

**VILLAGE OF BARRINGTON HILLS  
PLAN COMMISSION MEETING  
MARCH 13, 2006**

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

Plan Commissioners Present: Kenneth Bosworth, Chairman  
Peter Grande  
Patrick Hennelly  
Joseph Messer  
James O'Donnell  
Thomas Roeser  
Michael Schmechtig  
David M. Stieper

Absent: Lou Anne Majewski

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

**PREVIOUS MINUTES:** Consideration to approve the January 9<sup>th</sup> Minutes was deferred to a subsequent meeting.

**ABBEY WOODS (Harris Builders) – PRELIMINARY PLAT:** Nancy Harbottle, attorney for the applicant, came before the Plan Commission seeking approval of the preliminary plat for Abbey Woods. She identified the property at the northeast corner of Barrington and Palatine Roads. The property is proposed to be subdivided into 14 one and two acre lots has received approval of the Zoning Board of Appeals. Ms. Harbottle introduced Jason Doland, an engineer with W. E. Doland Engineering, Inc., who proceeded with the presentation.

Mr. Doland advised that all of the issues in Village Engineer Todd Gordon's March 9<sup>th</sup> letter, most of which were typographical, have been satisfactorily addressed. He used the preliminary plan to describe the layout of the lots and the configuration of the private streets that would be constructed to public standards. He also pointed out easements for the protection of existing wetlands, increased new wetlands and buffers.

When questioned about any possible liability to Barrington Hills would there be a disruption in service of the pump stations servicing this area, Mr. Doland replied that the issue would be addressed in an agreement being finalized between Barrington and Barrington Hills. He added that the Village of Barrington was comfortable with the performance record of this system. Robert Kosin also said that type of sanitary service was much more common than otherwise believed, pointing out that it is currently in use

in Barrington Hills' Paganica Subdivision. Complete details of that system will be presented at final plat.

Mr. Kosin said that what was so complex about this project was the amount of regulatory details to be agreed upon between several municipalities as well as governmental agencies. He thought there was a consistency in the review process which will be brought before the Board of Trustees on March 27<sup>th</sup>, who would consider referring the matter back to the Plan Commission for review of the final plat. The ZBA has already concluded its review, deeming appropriate zoning to be R4 (one acre).

Special Counsel Gerald Callaghan said since all the issues in Village Engineer Gordon's letter to the Plan Commission Chairman have been addressed, he had no additional comments at this time. Mr. Gordon said given all the information provided to him to date, he would recommend consideration of the preliminary plat.

Owner Evan Harris said he was aware there were watering restrictions at specific times of the day that Barrington would allow. He also said on-site ponds would be used for watering. He was currently compiling a list of the number of trees to be removed and replaced and at what locations, in accordance with the Subdivision Ordinance. He emphasized that a major feature of this development is the trees and that he has already planted hundreds of them on this land over the years.

**Motion:** Commissioner Hennelly made the motion, seconded by Commissioner Schmechtig, to recommend approval of the Abbey Woods Preliminary Plat. Motion carried unanimously by voice vote.

No other action was taken on this proposal.

**OTHER BUSINESS:** Peder Finnberg, engineer with PAF & Associates, distributed copies of an aerial photo highlighting the **Klehm Property** located just below the southern boundary of Barrington Hills near State Route #59 and #62 and Penny Road. It is proposed to be divided into five residential lots in unincorporated Cook County, 3 five-acre in size and the other two 4.5 and 4.49 acres. His client would be pursuing a variance from the ZBA for the 4.5 acre lot; all the others met the required minimum lot width. If that variance was granted, he would then seek annexation into Barrington Hills.

The proposal was to provide access from Tricia Lane. According to Robert Kosin, construction of the roadway would not reduce the lot sizes, which would involve an easement rather than a platted right-of-way. Another potential access was being looked into, that for Lot 5 extending into the Conway Subdivision. James Alvarez (sp), the developer, said he was meeting with those owners this week about that possibility.

Mr. Finnberg was not aware of any equestrian trails either on or adjacent to this parcel. He agreed to talk to the Equestrian Commission in this regard.

Mr. Finnberg was asked about any existing fences along the railroad property. James Alvarez said there is none now, but that a deer fence would be put there. Currently two to four trains go past daily on this line.

There was a consensus among the Plan Commission to pursue efforts to encourage annexation and subdivision of this property, even with the required variance.

**TRUSTEE'S REPORT:** Trustee Knoop presented plaques to all of the Plan Commissioners and the Chairman in recognition and appreciation for their efforts in the review and completion of the revised Comprehensive Plan.

There being no further business, the meeting was adjourned at 8:15 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski  
Recording Secretary