# VILLAGE OF BARRINGTON HILLS

## Plan Commission

NOTICE OF MEETING

Monday, July 11, 2016 ~ 7:30 P.M.
Village Hall ~ 112 Algonquin Road

**AGENDA**

1. Call to Order & Roll Call
2. Public Comments
3. [Vote] Minutes April 13, 2016
4. Tree Preservation Ordinance Review
5. Barrington Hills Farm LLC - McHenry County Staff Plat Review
6. Trustee's Report
7. Adjournment

Chairman: Kenneth Bosworth

**NOTICE AS POSTED**

Note: The following is a DRAFT of the Minutes of the April 13, 2016 Plan Commission special 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 Commission.

# VILLAGE OF BARRINGTON HILLS
# PLAN COMMISSION SPECIAL MEETING MINUTES
# April 13, 2016

The special meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Bosworth at 7:39 p.m.

Members Present:
Kim Van Fossan
John Gigerich
Pamela Cools
Curt Crouse
Arnold Cernik
Julie Joyce
Kelly Mazeski
Kenneth Bosworth

Members Absent:
Lou Anne Majewski

PUBLIC COMMENTS: NONE

PREVIOUS MINUTES;

Chairman Bosworth asked for a motion for approval of the Special Meeting of February 8, 2016, minutes. Commissioner Van Fossan reviewed typographical changes to the draft. Commissioner Cernik motioned to approve the minutes and Commissioner Kelly seconded. All present said aye. Commissioners Cools, Gigerich, and Van Fossan abstained due to their absence. Motion passed.

TREE PRESERVATION ORDINANCE REVIEW:

Robert Kosin began the presentation with a description of the documents and introduced Chuck Stewart, Village Forester, who assisted in the preparation of the documents. The documents were a combination of the comments from the February meeting using an underline and deletion format to show the changes between the existing and proposed ordinances. There was also drafted from the discussion a provision regarding a fee in lieu of planting and proposed diversity formula from research obtained from the Morton Arboretum.

The Commission had not yet received a provision for the guarantee of the performance of the Tree Restoration Plan and reiterated their support for such a provision in the form of an escrow account or security deposit to be held for an unspecified time until the plantings were complete and satisfactory with a small retainer to insure that trees that do not survive would be replaced. Examples of such a provision were identified in other municipal tree ordinances and it was the opinion of Mr. Stewart that a value can be established from the restoration proposed by the Plan.

The Commission discussed the length of time required to guarantee performance and how funds should be reimbursed. Education was emphasized as a cornerstone of successful planting. Enforcement provisions were requested to be examined by the Village attorney and Mr. Kosin would renew his request of the research required on this subject by the Village attorney. The Commission undertook a discussion of cultivars and their use in the Heritage Tree Inventory. It was the opinion of Commissioner Joyce that cultivars are not a bad landscape practice. Mr. Stewart andCommissioner Joyce found no support for restricting the use of cultivars in the species of Heritage Trees. A general discussion followed that the goal of the ordinance was not to restrict the types of plantings permitted in the Village but preserve the existence of Woodlands that consisted of Heritage Trees.

The discussion continued and specific provisions which members present agreed required a response. The Tree Replacement Plan should be phased during the course of construction and the area of the plan should EXCLUDE any concurrent work until the Plan is completed. The contribution 'in lieu of planting' should follow some planting activity and not be the sole vehicle to fulfill the requirements of the Tree Preservation Ordinance. Specific guidelines should be provided for the drafting of standards and not just the term 'good forestry practices'. Chairman Bosworth also stressed need for clear enforcement provisions. It was suggested that a 'Tree Removal Permit' be posted on property as is required of a building permit.

There followed a general discussion of the tree removal professionals in the area and how to provide that profession with the information pertaining to lawful removal of trees in the Village. The Commission concluded with a page by page review of the strike and underlined draft of the Ordinance. The INTENT AND PURPOSE section was proposed to be reviewed by Commissioner Mazeski. Stylistic elements of organization were identified. The measurable unit of replace stock of 3" was called into question as it it difficult and expensive to find. Site inspections were not proposed to be codified as the survivability of the
livestock as three years. The exhibits were reviewed with the addition of Exhibit C as an index of professional organizations involved with landscape and forestry and Exhibit D as standards used by those organizations. A revised document will be distributed reflecting the comments made.

TRUSTEES REPORT:

Trustee Maison in attendance addressed the Commission regarding the passage of the Appropriation Ordinance Report 2016 (available on-line) and the Village Board's visit to Springfield during this legislative session.

OTHER BUSINESS:

Discussion was had on the activities observed on the former Duda property which is with the jurisdiction of McHenry County. Commissioner Cernik requested discussion at the next meeting of uses for the Village owned property on the east side of State Route 25.

ADJOURNMENT:

Commissioner Cernik motioned to adjourn at 9:15 pm. Commissioner Mazeski seconded. All present said aye. Meeting adjourned.

Respectfully submitted
Kim Van Fossan, Recording Secretary

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Village of
Barrington Hills

# Memo

**To:** Chairman Bosworth

**From:** Robert Kosin

**cc:** Plan Commission

**Date:** July 8, 2016

**Re:** Tree Preservation Ordinance – Amendment Rev 2

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Attached is the compilation of the Plan Commission comments to the draft from their meeting of April 13th and a review of those comments by Chuck Stewart, who consulted on this review of the Tree Preservation Ordinance in his capacity as the Village Forester.

The format is again a deletion identified by strikes out and additions by underline.

The attached work product incorporates the two most substantive changes to the April draft being the elimination of the unit standard of three inches for the size of the replacement stock and the replacement of Woodland on the site as the minimum threshold before invoking the replacement in kind provision of the ordinance.

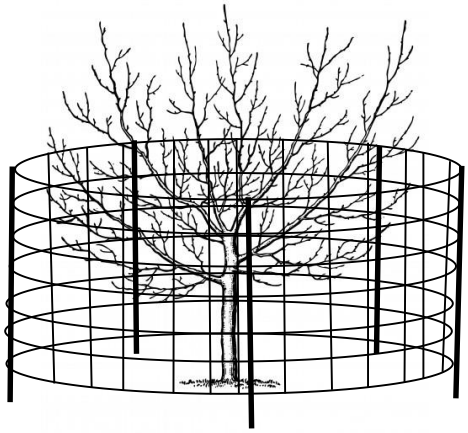
A nominal but substantive introduction to this draft is the use of the term growing season instead of a calendar year. The source is the USDA reference material for the Midwest.

The Village Attorney has prepared, also attached, provisions to provide a monetary guarantee of performance. For reference there is included the existing performance guarantee provisions from the Subdivision Ordinance.

There is also for comparison purposes the proposed redraft of the statement of intent by Commissioner Mazeski.

The elements of Table D are illustrations which will be added in the final addition for public consideration. An example of such an illustration is attached to this memo.

**Barrier can be:**
14-gauge wire fencing or chicken wire , staked and set flush to ground level.



Plan Commission, Village Administrator & Arborist Revisions

Chapter 6

TREE PRESERVATION

4-6-1: INTENT AND PURPOSE:

4-6-2: DEFINITIONS:

4-6-3: ADMINISTRATION:

4-6-4: GENERAL REQUIREMENTS:

4-6-5: CONSTRUCTION STANDARDS:

4-6-6: REPLACEMENT:

4-6-7: APPEALS:

4-6-8: TABLES:

4-6-1: INTENT AND PURPOSE:

The intent of this Chapter is to ensure the presence and continuation of Heritage Trees, a special natural resource is found throughout the Village of Barrington Hills by requiring sound forestry practices, preventing storm water runoff and topsoil erosion. It is also the intent of this Chapter to assist, promote and educate its residents as to the importance, protection and existence of Heritage Trees. Residents of the Village will then continue to enjoy all the benefits of living in the unique environment of Barrington Hills, because the Village strives to protect the health, safety and welfare of its residents from situations which may substantially alter the natural environment. This will be accomplished by regulating how Heritage Trees may be removed and replaced, whether as a result of building construction or as a result of only landscaping activity.

4-6-2: DEFINITIONS:

For the purpose of the regulations contained in this Chapter, the definitions contained in this section shall be observed and applied, except when the context clearly indicates otherwise. Words used in the present tense shall include the future, and words used in



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the singular shall include the plural, and the plural the singular; the word "shall" is mandatory and not discretionary; the word "may" is permissive; the masculine gender includes the feminine and neuter. Whenever a word or term defined herein appears in the text of this Chapter, its meaning shall be construed as set forth in the definition thereof and any word appearing in parenthesis directly thereafter shall be construed in the same manner.

BUILDING OFFICER: The building and zoning enforcement officer as defined in section 1-6-9 of this code.

CERTIFIED ARBORIST: A person, who based on training and experience, diagnoses the condition of shade or ornamental trees, evergreens and shrubs and recommends or supervises the treatment of any such trees, or in any manner treats any such trees, by feeding or fertilizing, or by pruning, trimming, bracing, treating cavities or other methods, has passed the ISA Certified Arborist exam and maintains his or her certification in good standing with the International Society of Arboriculture (ISA).

CERTIFIED FORESTER: A person who practices the art and science of forest stewardship and natural resource management, and who has met the requirements to be a Certified Forester and maintains his or her certification in good standing with the Society of American Foresters.

CONDITION RATING: The condition of a Heritage Tree based on a six (6) point scale set forth in table B of this Chapter with 1 being the best and 6 being the worst, for purposes of determining the health of a Heritage Tree and whether the tree is subject to regulations contained in this Chapter.

DIAMETER BREAST HEIGHT (DBH): The diameter of the trunk of the tree measured in inches at a point of four and one-half feet (41/2') above grade.

GOOD CONDITION: A tree having a condition rating of 1, 2, or 3 as set forth in table B of this Chapter. Only trees of those ratings in a Woodland will be considered Heritage Trees.

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GROWING SEASON: The optimum planting time for the care and nuture of woody plant stock during any one calendar year when there is less than about 5 percent chance for a frost until there is a about 95 percent chance for frost.

HERITAGE TREES: Trees of a size, genus and species indigenous to this region, as set forth in Table A of this Chapter, are determined to be of significant historical and ecological value to the village of Barrington Hills to be protected trees. Such trees shall be above the minimum good condition standard as listed in Table B of this Chapter.

MINIMUM ROOT ZONE: The area beneath a tree having as its center point the center of the trunk of the tree and a radius equal to one foot (1') for every inch of DBH.

SITE: A lot, or contiguous lots, under the control of a common owner, for which a tree removal permit was sought and obtained.

SITE PLAN: A general illustration of the proposed work, its location, the use of the building or structure, and all portions of the site, including but not limited to details of grading, and structural, mechanical, sanitary and electrical work.

SURROUNDING AREA: Shall not include any area which is not on the same site as that for which the tree removal permit was sought and obtained.

TREE: Any self-supporting, woody plant together with its root system, growing upon the earth usually with one trunk, or a multi-stemmed trunk system, supporting definitely formed crown.

TREE PRESERVATION PLAN (TPP): A plan directly overlaid on the site plan indicating the location, species, condition rating and DBH of all Heritage Trees, and includes a maintenance plan for three (3) growing seasons for all Heritage Trees, consistent with the sound forestry practices, as found in Tables C and D of this Chapter.

TREE REMOVAL PERMIT (TRP): The permit required by this Chapter in order to remove any Heritage Tree within a protected Woodland.

VILLAGE: The Village of Barrington Hills, and the Counties of Cook, Kane, Lake and McHenry, in the State of Illinois.



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WOODLAND: Eight (8) or more Heritage Trees on a site within circular area having a radius not to exceed 117.8 feet and shall include all such trees within the woodland regardless of the number of such trees. A site may encompass more than one woodland.

4-6-3: ADMINISTRATION:

(A) Tree Removal Permit Required: A tree removal permit ("TRP") shall be required for the destruction or removal of any Heritage Tree in any woodland. No person shall, directly or indirectly remove, damage or destroy a woodland without having secured a TRP.

(B) Exemption:

1. This Chapter shall not apply to the removal of woodlands pursuant to a forestry management plan or nursery stock plan that is approved and administered by a governmental agency with jurisdiction over such matters.

2. This Chapter shall not apply to the removal of woodlands on property owned by a common owner, either singularly, collectively or institutionally, which exceeds one hundred (100) acres of contiguous land in the Village so long as the property is subject to a tree preservation plan acceptable to the Village. Such a plan, which shall have been prepared by or endorsed by a Certified Arborist or Certified Forester, may be accepted by the village's Plan Commission and shall, at a minimum, include the forestry management practices found in Tables C and D of this Chapter to preserve and protect Heritage Trees.

(C) Application And Fee: A TRP application on the prescribed form shall be submitted to the village building officer with the permit fee established by the village.

(D) Application Procedure:

1. Construction Permit: The applicant shall submit a tree preservation plan ("TPP") to the village building officer with his application for a TRP in conjunction with construction when a building permit is required by the provisions of this Title.

a. The TPP shall consist of two (2) legible reproducible site plans, drawn to scale, of a tree survey of all Heritage Trees overlaid directly upon the site plan including the location, species, DBH, and condition ~~rating found~~ as rated in accordance with the standards in Table B of this Chapter.

The survey shall distinguish among the Heritage Trees to be preserved, transplanted, or destroyed. Groups of trees which are less than three feet (3') apart may be designed by clumps, provided that all Heritage Trees and all other trees with a DBH of twelve inches (12") or greater shall be individually depicted on the TPP.

b. The building officer in consultation with the Village Arborist, may permit the TPP to exclude areas of the site from the tree survey if he determines that the proposed construction or other activity will not impact those areas.

c. The TPP shall include a maintenance plan for all Heritage Trees, consistent with the forestry practices found in Tables C and D of this Chapter, to ensure the protection of the trees for a period of at least three (3) ~~years~~ growing seasons from the issuance of an occupancy permit, if one is required.

2. Non-construction Permit: When no building permit is required, the applicant shall submit the following with his application for a tree removal permit (“TRP”):

a. Site plan that depicts the area of the tree removal, the Heritage Trees to be removed, and all other Heritage Trees whose minimum root zone is within the tree removal area. All Heritage Trees shall be identified by location, species, DBH, and condition ~~rating~~ as rated in accordance with the standards in Table B of this Chapter. ~~and DBH~~.

b. Reasons for removing the trees, including reports or studies, if any, indicating that the trees should be removed.

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3. Application Review: Upon receipt of a completed application including the TPP and the required fee, the building officer shall review the application, which, if deemed necessary, may include a site inspection by the Village Arborist.

4-6-4 GENERAL REQUIREMENTS:

(A) The building officer shall grant a TRP only if:

1. All reasonable efforts have been undertaken in the architectural layout and design of the proposed construction or other activity to preserve woodlands; or

2. The removal of the Heritage Trees is consistent with sound forestry practice found in Table C or will result in the enhancement of the Woodland; and

3. The transplanting of the woodlands is not feasible.

(B) As a condition to granting a TRP, the applicant shall be required to replace the Heritage Trees that will be destroyed in accordance with Section 4-6-6 with those tree species identified in Table A of this Chapter. Replacement trees shall be acquired and planted in conformance with Tables C and D of this Chapter.

(C) A TRP shall expire and become null and void if work authorized by the TRP is not commenced within one ~~year~~ growing season from the date of issuance of the TRP or if such work, when commenced, is suspended or abandoned at any time for a period of ninety (90) days. Upon good cause shown, the TRP may be extended six (6) months by the building officer.

(D) No ~~occupancy~~ certificate of compliance shall be issued until any required replacement of Heritage Trees, as required by the TRP, has been completed and the final tree inspection approval has been given by the building officer in consultation with the Village Arborist.

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(E) In the event the completion of the required Heritage Trees is prevented by seasonal weather conditions, or availability of plant stock, the Building Officer in consultation with the Village Arborist may extended the date of completion by six (6) months into the next growing season.

4-6-5: CONSTRUCTION STANDARDS:

(A) During construction, the TPP shall be followed to prevent the destruction or damaging of Heritage Trees including unless otherwise authorized by the TPP, a fence erected and maintained so that no excess soil, additional fill, equipment, liquids, or construction debris shall be placed within the minimum root zone of any Heritage Tree, unless the addition of excess soil or fill is required in order to comply with the Lake County Watershed Development Ordinance found in Section 4-2-10 of this Title.

(B) Heritage Trees in a TPP that are destroyed or receive major damage as determined by the building officer in consultation with the Village Arborist shall be required to be replaced by Heritage Trees of equal DBH in the aggregate, in accordance with Section 4-6-6, with those tree species identified in Table A of this Chapter. Replacement trees shall be acquired and planted conformance with Tables C and D of this Chapter.

4-6-6: REPLACEMENT:

(A) Replacement in Kind:

1. In the event that a person shall remove, damage or destroy a woodland without having secured a TRP, in addition to the general penalty provided in Section 1-4-1 of the Village Code, he shall plant, ~~when seasonally appropriate~~ within the growing season, a replacement tree or trees on the site within ninety (90) days of written notice

from the village. The failure to plant the replacement trees shall constitute a violation of this Chapter and each day that the replacement tree is not planted shall constitute a separate offense.

2. The replacement tree or trees required by this Section shall be a species listed in ~~section 4-6-6,~~ Table A of this Chapter and ~~shall be minimum three inch (3") DBH of with the aggregate plantings equaling~~ the replacement trees shall equal the aggregate DBH of the damaged or destroyed Heritage Tree. Replacement trees shall be acquired and planted in conformance with Tables C and D of this Chapter.

3. Replacement trees required by this Section shall be maintained alive and healthy on the site for three growing seasons. Methods should be used as found in Table D of this Chapter to provided for protection of the replacement trees from deer. Any such tree(s) which die ~~within three (3) years~~ or become severly damaged before the end of the third growing season of planting upon written notice from the Building Officer shall be replaced by the applicant in conformance with Tables C and D of this Chapter at the next ~~optimum~~ growing season, ~~as found in conformance with Table C of this Chapter.~~

(B) Contribution in-lieu of Replacement:

In order to ~~satisfy~~ fulfill some ~~or all~~ of the ~~tree replacement requirements for a~~ replacement Heritage Trees required by the TRP, after providing a TRP for the planting of a Woodland on the site, a fee in lieu of the equal value of the remaining replacement tree(s) may be paid to a governmental or non-profit natural resources management entity for a program involving the restoration, establishment, enhancement, or preservation of Heritage Trees in the Village.

4-6-7: APPEALS:

Any person aggrieved by a plan review, action taken, or order issued, other than a stop work order issued pursuant to subsection 4-1-7(C) of this title, may appeal to the Barrington Hills Plan Commission in accordance with the notice and appeal provisions of subsection 4-3-4(D) of this title, upon payment of a filing fee of one hundred dollars ($100.00).

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4-6-8: TABLES:

TABLE A HERITAGE TREES

| **Species** | | **Diameter at Breast Height (DBH)** |
|---|---|---|
| ***Common Name*** | ***Scientific Name*** | |
| Oak (all species) | Quercus spp. | 10 inches or greater |
| Hickory (all species) | Carya spp. | 8 inches or greater |
| Ironwood | Ostrya virginiana | 6 inches or greater |
| Wild Black Cherry | Prunus serotina | 8 inches or greater |
| Hackberry | Celtis occidentalis | 8 inches or greater |
| Black Walnut | Juglans nigra | 8 inches or greater |
| Basswood/Linden | Tilia americana | 10 inches or greater |
| Sugar Maple | Acer saccharum | 10 inches or greater |

**FOR SPECIES VARIETY FOR SAVING AND PLANTING**

Additional upland species to consider

Butternut

Blue Beech

Catalpa

Pawpaw

Ohio Buckeye

Additional low land species to consider

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American sycamore

Red Maple

River birch

TABLE B CONDITION RATING

| Rating | Description | General Criteria |
|---|---|---|
| 1 | Excellent | The tree is typical of the species, has less than 10 percent deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action. |
| 2 | Good | The tree is typical of the species and/or has less than 20 percent deadwood in the crown, only 1 or 2 minor problems that are easily corrected with normal care. |
| 3 | Fair | The tree is typical of the species and/or has less than 30 percent deadwood in the crown, 1 or 2 minor problems that are not imminently lethal to the tree and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health. |
| 4 | Fair to poor | The tree is not typical of the species and/or has significant problems such as 30 to 50 percent deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be imminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress. |
| 5 | Poor | The tree is not typical of the species and/or has over 50 percent |

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| | | |
|---|---|---|
| | | deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree. |
| 6 | Dead | Less than 10 percent of the tree shows signs of life. |

TABLE C STANDARDS

This Table lists the standards and organizations that are referenced in various sections of this ordinance. The standards are listed herein by the promulgating agency of the standard, the standard title and the effective date. The section or sections of the Ordinance that references the standard shall be specified as found in Table C.

American National Standards Institute (ANSI) www.ansi.org

ANSI ASC A300 (tree care)

ANSI Z133 (safety, arboricultural operations)

ANSI Z60.1 (nursery stock)

American Standard for Nursery Stock www.americanhort.org

IDNR, Div. Forest Research, “Urban and Community Forestry Program Tree Planting Standards” 1999 Springfield, Illinois

Illinois Landscape Contractors Association www.ilca.net

International Society of Arboriculture www.isa-arbor.com

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NRCS, “Illinois Urban Manual Tree and Shrub Planting” August, 1994

NRCS, “Tree Protection” April, 2000

Society of American Foresters www.safnet.org

University of Illinois Extension, Plant Clinic web.extension.illinois.edu/plantclinic

TABLE D PICTURES AND ILLUSTRATIONS

# # #

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Village Attorney Revisions

Chapter 6

TREE PRESERVATION

4-6-1: INTENT AND PURPOSE:

4-6-2: DEFINITIONS:

4-6-3: ADMINISTRATION:

4-6-4: GENERAL REQUIREMENTS:

4-6-5: CONSTRUCTION STANDARDS:

4-6-6: REPLACEMENT:

4-6-7: APPEALS:

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the singular shall include the plural, and the plural the singular; the word "shall" is mandatory and not discretionary; the word "may" is permissive; the masculine gender includes the feminine and neuter. Whenever a word or term defined herein appears in the text of this chapter, its meaning shall be construed as set forth in the definition thereof and any word appearing in parenthesis directly thereafter shall be construed in the same manner.

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GOOD CONDITION: A tree having a condition rating of 1, 2, or 3 as set forth in table B of this chapter. Only trees of those ratings in a Woodland will be considered Heritage Trees.

GROWING SEASON: The optimum planting time for the care and nuture of woody plant stock during any one calendar year is when there is less than about 5 percent chance for a frost until there is a about 95 percent chance for frost.

HERITAGE TREES: Trees of a size, genus and species indigenous to this region, as set forth in Table A of this chapter, are determined to be of significant historical and ecological value to the village of Barrington Hills to be protected trees. Such trees shall be above the minimum good condition standard as listed in Table B of this Chapter.

MINIMUM ROOT ZONE: The area beneath a tree having as its center point the center of the trunk of the tree and a radius equal to one foot (1') for every inch of dbh.

SITE: A lot, or contiguous lots, under the control of a common owner, for which a tree removal permit was sought and obtained.

SITE PLAN: A general illustration of the proposed work, its location, the use of the building or structure, and all portions of the site, including but not limited to details of grading, and structural, mechanical, sanitary and electrical work.

SURROUNDING AREA: Shall not include any area which is not on the same site as that for which the tree removal permit was sought and obtained.

TREE: Any self-supporting, woody plant together with its root system, growing upon the earth usually with one trunk, or a multi-stemmed trunk system, supporting definitely formed crown.

TREE PRESERVATION PLAN (TPP): A plan directly overlaid on the site plan indicating the location, species, condition rating and dbh of all Heritage Trees, and includes a maintenance plan for three (3) growing seasons for all Heritage Trees, consistent with sound forestry practices, as found in Tables C and D of this chapter.

TREE REMOVAL PERMIT (TRP): The permit required by this chapter in order to remove any Heritage Tree within a protected Woodland.

VILLAGE: The Village of Barrington Hills, in ~~and~~ the Counties of Cook, Kane, Lake and McHenry, in the State of Illinois.

WOODLAND: Eight (8) or more Heritage Trees on a site within circular area having a radius not to exceed 117.8 feet and shall include all such trees within the woodland regardless of the number of such trees. A site may encompass more than one woodland.

4-6-3: ADMINISTRATION:

(A) Tree Removal Permit Required: A tree removal permit ("TRP") shall be required for the destruction or removal of any Heritage Tree in any woodland. No person shall, directly or indirectly remove, damage or destroy a woodland without having secured a TRP.

(B) Exemption:

1. This chapter shall not apply to the removal of woodlands pursuant to a forestry management plan or nursery stock plan that is approved and administered by a governmental agency with jurisdiction over such matters.

2. This chapter shall not apply to the removal of woodlands on property owned by a common owner, either singularly, collectively or institutionally, which exceeds one hundred (100) acres of contiguous land in the Village so long as the property is subject to a tree preservation plan acceptable to the Village. Such a plan, which shall have been prepared by or endorsed by a Certified Arborist or Certified Forester, may be accepted by the village's Plan Commission and shall, at a minimum, include the forestry management practices found in Tables C and D of this chapter to preserve and protect Heritage Trees.

(C) Application And Fee: A TRP application on the prescribed form shall be submitted to the village building officer with the permit fee established by the village.

(D) Escrow:

(1) If tree replacement is required by this chapter, then as a condition of the TRP, the applicant shall place into escrow with the village an amount of money in cash equal

to the tree replacement value, as determined by the Village Arborist. The money shall be returned once the new tree(s) are planted. Failure to plant the tree(s) in compliance with the TRP within one growing season shall result in forfeiture of the Escrow, which shall then be used by the village to plant as required by the TRP. Access to the applicant's property shall be granted for such work to be completed in accordance with the TRP. The Village Arborist shall maintain a current schedule of cost (including planting expenses) for replacement of trees.

2. If it is determined that practices which violate any portion of the village code have resulted in tree damage, then the village may require an escrow payment by made to the village, equal to the replacement value of the damaged tree(s) as determined by the Village Arborist. The cash escrow shall be held by the village for the purpose of assuring that all remedial actions required by the village to restore the health of the tree(s) are taken, and/or for the purpose of assuring the appropriate tree replacement should any damages trees die or show noticeable signs of decline as determined by the Village Arborist.

(~~D~~E) Application Procedure:

1. Construction Permit: The applicant shall submit a tree preservation plan ("TPP") to the village building officer with his application for a TRP in conjunction with construction when a building permit is required by the provisions of this Title.

a. The TPP shall consist of two (2) legible reproducible site plans, drawn to scale, of a tree survey of all Heritage Trees overlaid directly upon the site plan including the location, species, dbh, and condition ~~rating found~~ as rated in accordance with the standards in Table B of this chapter.

The survey shall distinguish among the Heritage Trees to be preserved, transplanted, or destroyed. Groups of trees which are less than three feet (3') apart may be designed by clumps, provided that all Heritage Trees and all other trees with a dbh of twelve inches (12") or greater shall be individually depicted on the TPP.

b. The building officer in consultation with the Village Arborist, may permit the TPP to exclude areas of the site from the tree survey if he determines that the proposed construction or other activity will not impact those areas.

c. The TPP shall include a maintenance plan for all Heritage Trees, consistent with the forestry practices found in Tables C and D of this chapter, to ensure the protection of the trees for a period of at least three (3) ~~years~~ growing seasons from the issuance of an occupancy permit, if one is required.

2. Non-construction Permit: When no building permit is required, the applicant shall submit the following with his application for a tree removal permit ("TRP"):

a. Site plan that depicts the area of the tree removal, the Heritage Trees to be removed, and all other Heritage Trees whose minimum root zone is within the tree removal area. All Heritage Trees shall be identified by location, species, dbh, and condition ~~rating~~ as rated in accordance with the standards in Table B of this chapter. ~~and dbh~~.

b. Reasons for removing the trees, including reports or studies, if any, indicating that the trees should be removed.

3. Application Review: Upon receipt of a completed application including the TPP and the required fee, the building officer shall review the application, which, if deemed necessary, may include a site inspection by the Village Arborist.

4-6-4 GENERAL REQUIREMENTS:

(A) The building officer shall grant a TRP only if:

1. All reasonable efforts have been undertaken in the architectural layout and design of the proposed construction or other activity to preserve woodlands; or

2. The removal of the Heritage Trees is consistent with sound forestry practice found in Table C or will result in the enhancement of the Woodland; and

3. The transplanting of the woodlands is not feasible.

(B) As a condition to granting a TRP, the applicant shall be required to replace the Heritage Trees that will be destroyed in accordance with Section 4-6-6 with those tree species identified in Table A of this chapter. Replacement trees shall be acquired and planted in conformance with Tables C and D of this chapter.

(C) A TRP shall expire and become null and void if work authorized by the TRP is not commenced within one ~~year~~ growing season from the date of issuance of the TRP or if such work, when commenced, is suspended or abandoned at any time for a period of ninety (90) days. Upon good cause shown, the TRP may be extended six (6) months by the building officer.

(D) Except as set forth herein, ~~N~~no ~~occupancy~~ certificate of compliance shall be issued until any required replacement of Heritage Trees, as required by the TRP, has been completed and the final tree inspection approval has been given by the building officer in consultation with the Village Arborist.

Exception: Upon good cause shown as to why the required replacement of Heritage Trees has not been completed, the building officer may issue a temporary certificate of compliance for a period of six (6) months to allow occupancy of a home on the property while the TRP has been completed, and final tree inspection conducted. In addition to the lost of the cash escrow required under this chapter, the failure to complete the TRP within the six (6) month extension period shall result in a violation of this chapter, and shall be subject to the general penalties and procedures set forth in chapter 4.

(E) In the event the completion of the required Heritage Trees is prevented by seasonal weather conditions, or availability of plant stock, the Building Officer in consultation with the Village Arborist may extended the date of completion by six (6) months into the next growing season.

4-6-5: CONSTRUCTION STANDARDS:

(A) During construction, the TPP shall be followed to prevent the destruction or damaging of Heritage Trees including unless otherwise authorized by the TPP, a fence erected and maintained so that no excess soil, additional fill, equipment, liquids, or construction debris shall be placed within the minimum root zone of any Heritage Tree, unless the addition of excess soil or fill is required in order to comply with the Lake County Watershed Development Ordinance found in Section 4-2-10 of this Title.

(B) Heritage Trees in a TPP that are destroyed or receive major damage as determined by the building officer in consultation with the Village Arborist shall be required to be replaced by Heritage Trees of equal dbh in the aggregate, in accordance with Section 4-6-6, with those tree species identified in Table A of this chapter. Replacement trees shall be acquired and planted conformance with Tables C and D of this chapter.

4-6-6: REPLACEMENT:

(A) Replacement in Kind:

1. In the event that a person shall remove, damage or destroy a woodland without having secured a TRP, in addition to the general penalty provided in Section 1-4-1 of the Village Code, he shall plant, ~~when seasonally appropriate~~ within the growing season, a replacement tree or trees on the site within ninety (90) days of written notice from the village. The failure to plant the replacement trees shall constitute a violation of this chapter and each day that the replacement tree is not planted shall constitute a separate offense.

2. The replacement tree or trees required by this Section shall be a species listed in ~~section 4-6-6,~~ Table A of this chapter and ~~shall be minimum three inch (3") dbh of with the aggregate plantings equaling~~ the replacement trees shall equal the aggregate dbh

of the damaged or destroyed Heritage Tree. Replacement trees shall be acquired and planted in conformance with Tables C and D of this Chapter.

3. Replacement trees required by this Section shall be maintained alive and healthy on the site. Methods should be used as found in Table D of this Chapter to provided for protection of the replacement trees from deer. Any such tree(s) which die ~~within three (3) years~~ or become severly damaged before the end of the third growing season of planting upon written notice from the Building Officer shall be replaced by the applicant in conformance with Tables C and D of this Chapter at the next ~~optimum~~ growing season, ~~as found in conformance with Table C of this Chapter.~~

(B) Contribution in-lieu of Replacement:

In order to ~~satisfy~~ fulfill some ~~or all~~ of the ~~tree replacement requirements for a~~ replacement Heritage Trees required by the TRP, after providing a TRP for the planting of a Woodland on the site, a fee in lieu of the equal value of the remaining replacement tree(s) may be paid to a governmental or non-profit natural resources management entity for a program involving the restoration, establishment, enhancement, or preservation of Heritage Trees in the Village.

4-6-7: APPEALS:

Any person aggrieved by a plan review, action taken, or order issued, other than a stop work order issued pursuant to subsection 4-1-7(C) of this title, may appeal to the Barrington Hills Plan Commission in accordance with the notice and appeal provisions of subsection 4-3-4(D) of this title, upon payment of a filing fee of one hundred dollars ($100.00).

4-6-8: TABLES:

TABLE A HERITAGE TREES

| **Species** | | **Diameter at Breast Height (dbh)** |
|---|---|---|
| ***Common Name*** | ***Scientific Name*** | |
| Oak (all species) | Quercus spp. | 10 inches or greater |
| Hickory (all species) | Carya spp. | 8 inches or greater |
| Ironwood | Ostrya virginiana | 6 inches or greater |
| Wild Black Cherry | Prunus serotina | 8 inches or greater |
| Hackberry | Celtis occidentalis | 8 inches or greater |
| Black Walnut | Juglans nigra | 8 inches or greater |
| Basswood/Linden | Tilia americana | 10 inches or greater |
| Sugar Maple | Acer saccharum | 10 inches or greater |

**FOR SPECIES VARIETY FOR SAVING AND PLANTING**

Additional upland species to consider

Butternut

Blue Beech

Catalpa

Pawpaw

Ohio Buckeye

Additional low land species to consider

American sycamore

Red Maple

River birch

TABLE B CONDITION RATING

| Rating | Description | General Criteria |
|---|---|---|
| 1 | Excellent | The tree is typical of the species, has less than 10 percent deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action. |
| 2 | Good | The tree is typical of the species and/or has less than 20 percent deadwood in the crown, only 1 or 2 minor problems that are easily corrected with normal care. |
| 3 | Fair | The tree is typical of the species and/or has less than 30 percent deadwood in the crown, 1 or 2 minor problems that are not imminently lethal to the tree and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health. |
| 4 | Fair to poor | The tree is not typical of the species and/or has significant problems such as 30 to 50 percent deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be imminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress. |
| 5 | Poor | The tree is not typical of the species and/or has over 50 percent deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree. |

| | | |
|---|---|---|
| 6 | Dead | Less than 10 percent of the tree shows signs of life. |

TABLE C STANDARDS

This Table lists the standards and organizations that are referenced in various sections of this ordinance. The standards are listed herein by the promulgating agency of the standard, the standard title and the effective date. The section or sections of the Ordinance that references the standard shall be specified as found in Table C.

American National Standards Institute (ANSI) www.ansi.org

ANSI ASC A300 (tree care)

ANSI Z133 (safety, arboricultural operations)

ANSI Z60.1 (nursery stock)

American Standard for Nursery Stock www.americanhort.org

IDNR, Div. Forest Research, “Urban and Community Forestry Program Tree Planting Standards” 1999 Springfield, Illinois

Illinois Landscape Contractors Association www.ilca.net

International Society of Arboriculture www.isa-arbor.com

NRCS, “Illinois Urban Manual Tree and Shrub Planting” August, 1994

NRCS, “Tree Protection” April, 2000

Society of American Foresters www.safnet.org

University of Illinois Extension, Plant Clinic web.extension.illinois.edu/plantclinic

TABLE D PICTURES AND ILLUSTRATIONS

# # #

Chapter 5

GUARANTEE OF IMPROVEMENT COMPLETION

6-5-1: GUARANTEE OF IMPROVEMENT COMPLETION:

6-5-2: DEFAULT:

6-5-3: GUARANTEE AMOUNT:

6-5-4: MAINTENANCE GUARANTEE:

6-5-5: DAMAGE AND NUISANCE GUARANTEE:

6-5-1: GUARANTEE OF IMPROVEMENT COMPLETION:

(A) General: In order to assure that growth in the Village will be orderly and to further provide for the installation of all required improvements, public or private, in newly developed areas, no final plat shall be recorded until the requirements of this Section have been met.

(B) Performance Guarantee for Subdivision Within the Village Limits: Before recording of an approved final plat, a performance guarantee acceptable to the Village must be provided as required herein. One of the following options for guarantee of improvement completion shall be utilized:

1. Cash Escrow:

a. Establishing Account: An escrow account in the amount required shall be established with a financial institution located in Illinois (hereinafter referred to as the escrowee) which meets the approval of the Board of Trustees. The account shall be administered by the escrowee in accordance with the provisions of the escrow agreement to be negotiated by the Board of Trustees and the owner, developer and/or subdivider and approved by the Village Attorney or Special Counsel. Such agreement shall contain provisions for specific application of such funds; partial contract payouts; contract retention percentages until completion; prorate reduction of deposit excess; final escrow settlement; and other pertinent administrative matters as may be required.

b. Fund Disbursement: The escrowee shall disburse funds from time to time for the purposes provided upon presentation of, and in accordance with, payout orders issued by the owner's engineer and approved by the Village Engineer. Such disbursements shall not be subject to approval or disapproval by the owner or escrowee or their agents other than said owner's engineer; however, for accounting purposes, the Village shall send to the owner a copy of the approved engineer's estimate for payment at time of Village approval. Each payout order shall be accompanied by all appropriate sworn statements, affidavits and supporting waivers of lien in full compliance with the Illinois Mechanics Lien Law.

c. Excess Fund Balance: If, at any time, the Village Engineershall notify escrowee in writing that the balance of funds then remaining undisbursed under said escrow account is more than sufficient to cover the cost of construction fees and maintenance hereinabove provided, which said notice shall specify the reduced balance then deemed sufficient, and if escrowee shall concur in such determination, escrowee shall pay over to the owner any excess of funds over such reduced balance then remaining undisbursed under said escrow account.

2. Letter of Credit: The applicant or owner may file a straight, commercial letter of credit from any financial institution located in Illinois acceptable to the Board of Trustees and the Village Attorney or Special Counsel in a form acceptable to the Village Attorney or Special Counsel. The letter of credit shall be in an amount, determined by the Village Engineer, sufficient to pay for the cost of construction of the improvements and all engineering costs including the engineering and inspection fees of the Village. The letter of credit must provide that the issuing financial institution shall pay to the Village, or as the Village directs, such amounts as may be required to complete the improvements according to the approved plans and specifications. The letter of credit should provide that its amount will be reduced from time to time as payments for improvements approved by the Village Engineer are made; however, no such reduction shall be approved by the Village Engineer unless the request is in writing and accompanied by lien waivers deemed adequate by the Village Engineer. The letter of credit shall be irrevocable for at least six (6) months and must provide that if any balance remains at the expiration of any time limit placed on it, said balance shall be deposited with the Village in a cash escrow or a new letter of credit in the amount of the unpaid balance will be issued or a surety bond as prescribed in subsection 6-5-1(B)3 will be provided. The letter of credit shall also provide that ten percent (10%) of the amount shall be retained until the Village Engineer has approved the improvements required by this Title.

3. Surety Bond:

a. Form: The bond shall be in a form and with a bonding company meeting with the approval of the Village Attorney or Special Counsel.

b. Time Limit: The bond shall be payable to the Village and be enforceable by same on or beyond a date thirty-six (36) months from the date of final plat approval.

c. Release of any bond required herein shall be conditioned on final approval or acceptance of the improvements by the Board of Trustees of the Village.

4. Insufficient Fund Balance: If, at any time before the construction of all required improvements has been completed, the balance of funds remaining undisbursed under said escrow account or letter of credit is not sufficient, in the sole judgment of the Village Engineer, to cover the cost of construction of saidimprovements and all engineering costs including the engineering and inspection fees of the Village or if by reason of any order, decree or writ of any court, or for any other reason, the said undisbursed balance of funds shall be withheld, diminished or otherwise unavailable for the purposes provided herein, the owner agrees to cause the balance to be increased to such amount as shall be required by the Village for such purposes, in the exercise of its judgment, or shall provide such other guarantee of performance as may be required by the Village.

(C) Performance Guarantee for Subdivisions Outside the Village Limits: Option 1, 2 or 3 above will not be required by the Village for a subdivision or that part of a subdivision which is located outside of the corporate limits of the Village, if one of the above options has been filed with the county or counties in which said subdivision is located.

(D) Time Limit: All performance guarantees shall provide that if required improvements are not installed within two (2) years of the date of recording of the final plat, the Village may deem the subdivider in default and proceed in accordance with the provisions of Section 6-5-2. (Ord. 93-5, 5-24-93)

6-5-2: DEFAULT:

In the event the Village Engineer determines, in the sole exercise of his judgment, that the applicant has failed to install proposed improvements in accordance with the approved plans and specifications or has failed to comply with the terms of the guarantees hereinabove set forth, the Board of Trustees may take the following actions:

(A) Cash Escrow and Letter of Credit: Advise the applicant of failure in writing, giving the thirty (30) days to cure such default. If applicant fails to cure said default, it is agreed that the Village may, at its option, declare applicant in default and, upon written notification to escrowee of such declaration of default, all monies on deposit pursuant to the escrow agreement shall and may be disbursed by escrowee solely upon authorization of the Village Engineer and escrowee shall be released by the said applicant as to such payment or payments.

(B) Surety Bond: Inform the bonding company of default by the applicant and request they take necessary actions to complete the required subdivision improvement. (Ord. 93-5, 5-24-93)

6-5-3: GUARANTEE AMOUNT:

The amount of the performance guarantee shall cover all construction costs, the applicant's engineering and platting costs, and the Village's engineering and inspection costs. The guarantees shall be in the following minimum amounts unless the applicant can show that certain of the costs have already been paid:

(A) Construction Cost:

1. One hundred thirty percent (130%) of the estimated construction cost approved by the Village Engineer, or

2. One hundred ten percent (110%) of a binding contract with a contractor who has qualified for the proposed work and who has provided a performance bond.

(B) Owner's Engineering and Platting Cost: At a cost verified by the engineer and surveyor.

(C) Village Engineering and Inspection Costs:

1. The minimum amount as required by Section 6-6-3(D). (Ord. 93-5, 5-24-93)

6-5-4: MAINTENANCE GUARANTEE:

The applicant shall guarantee all improvements required by Chapter 4 of this Title against defects in materials and workmanship for a period of two (2) years from the date of acceptance of public improvements or approval of private improvements by the Village. The applicant agrees to repair or replace any of said improvements which, during said two (2) year period after acceptance, shall become damaged or deficient due to defective materials or workmanship or otherwise.

(A) Conditions of Guarantee: The applicant shall establish a cash escrow account or provide a letter of credit in the amount of five percent (5%) of the final construction costs of the improvements to guarantee cost of replacement of defective materials within the limits of the improvements. Said escrow account or letter of credit shall remain in force for the aforesaid two (2) year maintenance period and shall be for use by the Village to effect such repairs deemed necessary for public safety and which the applicant has neglected to repair for a forty-eight (48) hour period after notification. Disbursements from the cash escrow account or pursuant to the letter of credit shall be made solely upon the direction of the Village and shall not be subject to approval or disapproval by the applicant or escrowee or the financial institution issuing the letter of credit or their agents.

(B) Return of Funds: Within forty-five (45) days following the two (2) year maintenance period, the escrowee or the financial institution issuing the letter of credit shall pay over to the applicant, without further demand or notice, any balance of funds then remaining undisbursed under said letter of credit or escrow account. (Ord. 93-5, 5-24-93)

6-5-5: DAMAGE AND NUISANCE GUARANTEE:

The guarantee of completion of improvements, to be executed priorto recording of a final plat of subdivision, shall also provide for repair of damages and abatement of nuisances with respect to existing and subsequently installed landscaping, streets, sidewalks, curbs and gutters, lighting, parkways, water and sanitary sewerage facilities, culverts, catch basins and/or storm sewers. The damage and nuisance guarantee shall be in the total of five percent (5%) of the construction cost of the new improvements and shall be provided by cash escrow agreement, letter of credit or surety bond, as provided in Section 6-5-1 herein, upon commencement of land development. Upon completion of all required subdivision improvements, the applicant's engineer shall prepare a certified statement that the improvements comply with the plans and specifications approved by the Village authorities, and shall forward same to the Village Clerk, together with a request for preliminary approval of improvements. The Village Engineer shall verify whether the improvements comply with the approved plans and specifications, and shall prepare a statement of preliminary approval for the Village Board. Upon acceptance of that statement of preliminary approval, the Village Board then shall direct the Village Clerk to direct the

escrowee or the financial institution issuing the letter of credit to pay over to the owner, without further demand or notice, any balance of funds then remaining undisbursed under said escrow agreement, letter of credit or surety bond. (Ord. 93-5, 5-24-93)

May 9, 2016
Kelly Mazeski

The intent of this chapter is to ensure the presence, conservation and perpetuation of Heritage Trees within the Village, and to educate residents about their existence and the importance of protecting them. Heritage Trees are a unique natural resource found throughout the Village of Barrington Hills that have a positive impact on animal habitat, air and soil quality, as well as watershed and invasive species management. By preventing situations that may substantially alter the natural environment, the village aims to protect the health, safety and welfare of residents, while also ensuring that they may continue to enjoy all the benefits of living in the unique environment of Barrington Hills. This may be accomplished by regulating how Heritage Trees may be removed and replaced, as a result of building construction and/or landscape activity.

* * *

4-6-1: INTENT AND PURPOSE:

The intent of this chapter is to ensure the presence and continuation of Heritage Trees, a special natural resource found throughout the Village of Barrington Hills by requiring sound forestry practices, preventing storm water runoff and topsoil erosion. It is also the intent of this chapter to assist, promote and educate its residents as to the importance, protection and existence of Heritage Trees. Residents of the Village will then continue to enjoy all the benefits of living in the unique environment of Barrington Hills, because the Village strives to protect the health, safety and welfare of its residents from situations which may substantially alter the natural environment. This will be accomplished by regulating how Heritage Trees may be removed and replaced, whether as a result of building construction or as a result of only landscaping activity.

# Barrington Hills Farm LLC - McHenry County Staff Plat Review

# MCHENRY COUNTY

## STAFF PLAT REVIEW

## AGENDA ● APRIL 20, 2016

| Public Meeting | Conference Room B | 8:30 AM |
|---|---|---|
| | 667 Ware Rd., Woodstock, IL 60098 | |

**I. CALL TO ORDER**

***Roll Call***

**II. PUBLIC COMMENT**

**III. DRAFT MINUTES FOR APPROVAL**

1. Staff Plat Review - Public Meeting - Apr 6, 2016 8:30 AM

**IV. SITE PLAN REVIEW**

***A. Barrington Hills Farm - Equestrian Facility***

1. Application and Site Plan
2. Stormwater Comments
3. Planning Comments
4. Building Comments

**V. MEMBER COMMENTS**

**VI. ADJOURNMENT**

Manhard CONSULTING LTD

Civil Engineering
Surveying
Water Resources Management
Water & Wastewater Engineering
Supply Chain Logistics
Construction Management
Environmental Sciences
Landscape Architecture
Land Planning

March 21, 2016

Kimberly S. Kolner, AICP
McHenry County Planning and Development
2200 N. Seminary Ave.
Woodstock, IL 60098

**RE: BARRINGTON HILLS FARM**
**NORTH EAST CORNER OF CHURCH AND CHAPEL ROAD**
**MCHENRY COUNTY, ILLINOIS 60010**

Mrs. Kolner,

We are seeking site plan approval for the Barrington Hills Hooved Animal Rescue & Protection Society (HARPS). The project consists of the development of 21-acres of agricultural property Zoned A-1 in McHenry County. The proposed development will remain Zoned A-1 and include one primary Stable and Arena building with two ancillary service buildings. The intent of the project is to provide safe refuge for abused and neglected horses and to provide boarding for horses as a means to supplement the operation costs of the horse rescue operation. Please find the following materials for your review and approval:

- One (1) Site Plan Review application and check for $400.00
- One (1) Tree Inventory Report
- One (1) Wetland Assessment Report
- One (1) Topographic Survey
- One (1) Soil Suitability Report
- One (1) Preliminary Septic System Design Plan
- One (1) Preliminary Stormwater Report
- One (1) Preliminary Stormwater Design Plan
- One (1) Illinois Department of Natural Resource EcoCAT Consultation Termination Letter
- One (1) Illinois Historical Preservation Society Signoff Letter
- One (1) Architectural Elevation Drawings Set
- One (1) Stable & Indoor Arena Floor Plan
- One (1) Site Lighting Plan and Details
- One (1) Entry Signage Plan and Details
- One (1) Preliminary Overall Site Plan
- One (1) Preliminary Landscape Plan
- One (1) Project Description

For your review and signature. If you should have any questions, please do not hesitate to contact me at 847-325-7307 or GChristensen@manhard.com.

Yours truly,
MANHARD CONSULTING

Glenn M. Christensen, RLA, ASLA
Senior Planner

Cc: Cesar Lujan, Blackburn Architects
Enclosures

Manhard Consulting, Ltd.
900 Woodlands Parkway • Vernon Hills, Illinois 60061
tel: (847) 634-5550 • fax: (847) 634-0095 • www.manhard.com
ARIZONA • CALIFORNIA • COLORADO • GEORGIA • ILLINOIS • INDIANA • MARYLAND • NEVADA • VIRGINIA

Communication: Application and Site Plan (Barrington Hills Farm - Equestrian Facility)

MCHENRY COUNTY PLANNING AND DEVELOPMENT
2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
815-334-4560

Office Use Only

Petition # _____

## APPLICATION FOR ZONING PETITION

| OWNER INFORMATION: | ~~ATTORNEY/CONTRACTOR INFORMATION~~ (If Applicable): LAND PLANNER |
|---|---|
| Name JR DAVIS | Name GLENN M. CHRISTENSEN |
| Address 81 MEADOW HILL ROAD | Address 900 WOODLANDS PARKWAY |
| City, St, Zip BARRINGTON, ILLINOIS 60010 | City, St, Zip VERNON HILLS, ILL. 60061 |
| Daytime Phone 847/998-9000 | Phone 847/325-7307 |
| Email | Email gchristensen@manhard.com |

**PARCEL INFORMATION:**

Address NOT KNOWN

City BARRINGTON HILLS Zip _____ ALGONQUIN TOWNSHIP

Parcel/Tax Number 20-30-100-002

Number of Acres ± 22 ACRES

Description of Location NORTHEAST CORNER OF CHAPEL ROAD & CHURCH ROAD

| Applying For: (Check all that apply) | | |
|---|---|---|
| | ☐ Reclassification | Current Zoning A1 Requested Zoning _____ |
| | ☐ Conditional Use & Site Plan Review | CUP Request: _____ |
| | ☐ Variation | Variation Request: _____ |
| | ☒ Site Plan Review ~~for Commercial Permit~~ | Permit Number: _____ |

**NARRATIVE:** Please use the space below to explain your request in detail. Please feel free to use a separate page for more space.

SEE ATTACHED



Communication: Application and Site Plan (Barrington Hills Farm - Equestrian Facility)

Wherefore, Petitioners pray that the Chairman of the Zoning Board of Appeals or McHenry County Hearing Officer sets a date and time for a Public Hearing to be held for the proposed request.

| | |
|---|---|
| ***Signature*** | ***Signature*** |
| J.R. Davis<br>***Print Name*** Chairman<br>BHF, LLC | GLENN M. CHRISTENSEN<br>***Print Name*** |

**VERIFICATION**

I/~~we~~, GLENN M. CHRISTENSEN, sworn on oath, hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.

| | |
|---|---|
| ***Signature*** | ***Signature*** |
| ***Print Name*** | GLENN M. CHRISTENSEN<br>***Print Name*** |

SUBSCRIBED and SWORN to before me
this 21 day of MARCH, 2016.

Cynthia C. Bandy
NOTARY PUBLIC

OFFICIAL SEAL
CYNTHIA C BANDY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/18/18



Communication: Application and Site Plan (Barrington Hills Farm - Equestrian Facility)

PLANNING
ARCHITECTURE
INTERIORS

BLACKBURN

JOHN A. BLACKBURN, ARCHITECT

WASHINGTON, DC
1820 N STREET NW
WASHINGTON, DC 20036
(202) 337-1755 PHONE
(202) 337-5271 FAX

SAN FRANCISCO
50 CALIFORNIA STREET
SUITE 1500
SANFRANCISCO, CA 94111
(415) 439-5203 PHONE
(415) 439-5299 FAX

www.blackburnarch.c

# Project Description

**Barrington Hills Farm / HARPS**
**N.E. Corner of Church Road and Chapel Road**
**Unicorporated Barrington Hills**
**McHenry County, IL**

## Overview

Barrington Hills Farm/Hooved Animal Rescue & Protection Society (HARPS) is an equestrian facility intended to provide safe refuge for abused and neglected horses and to provide boarding for horses as a means to supplement the operation costs of the horse rescue operation. HARPS is a not-for-profit organization that has served the Greater Chicago area since 2001.

## Project Scope

The project scope and primary building is a design for a 40-stall horse barn (20 for HARPS and 20 for boarding) with service spaces such as an indoor riding arena to exercise horses during inclement weather. Other service spaces would include tack room, laundry, wash and groom stalls, stroage for feed, hay, and bedding, and an out-patient vetinary clinic to provide minor care to abused horses.

Administration spaces will also be included to serve visitors and include spaces like an office, handicap accessible restrooms, meeting room, and a kitchen for staff.

Secondary buildings would include a storage building for hay and bedding and vehicle garage for property maintenance equipment. On a second level above the vehicle garage would be a two-bedroom apartment for staff members who would be present on site 24/7 to care for the horses on the property.

