

VILLAGE OF BARRINGTON HILLS  
PLAN COMMISSION MEETING  
JANUARY 14, 2008

The regular meeting of the Village of Barrington Hills Plan Commission was called to order at 7:35 p.m. by Chairman Bosworth.

Plan Commission Members Present: \* Kenneth Bosworth, Chairman  
Peter Grande  
Patrick Hennelly  
Lou Anne Majewski  
David M. Stieper

Absent: Joseph Messer  
James O'Donnell  
Michael Schmechtig

\* Thomas Roeser resigned his position as Plan Commissioner as of December, 2007.

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

**PREVIOUS MINUTES:** Commissioner Majewski made the motion, seconded by Commissioner Stieper, to approve the November 5, 2007 Minutes as presented. Motion carried unanimously by voice vote. Note: There was no December Plan Commission meeting.

**LAKE OTIS WOODS SUBDIVISION – FINAL PLAT:** Robert Best, attorney for the applicant Lee Norton of Nottingham Builders, appeared before the Plan Commission seeking approval of the final plat for this 4 lot subdivision. The sketch plan was approved at the June 11, 2007 meeting. The parcel, identified on an aerial map, consists of four 5+ acre lots located on the north side of Otis Road. Mr. Best explained that three years ago Mr. Norton had purchased the two northern lots, at the time called the Otis Woods Subdivision, and has since bought additional 10+ acreage to the south. It is now being proposed to divide the total parcel into a 4 lot subdivision.

The original two lots had access onto Otis Road by means of an easement along the western border of what is now referred to as Lot 3. The new proposal is to abandon that easement, with a similar easement to be located between Lots 3 and 4 which would end in a cul-d-sac with private access easements onto Lots 1 and 2. Mr. Best said that Cook County has approved that proposed private road. He added that they had also obtained approval from the ZBA for construction of an artificial lake.

Engineer Steve Albert, president of Albert Development Insight, Inc., reviewed the final plat, first discussing the artificial lake. It would be 2.74 acres in size and consist of three lobes located primarily in the southern portion of Lot 2 (for the exclusive use of the Norton family), which would have access via bridges to the western pond in the southern portion of Lot 1 as well as a northern pond in the center of Lot 2. Portions of the large pond could be used by all four lots and would also extend onto the adjacent lot to the east.

The pond would be filled with runoff from the adjoining area, stored and finally drained to the south. It is expected that the pond may at times need augmentation with well water to maintain a satisfactory level. That well, which Village Engineer Dan Strahan said would be from a shallow aquifer and local in nature, would be located between Lots 1 and 2. Mr. Albert said it hadn't yet been decided how it would be triggered, either manually or by a float valve. Chairman Bosworth expressed serious concerns about the use of such a well. Mr. Albert responded that it was their intention it be used as little as possible.

Chairman Bosworth asked how the pond would initially be filled. Mr. Albert said it would have to fill up naturally, which could take up to a year. He said that a well could not fill it up. Mr. Norton also said that most likely an aerator would be installed to prevent mosquitos.

Robert Kosin pointed out that it was unusual for the use of a well in conjunction with an artificial lake be brought before the Plan Commission. It usually is addressed by the ZBA, and approval has been given in many instances for such a type of augmentation. Special Counsel Callaghan acknowledged that it was a rather unusual situation in that it involves ponds used for water recreation rather than just stormwater retention, adding that to his knowledge there is no restriction regulating the amount of water that can be taken from the ground.

(Chairman Bosworth asked Special Counsel Callaghan to discuss with BACOG Director Janet Agnoletti about the ability of anyone to use a well to help fill an artificial lake. That could then be discussed at a subsequent meeting.)

Village Attorney Gerald Callaghan told the Commission that the eastern, off site residents (Mr. and Mrs. Miles) would have the same riparian rights to the lake as the other four lot owners. An addendum will be included with the CCR's verifying this arrangement, binding the Miles to the restrictions as well as the benefits included with this right.

Mr. Albert said there will be a large amount of excavation, put primarily in the low areas of Lot 1 as well as some on Lot 3. Lot 4 would be undisturbed, without any further clearing recommended. The plan under review also included specific septic sites, which had been tested and approved.

According to Mr. Albert, there would be an improvement in the drainage on Lot 3 close to Otis Road, with construction of a dry basin to detain the water and a berm to deflect it to the east rather than further south. He thought there would be about a 90% reduction in the amount of runoff. Plans are also included to improve the Otis Road culvert by adding another pipe.

**Motion:** Commissioner Hennelly made the motion, seconded by Commissioner Grande, to approve the final plat for the Lake Otis Woods Subdivision, subject to satisfactory review by the Village Counsel of the easement agreement and the addendum to the CCR's concerning the use of the lake by the Miles family.

Ayes: Majewski, Grande, Hennelly, Stieper

Nays: Bosworth

Motion carried.

**NORTH POINTE SUBDIVISION UNIT 2 – SKETCH PLAN:** Terry Cahill, land planner with Continental Engineering, appeared before the Commission seeking approval of the sketch plan for dividing this 3.41 acre parcel into three lots, zoned R-4 (one acre). The parcel is located on the east side of State Route 25 south of Algonquin Road. To the north are two lots, also owned by Moe Farooqui. A 30 foot easement is established for access to those two lots from the west. If the proposed southern lots are approved, that easement will be increased by 20 feet, providing access to all 5 lots (Lot 5 having access across Lot 4).

It was previously discussed at the preapplication conference on November 5, 2007 that a variance would be needed for Lot 3's setback from 50 feet to 25 feet. According to Mr. Cahill, that is no longer necessary because the house will now face west rather than south, requiring only a 25 foot setback. (right, Bob?) The only variance needed now is for acceptance of the size of Lot 3, which is below minimum due to IDOT taking .41 acres for signalization. As Mr. Kosin explained, usually an applicant is allowed to use a portion of the right-of-way in the calculation of lot width, but this is not permitted in R-4 zoning.

Mr. Cahill said percolation tests were taken in the southern portion of Lots 3, 4, and 5, indicating excellent soils and perc rates. No detention area will be needed if total impervious area is under 20,000 square feet. Plans are also to put in a porous pavement for the driveways to reduce runoff. He said there may be a need to calculate impervious area on each lot before permit applications. Mr. Kosin said the running total of impervious area will be recorded on the plat, acknowledging though that enforcement would be difficult. Mr. Cahill noted that Mr. Farooqui would be building the homes and aware of those regulations. Village Engineer Dan Strahan also commented that there would not be much room for more than house and septic because of the lot sizes.

**Motion:** Commissioner Stieper made the motion, seconded by Commissioner Majewski, to approve the sketch plan for the North Pointe Subdivision Unit 2 as presented. Motion carried unanimously by voice vote.

**COMPREHENSIVE PLAN REVIEW:** Konstantine Savoy from Teska Associates, Inc. distributed to the Commission a list of items to be reviewed for the Comprehensive Plan update. The items were categorized in three Tiers:

		<u>Estimated Completion</u>
Tier 1	Minor Amendments	
	Abbey Woods	3 to 4 weeks
	Inverness Boundary Agreement	
	General Development Activity	
Tier 2	Modest Amendments	
	Boltz Road/Longmeadow Parkway	2 to 3 months
	EJ&E Future	
	General Traffic Concerns	
Tier 3	Major Amendments	
	Horizon Farm	2 to 3 months
	Haeger Road/Route 62	

He also acknowledged “Other Key Development Areas/Areas Subject to Change” that would take 12 to 18 months to review and make recommendations.

Trustee Knoop thought that extreme priority should be addressing the issue of the EJ&E Railroad, emphasizing the need for engineering studies to be completed to facilitate Teska in this review. He urged all of the Commissioners to email the STR (Service Transportation Board) with their concerns about the impact increased amount of rail traffic would have on the Village. Mr. Kosin reported that the EJ&E plans are to run 20 to 30 more trains a day, 7,000 to 9,000 in length.

Trustee Knoop said the Village must determine what they want to recommend to the SBT to mitigate those impacts, citing the following examples: (1) EMC and Fire Department’s inability to reach emergency situations if stranded at a lengthy train crossing; (2) Adverse impact on the environment, (3) Deteriorating condition of some overpasses, (4) Extensive school bus delays, etc.

Mr. Savoy said their firm could frame the issues and put their name behind the community planning concerns. What was needed was a *position paper* that could be adopted by the Board of Trustees. With sufficient time to talk with staff, he could have that paper prepared within the week.

It was agreed to have a Special Meeting of the Plan Commission at 7:00 p.m. Thursday, January 24<sup>th</sup> to frame that position.

**TRUSTEE’S REPORT:** Trustee Knoop reported that a resident had come before the Board offering to donate a 5 acre parcel to the Village, with several stipulations such as

installing fencing along a pathway, minimal parking, and limited number of people allowed on the property at any one time. He said the Board was in favor of it, but had a lot of questions regarding parking and maintenance. Commissioner Majewski, who along with her daughter owns property adjacent to this parcel, was opposed to this land being open to the public. In her opinion it presented a liability risk for the Village given some of its treacherous terrain. She also knew it would be difficult to prevent trespassing onto her property as well. Trustee Knoop asked her to call the Village President with those concerns.

There being no further business, the meeting was adjourned at 10:15 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski  
Recording Secretary