, and his engineer Terry Cahill from Continental Engineering were before the Commission seeking approval of the final plat. Mr. Cahill reviewed the plan, verifying the fact that each lot had sufficient area for septic and 100 percent expansion for a 5-bedroom home. Percolation tests had been taken and met Village requirements. Access to Lot 2 would be via a 16 foot driveway along the

southwestern border of Lot 1. Owners of both lots would share that driveway's maintenance.

Special Counsel Gerald Callaghan reminded the Commission that this plan still had to obtain approval from the Board of Health.

Mr. Cahill said there would be no impact on adjacent properties because there was no change in any drainage patterns. He went on to discuss two issues from Village Engineer, Mike Lukich, as referred to in his letter of October 7th: The need for approval from IDOT for access as well as a grade and site development plan for each lot. Mr. Cahill said his client planned to meet with IDOT seeking the access approval for the relocation of the existing driveway. Mr. Cahill stated he would submit the required grade and site development plans for each lot to the Village Engineer.

Special Counsel Gerald Callaghan thought that consideration of approval should include a requirement that the applicant execute and record the ingress/egress easement at the same time the plat is recorded. Such a stipulation would be in the resolution the Board approves. Mr. Callaghan also pointed out that there is no need for CCR's because there are no drainage structures that the Village would need the ability to repair.

Motion: Commissioner Stieper made the motion, seconded by Commissioner Schmechtig, to recommend approval of the North Pointe Subdivision's final plat, subject to the applicant satisfactorily addressing the issues of the Village Engineer regarding an access and the submission of a grade and site development plan, as well as the comments of Special Counsel Gerald Callaghan regarding the execution and recordation of the easement agreement. Motion carried unanimously by voice vote.

OTHER BUSINESS :

McHenry County's Comprehensive Plan: Robert Kosin advised that McHenry County had distributed for public comment a revision of its Comprehensive Plan, pointing out that the document tended to have more of a transportation emphasis than the more traditional plans, especially for a regional entity. He advised of the following three areas that are worthy of note and will be forwarded to McHenry County:

- (1) Intergovernmental Cooperation – Village wants the County to aggressively pursue this area.
- (2) Transportation Projects - Village wants the County to know Barrington Hills' preference for location of the proposed by-pass: First choice the Western By-Pass; second Boltz Road (Long Meadow Parkway), and third Algonquin By-Pass.
- (3) Natural Resource Based Planning – Village does not want the County to omit the importance of that feature in their planning process.

The Commission authorized the writing of a letter to the County addressing these three issues. Trustee Sapp will be representing the Village at the upcoming County meetings.

Proposed Subdivision Ordinance Amendment: Robert Kosin asked the Commission to consider an amendment to the Subdivision Ordinance covering the maintenance obligation of a sanitary system that is shared by more than one household. It is proposed that the obligation be of a public body rather than a private consortium such as a homeowners association. The following is the proposed language:

6-4-6 Private Sewage Treatment and Disposal Systems:

(C) Special Service Areas. If a land application system or some similarly shared sanitary facility is proposed, the obligation for the system shall be assumed by the public health authority for the area within which is located the subdivision. Proof of the acceptance of the maintenance obligation for the system shall be submitted as a condition of approval of the plat.

Special Counsel said he has discussed this amendment with Mr. Kosin about the applicability of this amendment to only developers outside the Village.

Motion: Commissioner Bosworth made the motion, seconded by Commissioner Schmechtig, to recommend to the Village Board an amendment to the Subdivision Ordinance which covers the private sewage treatment and disposal systems for land application systems as submitted by the Village staff and amended by Special Counsel to the Village. Motion carried unanimously by voice vote.

TRUSTEE'S REPORT: No report.

There being no further business, the meeting was adjourned at 9:10 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary

