

**VILLAGE OF BARRINGTON HILLS  
PLAN COMMISSION MEETING  
JUNE 10, 2013**

(Preceding the meeting, Daniel Wolfgram, Arnold Cernick and Pamela Cools were sworn in as new Plan Commissioners.)

The regular meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Bosworth at 7:30 p.m.

Commission Members Present:     Daryl Adams  
  Kenneth Bosworth, Chairman  
  Arnold Cernick  
  Pamela Cools  
  Julie Joyce  
  Lou Anne Majewski  
  Daniel Wolfgram

Absent:     Patrick Hennelly  
                  Kelly Mazeski

**PREVIOUS MINUTES:** Commissioner Majewski made the motion, seconded by Commissioner Adams, to approve the December 10, 2012 Minutes. Motion carried. (Note: There were no Plan Commission meetings for January, February, March, April and May, 2013.)

**OLD BUSINESS DEFERRED / ADJOURN SINE DIE:** Commissioner Majewski made the motion, seconded by Commissioner Adams, to adjourn the meeting sine die for the annual organization meeting. Motion carried.

**ORGANIZATION OF NEW COMMISSION:**

Call to order of the New Commission

**Election of New Officers:**

- a. Vice Chairman – Commissioner Cools made the motion, seconded by Commissioner Majewski, to approve the reappointment of Patrick Hennelly as Vice Chairman. Motion carried.
- b. Secretary/Recording Secretary – Chairman Bosworth made the motion, seconded by Commissioner Joyce, to approve the reappointment of Lou Anne Majewski as Secretary/Recording Secretary. Motion carried.

**Time and Place of Regular Meetings:** Commissioner Majewski made the motion, seconded by Commissioner Adams, to adopt the meeting schedule

for the balance of 2013, as set forth in the annual calendar of Village meetings. Motion carried.

Adoption of Policies: Commissioner Cools made the motion, seconded by Commissioner Wolfgram, to approve the Policies as presented. Motion carried.

**FLINT CREEK CORPORATE VIEW LOT 5:** Special Counsel Gerald Callaghan appeared before the Commission to review the history of this lot. The petitioner would also present his current proposal as permitted under the Zoning Ordinance's preapplication provision.

This lot had been under consideration in 2004 as part of the Flint Creek Reserve. It consists of 11.4 acres of a 70 acre parcel located on the north side of Lake Cook Road, Old Hart Road to the west, and Hart Road to the east (across from the high school). That lot is zoned BP (Business Property).

Mr. Callaghan explained that prior to the current plan being proposed there was an intergovernmental agreement (IGA) between Barrington and Barrington Hills and the owner (Wamberg family partnership) for the reconfiguration of municipal boundaries. The recorded Master Site Plan specified there being 5 residential lots along Old Hart Road and two conservation lots in Barrington Hills, and 4 commercial lots in Barrington.

Mr. Callaghan said if there is a consensus among the Plan Commission to proceed with the proposal, the petitioner would first have to appear before Barrington seeking an amendment to the original IGA, including approval of an increase in the building's floor area ratio and height. If approved, Barrington Hills' ZBA would then have to consider a text amendment to BP zoning. If approval is received for both, the petitioner would then appear before the Plan Commission under sketch/preliminary and final plat presentations.

Appearing on behalf of the Chicagoland Foreign Investment Group, Bill Henry distributed a booklet on the proposal entitled "Bright Oaks of Barrington."

Photos of similar completed projects (Bright Oaks of Elgin, Aurora, and Wood Dale) were included.

The facility being proposed would consist of 94 units (74 assisted living and 20 memory care), with around-the-clock assistance and care providers. It would be operated by Ecumen, which currently manages nearly 70 such communities in Minnesota, Wisconsin, North Dakota and Idaho. The presentation included a sketch of the site plan and building elevations along with their analysis of the market within a 5 mile radius.

The project plan included \$19.5M in development costs with available funds, employment of 50 to 60 employees, and an annual revenue of \$6M after stabilization. As far as its impact infrastructure, Mr. Henry saw a low impact on traffic and none on the area schools, library and parks. He pointed out the benefits, including more jobs, attraction of new residents, increased revenue to area businesses, and increased property taxes.

When asked by the Commission how this benefited the Village, Mr. Callaghan responded that it resulted in the Village acquiring 4 commercial lots along Lake Cook Road. Village Engineer Dan Strahan also answered concerns about any impact on traffic, stating that engineering would include improvements to that intersection by creating two northbound turning lanes and two southbound through lanes. He saw no need for a light at its entrance, though that would have to be reviewed by Lake County.

There appeared among the Commissioners a consensus that this proposal would be an improvement to the area and more passive in nature than the commercial building previously considered.

No further action was taken on this matter.

**CHICAGO METROPOLITAN AGENCY FOR PLANNING (CMAP)** – Erin Aleman, Principal Planner with CMAP, appeared before the Commission to review some of the benefits available to the community from CMAP. She said that the development of their GO TO 2040 plan was adopted unanimously by leaders from across the 7 county region in October 2010, “intended to build on the region’s assets, identify its shortcomings, and recommend actions that will help enhance and sustain the region’s economic vitality and global competitiveness. “

Ms. Aleman went on to describe four chapters in the GO TO 2040 plan entitled Livable Communities, Human Capital, Efficient Governance, and Regional Mobility. She said that CMAP’s mission is to help the 7 counties in their region and its 284 communities to plan together for sustainable prosperity through mid-century and beyond.

Chairman Bosworth pointed out the need to look at large parcels within the Village not yet developed. Ms. Aleman said a similar study was completed by CMAP for Campton Hills and that she’d furnish the Village with those findings.

Commissioner Majewski asked specifically how CMAP helped McHenry County with their Unified Development Ordinance. Ms. Aleman replied that Camaro & Associates, a consulting firm from Chicago, was referred to them.

Last year Barrington Hills had submitted an application for technical assistance from CMAP, but was not one of the communities chosen. Elaine

Ramesh suggested reapplying again, with this year's deadline being June 26<sup>th</sup>. The Commission agreed to that suggestion, and thanked Ms. Aleman for her presentation.

**COMPREHENSIVE PLAN FA 3** – Chairman Bosworth said that under the revised Comprehensive Plan it was agreed to review several large, undeveloped parcels within the Village. He thought the information that CMAP would provide on their Campton Hills project may be of help. Also, it was agreed to get a list of owners in the Pond Gate subdivision, adjacent to one of those large parcels, to seek out their thoughts on that property, as well as the names of the owners of that eastern parcel.

Chairman Bosworth asked that this matter be included on next month's Plan Commission meeting.

**PUBLIC COMMENTS**

Elaine Ramesh:

- She was very pleased that a representative of CMAP was able to attend the meeting. An application will be resubmitted to CMAP for technical assistance on data mapping.
- Fox Bluff, which consists of 300 acres to the north of the Village, is continuing to work on their Master Plan. There will be a 2<sup>nd</sup> open house on the subject June 20<sup>th</sup> at Glacier Park. Comments will also be taken on line from June 21<sup>st</sup> to August 2<sup>nd</sup>.
- Comments on the McHenry County long range transportation plan can be made on their website to address various projects in the area, including the proposed Northern Bypass.
- The McHenry County Green Infrastructure Plan has been adopted by the County. The next stage is to seek approval from each of the surrounding villages, including Barrington Hills. Ms. Ramesh said she was unsuccessful in her attempts to get them to include "low density housing" or to remove "cluster housing" as a conservation design.
- She reminded the Commission for the need to have a Commissioner monitor each of the county websites included in the Barrington Hills area.

Lou Anne Majewski:

In response to the letter sent by the McHenry County Division of Transportation, soliciting comments and prioritizing various projects, Commissioner Majewski provided some background on the North Algonquin Fox River Crossing. The alignment of this

corridor generally connects Rt. 31, north of Algonquin, passing through the Fox Bluff/Camp Algonquin conservation site, the northwest corner of Barrington Hills terminating at Routes 62 and 25 in Barrington Hills. Past studies by McHenry County consultants identified this proposal as most expensive, least effective in moving traffic. President Kempe and Board of Trustees are on record in opposition to this Northern Bypass. For this and other reasons, Commissioner Majewski suggested that comments be submitted online that the North Algonquin River Crossing not be considered for funding.

**TRUSTEE'S REPORT** – No report.

There being no further business, the meeting was adjourned at 9:16 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski  
Secretary/Recording Secretary