

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
AUGUST 8, 2011**

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

Commission Members Present: Kenneth Bosworth, Vice Chairman
George Gottlieb
Julie Joyce
Lou Anne Majewski
Kelly Mazeski
James O'Donnell

Absent: Jason Elder
Patrick Hennelly

The meeting was called to order at 7:35 p.m. by Vice Chairman Bosworth.

It was noted that since the last Plan Commission (April 11, 2011) that David Stieper had resigned as Chairman of the Plan Commission.

PREVIOUS MINUTES: Commissioner Majewski made the motion, seconded by Commissioner Mazeski, to approve the April 11th Minutes as presented. Motion carried unanimously by voice vote.

BRENNER (SPRING CREEK ESTATES) SUBDIVISION - FINAL PLAT: Village Administrator Robert Kosin explained that this proposed 4 lot subdivision is considered a "minor" subdivision which allows for final plat consideration after sketch plan approval. The parcel is located at 95 Bateman Road in the Cook County portion of Barrington Hills. At the January 10, 2011 Plan Commission meeting, the sketch plan was approved for subdivision of this 33 acre parcel into 4 lots conditioned on approval of a variance at final plat limiting Lot 4 to construction of a 3 bedroom residence.

Attorney Mark Eiden, Engineer Michael Caldwell and Consultant Robert Assad were present to review the final plat on behalf of the petitioner.

Special Counsel Gerald Callaghan reviewed the conditions he thought should be met prior to a recommendation being made to approve this final plat, followed by Village Engineer Daniel Strahan's review of his July 7, 2011 memo to Vice Chairman Bosworth which listed all of the documents submitted by the petitioner that he had reviewed. He pointed out that if the Plan Commission recommends approval of the variance for a 3 bedroom residence on Lot 4, his office would not object to a conditional approval of the final plat subject to completion of the remaining items.

Mr. Strahan went into further detail about the base floodplain elevation and the fact that he'd have to verify the precise total square footage to be certain it could accommodate even a 3 bedroom home.

The Commission then reviewed a letter provided by Hey & Associates, Inc. in response to an email from Steven Byers of the Illinois Nature Preserves Commission (INPC) in which he recommended that the Commission object to the proposed plan. The email went into detail his reasons for concern, including a threat to the long-term viability and stability of Spring Lake Nature Preserve, presence of primarily deep, poorly-drained soils inadequate for a septic, hydrology and potential contamination concerns, need for adequate funding to allow the Barrington Hills Conservation Trust the ability to adequately manage and maintain the dedicated conservation easement. The Commission also reviewed Village Engineer Daniel Strahan's responses to these concerns, and there was a consensus among the Commissioners that the petitioner had satisfactorily addressed every issue of concern.

Motion: Commissioner Mazeski made the motion, seconded by Commissioner O'Donnell, to recommend to the Village Board approval of a variance to the Village Code to allow for a no more than a 3 bedroom residence on Lot 4. Motion carried unanimously by voice vote.

Commissioner Joyce had reviewed the landscape plan and, at the request of Vice Chairman Bosworth, will forward some recommendations on to the petitioner's landscape planner.

Motion: Commissioner Joyce made the motion, seconded by Commissioner Gottlieb, to recommend to the Village Board approval of Brenner (Spring Creek Estates) Subdivision's Final Plat, subject to a resolution of the following conditions:

1. Execution of the plat by all owners.
2. Issuance of a permit by the Army Corps of Engineers prior to recording of the plat
3. Delivery of the Declarations of CCR's signed by the owner in a form approved by Special Counsel to the Plan Commission.
4. Delivery to the Village Clerk of a signed Conservation Easement prior to recordation of the final plat.
5. Delivery of a performance guarantee in the form required by the Subdivision Ordinance and also approved by Special Counsel to the Plan Commission.
6. Payment of all outstanding costs on the Village.
7. Delivery of a modification to the proposed plat to conform to the requirements of the Special Counsel and the Village Engineer.
8. Modification of the Engineering Plans to meet the requirements of the Village Engineer to address the most current floodplain standard.
9. Payment of \$20,000 endowment for conservation in the manner described in the conservation easement.
10. Review of the landscape by special subcommittee of Plan Commission.

Motion carried unanimously by voice vote.

FREDERIGHI SUBDIVISION - SKETCH PLAN: At the request of the petitioner, this matter will be deferred to a subsequent meeting.

LAKE COUNTY WATERSHED DEVELOPMENT ORDINANCE: Village Engineer Daniel Strahan explained that as Barrington Hills has parcels located in 4 counties, he is reiterating his suggestion given at several previous meetings that the Commission recommend to the Village Board the adoption of the Lake County Watershed Development Ordinance.

Motion: Commissioner O'Donnell made the motion, seconded by Commissioner Mazeski, to recommend to the Village Board adoption of the Lake County Watershed Ordinance. Motion carried unanimously by voice vote.

ILLICIT DISCHARGE ORDINANCE: After a brief discussion of this proposed ordinance, there was a consensus to defer consideration to a subsequent meeting.

TRUSTEE'S REPORT: Trustee Ramesh has been named liaison to the Plan Commission, replacing Trustee Knoop.

Trustee Ramesh asked the Plan Commission to consider the Ash Borer problem in the Village and possible solutions. One could involve education through newsletters. She also said the Board has received a suggestion to consider whether or not contractors in the Village should be required to be registered, which could include making a list of rules available for contractor review with a sign-off and perhaps a fee as well.

The Board has reviewed all current ordinances with regard to the federal NPDES program.

McHenry County will be holding an Open House August 16th for an informal review of all their ordinances applying to unincorporated property and how it should be developed in the future.

There being no further business, the meeting was adjourned at 9:25 pm after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary