

VILLAGE OF BARRINGTON HILLS
Plan Commission
NOTICE OF MEETING

Date: Wednesday, October 16, 2013

Time: 7:30 PM

Location: MacArthur Room

Village Hall

112 Algonquin Road

AGENDA

1. Organizational
 - 1.1 Call to Order
 - 1.2 Roll Call
- 2 Minutes
[Approve]

PUBLIC HEARING

3. Amendment of Septic Code
[Recommendation]

PUBLIC MEETING

4. Noyes, 260 Otis Road
Pre-Application Report
5. Village Hall Rain Garden/Bio Swale
[Recommendation]
6. Public Comments
7. Trustee's Report
8. Adjournment

Chairman: Kenneth Bosworth

Next Regular Meeting Wednesday, November 13, 2013

NOTICE AS POSTED

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
OCTOBER 16, 2013**

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
Patrick Hennelly
Julie Joyce
Lou Anne Majewski
Kelly Mazeski
Daniel Wolfgram

Absent: (none)

PREVIOUS MINUTES: Commissioner Hennelly made the motion, seconded by Commissioner Cools, to approve the August 12th Minutes. Motion carried, with Commissioners Majewski, Mazeski and Wolfgram abstaining as they were not at that meeting. (Note: There was no September 2013 Plan Commission meeting.)

PUBLIC HEARING

AMENDMENT OF SEPTIC CODE: Village Engineer Daniel Strahan appeared before the Commission seeking their recommendation to an amendment of Section 6-4-6 Private Sewage Treatment and Disposal Systems of the Subdivision Ordinance. He explained that there were changes in the Septic Code of the Illinois Department of Public Health, replacing percolation tests with soil observation pits, which would affect this portion of Barrington Hills' Code that refers to standard trench septic fields. He added that in his opinion soil classifications would provide developers with more of a level of certainty.

The proposed amendment would delete all of (A) 2. "Percolation Test," to be replaced by "Soil Investigation: A minimum of one observation pit at each intersection of a two hundred foot (200') grid is required with intermediate observations at critical soil boundaries so as to allow intensive mapping of soil characteristics applicable to the design of private sewage disposal systems. At least one observation point shall be located on each proposed lot." It also would delete (A) 3. Soil Classifications.

Chairman Bosworth expressed concern about setting a precedent for variations to this amendment, and that the Plan Commission would need a criteria with which to consider those requests. Mr. Kosin said that there is already a variance process in place with the Board of Health

that reviews all lots seeking building permits. Mr. Strahan also said that changes could be made during the subdivision process to adjust lot sizes to accommodate soil classifications.

Motion: Commissioner Majewski made the motion to approve the proposed amendment to the Subdivision Ordinance. Commission Adams seconded. Motion carried unanimously by voice vote.

In response to Commissioner Hennelly's suggestion, the Commission agreed to add the topic of geothermal location sites to next agenda.

PUBLIC MEETING

NOYES, 260 OTIS ROAD - PREAPPLICATION: Special Counsel Gerald Callaghan advised that the petitioner was appearing before the Commission for a preapplication, affording him the opportunity to present his concept for development of this parcel. It would be considered a minor subdivision as it consists of less than 5 lots and has no internal road.

Glenn Christensen, Senior Planner with Manhard Consulting, reviewed the proposed plans for this parcel, which is located on Otis Road, 1/4 mile east of Old Sutton and 1 mile west of Brinker Road, with Crabtree Subdivision to the north. There is an existing residence on Lot 3 that will remain occupied by the Noyes family. The owner wants to subdivide this parcel into 4 lots. It is a wooded parcel with a pond to the east. Soil classifications have been done, with proposed septic and residence locations shown on the plan. He said that all 4 lots would conform to the R-1 zoning requirements.

Access for Lots 3 and 4 would be from an existing driveway onto Otis Road, and Lots 1 and 2 onto Crabtree Road to the north. It has been determined that a 33' right-of-way on Crabtree Road had been vacated by the Village in 2003, even though it has been maintained and used by the Noyes family since then. Special Counsel Gerald Callaghan said it had been a publically dedicated, platted (gravel) road, and would look into why it was vacated. If that access were not allowed, the plan would have to be changed to have access of all 4 lots onto Otis Road.

Bob Cowhey, Director of Client Development for Cowhey Manhard Consulting, reviewed existing drainage, most occurring to the north and the rest directed into a depressional area to the east. He said all existing contours would be maintained on site. Dan Strahan added that even though the property is in Cook County, the developer would have to meet the requirements of the Lake County Stormwater Ordinance.

Although the owner did not know who the buyer would be of these lots, it was noted that the approved plan would be memorialized, which would insure the owner's intent to preserve most of the parcel's trees. That preservation would also be protected under the Village's Heritage Tree Ordinance.

Chairman Bosworth noted there was a consensus among the Plan Commission in favor of the proposed plan, with resolution of the northern access issue.

VILLAGE HALL RAIN GARDEN/BIO SWALE: Representatives of Trillium Native Landscapes, Inc. appeared before the Commission seeking recommendation for the Village to apply for a Section 319 grant to cover some of the expenses for a multi-year project to convert the Village Hall grounds to a more sustainable landscape for stormwater management, reduced resource impacts, reduced fossil fuel consumption, and aesthetic improvements. If approved, Barrington Hills would be responsible for 40% of the total project cost of \$23,000 (approximately \$9,200). The Commission was also told that the Spring Creek Watershed Partnership may possibly offer to do in-kind work to help defray some of the Village's cost.

Phase 1 of the proposal would be to restore a portion of the Village Hall grounds from turf to native vegetation, with over 40 native species proposed for introduction, and to create a series of rain gardens in two existing swales in order to temporarily detain and infiltrate runoff from the Village grounds before entering the Flint Creek watershed. About 1/3 acre of lawn area would be restored to native prairie vegetation.

Phase II and III would involve restoration of the two detention ponds into which the swales currently discharge by eradicating invasive species and reintroducing native species to the basin bottoms and buffers.

Trillium representatives Josh Sknick and Kevin Rische then went into further detail about the proposed project and its benefits. They emphasized how critical maintenance of the renovated area would be, especially in the first few years. The Commission was also given photos of similar area projects.

Motion: Commissioner Hennelly made the motion, seconded by Commissioner Mazeski, to recommend applying for a 319 Non-Point Source Pollution grant to complete a detention basin retrofit project on the Village grounds around the maintenance shed. Motion carried unanimously by voice vote.

Public Comments: (none)

Trustee's Report: (none)

The meeting was adjourned at 9:20 p.m. after being so moved and seconded

Respectfully submitted,

Lou Anne Majewski
Recording Secretary