

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION
OCTOBER 4, 2010**

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

Commission Members Present: Kenneth Bosworth
 George Gottlieb
 Patrick Hennelly
 Lou Anne Majewski
 James O'Donnell
 David Stieper, Chairman

Absent: Jason Elder
 Peter Grande
 Julie Joyce

PREVIOUS MINUTES: Commissioner Majewski made the motion, seconded by Commissioner Hennelly, to approve the September 13th Minutes as presented. Motion carried unanimously by voice vote.

GROUNDWATER PROGRAM – CMAP: Timothy T. Loftus, Principal Water Resources Planner for the Chicago Metropolitan Agency for Planning, reviewed some of the data contained in the Northeastern Illinois Regional Water Supply/Demand report.

In the northeastern area, there are three sources for water supply: (1) Lake Michigan, comprising of 69% of all withdrawals, (2) groundwater which supplies 17% from deep and shallow aquifers, and (3) rivers comprising 14%. With the exception of one subdivision, Barrington Hills is completely groundwater dependent.

Mr. Loftus pointed out that the by 2050 the deep water aquifers would be significantly impacted, as will the shallow aquifers in certain areas of the region. A study done on the Fox River basin has shown that the overpumping of aquifers has started to capture stream flow up to 10% and that by 2050 it would increase to 50%. He also noted the there currently is a concern about contamination of the shallow aquifers due to chlorides.

Lake Michigan water is currently being tapped into by approximately 196 communities, with almost all of its water that Illinois has access to already spoken for.

Mr. Loftus summarized his presentation by pointing out the importance of water conservation and efficiency and for the need to better integrate land use planning with water use planning. He then answered specific questions from the Commission, including the need for a contingency

plan to cover any potential contamination hazard. He also reviewed the history of water supply planners, dating back to 1966, with many of their recommendations and policy statements still holding true today.

The Commission was directed to the website cmap.illinois.gov for further information.

STORMWATER MANAGEMENT – COUNTY PROGRAM: Village Engineer Daniel Strahan summarized discussions to date, which included comparing the Lake County Watershed Ordinance to those of the other three counties in the Village. He then introduced Jodi McCarthy, a Civil Engineer and Inspector with the Lake County Stormwater Management Commission, who continued the ongoing discussion of the Village's consideration to adopt Lake County's program.

Ms. McCarthy discussed some of the permit comparisons and differences between the regulations of Lake County and those of Barrington Hills. One of her concerns was to check on unpermitted activity, especially any that may impact floodplain areas. She presented the Commission with a floodplain map that highlighted the areas most important to monitor. Some of her methods of detection included drive-by observations as well as aerial photographs.

In the event the Village agrees to seek Lake County certification to incorporate its Watershed Ordinance, Village Engineer Daniel Strahan would be its administrator for Barrington Hills.

SPRING CREEK ESTATES SUBDIVISION – SKETCH PLAN: Mike Assad appeared before the Commission representing owner Dr. Scott Brenner seeking sketch plan approval for this 33 acre parcel. It was confirmed that proper notification had been given for this presentation as required by Village regulations.

Mr. Assad reviewed a sketch of the proposal, which included 4 lots, two of which would be 5 acres, one 7+ acres and one 15+ acres. Access would be via a center drive running east to west off Bateman Road ending in a cul-de-sac. Areas for potential septic fields and house locations were outlined, with sufficient room to relocate if advisable.

In order to meet the Village's requirement on Lot 4 for 2-1/2 contiguous acres above a floodplain area, Mr. Assad was proposing filling in some land in the northwest portion which would create a much larger, shallower area in the center of the lot for temporary detention. Michael Caldwell, an engineer with Marchris Engineering Ltd., went into further detail about this approach, comparing it to another site (golf course) he was working on in a nearby town. He explained that he thought it acceptable to fill in a depressional area with soil from the same site, pointing out that in this case the amount filled in was only 4" to 8" deep. The larger detention area created would be a dry pond 1-1/2" to 2" deep detaining water only when it rains. He said the plan should decrease in the amount of overflow to adjacent property. Mr. Strahan agreed that it wouldn't have a negative impact.

Mr. Strahan briefly reviewed the comments he made in his September 30th memo to Chairman Stieper, with several issues still unresolved.

Special Counsel Gerald Callaghan commented on his review of this proposal, which included discrepancies in the Title Commitment, pending litigation against Dr. Scott Brenner (beneficial owner of the subject property), and questioning whether the required preliminary inventory and analysis had been submitted to the Village in sufficient detail to enable the engineer to perform a complete review of the sketch plan proposal. He also advised the Commission of a 50 page unsigned settlement document just given to him that went into further detail about this parcel's history, current status, and pending bankruptcy.

Mr. Callaghan asked that the applicant furnish him with a signed version of the settlement, a dismissal form on the bankruptcy issue, and a full copy of the complaint (?). Mr. Assad said he would ask one of Dr. Brenner's attorneys to call him.

Commissioner Bosworth recommended postponement of sketch plan consideration until the developer furnishes the Commission with a soil site map, percolation tests, clarification of legal issues, issuance of a United States Soil Conservation permit (or certificate?), and adequate time for the Village's counsel to evaluate ownership issues.

No further action was taken on this matter.

TRUSTEE'S REPORT: Trustee Steve Knoop reported on the last Board Meeting. A motion was made not to approve the Lighting Ordinance in its totality, which was not carried by the majority. A motion was then made to put the Lighting Ordinance on the ballot in the form of a public Referendum, which led to a discussion regarding the appropriate procedure and legality of that recommendation. A motion was then made and carried for the Village attorney to investigate those issues, whose findings will be discussed at a special meeting of the Board at 6:30 p.m. October 5th. Trustee Knoop urged all that could to attend that meeting.

There being no further business, the meeting was adjourned at 9:28 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary