

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
DECEMBER 6, 2004**

The regular meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Wolfgram at 7:30 p.m.

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

Absent: Peter Grande
Thomas McGrath
Michael Schmechtig

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

PREVIOUS MINUTES: Commissioner Majewski made the motion, seconded by Commissioner Hennelly, to approve the November 8th Minutes. Chairman Wolfgram asked that a correction be made on Page 2 in the 2nd paragraph following the third item regarding equestrian trails. He didn't think it reflected a consensus of the Commission and asked that it be changed to indicate that it was their unanimous opinion that the Village should not assume responsibility for equestrian trails as a public recreation. The corrected Minutes were unanimously approved by voice vote.

McLAUGHLIN SUBDIVISION – PREAPPLICATION CONFERENCE: Natalie Karney from Land Technology presented this pre-application of a division of one parcel into two along with the creation of an easement of access. The parcel is located on the west side of Old Sutton Road, south of Dundee Road (State Route 68). When asked what was directly across the road from the proposed entrance, Ms. Karney said she didn't know but would find out for the Commission.

Ms. Karney explained that the easement would be across the northern border of the eastern lot to provide access to the western lot. The Cook County Highway Department will have to review its location. She also said that percolation tests had been taken and the results passed the Village's standard. The utility easements would be located in the same area as the access easement. Village Engineer Mike Lukich confirmed that the

Village didn't require a separate easement for both the utilities and road, and more than likely the gas main would run along side rather than under the pavement.

Though no topographic survey had yet been conducted, Ms. Karney said that there is a tree line on the west side of the western lot. She did not know the type or size of those trees. There were also some trees along the easement location.

Mr. Lukich said once the required documents were submitted to him and he finds out where the Cook County Highway Department wants the entrance, and then he would be able to make his recommendation to the Commission. He added that because this is a minor subdivision, it would go from sketch directly to final plat consideration.

When questioned about any existing or proposed equestrian trails on this property, Ms. Karney said she didn't know of any and would check with the Riding Club in that regard.

No further action was taken on this proposed subdivision.

SUBDIVISION ORDINANCE AMENDMENT – WASTEWATER TREATMENT:

The Plan Commission considered an amendment to the Subdivision Ordinance requiring a public management authority for the use of a land application system.

As noted in Robert Kosin's December 3rd memo to Chairman Wolfgram, "Such system involves the aerial distribution of pretreated wastewater collected from many users. It can be used for both residential and nonresidential users. The distinction from the more common subsurface septage system is the mechanization and the inherent importance of effective management on the operation. A failure in the system by its design can lead to the aerial distribution of untreated wastewater and in turn a public health issue.

In view of the importance of the management in the operation of such a treatment system, the recommendation is for a public entity rather than a home owner's association or property manager to be responsible for the land application system..."

After reviewing the proposed verbage with Special Counsel Gerald Callaghan, the Commission approved the following:

1. Add the following definition to Section 6-2-4:

LAND APPLICATION WASTEWATER TREATMENT SYSTEM: A wastewater treatment system, serving more than one single family residence or one or more non-residential buildings with a combined floor area of greater than 10,000 square feet, which involves the aerosol discharge of wastewater to land rather than to either a subsurface seepage field or surface water.

2. Add the following paragraphs to Section 6-4-6:

(C) A Land Application Wastewater Treatment System shall not be permitted within the corporate limits of the Village.

(D) Any Land Application Wastewater Treatment System within the Village's unincorporated planning jurisdiction shall be operated and maintained by the county or sanitary district in which the system is located. Proof of acceptance by the county or sanitary district of responsibility for operation and maintenance of the system shall be a condition to approval by the Village of the final plat of subdivision.

Motion: Commissioner Bosworth made the motion, seconded by Commissioner Stieper, to recommend the adoption of the amendment to the Subdivision Ordinance as amended by Special Counsel Gerald Callaghan. Motion carried unanimously by voice vote.

COMPREHENSIVE PLAN REVIEW – PLANNING UNITS: A review of Planning Units (pages 23 to 31) in the Comprehensive Plan was deferred to a subsequent meeting.

OTHER BUSINESS: Commissioner Bosworth made the motion, seconded by Commissioner Hennelly, to approve the Village's Annual Calendar for 2005. Motion carried unanimously by voice vote.

TRUSTEE'S REPORT: Trustee Sapp advised that the Board had approved the North Pointe final plat as well as the Paloma Pointe preliminary plat. Also, at their next meeting the Board would be discussing the topic of equestrian trails and invited any of the Commissioners who wanted to attend.

There being no further business, the meeting was adjourned at 8:50 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary