

VILLAGE OF BARRINGTON HILLS

Plan Commission NOTICE OF MEETING



Monday, December 8, 2014 ~ 7:30 P.M.
MacArthur Room - 112 Algonquin Road

AGENDA

1. Organizational
 - 1.1 Call to Order
 - 1.2 Roll Call
2. Approval of Minutes
 - 2.1 [Vote] July 14, 2014 Minutes
3. Public Hearing (continued) 223 Westfield Way – Heritage Tree Appeal
4. Public Meeting
 - 4.1 [Vote] Approval of Member certification of Examination of Record for Voting
 - 4.2 [Vote] 223 Westfield Way – Heritage Tree Appeal Findings/Recommendation
5. [Vote] Public Comment Rules Amendment
6. [Vote] Meeting Calendar 2015
7. Trustee's Report
 - 7.1 ZBA Text Amendment – Horse Boarding Discussion
 - 7.2 CMAP Connectivity Study
8. Public Comments
9. Adjournment

Chairman: Kenneth Bosworth

Next Regular Meeting Monday, January 12, 2015

NOTICE AS POSTED

Note: The following is a DRAFT of the Minutes of the July 14, 2014 Plan Commission meeting. It has to be reviewed by the Plan Commission, has not been adopted by the Board as an official record, may be revised in whole or in part, and hence should be viewed only as a tentative and possible inaccurate recitation of the Commission's action. It is not an official document of the Village of Barrington Hills and should not be relied upon as such.

These minutes are merely a summary and an attempt to reference comments that took place on the Board. The accurate official record is the recordings.

VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
July 14, 2014

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

Plan Commission Members Present: Kenneth Bosworth-Chairman
Daniel Wolfgram
Pamela Cools
Arnold Cernik
Daryl Adams

Absent: Patrick Hennelly
Kelly Mazeski
Lou Anne Majewski
Julie Joyce

PREVIOUS MINUTES:

Chairman Bosworth asked for a motion for approval of the June 9, 2014 minutes. Commissioner Wolfgram motioned to approve the minutes of June 9, 2014 with corrections. Trustee Cernik seconded. All present said Aye.

223 Westfield Way – Heritage Tree Appeal – Chairman Bosworth stated that Village Administrator, Robert Kosin advised him that as only five members are present tonight, the vote has to be unanimous in nature. Mr. Kosin stated that this is occurring under Title 4 of the Village Code, Chapter 6 under Tree Preservation. The applicant Naj Hasan, is here tonight and he is also able to bring forward experts or persons who may address specifics. This matter was carried over to bring it into compliance. The Village is in receipt of a responsive plan that was prepared at the direction of Mr. Hasan from Apex Landscaping that was submitted to Chuck Stewart, Village Arborist and Mr. Stewart is here to comment on this plan.

Mr. Naj Hasan had with him his arborist, Muriel Pick of Apex Landscaping, Inc., who presented the case. Chairman Bosworth asked Mr. Hasan what exactly is the relief he is asking for. Mr. Hasan replied that he is being asked to plant 210 trees as mitigation for Heritage Trees which

were removed during construction of his home. He said he has already planted 36 trees. The Commission asked that he get an arborist to count the number of trees currently on his lot and to see how many more can be planted. Ms. Pick stated that Mr. Hasan had also already planted 140 6" Colorado Spruce trees for privacy, prior to planting the Heritage Trees for mitigation. In lieu of planting the additional 211" inches, based on the fact that he has already planted many trees, she advised Mr. Hasan that he has room for only 10 more new Heritage Trees of a 3" diameter and advised that the existing forest and the newly planted trees be mulched and protected.

Mr. Chuck Stewart, our Village Arborist had advised Mr. Hasan when the original plans for construction of the house were submitted, that the total number of inches that were to be removed and mitigated was 438".

Mr. Hasan's arborist at that time had advised that 62 trees be removed -- 26 Heritage plus 36 other trees and Mr. Stewart approved their removal. When he went back to inspect the property, Mr. Stewart found that more trees had been removed than were on the approved list. A total of 11 additional Heritage Trees or 253" were removed by a contractor hired by Mr. Hasan, which Mr. Hasan has said were not done with his permission or knowledge. Removal of these 11 trees raised the mitigation requirement from 438" to 691". Mr. Hasan has not replaced any of the mitigated trees and in some areas where those trees had been removed, spruce trees had been planted and that is not what the Ordinance provides for.

Commissioner Cools asked Mr. Stewart how many trees is he proposing that Mr. Hasan needs to plant. Mr. Stewart replied that taking the 691" minus the 270" credit for young Heritage Tree saplings already growing on the property would leave 421" to mitigate or 105 - 4" caliper trees, but he felt that there was room for only 76.

Peggy Judd, resident of 221 Westfield Way for the past nine years, and the president of the Homeowners Association read a statement to the Commission. She stated that the clearing of Mr. Hasan's lot started in October of 2012, but she had hoped that many of the trees would be saved because of the Tree Preservation Ordinance, but she was incorrect. In October of 2013, the Homeowners Association had received a tree replacement plan along with a letter from Mr. Hasan's builder. Where the Heritage Trees were removed and new ones to be planted are now all spruce trees, totally disregarding the submitted plan. She stated that the workers who were hired to cut down trees had also cut down three trees on her property. She would like to have some of Mr. Hasan's replacement Heritage trees be planted on her property to replace the ones that she says were illegally removed. The next violation she witnessed is concerning the three huge trees in the center island. If they had been protected properly, she feels that they would have survived. She felt that an effort to save these trees was clearly absent. She would like to see a lot of the spruce trees removed and replaced with Heritage Trees. She feels the spruces should never been planted before the Heritage Trees were replaced.

Mr. Hasan stated that his feud with his neighbors began because she has encroached on his lot on the northeast side about 100 feet and cleared the trees. He stated that there are iron pipes in the ground and pins in the street that show where the property line is.

Chairman Bosworth advised Mr. Hasan, that it would behoove him to meet with his neighbor, Ms. Pick and Mr. Stewart, and to request a continuance so that he can remedy what he did to the trees on her property.

Mr. Stewart stated that his first reaction was that the Commission should not consider any relief unless it was an extraordinary circumstances. Last month Mr. Hasan sent over his expenses and the largest expense was the removal of the Heritage Trees, and as far as he was concerned, Mr. Hasan should put in every inch of tree.

Commissioner Cools stated that she drove by this property to get a better sense and she thinks he would be hard pressed to plant 100 trees anywhere on that property that could get adequate sun, that could be adequately taken care of for the three years that is required by the ordinance to keep them alive. She felt that 50 trees would be a reasonable number.

Chairman Bosworth again asked Mr. Hasan if he wanted a continuance to meet with the people to come up with something with a mid-point or else Mr. Bosworth would have to ask the Commission to vote tonight. Mr. Hasan asked for a continuance.

Barrington Hills Roadway Report – Chairman Bosworth stated that the document provided in the packet is information only. The Village is trying to get more information on the use of the term Collector Roads. Village Engineer Dan Strahan stated that there are roughly 102 miles of roads in the Village. The first distinction made is whether the road is public or private for maintenance responsibility, not necessarily ownership. Public roads would be maintained by the State or County. Private roads would be maintained by a collection of property owners. There are 77.8 miles of public roads, and 24.5 of private roads. There are 19.9 miles of State Highways, 18.5 of County miles and 39 miles of road maintained by the Village. Mr. Strahan included in the packets, Chapter 43 of the Bureau of Design and Environment. The functional classification system would determine which roads would be eligible for federally funded projects. This State has been functionally responsible for classification of roads since 1991. The functional reclassification for Spring Creek Road was the only one made to the McHenry Council of Mayors in 2013. All other roads have been classified by IDOT. In 2013, the Village resurfaced Spring Creek Road and leading up to that, doing due diligence for the drainage structures and culverts. West of Ridge, where Spring Creek (the creek) crosses Spring Creek Road, there are three metal corrugated metal arch culverts and that is what carries Spring Creek across Spring Creek Road. Since that culvert is over 20 feet long, (it is 30 feet), it is classified as a bridge and it requires a structural evaluation every two years. The Village Engineers took a look at what it would cost to line the culverts as part of the roadway resurfacing project and came up with \$210,000 to \$240,000 as a preliminary estimate. Our annual road budget is about \$700,000 to \$800,000, so that was a considerable chunk of it and that made us consider if there were other funding options for eventual replacement of the structure.

The Villa recently had experience with the Cuba Road Bridge on a Federal Aid Highway System, which is eligible for Federal Funding, so the Village Engineers made the recommendation to look at Spring Creek Road. Spring Creek Road west of Haeger's Bend was already a FAU route, so it was recommended to the Village to consider making the request to the

McHenry Council of Mayors to functionally reclassify Spring Creek Road between Haeger's Bend and Ridge as an FAU. The application was submitted to the McHenry County Council of Mayors on May 16, 2013 and that action was noted in the Village Board meeting of May 23, 2013.

Chairman Bosworth asked what does the term Collector Road mean in connection with functional classification. Mr. Strahan replied that information is in the Bureau of Design and Environment Manual under Chapter 43, 43-1.03(c) which describes Major and Minor Collector Roads.

Chairman Bosworth asked what is the implication of being a Collector Road. Mr. Strahan replied that the implication of being a functional classification system, is the road is eligible for Federal Funding.

Commissioner Cools asked if the approval of the FAU by the McHenry Council of Mayors had any strings attached. Mr. Strahan replied no. Commissioner Cools asked if the island at the corner of Spring Creek and Haeger's Bend Road was promised to be removed by Trustee Meroni at that meeting, and by what authority. Mr. Strahan replied that he was at that meeting and didn't hear it as a promise to be removed. Commissioner Cools stated that information was in the McHenry Council's Minutes, and in Trustee Meroni's Roads & Bridges Report and that Trustee Meroni had also stated that she would be renegotiating the IGA with the Village of Algonquin to extending fire hydrant to that corner in exchange for removing the island. Commissioner Cools again stated that this information was posted on the Village website and showed the decision was made unilaterally by Trustee Meroni. Mr. Kosin replied that the only thing binding on the Village is a Resolution or an Ordinance. In terms of the discussion of the fire hydrant, that is a discussion that is going on in order to find out how we can bring water closer to the various points of need. Commissioner Cools asked what about the removal of the island. Mr. Kosin replied there is no quid pro quo, there is no schedule for the removal, there is no binding commitment on the part of the Village. Commissioner Cools said that a pretty implicit promise was made by Trustee Meroni at that meeting. Mr. Kosin replied an offer can be made, but whether or not it is accepted by the Board of Trustees requires the Board to have consideration and a Resolution to be adopted.

Commissioner Cernik asked about the notification standpoint, when the possibility of a highway or roadway reclassification comes up, it apparently has been the Village policy not to notify the residents of that roadway that this is even being considered, or has been accomplished. Mr. Strahan replied that we have only had one such instance and the Village did not notify residents in that instance.

PUBLIC COMMENTS: Public Comments were given by the following:

Bonnie Duresa, 1001 Plum Tree Road

Audio on these comments can be located at the Village Web Site – www.vbhil.gov. [Any written comments handed in will be posted as an attachment to the Agenda.]

TRUSTEE'S REPORT: Trustee Konicek was absent.

President Martin McLaughlin stated that Trustee Meroni and Village Engineer Dan Strahan both did attend the McHenry County Council of Mayors meeting days after he was elected, and as far as the decision for Spring Creek as an FAU route and the discussion of the island, those things did happen at that meeting and he had documents with him which clearly reflect those facts which he presented to Mr. Kosin. He also wished to clarify that CMAP (Chicago Metropolitan Agency for Planning) is an entirely different entity from McHenry Council of Governments. Mr. Strahan stated that there is the McHenry Council of Governments and the McHenry Council of Mayors and they are affiliated with CMAP, but are completely separate bodies from CMAP.

Horizon Farms -- Commissioner Wolfgram attended the meeting with the Forest Preserve District of Cook County (FPDCC) relative to their future plans for Horizon Farms. They said the Forest Preserve in Cook County now makes up 11% of the entire County as a result of this acquisition. There is still litigation going on with an appeal from the former owners. At the time of the meeting, there were still fifteen to eighteen horses on the property and some people still living there. FPDCC is putting out a bid to mow the hay and it has not yet been done and probably too late to harvest. They want the property completely vacated and some buildings will come down. They stated that some of the land that was converted from natural to farmland will be remediated. FPDCC is collecting data in the Summer and will present their plans in the Fall, and they are looking into the need for public stables. They have the property divided into different segments and the farthest north end of the property abuts Goose Lake. This could be a possible problem if you are a Goose Lake resident. He asked a representative of the Forest Preserve what they intended on doing with that and they said that they might possibly allow fishing. Mr. McGinley, who was involved in the donation of the property in a Conservation Trust, was at the meeting and suggested using the former McGinley house as a meeting place. Commissioner Wolfgram felt it would make sense for Barrington Hills to make some sort of response, presentation or request for the Forest Preserve to consider certain use of the property.

President McLaughlin said that the Forest Preserve will be holding two more Public Meetings before going into a final decision phase. The Village is a named party in the Conservation Easement on the property along with the Barrington Area Conservation Trust, so all three parties will have a say in the planning and they have to comply with terms of the Conservation Easement.

ADJOURNMENT: Commissioner Cools motioned to adjourn at 9:24 p.m. Commissioner Adams seconded. All present said Aye.

Meeting Adjourned

Respectfully submitted,

Pamela A. Cools
Recording Secretary

VILLAGE OF BARRINGTON HILLS

PLAN COMMISSION

P O L I C I E S

1. The first regular meeting after the annual appointment of the Chairman and new members, if any, shall be the organization meeting. The Chairman shall have been appointed by the Village President and approved by the Board of Trustees at the end of each fiscal year. At the organization meeting a Vice Chairman, Secretary, and such other officers as the Commission may desire, shall be elected from the members of the Commission and shall hold office until their successors are elected at the next annual organization meeting. The members of the Commission shall then establish the time and place of their regular meetings and adopt such policies as they deem appropriate.

2. The Secretary of the Commission, assisted by the Recording Secretary, shall keep minutes of all meetings and see that copies thereof are distributed by the Village Clerk's office to the members of the Commission, with a copy to the Village President, Village Engineer, Village Attorney, Village Planner, and all Village Trustees, on or before the next regular meeting.

3. The Chairman, among the other duties of the office, shall establish an agenda and cause the Village Clerk's office to distribute the same with supporting papers and Village staff reports to each member on or before every regular meeting, with a copy to the Village President. The agenda shall note all new and unfinished business. Additional business may be considered on the request of a member to the Chairman at or before the meeting.

4. Five members, excluding the Village President who serves ex officio, shall constitute a quorum for conduct of business. All meetings shall be held in accordance with the Illinois Open Meetings Act and with such formality as the nature of the meeting indicates, with formal procedures being conducted as near as may be to Roberts Rules of Order.

While interested persons have the right to attend all meetings, the privilege of addressing the Commission shall be at the discretion of the Chairman or as may be provided by law. The Chairman will exercise that discretion in such a manner as to ensure orderly meetings and to permit such remarks as shall be in the best interest of orderly procedure and communication between such persons and the Commission.

When it is known that there will be requests to address the Commission, the Chairman ~~may~~ shall announce in advance ~~his~~ the guidelines for procedure, such as the recognition of those desiring to speak and the length of time to be allotted to each speaker, or the designation of speakers to represent different groups. Such guidelines shall be established in a manner as to permit the orderly disposal of the matter formally being heard by the Commission as follows:

ADDITIONS/DELETIONS

- 1) Sign up on the sheets provided.
- 2) When recognized by the Chairman, please proceed to podium.
- 3) State your name and if a public hearing, your address.
- 4) Please limit your comments to THREE MINUTES.

You may submit in advance of the meeting your written comments to the Village Clerk.

5. Village Staff Reports: The Chairman, during the course of the meeting, shall recognize and provide an opportunity for Village staff to present or refute testimony, question witnesses or respond to the comments of the Commission. All written staff reports, not so exempt by the provisions of the Illinois Freedom of Information Act, shall be made part of the record of the proceedings of the Commission and shall be maintained in the office of Village Clerk.

6. Special Meetings: Special meetings may be called by the Chairman or at the request of any three or more members of the Commission and shall be conducted in accordance with the Illinois Open Meetings Act and such policies relating to regular meetings as may be applicable.

7. Voting: A concurring vote shall be necessary of five members for action on any item of business. Absentees may not vote by proxy. The Chairman, if present, shall vote on all matters. The Village President shall not vote in any matter before the Plan Commission.

Adopted: ~~June 10, 2013~~ PROCEDURE FOR PARTICIPATION

President
MARTIN J. McLAUGHLIN

Trustees
FRITZ GOHL, Pro-Tem
JOSEPH S. MESSER
KAREN S. SELMAN
PATTY MERONI
COLLEEN KONICEK
MICHAEL HARRINGTON

DOLORES G. TRANDEL, Village Clerk



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FIRST DRAFT

VILLAGE OF BARRINGTON HILLS 2015 MEETING SCHEDULE

	EQUESTRIAN COMMISSION	PLAN COMMISSION	BOARD OF HEALTH	ZONING BOARD OF APPEALS	VILLAGE** BOARD
MONTH	MONDAY 7:00 P.M.	MONDAY 7:30 P.M.	TUESDAY 7:30 P.M.	MONDAY 7:30 P.M.	MONDAY 6:30 P.M.
JANUARY		12	13	21 (Wed)	26
FEBRUARY		9	10	18 (Wed)	23
MARCH	2	9	10	16	30
APRIL		13	14	20	27
MAY		11	12	18	27 (Wed)
JUNE	1	8	9	15	22
JULY		13	14	20	27
AUGUST		10	11	17	24
SEPTEMBER	2 (Wed)	14	15	21	28
OCTOBER		14 (Wed)	13 (Thur)	19	26
NOVEMBER		9	10	16	19 (Thur)
DECEMBER	7	14	8	17 (Thur)	17 (Thur)

ALL MEETINGS ARE HELD IN THE VILLAGE HALL OF BARRINGTON HILLS

**** unless otherwise announced.**

APPROVED – December 18, 2014

A HOME RULE COMMUNITY

President
MARTIN J. McLAUGHLIN

Trustees
FRITZ GOHL, Pro-Tem
JOSEPH S. MESSER
KAREN S. SELMAN
PATTY MERONI
COLLEEN KONICEK
MICHAEL HARRINGTON

DOLORES G. TRANDEL, Village Clerk



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FIRST DRAFT

VILLAGE OF BARRINGTON HILLS 2015 MEETING SCHEDULE

	COMMUNICATIONS COMMITTEE	HERITAGE & ENVIRONS	ETSB E-911	POLICE ** PENSION
MONTH	WEDNESDAY 6:30 P.M.	TUESDAY 10:00 A.M.	MONDAY 6:00 P.M.	MONDAY 7:30 A.M.
JANUARY		20	—	26
FEBRUARY	18 (Wed)	17	--	--
MARCH		17	9	--
APRIL		21	—	27
MAY	20 (Wed)	19	—	--
JUNE		--	8	--
JULY		--	—	27
AUGUST	19 (Wed)	--	—	--
SEPTEMBER		15	14	--
OCTOBER		20	—	26
NOVEMBER	18 (Wed)	17	--	--
DECEMBER		15	14	--

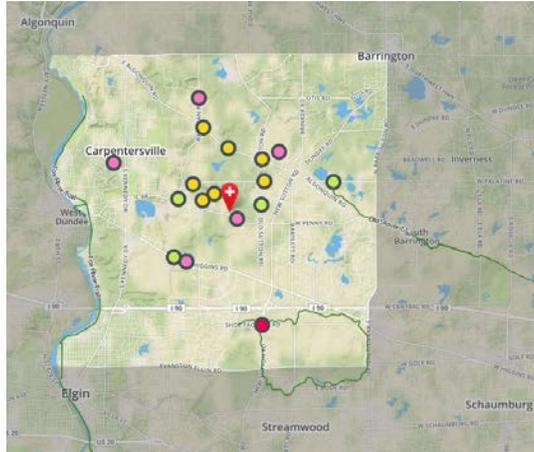
ALL MEETINGS ARE HELD IN THE VILLAGE HALL OF BARRINGTON HILLS

**** unless otherwise announced.**

APPROVED – December 18, 2014

A HOME RULE COMMUNITY

CMAP Regional Bike Connectivity Study Public Input Wanted!



The Chicago Metropolitan Planning Agency (CMAP) is conducting a bikeway feasibility study looking at possible connection between the Fox River Trail and Old Stover Trail located near Crabtree Nature Center. This is a regional connection that would allow riders to access the Crabtree Forest Preserve and Busse Woods from the Fox River Trail. The study is to determine the best route to connect the trails.

Let your voice be heard, take a moment to fill out the [survey](#) and navigate the [interactive map](#).

The first public meeting will be in January 2015.