

**VILLAGE OF BARRINGTON HILLS  
PLAN COMMISSION MEETING  
NOVEMBER 6, 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 Commission Members Present: Kenneth Bosworth, Chairman  
Peter Grande  
Patrick Hennelly  
Lou Anne Majewski  
Joseph Messer (arrived 7:38 p.m.)  
James O'Donnell  
Michael Schmechtig  
David M. Stieper

Absent: Thomas Roeser

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

**PREVIOUS MINUTES:** Commissioner Schmechtig made the motion, seconded by Commissioner Grande, to approve the October 11<sup>th</sup> Minutes as presented. Motion carried unanimously by voice vote.

**FLINT CREEK RESIDENTIAL RESERVE SUBDIVISION (Wamberg) – FINAL PLAT:** Robert Best, attorney for the Wamberg family, appeared before the Commission to discuss the current plans for the division of four lots on 25 acres along the eastern side of Old Hart Road north of Lake-Cook Road. The discussion was informational in nature, seeking no consideration of final plat approval at this time.

Mr. Best reviewed the history of this parcel, which received the Plan Commission's approval of the sketch plan at the January 2006 meeting. The original sketch plan, which consisted of five lots in this area, was reduced to four lots and has subsequently received approval of the Lake County Stormwater Management Commission. Those lots were included as part of a sketch plan presentation for the Wamberg's entire 70 acre parcel that involved both residential and business zoning as well as an intergovernmental agreement between Barrington Hills and Barrington. Plans now are to proceed with separate consideration of these four lots.

All lots have frontage on Old Hart Road, with no shared driveways. There is a 50 foot easement along Old Hart Road to protect the existing trees. Included in that easement, but five feet from the rights of way, is a 15 foot equestrian easement, which is proposed to be expanded to 20 feet. That equestrian easement will extend south to Lake-Cook Road and

north to Oak Knoll Road. Mr. Best said that the Equestrian Commission has agreed that the petitioner grant that easement to the Riding Club of Barrington.

Chairman Bosworth questioned how the plan could balance the equestrian easement being located within the conservation easement. He asked Special Counsel Gerald Callaghan to look into any potential conflict.

Mr. Best reviewed an illustration of the existing Flint Creek Conservation Easement, adjacent to which is being proposed a new stormwater conservation easement along its western boundary. This is where stormwater management will be installed to regulate drainage from west to east, outside the floodplain and wetlands, with ultimate drainage into the Flint Creek. That easement will also include drainage areas west from Old Hart Road in two specified areas.

Keith Klozden from Manhard Consulting, Ltd. reviewed the stormwater management design, which included two basins on the eastern portion of the residential lots to detain drainage from the west, ultimately releasing it toward the north into Flint Creek. He said there would still remain 2-1/2+ acres on each lot, sufficient to meet code for homesites. Installation of the basins would require excavation and would be fairly shallow and narrow. When asked how they could prevent those from permanently detaining water, Mr. Klozden replied that there would be a subsoil drain at the bottom to allow them to percolate out to Flint Creek.

Lake County Stormwater Management has jurisdiction for review of stormwater control as well as the original floodplain determination. Mr. Klozden said this took several months of review, and believed everything was in order. Those management plans will be recorded with the plat.

Terry Cahill with Continental Engineering reviewed the proposed septic, well and house location on each lot. Percolation of both the primary and secondary septic sites all tested satisfactorily to meet code for construction of a 5 bedroom home with 100% expansion. If potential owners wanted their homesite to be in another location, they would be required to prove the suitability of the alternative location.

Mr. Cahill referred to the use of a portion of the conservation easement for septic fields. He suggested a distance 10 feet into the easement. Mr. Best suggested there be an exception that septic fields could go within 10 feet of the conservation easement as long as it would not protrude within the dripline of large trees. Special Counsel Gerald Callaghan said he would develop a standard to protect the trees.

Chairman Bosworth asked if all of the issues in Village Engineer Todd Gordon's November 2<sup>nd</sup> letter had been resolved. Mr. Best discussed those issues, pointing out that there would be no Homeowners Association, no central stormwater area to maintain, nor any architectural review requirement. He then went on to review the Covenants, Conditions and Restrictions which covered the establishment and maintenance of the easements, with primary responsibility being that of the Wamberg partnership, the

Village having enforcement rights should the need arise. The CCR's also outlined how the partnership (or the Village) could impose and collect assessments from the property owners if needed for adequate maintenance. According to Mr. Best, the four lot owners could only be assessed 5% of \$20,000 each, and thought there was a need to clarify that it is the owners of the entire Wamberg property that would be responsible for the remainder. It was agreed that Mr. Callaghan would formulate more explicit verbage.

Mr. Best made reference to the following CCR Exhibits: B – covering the maintenance plan prepared by Manhard Consulting and approved by the Lake County Stormwater Management Commission; and C – outline of the stewardship provisions that apply to the Flint Creek conservation easement.

Mr. Best said that there were no changes to the intergovernmental agreement at this time. Some changes may occur, though, when they seek approval of the other parcels in the Wamberg property.

No further action was taken on this proposal.

**WOODHAVEN RESUBDIVISION – SKETCH PLAN / FINAL PLAT:** Jackie Miller, owner of 212 Woodhaven Lane, appeared before the Commission seeking sketch plan and final plat approval. Village Engineer Todd Gordon confirmed that all issues in his November 1<sup>st</sup> letter had been resolved. McHenry Stormwater Management Commission still needed to approve in writing their acceptance of the stormwater management.

As explained at the October 11<sup>th</sup> Plan Commission meeting, this parcel had previously been subdivided by Metes 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. Construction of the Miller home has begun on Lot 1-B and a building permit is under review for the owner of Lot 1-A, Najamul Hasan, to be renumbered as Lots 9 and 10 respectively.

Special Counsel Gerald Callaghan advised that due to the unusual circumstances of this situation, it was his suggestion at the last meeting that the petitioner be allowed to seek both sketch plan and final plat approval simultaneously. He pointed out that ownership needs to be verified.

Serge Uccetta, President of the Woodhaven Homeowners Association, said he hadn't received any negative responses from residents in regards to this proposal.

**Motion:** Commissioner Schmechtig made the motion, seconded by Commissioner Majewski, to approve the sketch plan and final plat for the Woodhaven Resubdivision under the condition that written approval is received from the McHenry County Stormwater Management Commission as well the identification of the current lot owners. Motion carried unanimously by voice vote.

**TRUSTEE'S REPORT:** Trustee Knoop reported that the Abbey Woods Subdivision's final plat had been approved by the Village Board. Also, Robert McGinley was congratulated for his part in the Horizon Farms Conservation Trust agreement.

The Development Commission met tonight. It is hoped that Commission will be able to initiate the conservation of large parcels within the Village.

The Board talked about the need for cell towers within the Village. A Resolution was passed to facilitate looking into and assisting cell tower construction in the appropriate places, which gave direction to the Zoning Board of Appeals.

The Board approved safety zones along the EJ&E to stop train whistles from sounding while passing through the Village.

There being no further business, the meeting was adjourned at 8:35 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski  
Recording Secretary