

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
April 11, 2012**

The regular meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Bosworth at 7:40 p.m.

Commission Members Present: Daryl Adams
 Kenneth Bosworth, Chairman
 Michael E. Harrington
 Patrick Hennelly
 Julie Joyce
 Lou Anne Majewski
 Kelly Mazeski

Absent: Jason Elder

PREVIOUS MINUTES: At the request of the Chairman, the minutes for the regular meeting of the Plan Commission for March 12, 2012 will be deferred until the regular meeting on May 7, 2012.

20 STEEPLECHASE ROAD: At the direction of the Chairman, Robert Kosin summarized the grading exception procedure and followed by Gerald Callaghan as the Special Counsel to the Plan Commission of the findings required of the Commission.

Dan Strahan as Village Engineer submitted a report regarding the drainage in the area and what if any consequence by the grading and construction of the stable. Historic records were examined and including information about existing impoundments to the east of Steeplechase Road and the pond in Bellwood Estates. The new septic system on the property to serve the stable would not in the opinion of the applicant's engineer and concurred by the Village Engineer contribute to excessive subsurface water.

Mrs. Meroni stated she provided information to the Village Engineer regarding the history of the pond in Bellwood Estates, which includes her residence. She also reviewed the reported and concurs with its findings. She reviewed his report and concurs with his findings that the grading of the stable would not create new issues.

The applicant's architect Harry Burroughs stated the factors that affected the location and elevation of the barn. Existing landscape conditions of the property as developed in the last twenty eight years also govern the limitations to siting the stable. A zoning setback for the stable limited its proximity to the north and east lot lines. Use conditions of a Dutch door design required access to all sided of the stable.

The applicant's engineer Natalie Karney upon questioning from the Commissioners described the existing grade of the property prior to the construction of the tennis court which lowered the grade and now required a higher than otherwise needed elevation for the building. She described the

overall location on the property as sloping which created a building pad that was lowered in part and raised in another.

Dan Strahan stated that the applicant still must obtain a permit from the Lake County Storm Water Management Authority even if a building permit is received from the Village.

Upon reviewing the required findings Gerald Callaghan noted that the applicant has resided on the property for over twenty five years and all uses put to the property have preceded the grading requirements of Section 4-3-5 of the Building Code which was adopted in 2007. He summarized the presentation of the applicant and the information provided by the Village Engineer.

RESOLVED. Upon a motion made by Commissioner Adams, seconded by Commissioner Harrington that from the applicant's presentation and experts, the findings of the Commission can be met as required in Section 4-3-6 of the Building Code to recommend an exception to the Board of Trustees of Section 4-3-5 for 20 Steeplechase Road. The motion passed by a vote of five members in favor and one nay.

At the direction of the Chairman, a record of the actions of the Plan Commissions will be prepared by staff for the consideration of the Board of the Trustees. The matter so concluded.

GROUND WATER ENVIRONMENTAL FEATURES: Robert Kosin distributed an illustration prepared in cooperation with BACOG of the groundwater recharge area within the planning limits of Barrington Hills. The basis of the illustration was that to be used in the Comprehensive Plan as an adjunct to Environmental Features. Upon a motion made by Commissioner Majewski and seconded by Commissioner Joyce that the Board of Trustees be requested to permit the Plan Commission to hold a public hearing to include the Groundwater illustration in the Plan. Motion passed by all present.

TRUSTEE'S REPORT: Trustee Ramesh reported on the last meeting of the Board of Trustees.

She stated an invitation has been extended CMAP for one of its planners to attend the May meeting of the Commission.

The Chairman requested the comments of the Board of Trustees to a schedule for the Plan Commission in the examination of Planning Focus Areas as found in the Comprehensive Plan.

The Chairman noted that the May meeting is ordinarily an organizational meeting of the Plan Commission to which the appointment or terms should be examined by the Board of Trustees. He expressed his appreciation for reappointment to the Commission both as a commissioner and its Chairman.

There being no further business, the meeting was adjourned at 9:30 p.m. after being so moved and seconded.

Respectfully submitted,
Lou Anne Majewski
Recording Secretary