

**VILLAGE OF BARRINGTON HILLS  
PLAN COMMISSION MEETING  
SEPTEMBER 26, 2005**

A Special Meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Kenneth Bosworth at 7:40 p.m.

Commission Members Present: Kenneth Bosworth, Chairman  
Peter Grande  
Patrick Hennelly  
Lou Anne Majewski  
Joseph Messer  
James O'Donnell  
Thomas Roeser  
Michael Schmechtig  
David M. Stieper

Absent: None

Also in attendance was Maureen Crump, Commissioner for the Barrington Countryside Park District.

**COMPREHENSIVE PLAN REVIEW:** Chairman Bosworth discussed a meeting Trustee Knoop and he had the previous Monday with the Board of Directors of the Riding Club of Barrington Hills. They presented to the Riding Club a request by the Plan Commission that an equestrian trail map, including identification of the trails in the Forest Preserves, be included in the revised Comprehensive Plan. Chairman Bosworth said the Board voted in favor of the request, but first wanted to send out a mailing to Barrington Hills homeowners who have trails on their property soliciting their reaction to the suggestion. Chairman Bosworth requested an opportunity to review that letter prior to its mailing. The Riding Club said they'd report back to the Commission in about a month.

Lee Brown from Teska Associates, Inc. believed the map's inclusion in the Plan, highlighting an extensive network of trails, would add significantly to promoting the quality of the Barrington Hills equestrian community. He pointed out, though, that there still remained reasonable debate regarding the degree of specificity. He also believed some verbage should be included indicating that "the map represents current knowledge of public and private equestrian trails subject to change" and believed further it should be included as an appendage rather than in the document. It appeared there was a consensus among the Commissioners that the map presented to them by Mr. Brown was

acceptable to them, which identified only three street names. They did, however, recommend that the Forest Preserves not be highlighted.

In addition to emphasizing the equestrian lifestyle, Chairman Bosworth thought it even more significant that the Plan stress the importance of maintaining the current low-density environment in order to assure adequate quantities of potable water. He pointed out that BACOG was conducting a water study that could add support to the Plan. Mr. Brown agreed that water is critical and that the sensitivity of the environment remains a valid reason behind existing density.

Another issue of concern was that of protecting the existing residential roads, one method being not to allow them to be used as pass-throughs. Chairman Bosworth said one way of protecting the Village roads would be to encourage their being dedicated as “private.” Mr. Brown noted that there is no State authority establishing “scenic roads” but that the Village would have the authority to designate a maximum capacity on its Village roads.

Maureen Crump, Commissioner for the Barrington Countryside Park District, introduced herself and expressed hope that a Park District reference would be included in the Plan. She was asked to prepare a draft of such text for consideration. She also recommended that the Commission meet with the Forest Preserve Committee of the Countryside Park District, believing they would have a lot to offer in terms of funding, such as grants. She also made reference to the possibility of impact fees for the Park District. Chairman Bosworth told her that the Commission had studied such fees a few years ago and ultimately asked BACOG for their recommendation which the Village Board has under advisement.

The Commission then proceeded to review the draft.

**Preface:** It was suggested that before reference to the origin of the Village there should be something written about maintaining the quality of life through the protection of the water, transportation, density and equestrian trails. The Plan should bolster what Barrington Hills has rather than sound defensive. It was also recommended that some reference to BACOG be included here to reflect the “larger picture.”

It was also suggested that the last paragraph be reviewed in terms of updating review dates.

**Contents:** There was some debate about deleting “Trails” from “**Roads and Trails.**” It was decided to leave it in the Contents if in the future consideration would be given to other than equestrian trails.

**Introduction:** Mr. Brown pointed out his suggested change in the last paragraph, deleting from the first sentence: “...providing a desirable relationship to other areas and other communities” and adding “The responsibility of stewardship over this unique and sensitive environment is not simply for the enjoyment of the current residents of the Village, but more broadly, an obligation to future generations and to the metropolitan area.”

**Policy Framework:** Under **Community Character**, add “The Barrington Hills Conservation Trust” to the list of organizations in **Objective #10** and to move **Objective #12** concerning equestrian trails further up on the list rather than last. Under **Community Services**, **Objective #6** should also be moved up. In the last section entitled **Overall Strategy** include reference to preserving the critical natural resources such as water and the equestrian trails. In that section also delete: “In this way, implementation of the Plan will internalize many costs often passed on to the metropolitan community, state, and nation.” It was also agreed to consider including “peripheral land use” in this section as well as the possibility that the Village would identify and support a deviation of its zoning from the 5 acre requirement for those parcels, but preclude any such deviation on interior parcels.

Trustee Knoop joined the meeting at this point, advising the following: (1) The Equestrian Committee gave him an updated map, recommending that it be included in the revised Comprehensive Plan as an appendage, (2) The Board passed a motion calling for the Plan Commission to hold public hearings to adopt that map into the Plan, and (3) The Board approved an additional 180 day moratorium on 25+ subdivision submittals.

**A Context for Planning:** On Page 18, update the Barrington Sewage Treatment Plant. Page 20 add “equestrian” under **Community Character**. Page 21 under **Community Services** it should be noted the Village made a decision not to invest in the water and sewage system. Also on Page 21, under **Land Use Concept**, road capacity should be included and a reference made to preserving open space for equestrian activities, such as polo, pastures, fox hunting, horse shows and eventing.

**Environmental Corridors:** These cover all the large open spaces, independent of ownership and use. It was the consensus that the Commission would prefer to have these remain undivided, or at least subdivided into much larger parcels than 5 acres, and that the revised Comprehensive Plan would aid as much as possible in this effort. Chairman Bosworth said these large parcels should be identified in the revised Plan, but that specific recommendations would be made in the future rather than at this time. Mr. Brown acknowledged the sensitivity of this subject, yet the need to include a broad statement that the Village wants to maintain density as low as possible in these areas, which will be identified on the land use map.

**Land Use:** It was agreed to add the Forest Preserve, unincorporated areas within 1-1/2 miles of the Village, and the Wamberg property as additional Focus Areas. Also, on Pages 31 and 32 delete any reference to a specific owner, Page 34 under **Practice 4: Natural Area Protection and Conservation**, add concerns about water, and replace any references to berms with “naturalized land forming”.

Mr. Brown said the recommended changes would be incorporated into the revision, with a copy to be sent to the Commissioners in advance of the next regular meeting scheduled for Wednesday, October 12<sup>th</sup>:

**TRUSTEE'S REPORT:** No other remarks given than those already provided during the previous business item.

There being no further business, the meeting was adjourned at 10:26 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski  
Recording Secretary