

VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
June 13, 2005

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

Deputy Clerk Grace Wytmar swore in the following: Kenneth Bosworth, new Plan Commission Chairman replacing Daniel Wolfgram; Peter Grande, another term as Plan Commissioner; and Joseph Messer, new Plan Commissioner replacing Thomas McGrath.

Plan Commission Members Present: Kenneth Bosworth, Chairman
Peter Grande
Joseph Messer
James O'Donnell
Michael Schmechtig
David M. Stieper

Absent: Patrick Hennelly
Lou Anne Majewski
Thomas Roeser

PREVIOUS MINUTES: Commissioner Stieper made the motion, seconded by Commissioner Schmechtig, to approve the May 9th Minutes. Motion carried unanimously by voice vote.

OLD BUSINESS DEFERRED / ADJOURN SINE DIE: Chairman Bosworth spoke of the newly elected officials and their proactive role in Village planning, particularly with addressing the issue of disconnection. In recent meetings with President Robert Abboud and Trustee Knoop, they expressed their hope that the Plan Commission would also be proactive in their response to the challenges ahead.

Chairman Bosworth pointed out that the Plan Commission's first responsibility is that of general administration, assuring that all new subdivisions meet Code. He said he would stress a complete application as a condition to appear before the Commission. In that respect, he would be proposing the formulation of a subcommittee whose goal would be to spearhead the task of rewriting the Comprehensive Plan with the help of professional land planners. He noted that a new Village committee was being formed to meet with those individuals who have large parcels near or adjacent to Barrington Hills.

ORGANIZATION OF NEW COMMISSION

A. **Election of New Officers**

1. Vice Chairman: Commissioner Stieper made the motion, seconded by Commissioner Schmechtig, to nominate Commissioner O'Donnell as Vice Chairman. Motion carried by voice vote.
 2. Secretary/Recording Secretary: Chairman Bosworth said it was his understanding Commissioner Majewski would be retaining this position for another term.
- B. **Time and Place of Regular Meetings**: Commissioner Stieper made the motion, seconded by Commissioner Schmechtig, to approve the schedule as presented. Motion carried by voice vote.
- C. **Adoption of Policies**: Robert Kosin agreed to ask the Village Attorney if all meetings could be video or audio taped, which may be a recommended change at a later date. Commissioner Messer suggested that a notation be included in the current Policies reaffirming the fact that all submittals must be completed prior to presentation before the Commission. Mr. Kosin said that could be included in Item #3, making reference to "Completeness of the Application." It was also agreed that the drafted language for CC&R's and an Equestrian Easement be submitted prior to the presentation.

Commissioner Stieper made the motion, seconded by Commissioner Schmechtig, to approve the Policies as presented and amended. Motion carried by voice vote.

PLANNING CONSULTANT: Chairman Bosworth, along with Robert Kosin and Trustee Steven Knoop, solicited the resumes of 5 or 6 planners for consideration of their assistance in the preparation of the revised Comprehensive Plan. Of those that replied, it was his belief that the most qualified was Lee Brown, President of Teska Associates, Inc. The firm has 20 specialists divided equally between landscape architects and land planners.

Mr. Brown spoke of his experience, which consisted of 27 years in professional planning and included collaboration in 1977 with the formation of Barrington Hills' Comprehensive Plan as well as the communities of Wayne, Mettawa and Glencoe. He said it would be his goal to bring out the best of the community by addressing Barrington Hills' specific goals and objectives, implementing them into a plan that would be a legacy for generations to come. He then went into more detail about the various phases of his guidance, which were as follows:

- Phase I / Project Initiation and Community Assessment
- Phase II / Community Development Policy and Vision Workshop
- Phase III / Village Wide Plan Elements
- Phase IV / Special Planning Areas
- Phase V / Report Preparation, Revision and Adoption

It would be his recommendation to meet with a subcommittee at least once a month, the first three months involving background work. He said the review would be at a comfortable pace and thought the existing 180 day moratorium on subdivisions larger than 25 acres would definitely help in that respect. He also pointed out a plus that they would not be starting from the beginning, but rather had an existing document that needed only to be refined to clarify the Village's goals and objectives.

Chairman Bosworth opened up the meeting to questions by the Commissioners.

When asked about a timetable, Mr. Brown said that the time set in the moratorium was reasonable.

Commissioner Schmechtig asked if any member of the ZBA should be involved in the discussions. Mr. Brown replied that he hoped at least one member of that Board would be involved or at least that he could interview its Chairman to get their perspective. He also said that the Village Engineer and Attorney should be included in some of the discussions.

Commissioner Grande pointed out the need for Teska to be fully aware of the Village's concern with disconnections so as to better protect the Village in its Comprehensive Plan. Trustee Knoop said that was one of the reasons there is a need for such a professional.

Commissioner O'Donnell asked Mr. Brown what he thought his firm would be charging for this service. Mr. Brown replied that it would depend on the amount of work the Village asks of them, thinking a conservative estimate to be \$30,000, which is about \$160.00 an hour.

Commissioner Stieper asked Mr. Brown if he would be looking at zoning with the possibility of considering some commercial areas within the Village and, if so, asked how the revised Comprehensive Plan would aid in that regard. Mr. Brown said that there are various zoning techniques that support a greater amount of density, yet still protect the natural environment and open spaces. They would not be suggesting a change in zoning, but rather setting up the potential to fashion the best way to accommodate some change, particularly when it is only peripheral of the Village. Certain techniques are also available to the Village as a home rule municipality.

Commissioner Messer asked what the best approach would be to get public input. Mr. Brown said in Glencoe, in an effort to encourage greater participation, they held 8 panel sessions at which they invited 7 to 10 members of the community with different perspectives.

Both Chairman Bosworth and Trustee Knoop were in agreement with the hiring of Teska Associates, Inc.

Motion: Commissioner Messer made the motion, seconded by Commissioner Schmechtig, to recommend to the Village Board that Teska Associates, Inc. be engaged to assist in the preparation of the Comprehensive Plan. Motion carried unanimously by voice vote.

It was agreed Commissioners Majewski, Messer and Schmechtig would formulate the subcommittee to review the Comprehensive Plan. Trustee Knoop hoped that the first stage of the revision, consisting of a critique of the existing Plan, could be presented at the Plan Commission's July 11th regularly scheduled meeting.

TRUSTEE'S REPORT: Trustee Knoop reported that meetings had been held with Algonquin and McHenry County to present Barrington Hills' viewpoints which were favorably received on the development of unincorporated properties between their jurisdictions. He also met with the McHenry County Conservation Trust to discuss interaction with them.

There have been meetings with both Hoffman Estates and Inverness regarding property adjacent to Barrington Hills.

The Equestrianway Ordinance has gone through a number of revisions, with the final draft being voted on at the June 17th Village Board meeting.

A new "Development Commission" has been established by the Village Board to look at large parcels.

There being no further business, the meeting was adjourned at 9:38 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary