

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
May 9, 2005**

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

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

Absent: Michael Schmechtig

Newly elected Village President Robert Abboud addressed the Commission, acknowledging and expressing his appreciation for their years of service and dedication to the Village and its residents. He also accepted with regret the resignation of Daniel Wolfgram. Trustee Steven Knoop will be representing the Board of Trustees at all subsequent Plan Commission meetings.

PREVIOUS MINUTES: Commissioner Majewski made the motion, seconded by Commissioner Stieper, made the motion to approve the April 11th Minutes. Motion carried. Commissioner Stieper, seconded by Commissioner McGrath, to approve the April 13th Minutes. Motion carried.

McLAUGHLIN SUBDIVISION (MINOR) – SKETCH PLAN / FINAL PLAT: Attorney David Buckley reviewed the following issues discussed at the April 11th meeting: (1) Confirm that no less than 2.5 acre on Lot 2 is above 100 year floodplain; (2) Lot 1 meets the minimum floor area ratio; (3) Clarify County dedication of the ROW of Old Sutton Road; and (4) Submit the conservation easement.

To assure compliance with the FAR (floor area ratio), Mr. Buckley proposed that, rather than require the owners to tear down any existing structures on Lot 1, the owner could agree to record a restriction on any building on Lot 2 until it is confirmed that Lot 1 is in compliance with FAR requirements.

Natalie Karney from Land Technology said Village Engineer Daniel Strahan has confirmed that both lots meet the 2.5 acre minimum above the 100 year floodplain. She also noted the engineering issues in Mr. Strahan's May 6th letter to Chairman Wolfgram have since been addressed.

Mr. Strahan said he was prepared to recommend this proposal pending compliance with the issues in his May 6th letter.

Special Counsel Gerald Callaghan said if the language on the revised plat concerning the drainage easement is the same as that which was previously provided to him, he would find it acceptable. The terms and conditions of that easement also need to be recorded simultaneously with the plat to assure that no building can be on the easement. He also noted that the FAR requirements must be recorded at the same time as recordation of the plat.

Emily McHugh, Vice President of the Riding Club said she hadn't yet reviewed a copy of the equestrian easement, which should be along the entire northern portion. She asked if that trail was useable. Ms. Karney replied that the trail will be 12 feet wide and directly south of the northern property line, including a portion on the driveway. Some of the area is in the drainage easement.

Resident Tom Ridgeway expressed his concern about a potential drainage issue.

There was a discussion about the overlapping of the equestrian way and the utility easements. Mr. Callaghan said they are not exclusive easements, but can be granted to mutual users as long as they do not interfere with each other. In this particular case, he did not foresee any problem as the utilities were buried.

Motion: Commissioner Bosworth made the motion, seconded by Commissioner McGrath, to recommend approval of the McLaughlin Subdivision's sketch plan and final plat contingent on the following: (1) The Village engineer confirms that the final plat contains revisions as set forth in his May 6th letter to Chairman Wolfgram; (2) Special Counsel confirms that the language of the conservation easement is the same as he had previously approved; (3) Simultaneous recordation of a document which restricts building on Lot 2 until Lot 1 is in conformity with the Village Ordinance regarding floor area ratio; and (4) Simultaneous recordation of the ingress/egress easement in a form acceptable to Special Counsel. Motion carried unanimously by voice vote.

OTIS WOODS SUBDIVISION (MINOR) – SKETCH PLAN: Attorney Robert Best appeared before the Commission seeking sketch plan approval for the two lot subdivision of a parcel at 300 Otis Road. The owner, Jan V. Paulus, only intends to subdivide the northern 12 acres of his 20 acre parcel.

Engineer Steve Albert, Civil Design Group, Inc., reviewed the plan, pointing out an existing driveway to the southwest of Lot 1 that would extend along the southern border of Lot 1 providing access to Lot 2 in a flag lot type of design.

Mr. Albert explained that the reason for Lot 2’s uneven southern lot line is because they incorporated a depressional area he referred to as a “glacial feature.” He also explained that the western portion of Lot 1 would drain to the west, with the balance of Lots 1 and 2 draining into that depressional area at the south of Lot 2. He added that essentially there would be no drainage off site.

There currently is a home on Lot 2, with a functioning septic. A suitable area for Lot 1’s septic is yet to be determined.

Mr. Albert said they do not anticipate the need for an equestrian easement because there are trails already in use just off this property to the north. Emily McHugh, Vice President of the Riding Club, confirmed that fact and said there was also a trail on the west side adjacent to this property. Mr. Albert said if any portion of those trails is on the Paulus parcel, an easement will be granted for such use.

When asked if there would be a setback problem with the home located to the southeast of this property, Mr. Albert replied that any structure on Lot 2 would be more than 50 feet away.

Village Engineer Daniel Strahan made reference to his May 5th letter to Chairman Wolflgram. Only three issues remained to be addressed: (1) Existing topographic information has to be provided for all lots and should tie into a Village of Barrington Hills benchmark; (2) The 33’ Private Access Easement on Lot 2 should be resized and oriented so that the driveway is located entirely within the easement; and (3) Indicate the existing base flood elevation for the impounded area in the southern portion of Lot 2. Mr. Strahan added that in his opinion none of these requirements should prohibit approval of the sketch plan.

Special Counsel Gerald Callahan had no issues on this proposal.

Motion: Commissioner Hennelly made the motion, seconded by Commissioner Bosworth, to recommend approval of the Otis Subdivision sketch plan. Motion carried unanimously by voice vote.

TRUSTEE'S REPORT:

Trustee Knoop spoke of the priority placed on the Plan Commission's consideration of the revised Comprehensive Plan. To assist in this endeavor, the Board would be making more resources available to the Plan Commission and on April 26th passed a Resolution for a 180-day moratorium on all subdivisions greater than 25 acres that has not yet petitioned the Village. He also advised that the Board had tabled the recommendation for a revision to the Subdivision Ordinance regarding equestrian trails for further study.

There being no further business, the meeting was adjourned at 8:20 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary