

VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
OCTOBER 11, 2006

The regular meeting of the Village of Barrington Hills Plan Commission was called to order at 7:32 p.m. by Chairman Bosworth.

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

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

PREVIOUS MINUTES: Commissioner Schmechtig made the motion, seconded by Commissioner Stieper, to approve the September 11th Minutes as presented. Motion carried unanimously by voice vote.

GALLOWAY SUBDIVISION (minor) – PRE-APPLICATION CONFERENCE:
Robert Kosin advised the Commission that the applicant is appearing before them as a pre-application conference regarding proposed plans for the subdivision of 11 acres at 157G Helm Road.

Owner Jody Galloway said that a subdivision plat has been prepared by Barrington Engineering that will be presented at sketch plan consideration. Lot 1A will be 5 acres, Lot 1B 5.94 acres. She said that no percolation tests have yet been conducted and that there are no wetlands or equestrian trails on the parcel. Chairman Bosworth said that it would be her responsibility as applicant to meet with the Equestrian Committee about any potential trails. Mrs. Galloway was also advised by the Commission and staff how to determine what documentation would be required at their next appearance as well as the timeframe for notification to adjacent property owners.

No further action was taken on this matter.

WOODHAVEN RESUBDIVISION (minor) - PRE-APPLICATION CONFERENCE:

Owner Thomas Miller appeared before the Commission in a pre-application conference to discuss resubdivision of Lot 1 in the Woodhaven Subdivision into Lots 1A and 1B. He and his wife, Jackie, bought the property about 10 years ago and recently applied for a building permit. At that point it was determined the two lots were not recorded. Robert Kosin further clarified the situation, noting that it had previously been subdivided by Meets and Bounds, which would have been acceptable if the lots were adjacent to a public street. Woodhaven Lane, however, is a private street, requiring any division to be by means of a plat of subdivision accepted by Certificate from the Village of Barrington Hills. Special Counsel Gerald Callaghan confirmed the need for recordation of a plat of survey in accordance with the Subdivision Ordinance.

Mr. Miller advised that construction had begun on Lot 1B for his home, and that a building permit is under review for the owner of Lot 1A, Najamul Hasan.

Mr. Kosin said there was sufficient documentation to assume this applicant could appear before the Commission for sketch plan and final plat consideration at the November meeting and that it could be before the Board of Trustees that same month.

No further action was taken on this matter.

ABBEY WOODS SUBDIVISION (major) - FINAL PLAT:

Owner and developer Evan Harris appeared before the Commission seeking final plat approval of this proposed subdivision, which is located at the northeast corner of Barrington and Palatine Roads, of 14 one and two acre lots. He advised that all the engineering concerns expressed in Village Engineer David Strahan's September 15th letter to W. C. Doland Engineering have been satisfactorily addressed, which was confirmed by Village Engineer Todd Gordon. It was also noted that Mr. Strahan had recommended in his October 5th letter to Chairman Bosworth that the Commission make a favorable recommendation to the Board for approval of this final plat. Mr. Gordon agreed with that recommendation.

Mr. Harris noted that he had not yet received written approval from either the Army Corps of Engineers or the U.S. Fish and Wildlife Service, but was assured by them it would be forthcoming. He was also awaiting written approval from the Village of Barrington regarding the engineering plans for sewer and water. According to Mr. Harris, the utility service agreements would run with the land in perpetuity.

Mr. Harris also said that the comments from Commissioner Schmechtig on his review of the landscaping plan had been addressed and included in the plan. Those changes included some additional groupings at certain intersections, size and grouping of trees, types of grasses to be used in various areas and berms adjacent to the Palatine Marsh. He also reported that the required approval had been received from IDOT.

Nancy Harbottle, attorney for the applicant, notified the Commission that revised language would be incorporated into the utility easement provision, which had been reviewed by Mr. Callaghan, and will be added to the plat.

Mr. Callaghan reviewed the remaining items before the Board could consider approval of this final plat.

Motion: Commissioner Schmechtig made the motion, seconded by Commissioner O'Donnell, to recommend to the Village Board approval of the final plat for Abbey Woods Subdivision, subject to the following: (1) Approval of the plan in writing from both the Army Corps of Engineers and the U.S. Fish and Wildlife Service; (2) Village of Barrington's approval of the final engineering for sewer and water; (3) Inclusion of changes to the utility easement on the final plat; and (4) Inclusion of Special Counsel's changes to the final Covenants, Conditions and Restrictions. Motion carried unanimously by voice vote.

OTHER BUSINESS: Robert Kosin advised that the fall Village Newsletter has been mailed out. He also noted that the Communications Committee now has its own web address, www.vbhcomm.info, as well as access through the Village website.

TRUSTEE'S REPORT: No report.

There being no further business, the meeting was adjourned at 8:07 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary

