

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
OCTOBER 12, 2005**

The regular meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Bosworth at 7:38 p.m.

Commission Members Present: Kenneth Bosworth, Chairman
Peter Grande
Lou Anne Majewski
James O'Donnell
Thomas Roeser

Absent: Patrick Hennelly
Joseph Messer
Michael Schmechtig
David M. Stieper

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

PREVIOUS MINUTES: Commissioner Majewski made the motion, seconded by Commissioner Roeser, to approve the **September 12th** Minutes as presented. Motion carried by voice vote. Commissioner Roeser made the motion, seconded by Commissioner Grande, to approve the Minutes from the Special Meeting of **September 26th**. Motion carried by voice vote.

GOLD CUP SUBDIVISION – SKETCH PLAN: Robert Kosin advised that the proposal before the Commission was that of a minor subdivision which requires two presentations, sketch plan and final plat. Ed Lebbos, an engineer for the owner Edwardo Perez, reviewed the sketch plan. The parcel is located at 44 Braeburn Lane and consists of 14.7 acres. It is proposed to be subdivided into two lots, Lot 1 having 5.5 acres and Lot 2 having 9.05 acres. He identified the parcel on an aerial, showing an existing driveway from the northeast serving Lot 1 where a home had recently been demolished. The proposal would be to extend the driveway to provide access for Lot 2.

Drainage occurs naturally to the northeast toward Spring Creek. There is a wetland located in the center of Lot 2. Both a wetland delineation and floodplain study have been conducted and its limits will be incorporated into a natural resources easement which will be owned and maintained by the property owner. Jurisdiction over the wetland will be that of the Army Corps of Engineers.

In response to concerns about proper maintenance of the natural resources easement, Special Counsel Gerald Callaghan said he would give considerable thought to what degree the Village will want to be included in that responsibility. Though normally not

required for a two-lot subdivision, there is the possibility he may prepare CCR's to give the Village authority to intercede on maintenance as well as drainage issues. Mr. Kosin went into further detail about the drainage in the area, which has a link into a number of other subdivisions. He agreed with Mr. Callaghan that the Village should consider some role in maintenance of this easement.

Mr. Lebbos said that percolation tests had been performed, which came back positive for septic. Village Engineer Dan Strahan questioned whether there was sufficient area on Lot 2 for a septic field. Current calculations show 8,160 square feet available in that lot's southeast corner for septic. In order to provide space for a 5 bedroom home with 100% expansion, however, over 16,000 square feet would be required. Mr. Strahan said that McHenry County will be reviewing the stormwater calculations, after which it will be known exactly how much area is available for a septic field.

Mr. Callaghan said at final presentation he will be addressing issues pertaining to easement language, verification of certifications by the Plan Commission Chairman and Village President, and appropriate text for the ingress/egress easement across Lot 1. At sketch plan, however, all that is required is consideration of the proposal as presented. He did not foresee any issue with the access easement as that driveway has been there since 1944, adding that it could even be a prescriptive easement.

There was a consensus with the Plan Commission to postpone approval of the sketch plan until McHenry County makes its determination of the dimensions of the floodplain.

COMPREHENSIVE PLAN REVIEW: Lee Brown of Teska Associates, Inc. advised that he was still in the process of incorporating into the revision prior recommendations of the Plan Commission, which should be completed by October 21st. Chairman Bosworth said that in order to be able to present a draft to the Board of Trustees by October 24th, there needs to be at least one special meeting. That meeting would be to receive a copy of the draft and to formally recommend that the Board of Trustees authorize a public hearing on the amendment on the November agenda of the Commission. There may be the need for a special meeting prior to that hearing to discuss the draft. It was recommended that the first meeting be set for either October 20th or 21st, the second on November 2nd, with final consideration being given at the regular November 7th meeting when the public would have notice of the hearing. Mr. Brown said the revision would only be to the text, not yet graphics.

When questioned about whether the latest draft will include the names of large, undeveloped parcels, Mr. Brown said only the Iatarola and Duda properties. Over time, inclusion of others in the Plan could be recommended by the Plan Commission and the Development Commission. When asked if there will be reference to allowing less than 5 acre zoning on the peripheral, but not on interior parcels, Mr. Brown replied it will call for a potential of a different type development character without necessarily deviating from existing density. He pointed out that there is proposed the addition of land use map,

which he believed made the document more definitive than previous revisions. He also plans to expand the emphasis on potable water to stress its importance to the Village and its residents.

Chairman Bosworth advised that a letter has been sent out from the Riding Club to all Barrington Hills homeowners who have trails on their property soliciting their reaction to including an equestrian map in the Comprehensive Plan revision. Results should be made known at their October 18th meeting.

Mr. Kosin will contact all the Commissioners to check on availability and time preference for the special meetings. If there were not enough Commissioners in attendance at the first meeting to make a quorum, conference calls may be set up to meet this requirement.

TRUSTEE'S REPORT: Chairman Bosworth advised that Trustee Knoop had several meetings with Harris Builders and the Village President of Inverness regarding property along Barrington Road and a boundary agreement was being prepared. Also, a drafted agreement had been prepared concerning the Iatarola property and presented to Hoffman Estates that could result in co-development of that area.

Chairman Bosworth also made reference to some criticism received from members of the McHenry County Board about Barrington Hills spending time and money on land outside the Village. He believed that the Village had a legitimate right and obligation to be part of planning within 1-1/2 miles of its border.

There being no further business, the meeting was adjourned at 8:30 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary