

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MINUTES
AUGUST 11, 2008**

Deputy Clerk Dolores Trandel swore in Julie Joyce as a new Plan Commissioner, filling the vacancy created by Michael Schmechtig's resignation.

The regular meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Bosworth at 7:37 p.m.

Commission Members Present: Kenneth Bosworth, Chairman
 George Gottlieb *
 Peter Grande
 Julie Joyce
 Lou Anne Majewski
 Joseph Messer
 James O'Donnell

Absent: Patrick Hennelly
 David M. Stieper

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

Previous Minutes: Commissioner Grande made the motion, seconded by Commissioner Messer, to approve the July 14th Minutes as presented. Motion carried unanimously by voice vote, with Commissioners Joyce and Majewski abstaining.

HALLORAN – MEADOW HILL / SKETCH PLAN & FINAL PLAT: The attorney for the petitioner Dr. Fred Halloran, presented the Commission with affidavits verifying proof of notification. He also advised that the plans before the Commission have since been revised to reflect equestrian trails on the southern and western borders of this parcel. Chairman Bosworth added that he has received an e-mail from Don Lundmark of the Barrington Hills Riding Club indicating that such an agreement had been met.

Robert Kosin notified the Commission that both public land surveyor Tom Zeitler of the Village Engineer's office and Special Counsel Gerald Callaghan were present to answer any questions. He further advised that, due to absence of a quorum, the Board of Health didn't review this proposed subdivision at their regular August meeting. A special meeting is planned for August 19th for such review.

Mr. Zeitler advised that all issues noted in his review letters have been satisfactorily addressed. His only concern was that a non-conforming lot was not being created as the result of some acreage being transferred from Lot 8 in the Woodhaven Subdivision to Lot 2 in the proposed Halloran Subdivision. He planned further calculations to confirm that Lot 8 would still be in conformance with all Village regulations.

Mr. Callaghan explained that Lot 8 in the Woodhaven Subdivision was originally 7-1/2 acres, with the proposal being to consolidate a little less than 2 acres (118 foot piece) into Lot 2 of the Halloran Subdivision. He said the Village Engineer had waited to verify that Lot 8 would still meet Village requirements until he was presented with the final plans. If the plan meets with the approval of the Plan Commission, their recommendation to the Village Board should be contingent on the Village Engineer's final satisfactory review.

Serge Uccetta, a representative of the Woodhaven Homeowners Association, advised that the association had recently met and disapproved the subdivision of Lot 8. He said one of their main concerns was that in the future a lot owner not in their subdivision may be using their road.

Mr. Callaghan explained that it is a private road whose easement only allows adjacent (or specific?) property owners to use it. The HOA will always have the ability to prohibit wrongful use of that road.

(* Plan Commissioner Gottlieb joined the meeting at 7:45 p.m.)

Mr. Uccetta thought it would be more advisable to redraw the driveway so as to eliminate it touching the easement completely. Mr. Callaghan said that wouldn't be possible because of ownership. Mr. Halloran had already conveyed that portion of Lot 8 to a land trust that owned the property to the east. Mr. Callaghan reiterated that the HOA would still have the authority to enforce that road being used by only those who are entitled to do so.

Mr. Callaghan also stated that even though the HOA had approved an amendment to their CC&R's, it hadn't been recorded yet and therefore wouldn't have an impact on this matter. He then went into a further discussion on the Village's authority over existing CC&R's, noting that recently the Village only required authority to override situations involving drainage easements. He said that the Commission's authority to approve a subdivision is not discretionary and if all requirements are met, they are obligated to approve it.

When questioned about the newly configured Lot 8, Robert Kosin said it would meet all setback requirements.

Motion: Commissioner Messer made the motion, seconded by Commissioner O'Donnell, to recommend to the Village Board approval of the Halloran Subdivision's sketch plan and final plat, subject to it being based on the final plat submitted which included the equestrian trails and also upon final approval from the Village Engineer. Motion carried unanimously by voice vote.

COMPREHENSIVE PLAN / (Public Hearing continued): Michael Weaver from Teska Associates, Inc. distributed copies of pages containing the latest suggested revisions to the Comprehensive Plan. Those revisions were noted in blue.

- Page 7 – Additional dialog regarding the study of groundwater sustainability.
- Page 11 – Addition of 3 Objectives to strengthen the Village’s goal to be able to sustain groundwater.
- Page 15 – Additional dialog updating language that would strengthen the rationale for safeguarding groundwater resources.

Chairman Bosworth suggested changing two of the new Objectives on Page 11 as follows:

18. Original text: Monitor on a twice annual or greater basis water levels and water chemistry in selected public, private and abandoned wells at a variety of depths and at a variety of locations throughout the Village.

Revision: Cooperate with BACOG on the monitoring of water levels....

19. Original text: Educate residents on well and septic maintenance; water contamination, consumption and conservation, and water’s link, to health and sustainability.

Revision: Cooperate with BACOG in educating residents on well and ...

Motion: Commissioner Messer made the motion, seconded by Commissioner Majewski, to recommend to the Village Board that the Comprehensive Plan be amended as discussed. Motion carried unanimously by voice vote.

WOODHAVEN SUBDIVISION’S CC&R AMENDMENTS: Robert Kosin explained that the existing CC&R’s for the Woodhaven Subdivision specifies that any amendments need to be approved by the Plan Commission. Special Counsel Gerald Callaghan recommended that the amendment include the statement that the Village’s consent to any changes need only to relate to those involving drainage issues. Chairman Bosworth suggested including roads as well. Mr. Callaghan agreed, and said it should be done through an ordinance.

There was a consensus among the Commission to Mr. Callaghan’s recommendation. It was also agreed if that amendment could be completed within a few days that it could be

included on the Village Board's agenda for August. Woodhaven Subdivision's HOA representative Serge Uccetta agreed to have it completed in time for that meeting.

EXTERIOR LIGHTING: The discussion was postponed to a subsequent meeting.

TRUSTEE'S REPORT: Trustee Steve Knoop welcomed Julie Joyce as Plan Commissioner. He also thanked all the Commissioners for their attendance at meetings over the summer, especially in view of the work required to amend the Comprehensive Plan.

Trustee Knoop reaffirmed the importance of the current Canadian National Railway issue, and asked as many as possible to make their opinions known at the upcoming August 27th meeting. The number to call to comment on the Environmental Impact Statement is 800.347.0689, #3 for information on the notice hearing, and #3 for the Barrington meeting to preregister to speak at the hearing which will be from 4:00 pm to 9:00 pm, with the official meeting starting at 6:00 p.m.

There being no further business, the meeting was adjourned after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary