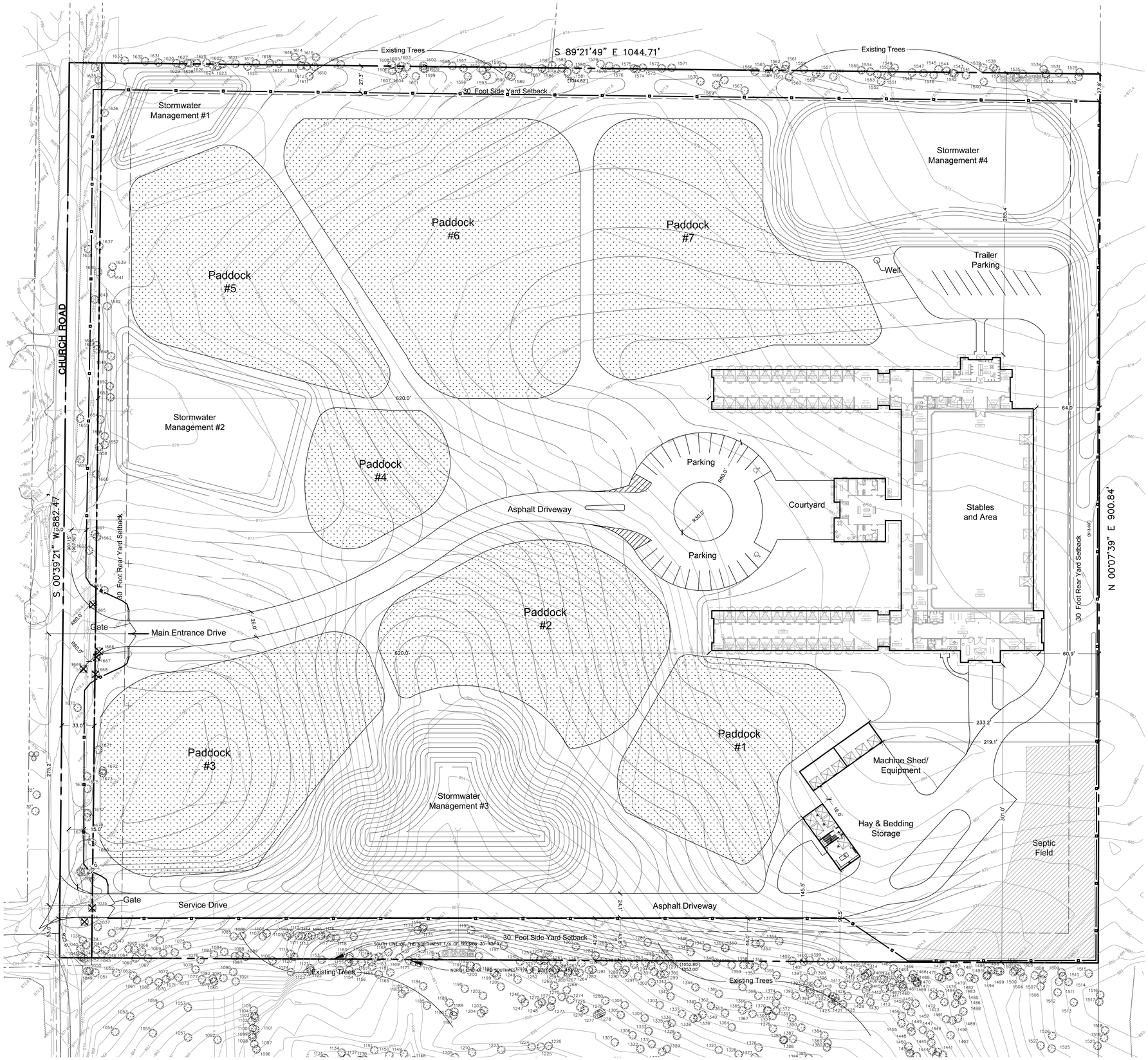
### Site Improvements and Considerations

The overall property is 21-acres bordered by Church Road to the west with neighboring properties to the north and east. The owner of Barrington Hills Farm is also the owner of the property to the south of the 21-acre parcel.

The primary structure of the horse stalls with indoor arena would be located towards the eastern edge of the property accessble by a public entrance on Church Road. A secondary service entrance would also be included located at the southwestern corner to provide access to deliveries of hay and bedding and for horse trailers.

Four stormwater ponds would be located at various locations throughout the property with fenced horse paddocks filling the remainder of the property. Aside from paddock fencing, a fence would surroung the property on all four sides.

Communication: Application and Site Plan (Barrington Hills Farm - Equestrian Facility)




## Legal Description:

THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF SAID NORTHWEST QUARTER LYING 1,731.10 FEET SOUTH, AS MEASURED ON SAID LINE, FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER THEREOF, FOR A POINT OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE OF SAID QUARTER SECTION, 907.50 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1052.8 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS; THENCE NORTH ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 913.00 FEET TO A POINT LYING 1044.82 FEET EAST FROM THE PLACE OF BEGINNING; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 25 MINUTES 07 SECONDS FROM SOUTH TO WEST WITH THE LAST DESCRIBED RIGHT OF WAY LINE, A DISTANCE OF 1044.82 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

## Site Data:

| | |
|---|---|
| Existing Site Area: | 21.76 Acres (948,161 sq. ft.) |
| Less Church Road Right-of-Way: | 0.68 Acres (29,939 sq. ft.) |
| Net Site Area: | 21.08 Acres (918,222 sq. ft.) |
| Existing Zoning: | A-1 Agricultural District |
| Proposed Zoning: | A-1 Agricultural District |

Setbacks:

| | |
|---|---|
| Street (Front Yard) Setback: | 30 Feet |
| Side Yard Setback: | 30 Feet |
| Rear Yard Setback: | 30 Feet |

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

| DATE | REVISIONS | DRAWN BY |
|---|---|---|

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**Barrington Hills Farm**
**McHenry County, Illinois**
**Preliminary Site Plan**

| | |
|---|---|
| PROJ. MGR.: | RAD |
| PROJ. ASSOC.: | GMC1 |
| DRAWN BY: | JBD |
| DATE: | 3-11-16 |
| SCALE: | 1"=40' |

SHEET 1 OF 1

BHF.MCIL01

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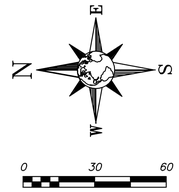
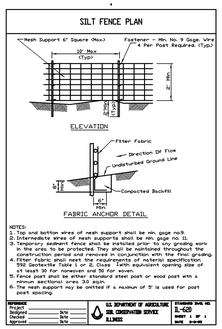
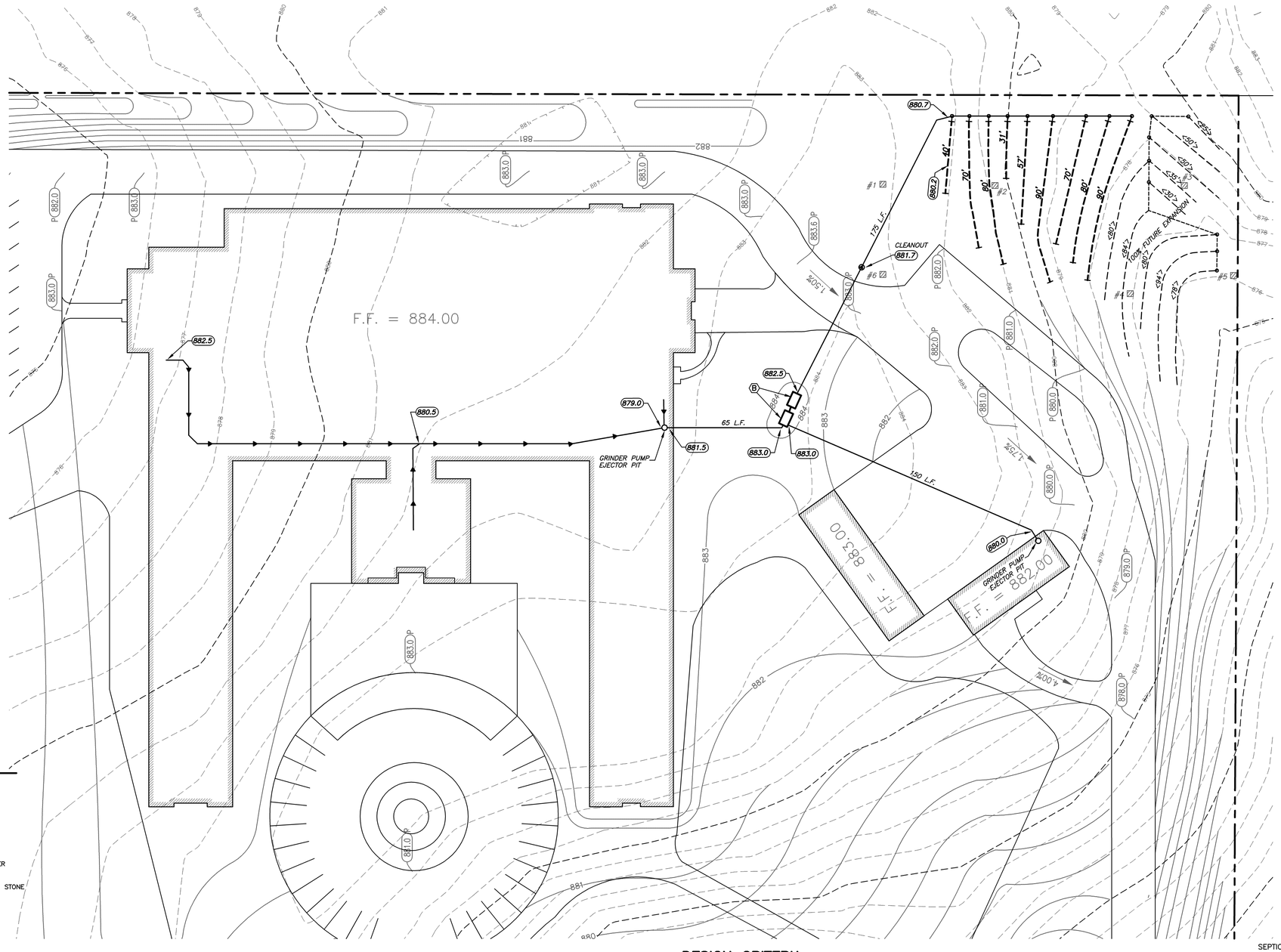
Communication: Application and Site Plan (Barrington Hills Farm - Equestrian Facility)

# SEPTIC SYSTEM DESIGN




## LEGEND

- Ⓐ = _.____ L.F. – 4" DIA. P.V.C. SCHED. 40 (OR GREATER) W/SEALED JTS. AT 2.0% MIN.
- Ⓑ = (2) 1000 GALLON SEPTIC TANKS
- Ⓒ = _.____ GALLON CLASS 1 AEROBIC UNIT (CLEARSTREAM, MULTI–FLO, OR EQUAL) FIBERGLASS OR POLYETHYLENE
- Ⓓ = _.____ L.F. – 4" DIA. P.V.C. SCHED. 40 (OR GREATER) AT 1.0% MIN. SLOPE
- Ⓔ = _____ LIFT STATION (SEE DETAIL)
- Ⓕ = _.____ L.F. – 1–1/2" DIA. PVC SCHED. 40 SOLID PLASTIC DISCHARGE PIPE. PREVENT SIPHON IN FIRST DROP BOX.
- Ⓖ = _.____ L.F. SEPTIC FIELD 4"ø PERFORATED PLASTIC PIPE LAID LEVEL IN 36" WIDE TRENCHES. 18" TO 36" DEEP. USE APPROVED DROP BOXES CONNECTED WITH 3 L.F. OF 4" DIA. PVC (SCHED #40) SOLID PIPE.
- ⬡ = _____ L.F. CURTAIN DRAIN AND ____ L.F. 4" ø SOLID PLASTIC PIPE. PITCH DOWNHILL AT 0.3% MIN. SLOPE AND DISCHARGE TO SURFACE. CONNECT ALL GUTTER DOWNSPOUTS AND FOOTING TILE SUMP PUMP TO CURTAIN DRAIN.
- = PROPOSED PIPE INVERT ELEVATION
- = SOIL PROFILE BORING
- = PROPOSED FINISH CONTOUR
- = EXISTING CONTOUR
- = SILT FENCE
- = SEPTIC PROTECTION / CONSTRUCTION FENCE

## SPECIAL NOTES

THIS DESIGN IS BASED UPON (1) THE FIELD CONDITIONS AS THEY WERE ON THE DAY THE PERCOLATION TEST OR TYPING, AND/OR TOPOGRAPHIC INFORMATION WERE OBTAINED, AND (2) DATA FURNISHED BY THE OWNER OR GENERAL CONTRACTOR OR THEIR REPRESENTATIVE – REGARDING BUILDING SIZE, NUMBER OF BEDROOMS, AND/OR PEOPLE WITHIN THE UNIT TO BE SERVED.

ANY DEVIATIONS FROM THESE DESIGN CONDITIONS SUCH AS (1) CHANGING THE NUMBER OF BEDROOMS AND/OR PEOPLE TO BE SERVED, (2) REDUCING THE PERCOLATION CAPACITY OF THE SOILS – BY RUNNING HEAVY EQUIPMENT OVER, OR STOCK PILING BUILDING MATERIAL OR EXCAVATED SOIL ON THE SEEPAGE FIELD AREA, (3) REDUCING THE EFFECTIVE SEEPAGE FIELD BY – SIGNIFICANTLY CHANGING, ACTUALLY REDUCING, OR COVERING THE SEEPAGE FIELD WITH PAVEMENT, (4) DIVERTING GROUND WATER INTO OR OVER THE SEEPAGE FIELD, OR (5) INTRODUCING OILS AND/OR GREASES INTO THE SEEPAGE FIELD – WILL VOID THIS DESIGN.

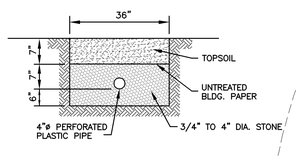
## GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, AND HAVE ALL EXISTING UTILITY INSTALLATIONS LOCATED AND STAKED PRIOR TO CONSTRUCTION.
2. ALL BACKFILL USED FOR THE SEEPAGE FIELD TRENCHES SHALL BE POROUS TOPSOIL CONTAINING LITTLE OR NO CLAY.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS SUCH AS WELL LOCATIONS, HOUSE AND ANY EXISTING SEPTIC FIELD LOCATIONS, ALL ELEVATIONS PRIOR TO INITIATING ANY CONSTRUCTION.
4. ALL DOWNSPOUTS AND SUMP PUMP SHALL DISCHARGE AWAY FROM THE SEEPAGE FIELD, OR INTO A CURTAIN DRAIN.
5. ALL INSTALLATIONS SHALL CONFORM TO THE APPROPRIATE REGULATORY AGENCY REQUIREMENTS.
6. PRIOR TO THE START OF ANY BUILDING CONSTRUCTION ACTIVITY A TEMPORARY FENCE SHALL BE CONSTRUCTED AROUND THE PROPOSED SEEPAGE FIELD AREA.
7. NO SEEPAGE FIELD CONSTRUCTION, OR PLACING OF TOPSOIL IS PERMITTED UPON WET OR FROZEN GROUND.
8. NO LAWN IRRIGATION SYSTEMS MAY BE INSTALLED WITHIN 25' OF THE SEPTIC SEEPAGE FIELD AREA.
9. SEPTIC CONTRACTOR IS TO NOTIFY DESIGN ENGINEER AND COUNTY REPRESENTATIVE 48–HOURS IN ADVANCE OF CONSTRUCTION TO REVIEW AND INSPECT INSTALLATION PRIOR TO COMMENCEMENT OF ANY BACKFILLING.
10. DELETED.
11. THE INSTALLER AND/OR SUPPLIER OF THE AERATION UNIT SHALL PROVIDE THE HOMEOWNER WITH THE REQUIRED WARRANTY INFORMATION AND OWNERS MANUALS FOR THE AERATION UNIT. IT IS THE HOMEOWNER'S RESPONSIBILITY TO READ THESE MANUALS AND USE THE SYSTEM AS IT WAS INTENDED AND IN A RESPONSIBLE MANNER. THE INSTALLER AND/OR SUPPLIER SHALL SERVICE THE UNIT ACCORDING TO THE WARRANTY TERMS OF THE PARTICULAR UNIT. AFTER THE INITIAL WARRANTY PERIOD, IT IS THE INSTALLER OR APPROVED SERVICE ORGANIZATIONS RESPONSIBILITY TO OFFER A CONTINUED MAINTENANCE CONTRACT TO THE HOMEOWNER. IT IS THE HOMEOWNER'S RESPONSIBILITY TO PURCHASE SAID MAINTENANCE CONTRACT FROM AN APPROVED SERVICE COMPANY FOR THE PARTICULAR UNIT TO INSURE THE CONTINUED SATISFACTORY OPERATION OF THE AERATION UNIT.
12. PROPOSED UTILITIES SHALL BE INSTALLED A MINIMUM DISTANCE OF 5.0 FEET FROM SEPTIC COMPONENTS.

## McHENRY COUNTY NOTES

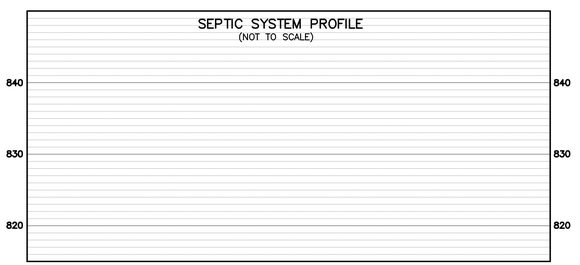
1. THIS SEPTIC SYSTEM IS NOT DESIGNED TO ACCOMMODATE HOT TUB DISCHARGE.
2. THE PROPOSED HOUSE AND SEPTIC SYSTEM ARE NOT LOCATED IN A FLOOD HAZARD AREA.

## TRENCH DETAIL




## SEPTIC SYSTEM PROFILE

(NOT TO SCALE)




## DESIGN CRITERIA

SUMMARY OF ANTICIPATED WATER USEAGE

MAIN FACILITY

| | | |
|---|---|---|
| 8 EMPLOYEES @ 35 g.p.d. | = | 280 g.p.d. |
| 20 GUESTS / DAY @ 25 g.p.d. | = | 500 g.p.d. |
| SPECIAL EVENTS 50 GUEST @ 25 g.p.d. (no other activities or showering will occur on day of special events) | | |
| MAIN FACILTY TOTAL | = | 780 g.p.d. ÷ 2.1 |
| | = | 371.4 L.F. |
| WATCHMAN BUILDING ( 2 BEDROOMS ) | + | 234 L.F. |
| TOTAL MAIN FACILITY & WATCHMAN BUILDING | = | 606 L.F. FIELD REQUIRED |

THIS DRAWING IS FOR SEPTIC SYSTEM DESIGN ONLY. REFER TO SITE PLAN DRAWING(S) BY OTHERS FOR ALL OTHER ENGINEERING/SITE PLAN RELATED INFORMATION.

THE EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED MANHARD CONSULTING LTD.

NOTE:

EXISTING UTILITIES: WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITIES SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE UNDERGROUND UTILITY FACILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING J.U.L.I.E. AT 1–800–892–0123 AND MUST OBTAIN A DIG NUMBER AT LEAST 72 HOURS PRIOR TO ANY WORK BEING DONE.

HLC SEPTIC DESIGN IS A SERIES OF HERITAGE LAND CONSULTANTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

ILLINOIS PROFESSIONAL LAND SURVEYOR AND PROFESSIONAL ENGINEERING DESIGN FIRM CORPORATION LICENSE NO. 184.004955 EXPIRES : 04–30–2017

SEPTIC SYSTEM DESIGN PREPARED BY AND/OR UNDER THE DIRECT SUPERVISION OF:

PRELIMINARY FOR CLIENT REVIEW 2-24-2016

PEDER J. RANNBERG, P.E.
LICENSED PROFESSIONAL ENGINEER
ILLINOIS NO. 62–28834
EXPIRES : 11–30–17

# SEPTIC SYSTEM DESIGN

BARRINGTON HILLS FARMS AT CHAPEL RD. & CHURCH RD.

PAF SEPTIC DESIGN

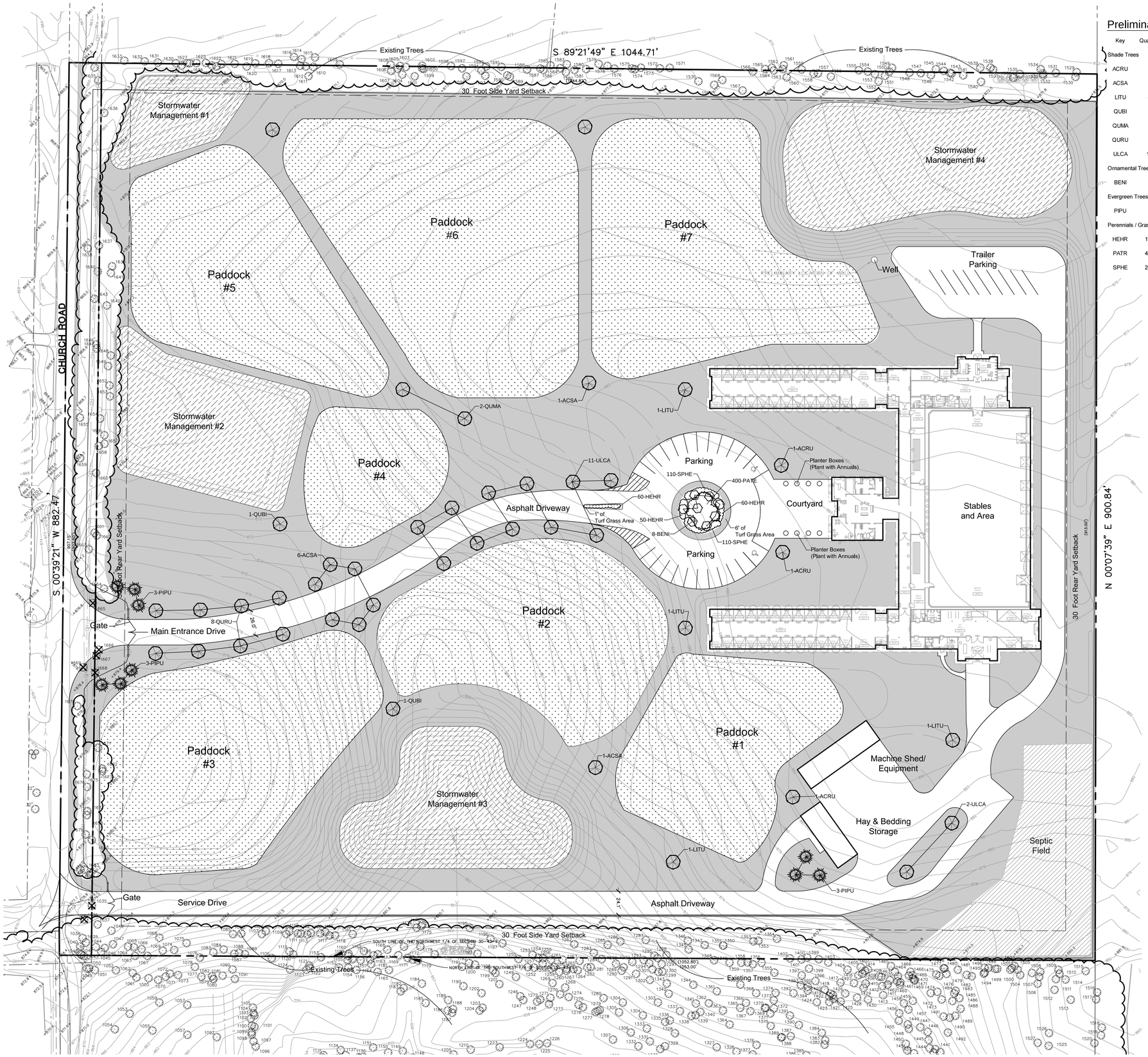
| | | |
|---|---|---|
| DISK: 160219 | FILE NM. 16010SEP | FILE NM. N/A PAC. NO. N/A |
| CLIENT: BHFW, LLC | ADDRESS: CHURCH ROAD BARRINGTON HILLS, IL | |

SCALE: 1" = 30'
DATE: 2–24–2016
DRAWN BY: MWR
CHECKED BY: PAF
JOB NUMBER: 2016–010 SEP

HERITAGE LAND CONSULTANTS LLC
Surveying Engineering Septic Design
HLC SEPTIC DESIGN
758 RIDGEVIEW DRIVE
McHENRY, ILLINOIS 60050
(815) 344-3252

Communication: Application and Site Plan (Barrington Hills Farm - Equestrian Facility)

Communication: Application and Site Plan (Barrington Hills Farm - Equestrian Facility)




## Preliminary Plant List:

| Key | Quantity | Name COMMON/ Botanical | Size | Comments |
|---|---|---|---|---|
| Shade Trees | | | | |
| ACRU | 3 | RED MAPLE/ Acer rubrum | 3" BB | |
| ACSA | 7 | GREEN MOUNTAIN SUGAR MAPLE/ Acer saccharum 'Green Mountain' | 3" BB | |
| LITU | 4 | TULIP TREE/ Liriodendron tulipifera | 3" BB | |
| QUBI | 3 | SWAMP WHITE OAK/ Quercus bicolor | 3" BB | |
| QUMA | 3 | BUR OAK/ Quercus macrocarpa | 3" BB | |
| QURU | 8 | NORTHERN RED OAK/ Quercus rubrum | 3" BB | |
| ULCA | 13 | HOMESTEAD ELM/ Ulmus 'Homestead' | 3" BB | |
| Ornamental Trees | | | | |
| BENI | 8 | RIVER BIRCH/ Betula nigra | 8' BB | |
| Evergreen Trees | | | | |
| PIPU | 9 | COLORADO GREEN SPRUCE/ Picea pungens | 8' BB | |
| Perennials / Grasses / Groundcovers | | | | |
| HEHR | 150 | HAPPY RETURNS DAYLILY/ Hemmerocallis 'Happy Returns' | #1 Container | Planted 1'-0" on center |
| PATR | 400 | JAPANESE SPURGE/ Pachysandra terminalis | #1 Container | Planted 2'-0" on center |
| SPHE | 220 | PRAIRIE DROPSEED/ Sporobolus heterolepis | #1 Container | Planted 2'-0" on center |

Turf Area

Stormwater Seed Mix Area

Paddock Areas

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

| DATE | REVISIONS | DRAWN BY |
|---|---|---|

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

Barrington Hills Farm

McHenry County, Illinois

Preliminary Landscape Plan

PROJ. MGR.: RAD
PROJ. ASSOC.: GMC1
DRAWN BY: JBD
DATE: 03-08-16
SCALE: 1"=40'

SHEET 1 OF 1

BHF.MCIL01

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March 11, 2016 - 15:47 Dwg Name: P:\Bhfmcil01\dwg\Landplan\Preliminary\Preliminary Landscape Plan 3-3-16.dwg Updated By: bdethloff

## 'A' - Path Bollard

### Aluminum Bollard (RB30) Specification Sheet

| Project Name: | Location: | MFG: Philips Hadco |
|---|---|---|
| Fixture Type: | Catalog No.: | Qty: |

#### Ordering Guide

Example: RB30 A AO 70S E

| | | |
|---|---|---|
| **Product Code** | RB30 | Aluminum Bollard |
| **Finish** | A | Black |
| | H | Bronze |
| **Lens** | AO | Clear, Symmetric |
| **Wattage** | 70S | 70W HPS |
| | 100S | 100W HPS |
| | 70H | 70W MH |
| | 100H | 100W MH |
| | 50S | 50W HPS |
| | 50H | 50W MH |
| | 42F | 42W CFL |
| | 100I | 100W INC |
| **Voltage** | E | 120V |
| | F | 208V |
| | G | 240V |
| | H | 277V |
| | K | 347V |

#### Specifications

**HOUSING:**
Die-cast aluminum. Constructed of 5" diameter extruded aluminum (1/8" wall). Head assembly is mounted to lower housing with three (3) stainless steel screws. Fasteners are 300 series stainless steel. Gasketing is silicone.

**FINISH:**
Optional CraftStone™ finish is highly weather-resistant and bonded to the aluminum substrate. Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications.

**OPTICAL ASSEMBLY:**
Clear molded glass lens. Highly reflective white paint on spun aluminum rings, mounted on the underside of louvers.

**ELECTRICAL ASSEMBLY:**
26W Fluorescent socket is a GX24Q-3 base. 32W Fluorescent socket is a GX24Q-3 base. 42W Fluorescent socket is a GX24Q-4 base. Standard quad-volt core and coil mounted on removable ballast bracket, with quick connect harness, high power factor, dipped in moisture-resistant epoxy coating. Fluorescent uses electronic ballasts.

**BALLAST:**
HID ballasts are HPF core and coil, factory wired and tested, mounted to a key-slotted removable tray with quick disconnect for easy installation. Ballasts shall provide +/-5% lamp power regulation with +/-10% input voltage regulation. Fluorescent ballast is electronic (-20° F cold weather start).

**INSTALLATION & MOUNTING:**
VOLTAGE CAUTION: Some local interpretation of the NEC Section 210-6 only permit the use of 120 volt fixtures when they are mounted below 8'. Check with local authorities before specifying alternate voltages. Lower casting is secured to anchor foundation by three (3) galvanized steel bolts and nuts. Before installing anchor bolts, contact factory for latest mounting template.

**WARRANTY:**
Three-year limited warranty.

ISO 9001:2008 Registered — Page 1 of 2

PHILIPS HADCO

Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
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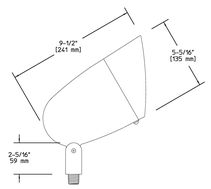
HW2

## 'B' - Signage Light

### LED Aluminum Bullyte (B3) Specification Sheet

| Project Name: | Location: | MFG: Philips Hadco |
|---|---|---|
| Fixture Type: | Catalog No.: | Qty: |




#### Ordering Guide

Example: B3 A LED13 NF W

| | | | |
|---|---|---|---|
| **Product Code** | B3 | LED Aluminum Bullyte | |
| **Finish** | A | Black | |
| | H | Bronze | |
| | G | Verde | |
| **Source/Lumens** | LED13 | 13W LED | *2 |
| **Optics** | NF | Narrow Flood | |
| **CCT** | W | Warm | |

*1 Lamp will be shipped with fixture, but not installed. Lamp not sold separately.
*2 13W LED only available in (W) warm CCT and (NF) narrow flood optics.

#### Specifications

**HOUSING:**
Die-cast aluminum. Fully-adjustable swivel arm with vibration-proof locking teeth. Gasketing is silicone. Fasteners are 300 series stainless steel. Fully rotatable shroud, gasketed, cast aluminum. ½" NPS male threads to screw onto accessory mounting stake or junction box, sold separately.

**FINISH:**
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting.

**OPTICAL ASSEMBLY:**
Clear tempered glass affixed at 10° angle for natural cleaning.

**LAMPING:**
13W lamp with 25° beam spread. 25,000 hours life. Color temperature (CCT): warm white (2,700K nominal). No Mercury.

**ELECTRICAL ASSEMBLY:**
4kv rated porcelain mini-can base. Nickel-plated screw shell with center contact.

**WARRANTY:**
Three-year limited warranty.

**CERTIFICATIONS:**
ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.

**Width:**
5 5/16" (135mm)

**Length:**
9 1/2" (241mm)

**Max. Weight:**
2.96 lb.

ISO 9001:2008 Registered — Page 1 of 1

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HW2

## 'C' - Building Sconce

CATALOG NO. _____

TYPE NO. _____ JOB NAME _____

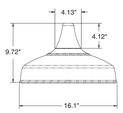
### Xpressives Series
### Medium and Large Deep Dome
**(HID, Incandescent and Compact Fluorescent)**

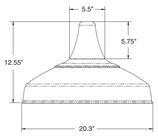
- Ideal for restaurants, taverns or nightclubs, food courts, atriums or plazas, malls, retail outlets, stores, athletic clubs and facilities, theatres, arenas, stadiums and amusement parks.
- Spun aluminum shade standard.
- Precision die-cast aluminum electrical cap attaches to shade via keyhole slots. Cap locks into place using set screw, and two-piece shade/cap assembly attaches to cord or pipe.
- Corrosion-resistant Duraplex II polyester powder-coated finish with optional designer finishes available.
- Remote or surface ballast mounting with a porcelain 4KV pulse rated socket. Most fixtures furnished with 96" leads with a maximum distance for electronic HID is 5' from ballast to lamp.
- Corrosion-resistant Duraplex II white polyester powder-coated reflector finish standard except for metallic textured finishes having the same both sides.
- ½" or ¾" NPS aluminum stem/gooseneck are schedule 40 with no exposed threads.
- Straight or coil white cord available in 18/3 SJTOW.
- Wall plate/ballast box made from die cast aluminum.
- CSA listed for wet locations.

- See page 2 for ordering information
- See arm specification sheet for arm styles
- See mounting specification sheet for mounting components

® Listed for wet locations

### TECHNICAL INFORMATION

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05/13

PHILIPS Stonco

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WASHINGTON, DC 20036
(202) 337-1755 PHONE
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**Barrington Hills Farm Hooved Animal Rescue & Protection Society**

**PROJECT No :** 215020.00
**DATE :** March 8, 2016
**DRAWN BY :** CV
**CHECKED BY :** CL

**50 % CONSTRUCTION DOCUMENTS**

**DESIGNER'S STAMP**

**NOT FOR CONSTRUCTION**

| Rev | Date | Description |
|---|---|---|
| | 02/05/16 | 50% PROGRESS SET |

**TITLE**

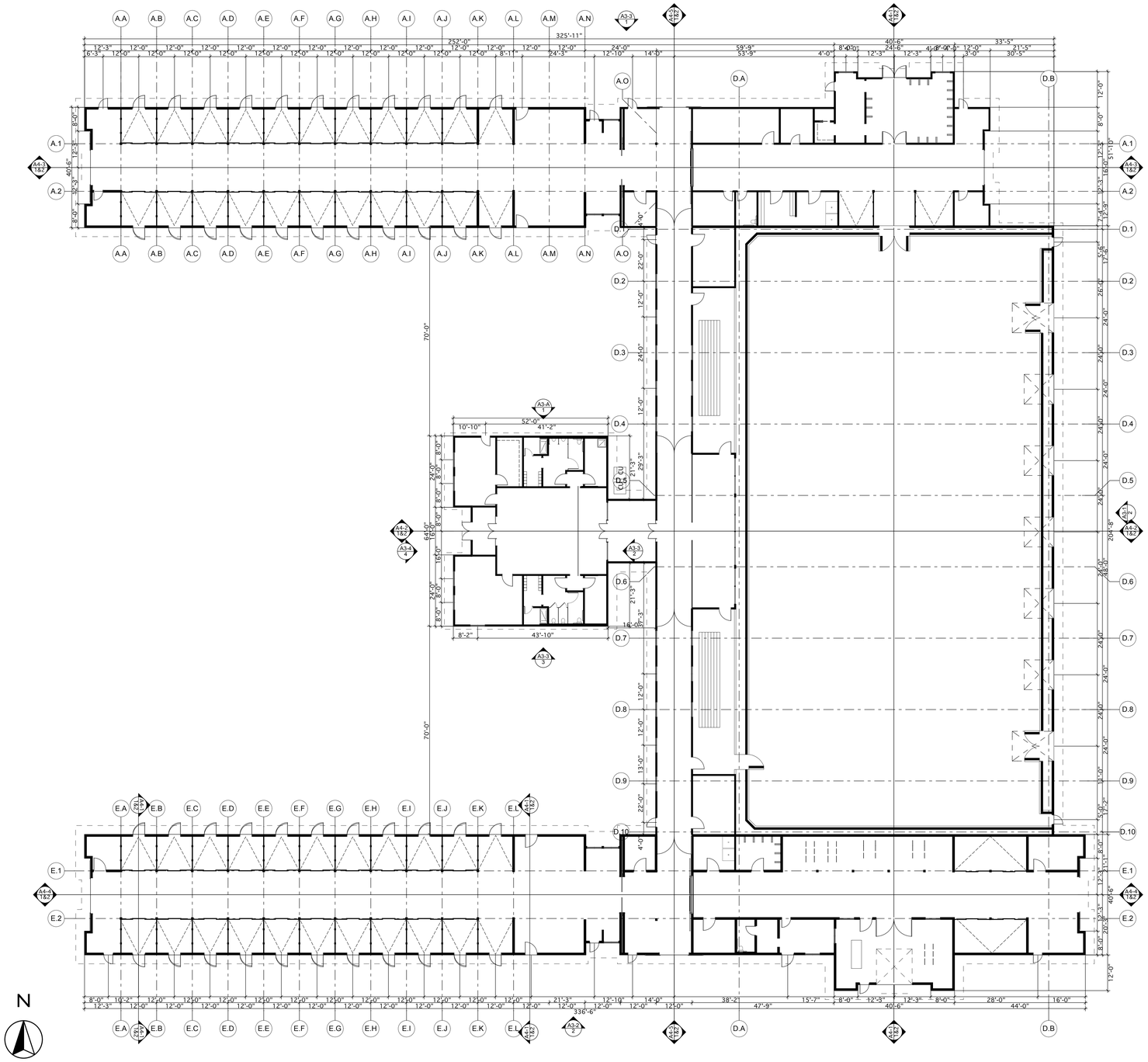
**Lighting**

**SHEET NUMBER**

**A15.2**

Communication: Application and Site Plan (Barrington Hills Farm - Equestrian Facility)

BIM Server: bim.blackburnarch.com - BIM Server 19/Davis/160108 - Davis Master Plan




1 STABLE & ARENA
SCALE: 1/16" = 1'-0"

## FLOOR PLAN LEGEND

- WOOD FRAMED WALL WITH BATT INSULATION (SOUND BATTS IN INTERIOR WALLS)
- WOOD FRAMED WALL WITHOUT INSULATION
- CONCRETE SLAB (BROOM FINISH )
- WOOD FLOOR (VERIFY TYPE WITH ARCHITECT)
- 3/4" THICK, NON-SLIP, INTERLOCKING RUBBER MAT
- 1 3/4" THICK INTERLOCKING RECYCLED RUBBER BRICK PAVERS

## FLOOR PLAN NOTES

1. SEE SHEET A0-1 FOR GENERAL NOTES, SYMBOLS & ABBREVIATIONS.
2. SEE WALL SECTIONS FOR WALL TYPE DESCRIPTIONS.
3. SEE SHEET A9-1 FOR DOOR & WINDOW SCHEDULES & RELATED DETAILS.
4. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL MEMBER SIZES, SPACING, AND LOCATIONS.
5. ALL APPLIANCES, PLUMBING FIXTURES, & HARDWARE TO BE SELECTED & PROVIDED BY OWNER.
6. PROVIDE FIRE SAFING AT ALL PENETRATIONS THROUGH RATED WALLS.
7. PROVIDE A 5LB DRY CHEMICAL FIRE EXTINGUISHER - WALL MOUNT 4'-0" AFF ADJACENT TO AISLE DOOR OPENINGS @ EACH END.
8. CONSTRUCT ALL WALLS TO UNDERSIDE OF THE STRUCTURAL FRAMING- UNLESS NOTED OTHERWISE. FRAME WALLS WITH ALL POSTS INDICATED ON STRUCTURAL DRAWINGS.
9. ALL INTERIOR GYPSUM BOARD WALLS TO HAVE CONTROL JOINTS AT 30'-0" OC MAX.
10. GUARD RAILS TO BE 42" MIN HEIGHT. OPENINGS IN INTERMEDIATE RAILS NOT TO EXCEED 3.5" IN WIDTH. SECURE TO FRAMING W/ CONCEALED NON-CORROSIVE FASTENERS.
11. PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED. ITEMS REQUIRING BLOCKING INCLUDE, BUT NOT TO LIMTED TO, ARE:
    A. WALL MOUNTED APPLICANCES
    B. WALL MOUNTED PLUMBING FIXTURES
    C. WALL MOUNTED BATHROOM ACCESSORIES
    D. WALL MOUNTED WALL CABINETS
    E. SHELVING
    F. WALL MOUNTED TACK HOOKS & SADDLE RACKS
    G. FIRE EXTINGUISHERS
12. ALL EQUINE DOOR, SCREENS, & STALL FRONTS TO BE PROVIDED BY LUCAS EQUINE EQUIPMENT (859-234-6920) OR APPROVED EQUAL. ALL FASTENER HEADS TO BE POWDER-COATED TO MATCH ADJACENT FINISH.
13. TYP EXTERIOR WALL CONSTRUCTION:
    HARDI PANEL LAP SIDING OVER TYVEK HOMEWRAP OVER 3/4" PLYWOOD SHEATHING OVER 2x6 WOOD FRAMING (STUDS @ 16" OC MAX) W/ BATT INSULATION OVER VAPOR BARRIER OVER INTERIOR FINISH.
14. TYP EXTERIOR STALL WALL CONSTRUCTION:
    HARDI PANEL BOARD AND BATTEN SIDING W/ BATTENS @ 12" OC MAX OVER TYVEK HOMEWRAP OVER 3/4" PLYWOOD SHEATHING OVER 2x6 WOOD GIRTS OVER VAPOR BARRIER OVER INTERIOR FINISH - SEE TYP TYVEK DETAIL 5/A6-1
15. TYP WOOD POSTS & CONNECTIONS:
    ALL WOOD POSTS TO BE 8X8 DOUGLAS FIR (STAIN) W/ 3/4" CHAMFERED EDGES AT ALL EXPOSED EDGES BELOW 8'-0" AFF. ALL COLUMN BASES, CAPS & MISC WOOD CONNECTIONS TO BE 3/16" THICK POWDER-COATED STEEL W/ 5/8" DIA. THROUGH BOLTS. VERIFY ALL WOOD CONNECTIONS W/ A STRUCTURAL ENGINEER.
16. TYP AISLE FLOOR CONSTRUCTION:
    1 3/4" INTERLOCKING, RECYCLED RUBBER BRICKS OVER CONCRETE.
17. TYP STALL FLOOR CONSTRUCTION:
    3/4" THICK, NON-SLIP, INTERLOCKING RUBBER MATS OVER CONCRETE.
18. TYP WASH STALL FLOOR CONSTRUCTION:
    3/4" THICK, NON-SLIP, INTERLOCKING RUBBER MATS OVER CONC SLAB. SLOPE SLAB 1/4" PER FOOT TO RECESSED FLOOR DRAIN W/ SEDIMENT BUCKET- DRAIN TO DAYLIGHT. PERFORATE RUBBER MAT COVERING DRAIN W/ 1/4" DIA HOLES @ 3/4" MAX. CENTERS IN A STAGGERED PATTERN.
19. TYP CONC FLOOR CONSTRUCTION:
    4" THICK, CLEAR-SEALED, TROWEL-FINISH, CONCRETE SLAB OVER VAPOR BARRIER OVER 4" GRAVEL. VERIFY W/ A STRUCTURAL ENGINEER.
20. TYP STALL KICKWALL CONSTRUCTION:
    HORIZ 2x6 PINE BOARDS (STAIN ALL FOUR (4) SIDES) OVER FRAMING. TOP OF KICKWALL IS 4'-0" AFF. BOTTOM THREE (3) BOARDS TO BE PRESERVTREATED. USE RECOMMENDED SCREWS AND COUNTERSINK TO PROVIDE NO EXPOSED FASTENERS IN STALLS.
21. TYP INTERIOR WALL FINISH:
    SEE BUILDING SECTIONS AND INTERIOR ELEVATIONS
22. FLY SPRAY SYSTEM:
    LOCATE FLY SPRAY WQUIPMENT IN UTILITY ROOM (A101 & A135) AND LAYOUT PIPING TO CONCEAL ALL RUNS - VERIFY W/ DESIGNER.
23. INSTALL UTILITY METERS AND ELECTRICAL PANELS PER CODE.
24. ALL RECEPTACLES THROUGHOUT BARN AND EXTERIOR LOCATIONS TO BE GFCI OUTLETS. ALL SWITCHES TO BE ROCKER TYPE - VERIFY W/ OWNER. PROVIDE EXPLOSIVE PROOF SWITCHES & OUTLETS WHERE REQUIRED BY CODE.
25. ALL ELECTRICAL & PLUMBING LINES:
    ALL PIPING & ELECTRICAL LOCATIONS SHOWN IN THESE DRAWINGS ARE DIAGRAMMATIC. CONTRACTORS SHALL COORDINATE WITH ALL TRADES TO VERIFY EXACT ROUTING PRIOR TO START OF WORK. ALL ELECTRICAL AND PLUMBING SHALL BE INSTALLED ABOVE GROUND IN A CONCEALED MANNER WHERE POSSIBLE, UNLESS NOTED OTHERWISE. ALL WIRING TO BE IN BX CABLE OR METAL CONDUIT & INSTALLED IN COMPLIANCE WITH ELECTRICAL AND ALL LOCAL CODES. RUN LINES ALONG BACK SIDE OF STALL FRONT FRAMING. NO LINES TO BE EXPOSED ON AISLE SIDE.

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**Barrington Hills Farm**
**Hooved Animal Rescue & Protection Society**

**PROJECT No :** 215020.00
**DATE :** March 17, 2016
**DRAWN BY :** CV
**CHECKED BY :** CL

**60 % CONSTRUCTION DOCUMENTS**

**DESIGNER'S STAMP**

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| Rev | Date | Description |
|---|---|---|
| | 02/05/16 | 50% PROGRESS SET |
| | 03/17/16 | 60% PROGRESS SET |

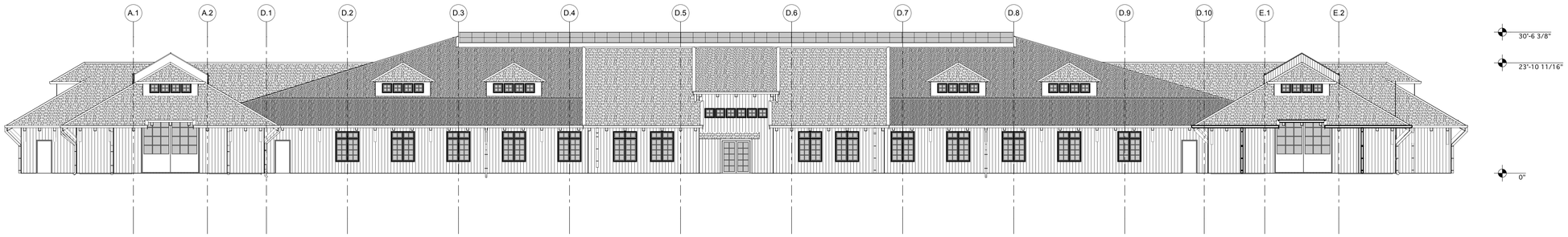
**TITLE**

**STABLE & INDOOR ARENA - FLOOR PLAN**

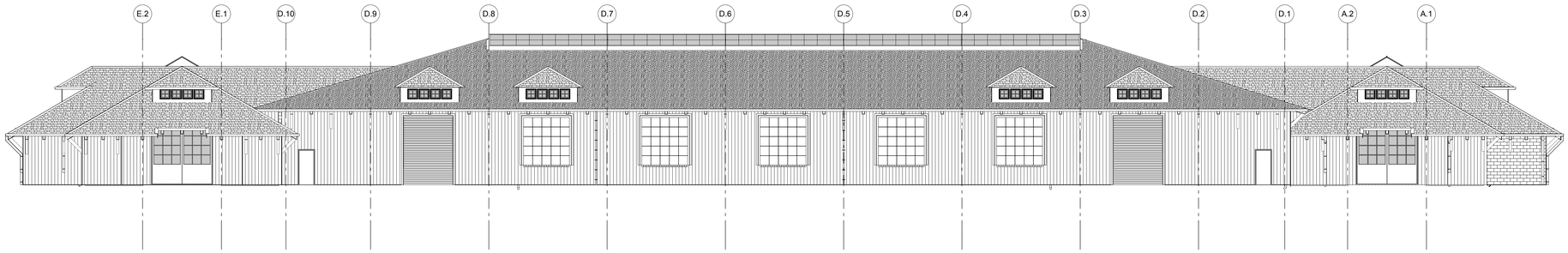
**SHEET NUMBER**

**A1-1**

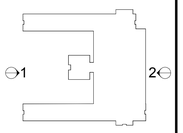
BIM Server: bim.blackburnarch.com - BIM Server 19/Davis/160108 - Davis Master Plan
Communication: Application and Site Plan (Barrington Hills Farm - Equestrian Facility)




1 West Elevation
SCALE: 3/32" = 1'-0"




2 East Elevation
SCALE: 3/32" = 1'-0"




## MATERIAL LEGEND

- COMPOSITION LAP SIDING
- GLAZING
- STANDING SEAM MTL ROOF
- CONCRETE MASONRY, PAINTED

## GENERAL NOTES

1. HORIZONTAL LAP SIDING (PAINT) - SEE SHEET A1-1 FOR INFO

2. EXTERIOR WALLS SHALL BE APPROVED NON- COMBUSTABLE MATERIAL, IGNITION-RESISTNANT MATERIAL OR HEAVY TIMBER AND SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF W/ SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS. - SEE CBC SECTION 704A.3

3. ALL EXTERIOR WALL OPENINGS, WALL VETNS, GLAZING & DOOR ASSEMBLIES SHALL CONFIRM TO CBC SECTION 704.A.3

4. ALL EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE PER CBC SECTION 704A.2.3

## ELEVATION NOTES

| | | | | | |
|---|---|---|---|---|---|
| 1 | HARDIEPLANK LAP SIDING - 7.25" (6" EXPOSURE) SMOOTH, ARCTIC WHITE | 8 | STANDING SEAM METAL ROOF | 15 | 6" HALF ROUND GALVANIZED GUTTER |
| 2 | HARDIETRIM SUB SILL WINDOW PROFILE - ARTCIC WHITE | 9 | METAL RAIL SNOW GUARD | 16 | 6" HALF ROUND GALVANIZED DOWNSPOUT |
| 3 | HARDIETRIM DRIP CAP - ARCTIC WHITE | 10 | POLYCARBONITE AND ALUMINUM FRAME SKYLIGHT ASSEMBLY | 17 | MTL LOUVER W/ OPERABLE DAMPER - SEE WINDOW SCHEDULE |
| 4 | HARDIETRIM 5/4 SMOOTH - 7.25", ARCTIC WHITE | 11 | MTL CLAD WOOD WINDOW - SEE WINDOW SCHEDULE | 18 | GOOSENECK LIGHT FIXTURE - SEE REFLECTED CEILING PLAN |
| 5 | HARDIETRIM 5/4 SMOOTH - 4.5", ARCTIC WHITE | 12 | OVERHEAD DOOR - SEE DOOR SCHEDULE | 19 | STEEL FRAMED DUTCH DOOR W/T&G WOOD INFILL |
| 6 | HARDIETRIM 5/4 SMOOTH - 9.25", ARCTIC WHITE | 13 | STL FRAME SLIDING DOOR W/ OVERHEHAD TRACK - SEE DOOR SCHEDULE | 20 | STEEL FRAMED DOOR W/T&G WOOD INFILL |
| 7 | HARDIEPANEL SMOOTH - ARCTIC WHITE | 14 | CONCRETE MASONRY UNIT - PAINTED | 21 | SNOW GUARDS |

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**Barrington Hills Farm**
**Hooved Animal Rescue & Protection Society**

**PROJECT No :** 215020.00
**DATE :** February 5, 2016
**DRAWN BY :** CV
**CHECKED BY :** CL

**50 % CONSTRUCTION DOCUMENTS**

**DESIGNER'S STAMP**

**NOT FOR CONSTRUCTION**

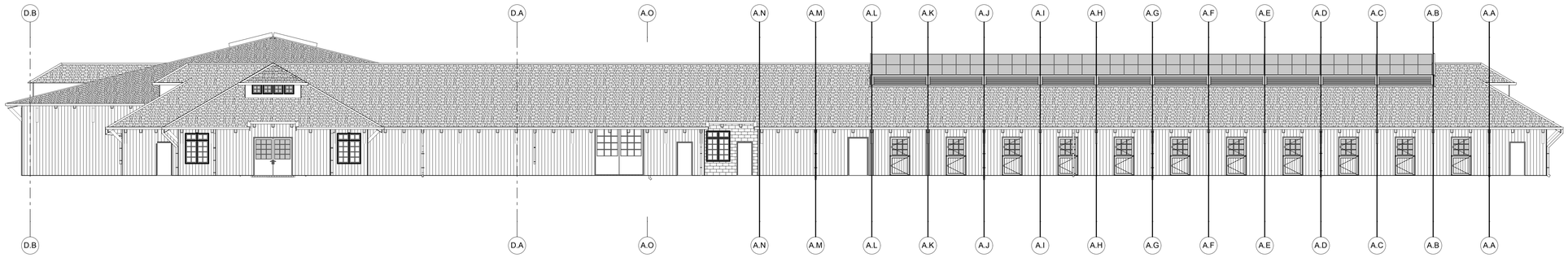
| Rev | Date | Description |
|---|---|---|
| | 02/05/16 | 50% PROGRESS SET |

**TITLE**
**ELEVATIONS**

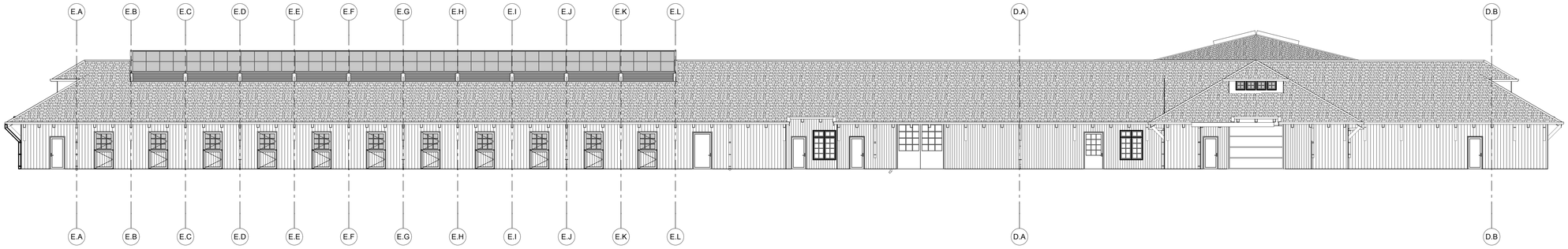
**SHEET NUMBER**
**A3-1**

BIM Server: bim.blackburnarch.com - BIM Server 19/Davis/160108 - Davis Master Plan

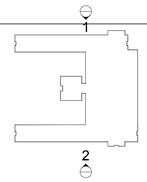
Communication: Application and Site Plan (Barrington Hills Farm - Equestrian Facility)




1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"




2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"




## MATERIAL LEGEND

- COMPOSITION LAP SIDING
- GLAZING
- STANDING SEAM MTL ROOF
- CONCRETE MASONRY, PAINTED

## GENERAL NOTES

1. HORIZONTAL LAP SIDING (PAINT) - SEE SHEET A1-1 FOR INFO

2. EXTERIOR WALLS SHALL BE APPROVED NON- COMBUSTABLE MATERIAL, IGNITION-RESISTNANT MATERIAL OR HEAVY TIMBER AND SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF W/ SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS. - SEE CBC SECTION 704A.3

3. ALL EXTERIOR WALL OPENINGS, WALL VETNS, GLAZING & DOOR ASSEMBLIES SHALL CONFIRM TO CBC SECTION 704.A.3

4. ALL EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE PER CBC SECTION 704A.2.3

## ELEVATION NOTES

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| 5 | HARDIETRIM 5/4 SMOOTH - 4.5", ARCTIC WHITE | 12 | OVERHEAD DOOR - SEE DOOR SCHEDULE | 19 | STEEL FRAMED DUTCH DOOR W/T&G WOOD INFILL |
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**Barrington Hills Farm**
**Hooved Animal Rescue & Protection Society**

**PROJECT No :** 215020.00
**DATE :** February 5, 2016
**DRAWN BY :** CV
**CHECKED BY :** CL

**50 % CONSTRUCTION DOCUMENTS**

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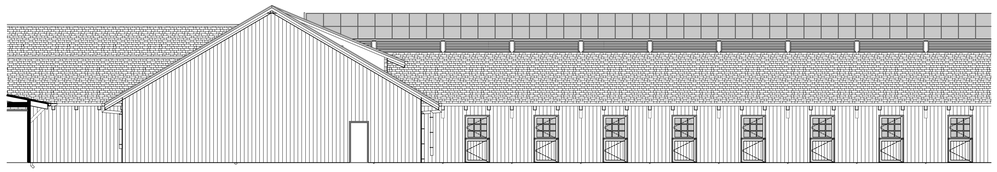
| Rev | Date | Description |
|---|---|---|
| | 02/05/16 | 50% PROGRESS SET |

**TITLE**
**ELEVATIONS**

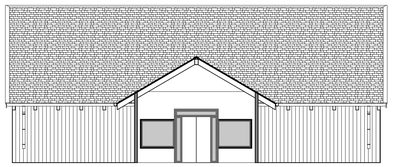
**SHEET NUMBER**
**A3-2**

BIM Server: bim.blackburnarch.com - BIM Server 19/Davis/160108 - Davis Master Plan

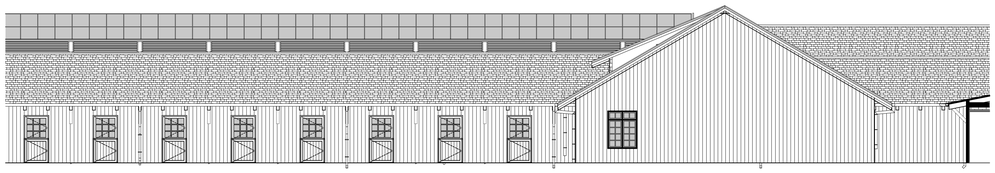
Communication: Application and Site Plan (Barrington Hills Farm - Equestrian Facility)



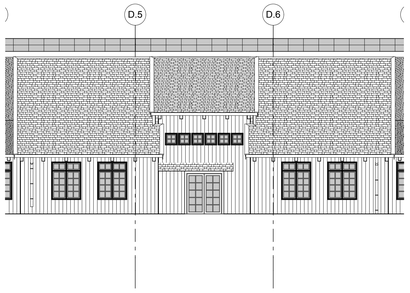
1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



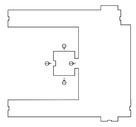
2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"




4 WEST ELEVATION
SCALE: 3/32" = 1'-0"



| MATERIAL LEGEND |
|---|
| COMPOSITION LAP SIDING |
| GLAZING |
| STANDING SEAM MTL ROOF |
| CONCRETE MASONRY, PAINTED |

**GENERAL NOTES**

1. HORIZONTAL LAP SIDING (PAINT) - SEE SHEET A1-1 FOR INFO

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**ELEVATION NOTES**

| | | | | | |
|---|---|---|---|---|---|
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**Barrington Hills Farm**
**Hooved Animal Rescue & Protection Society**

**PROJECT No :** 215020.00
**DATE :** February 5, 2016
**DRAWN BY :** CV
**CHECKED BY :** CL

**50 % CONSTRUCTION DOCUMENTS**

**DESIGNER'S STAMP**

**NOT FOR CONSTRUCTION**

| Rev | Date | Description |
|---|---|---|
| | 02/05/16 | 50% PROGRESS SET |

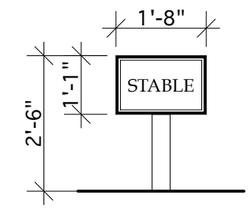
**TITLE**
**ELEVATIONS**

**SHEET NUMBER**
**A3-3**

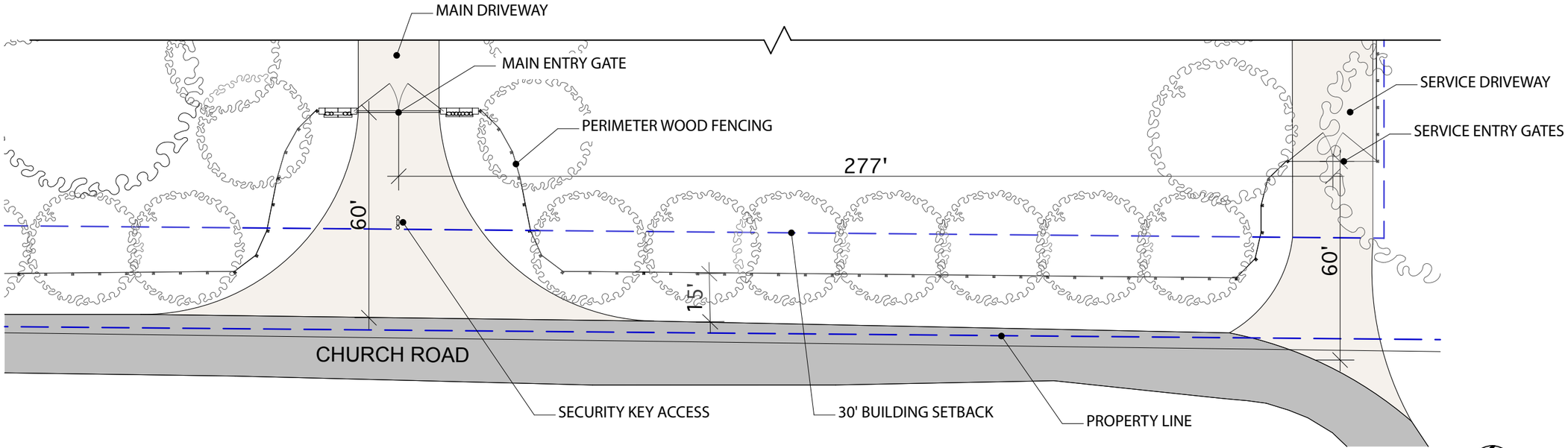
BIM Server: bim.blackburnarch.com - BIM Server 19/Davis/160108 - Davis Master Plan

Communication: Application and Site Plan (Barrington Hills Farm - Equestrian Facility)

3 MAIN ENTRY GATE/SIGN DETAILED ELEVATION
SCALE: 1" = 1'-0"




2 DIRECTIONAL SIGN
SCALE: 3/4" = 1'-0"




1 ENTRY SITE PLAN DETAIL
SCALE: 1/16" = 1'-0"

4.A.1

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**Barrington Hills Farm**

2790 Spring Creek Rd
Barrington Hills, IL 60010

**PROJECT No :** 215020.00
**DATE :** SEPTEMBER 1, 201
**DRAWN BY :** CV
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**CLIENT**
BARRINGTON HILLS FARM
2790 SPRING CREEK RD
BARRINGTON HILLS, IL 60010

**DESIGNER**
JOHN A. BLACKBURN ARCHITECT
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Tel: 202-337-1755
Fax: 202-337-5271

**CONSULTANTS**

**CIVIL ENGINEER**
MANHARD ENGINEERING
900 WOODLANDS PARKWAY
VERNON HILLS, ILLINOIS 60061
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**SEPTIC DESIGN**
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ADDRESS
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Fax: XXX-XXX-XXXX

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18 EXECUTIVE COURT
SOUTH BARRINGTON, IL 60010
Tel: 847-842-6930

**MEP ENGINNER**
THE ENGINEERING STUDIO, INC
701 LEE STREET SUITE 510
DES PLAINES, IL 60016
Tel: 847-795-8810

**GEOTECHNICAL ENGINEER**
NAME
ADDRESS
CITY, STATE ZIP
Tel: XXX-XXX-XXXX
Fax: XXX-XXX-XXXX

| Rev | Date | Description |
|---|---|---|
| | 06/16/15 | 50 % SUBMITTAL |

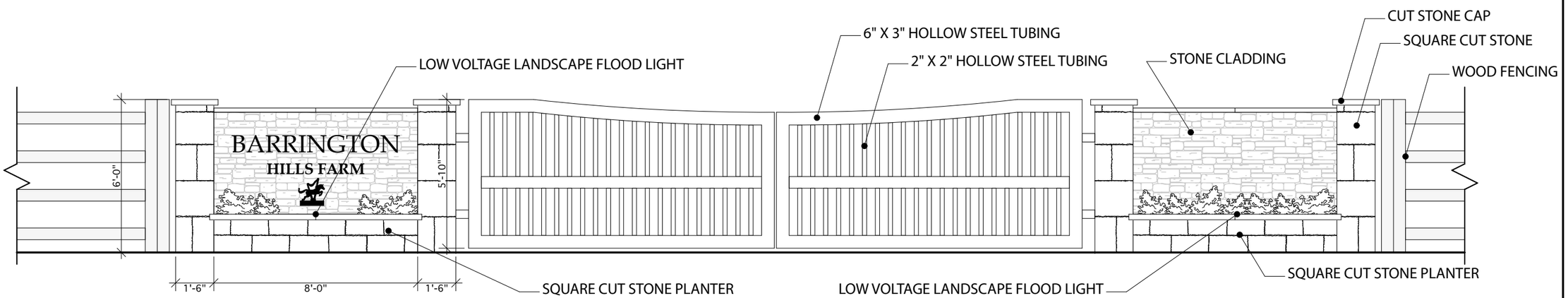
**TITLE**
ENTRY SIGNAGE PL
AND DETAILS

**SHEET NUMBER**
A8-1

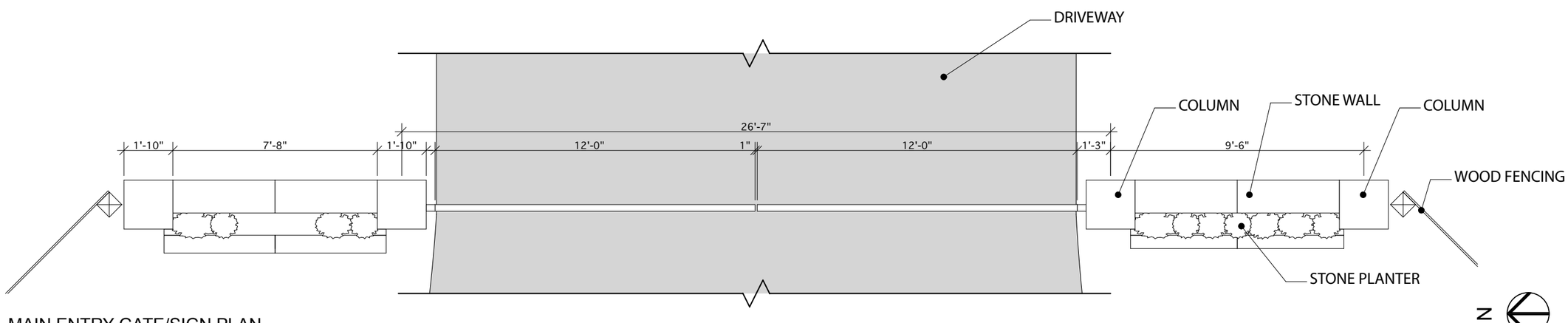
Communication: Application and Site Plan (Barrington Hills Farm - Equestrian Facility)



BIM Server: bim.blackburnarch.com - BIM Server 19/Davis/160108 - Davis Master Plan




2 MAIN ENTRY GATE/SIGN ELEVATION
SCALE: 1/2" = 1'-0"




1 MAIN ENTRY GATE/SIGN PLAN
SCALE: 1/2" = 1'-0"



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**Barrington Hills Farm**

2790 Spring Creek Rd
Barrington Hills, IL 60010

**PROJECT No :** 215020.00
**DATE :** SEPTEMBER 1, 201
**DRAWN BY :** CV
**CHECKED BY :** CL

**50 % CONSTRUCTION DOCUMENTS**

**DESIGNER'S STAMP**

**NOT FOR CONSTRUCTION**

**CLIENT**
BARRINGTON HILLS FARM
2790 SPRING CREEK RD
BARRINGTON HILLS, IL 60010

**DESIGNER**
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**STRUCTURAL ENGINEER**
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**GEOTECHNICAL ENGINEER**
NAME
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CITY, STATE ZIP
Tel: XXX-XXX-XXXX
Fax: XXX-XXX-XXXX

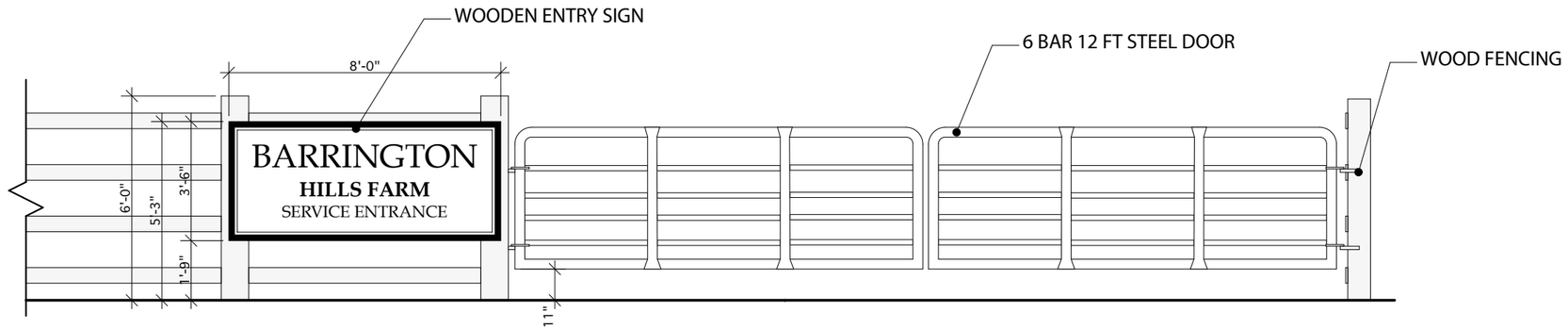
| Rev | Date | Description |
|---|---|---|
| | 06/16/15 | 50 % SUBMITTAL |

**TITLE**
**MAIN ENTRY GATE/ S DETAIL**

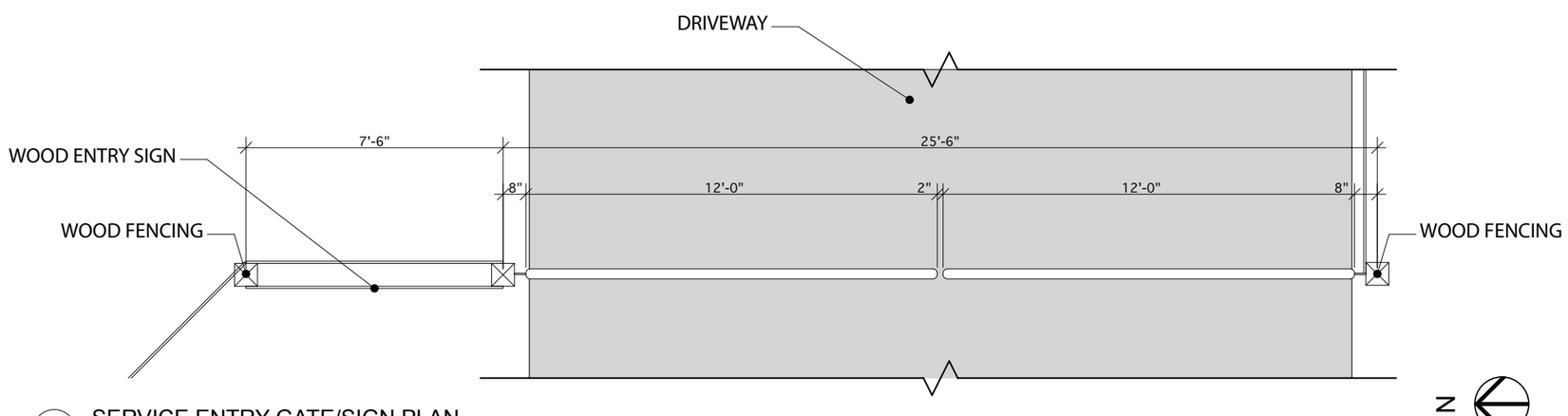
**SHEET NUMBER**
**A8-2**

Communication: Application and Site Plan (Barrington Hills Farm - Equestrian Facility)

BIM Server: bim.blackburnarch.com - BIM Server 19/Davis/160108 - Davis Master Plan




2 SERVICE ENTRY GATE/SIGN ELEVATION
SCALE: 1/2" = 1'-0"




1 SERVICE ENTRY GATE/SIGN PLAN
SCALE: 1/2" = 1'-0"

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**Barrington Hills Farm**

2790 Spring Creek Rd
Barrington Hills, IL 60010

**PROJECT No :** 215020.00
**DATE :** SEPTEMBER 1, 201
**DRAWN BY :** CV
**CHECKED BY :** CL

**50 % CONSTRUCTION DOCUMENTS**

**DESIGNER'S STAMP**

**NOT FOR CONSTRUCTION**

**CLIENT**
BARRINGTON HILLS FARM
2790 SPRING CREEK RD
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**GEOTECHNICAL ENGINEER**
NAME
ADDRESS
CITY, STATE ZIP
Tel: XXX-XXX-XXXX
Fax: XXX-XXX-XXXX

| Rev | Date | Description |
|---|---|---|
| | 06/16/15 | 50 % SUBMITTAL |

**TITLE**
**SERVICE ENTRY GAT SIGN DETAIL**

**SHEET NUMBER**
**A8-3**

Communication: Application and Site Plan (Barrington Hills Farm - Equestrian Facility)

BIM Server: bim.blackburnarch.com - BIM Server 19/Davis/160108 - Davis Master Plan

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# MEMORANDUM

FROM: McHenry County Planning & Development – Water Resources Division (JSC)

TO: Dennis Sandquist

DATE: April 14, 2016

REGARDING: Staff Plat Review Committee Comments - Barrington Hills Farm Equestrian Facility

---

Based on my review of the provided information for the Staff Plat Review Committee Meeting on April 20, 2016, I have the following comments based on the McHenry County Stormwater Management Ordinance (SMO):

1. As currently submitted, Water Resources has no comments on the submittal.

Additional comments may likely be generated once a full plan set and stormwater calculations are received. If revisions to the site plan are necessary based on other department comments (e.g., environmental health) additional comments may be generated.

For future submittals based on SMO requirements, please keep the following comments in mind:

1. A statement shall be submitted, which is signed by the licensed professional engineer that prepared the development plans, rendering an opinion that the development plans meet the minimum requirements of the Stormwater Management Ordinance. (Article V, Section E.3.a)
2. A full soil erosion and sediment control plan, including details and standard notes, shall be included in the submittal. Please note the area of disturbance will be greater than one acre, so a ILR10 permit from the IEPA will be required.
3. A permit or other documentation from the Village of Barrington Hills allowing the construction of two entrances off Church Road.
4. A drain tile survey for the site shall be submitted. Observation wells, or similar structures for inspecting and maintaining drain tiles, shall be installed at any point where an existing drain tile flows into or out of a development site. Maintenance access shall be provided to the observation well through a deed or plat restriction for regulated development disturbing 5 acres or more. (Article VI, Section B.3.e)
5. The total calculated release rate shall account for all detention basins and all disturbed, undetained areas (southern portion of the site adjacent Stormwater Basin #3 and adjacent Church Road). All releases shall be less than or equal to either of the options below, whichever is more restrictive:
    a. The existing conditions peak runoff rate, or

b. 0.04 cfs/ac for the 2-year, 24-hour storm and 0.15 cfs/ac for the 100-year, 24-hour storm.

6. Provide documentation as to the methodology used to design the stormwater detention basins. The NIPC chart in Appendix 6 of the SMO utilizes different parameters to calculate volumes.
7. Provide documentation as to how the site will maintain a B type soil throughout the site while the design shows some areas of fill volume greater than five feet. Alternatively, provide revised calculations showing increasing the soil type to a C soil in the mass graded areas.
8. Verify the presence of depressional storage on the southern edge of the development near Stormwater Basin #3. Compensatory storage for flood storage volume lost shall be accounted for in either a detention basin or a new depressional storage area.
9. Recorded deed/plat restrictions will be required for all wetlands and buffers throughout the development, if present.
10. A recorded maintenance plan will be required for all wetlands, buffers and the stormwater management system throughout the development, as necessary.
11. Please note, as-built plans will be required for the stormwater management facilities.

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**Barrington Hills Farm "Horse Stable/Animal Care Shelter/Horse Arena"**

*Zoning Enforcement Officer Site Plan Review*
Staff Plat Review Committee
April 20, 2016

## Existing Conditional Use Permit Standards

☑ Not applicable.

## General Site Plan Review Standards (UDO Article 5)

☑ No comments.

## Overlay District Standards (UDO Article 13)

Project is within the SARA Overlay district. About 40% of the site contains soils identified by the SARA map as having a high potential for aquifer contamination.

☑ "The maximum impervious surface coverage is limited to… 50%" (13.3.E.2). The proposed development will result in less than 20% impervious surface.

## Use Standards (UDO Article 14)

The project consists of four uses in combination: Horse Stable, Horse Arena, Animal Care Shelter, Residence—only one of which, Horse Stable, has any specific standards in the UDO.

Standards related to horses are restricted to minimum parcel size requirements (14.3.V. and 14.5.G).

☑ Minimum parcel size (5 acres) is met allowing for the keeping of horses (without limit as to the number) as well as erection of a horse stable and other equestrian facilities.

There is a two-bedroom residence identified in the project narrative for caretakers.

☑ This use is allowed because the residence is present only to support the agricultural use. Therefore, the residence is deemed to be an extension of the agricultural use of the property.

Required setbacks for structures are met, with the exception of the fence along Church Road.

☒ The fence along Church Road is shown inside the right-of-way. This is prohibited under Section 14.5.H.3.b.

✳ Section 14.5.H.3.a requires that "the finished side of all fences shall face away from the lot or parcel on which it is located."

☑=Standard is satisfied ☒=Standard is not satisfied ◇?=More information needed ✳=Reminder/advisory

| **Site Development Standards** | **(UDO Article 15)** |
|---|---|

- ☑ Exterior lighting is identified on the site plan and shown as fully shielded meeting the standards of Section 15.2.A.

| **Parking** | **(UDO Article 16)** |
|---|---|

- ☑ There are parking space minimums for offices and animal care shelters. A rough estimate of those portions of the building came to 19 spaces. The site plan provides for 24 spaces, including 2 handicap spaces. There are no specific parking requirements for horse stables. (Table 16-1)
- ☑ Aisle width and stall depth sufficient for head-in parking. (Figure 16-1)
- ◇? Stall width not able to be calculated. Minimum 9 feet. (Figure 16-1)

| **Landscaping and Screening** | **(UDO Article 17)** |
|---|---|

- ☑ Parking lot perimeter landscape is not required as the lot does not abut a public street. (17.6.)
- ☑ Interior parking lot landscape is not required as the property is in an agricultural zoning district. (17.7)

| **Signs** | **(UDO Article 18)** |
|---|---|

- ☑ Two signs proposed. Each is in compliance with height, square footage, spacing requirements, and front lot line setbacks.(Table 18-1 and 18.11.B) Note: Sign permits will be required.
- ☒ Sign at the service entrance meets the definition of 'pole ground sign,' which is not allowed to be externally illuminated. (18.11.B.4.) Lowering the bottom of the sign to no more than 18" above grade will make this a 'monument ground sign,' which does allow for external illumination.



☑=Standard is satisfied ☒=Standard is not satisfied ◇?=More information needed ✳=Reminder/advisory

McHenry County
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# MEMORANDUM

To: Darrell Moore

From: Adam P. Wallen, Building Enforcement Officer

Date: **April 15, 2016**

Re: Staff Plat Review Committee Comments – **Barrington Hills Farm HARPS**

---

Based on my review of the information provided for the Staff Plat Review Committee Meeting on **April 20, 2016**, I offer the following comments based on the Building Codes and Amendments adopted by McHenry County:

**Barrington Hills Farm HARPS**

1) The allowable height and building areas will be dictated by ***[2006 IBC Table 503].*** The apparent gross square footage of the primary facility is approximately *38,600-sf*. The potential for Mixed Use and Occupancy Classifications would reduce the subject area but likely require separation of occupancies, see notes below. Where in excess of the allowable floor areas appropriate separation OR a fire suppression system will be required. The follow information determines compliance with section 503:
    a. Based on the documents submitted, the most apparent (Use and Occupancy) Classification ***[2006 IBC 302]*** for the 40-stall horse barn, associated riding arena, clinic and associated support spaces is a Mixed Use and Occupancy ***[2006 IBC 508]*** consisting of **Business Group B (14,848-sf), Storage Group S1/2 (3,712-sf), & Assembly A-4 (20,040-sf).**
    b. ***[2006 IBC 602]*** Construction Classification. The typical construction is list but not classified. See **IBC Table 601**:

**2006 IBC TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)**

| BUILDING ELEMENT | TYPE I | | TYPE II | | TYPE III | | TYPE IV | TYPE V | |
|---|---|---|---|---|---|---|---|---|---|
| | A | B | A[e] | B | A[e] | B | HT | A[e] | B |
| Structural frame[a] | 3[b] | 2[b] | 1 | 0 | 1 | 0 | HT | 1 | 0 |
| Bearing walls<br>Exterior[g]<br>Interior | <br>3<br>3[b] | <br>2<br>2[b] | <br>1<br>1 | <br>0<br>0 | <br>2<br>1 | <br>2<br>0 | <br>2<br>1/HT | <br>1<br>1 | <br>0<br>0 |
| Nonbearing walls and partitions Exterior | See Table 602 | | | | | | | | |
| Nonbearing walls and partitions Interior[f] | 0 | 0 | 0 | 0 | 0 | 0 | See Section 602.4.6 | 0 | 0 |
| Floor construction Including supporting beams and joists | 2 | 2 | 1 | 0 | 1 | 0 | HT | 1 | 0 |
| Roof construction Including supporting beams and joists | $1^1/_2$[c] | 1[c, d] | 1[c, d] | 0[d] | 1[c,d] | 0[d] | HT | 1[c, d] | 0 |



Communication: Building Comments (Barrington Hills Farm - Equestrian Facility)

   c. Required separations shall be located in plan, detailed for the specific application and by the associated UL listing.

2) The electrical service to for the property and each structure will require detailed definition and specifications.
   a. Given the distance from the road and likely demand throughout the site the services will be extensive. The main service from the utility company, transformer, distribution cabinet, and service feeds to each facility/load shall be located, specified, and accurately maintained throughout the project for final records.
3) All publically accessible buildings; places of employment or visitors shall be compliant with the Illinois Accessibility Code.
4) The number of plumbing fixtures for men and women shall comply with the Illinois Plumbing Code.
   a. Employee Toilet Room Facilities.
5) Wash Stalls, isolation stalls, and other rooms of similar that require floor drains may require additional components such as traps, filters, or special waste holding due to the nature of the use.
   a. Coordination with the McHenry County Department of Health and the Septic Designer may be required to identify the final system requirements and components. These modified systems and/or components shall be compliant with the Illinois Plumbing Code.
6) The Fox River Grove Fire District will conduct a review concurrent to the building permit application. Additional comments resulting from the Fire District's adopted ordinances may result.
7) The vehicle garage with a second floor dwelling unit for staff care takers would require Use and Occupancy Classification.
   a. If the permanent use is related to the support of services required of the primary building, it would like be identified as ***[2006 IBC 310]*** **Residential Group R-2**.
   b. If unassociated with the support and services of the primary building the apartment would classified as a single family dwelling unit and regulated by the International Residential code.
      i. The current ordinance would require reconfiguration of the dwelling to comply with the following:
         1. ***[2006 IRC 304.1.1-O]*** The minimum livable ground floor area of a single-family residence shall be no less than eight-hundred (800) square feet.

<u>GENERAL PERMIT CONSIDERATIONS</u>

1) All construction documents submitted for permits shall be prepared by a design professional licensed in the State of Illinois. That architect of record or engineer of record will be required to certify modifications to the scope and any close out documents.
2) Permit submittals shall demonstrate compliance with the current building codes and amendments adopted by McHenry County. The adopted codes currently adopted are:
   a. 2006 International Building Code
   b. 2006 International Mechanical Code

Communication: Building Comments (Barrington Hills Farm - Equestrian Facility)

c. 2006 International Fire Code
d. 2008 National Electric Code
e. The Illinois Plumbing Code
f. The Illinois Accessibility Code
g. The Illinois Energy Conservation Code (2015 International Energy Efficiency Code)

Communication: Building Comments (Barrington Hills Farm - Equestrian Facility)

# MCHENRY COUNTY

## STAFF PLAT REVIEW

## AGENDA ● MAY 4, 2016

| Public Meeting | Conference Room B | 8:30 AM |
|---|---|---|
| | 667 Ware Rd., Woodstock, IL 60098 | |

## I. CALL TO ORDER

***Roll Call***

## II. PUBLIC COMMENT

## III. DRAFT MINUTES FOR APPROVAL

1. Staff Plat Review - Public Meeting - Apr 20, 2016 8:30 AM

## IV. SITE PLAN REVIEW

### *A. All Safe Self Storage*

1. Application and Site Plan
2. Stormwater Comments
3. Planning Comments
4. Health Comments

## V. MEMBER COMMENTS

## VI. ADJOURNMENT

# MCHENRY COUNTY

## STAFF PLAT REVIEW

## MINUTES ● APRIL 20, 2016

**Public Meeting** | **Conference Room B** | **8:30 AM**

**667 Ware Rd., Woodstock, IL 60098**

## I. CALL TO ORDER

PRESENT: Colletti, Wallen, Sandquist, Beets, Levato, Moore
ABSENT:

Mr. Sandquist called the meeting to order at 8:31 a.m.

Also in attendance representing the Barrington Hills Farm Equestrian Facility:
Glenn Christensen, Senior Planner, Manhard Consulting
Cesar Luuan, Project Manager, Blackburn Architects
Joseph Giannini, Civil Engineer

## II. PUBLIC COMMENT

None

## III. DRAFT MINUTES FOR APPROVAL

1. Staff Plat Review - Public Meeting - Apr 6, 2016 8:30 AM

Motion by Mr. Wallen, seconded by Mr. Levato to approve the Staff Plat Committee minutes of April 6, 2016

Mr. Beets noted some minor corrections.

Ms. Colletti abstained.

| | |
|---|---|
| **RESULT:** | **ACCEPTED BY VOICE** |

## IV. SITE PLAN REVIEW

### *A. Barrington Hills Farm - Equestrian Facility*

Mr. Sandquist mentioned that staff will be providing comments based on the Unified Development Ordinance. Mr. Sandquist also complimented the high quality submittals that were provided for the project.

**BUILDING - Adam Wallen**
Mr. Wallen stated his comments are based on the assumption that they would be following commercial codes.

Mr. Walled said the major thing is going to be how staff reviews the submittal. It will be the standard approach: uses, occupancy, occupant loads, and then he will look at fire separations. He stated this will be based on a mixed use with the stables being one use, with the arena being the biggest concern. As the arena square footage grows so does the potential need for sprinklers.

Minutes Acceptance: Minutes of Apr 20, 2016 8:30 AM (Draft Minutes for Approval)

Mr. Wallen noted he included 2006 IBC table 601 fire resistance rating requirements for building elements in the agenda packet to identify what the ratings would be. He stated the Building Department will review the plan with the Fire Department together. A copy will be sent to the Fire District for their review.

Mr. Wallen continued with his written comments. He cautioned that the Building Department is in the process of reviewing the 2015 code series, with a target date by the end of the year. Whatever codes are in effect at the time of the submittal, will be the codes required.

**DEPARTMENT OF HEALTH - Jeff Levato**

Mr. Levato noted that his primary comments are for consideration as they move through the process for the septic tanks. He reviewed his written comments.

Mr. Levato questioned the peak estimated domestic sewage flows. He would like to know how the numbers were arrived at for the guest gallons per day they are utilizing.

There is also some special event sizing indicated, but it is not taken in account with the design. Mr. Levato said if they are going to be opening the restrooms to the general public for special events, that should be added to the septic design.

Mr. Christensen mentioned there will be a covered shelter for the collection of horse waste, and 3-bay dumpster. This was not on the site plan. They pointed on the site plan where the location will be.

**ZONING - Darrell Moore**

Mr. Moore reviewed his comments. He noted the fence along Church Road is in the right of way. That will be corrected.

Mr. Christensen asked if there were requirements for removal of trees. Mr. Moore stated there are no restrictions outside of a subdivision.

Mr. Sandquist pointed out that Mr. Wallen stated the above ground floor residence can be qualified as part of the commercial building assuming the tenants are related to the commercial building. Alternately, the residence can be qualified as an agricultural use, so long as the tenants are there to care for the animals. If that changes, there would be both building and zoning issues. The building will be labeled animal caretaker residence on the site plan.

There was a discussion on the sign and the parking space width. The sign cannot be illuminated, so they may switch to a monument sign, or remove the illumination. The parking width will be noted on the revised plan.

**DEPARTMENT OF TRANSPORTATION - Ray Beets**

Mr. Beets had no comments since this is a Township Road. He mentioned they may want to check the scale on some of the drawings.

**STORMWATER - Joanna Colletti**

Ms. Colletti stated a stormwater permit will be required because the project is going to create more than one acre of disturbance.

Ms. Colletti continued to review her written comments.

Minutes Acceptance: Minutes of Apr 20, 2016 8:30 AM (Draft Minutes for Approval)

She asked about the methodology used to design the stormwater detention basins. The chart in the Stormwater Management Ordinance is a little different from what they used. The chart in the SMO is based on disturbed areas and also percent impervious, and the one they used is based on hydrologically disturbed and curve numbers. She said if they use that methodology that is fine, but clarification is needed on how this matches what is in the Ordinance in Appendix six. She said she did a comparison, and their numbers are higher in required volumes. Ms. Colletti told them she needs to know how they arrived at those figures.

Ms. Colletti said they are allowed one allowable release rate for the entire site, and that will include all four basins individually.

Mr. Levato asked about an easement that abuts the property to the east. He said he did some checking and it looks like it is Com Ed. He asked if it was just power lines or gas. Mr. Levato stated if it is petroleum, they should keep in mind, they have to maintain to a 200 - foot set back.

Mr. Wallen noted that because there are three buildings on the property, they will have three separate building permits and three individual certificates of occupancy.

Mr. Wallen said they will incorporate the shelter with one of the buildings.

Mr. Wallen left the meeting at 9:17 a.m.

Mr. Levato also mentioned they may want to consider salt storage for the wintertime. There is a certain weight for self storage. State standard is over 50,000 pounds, and it needs to be on a hard surface. He added, the salt storage should be 200 feet from the well.

Mr. Sandquist listed the items that will need to be required on the revised site plan:

* The fence in the right-of-way on the preliminary site plan needs to be corrected
* The site plan sheet should specify the parking stall width
* The potential or proposed septic areas on the site plan should be specified
* Note that the water well must have at least a 50-foot lateral setback from confinement areas
* The pole sign cannot be illuminated so it can be changed to a monument sign or the illumination removed
* The dwelling unit should be relabeled as an animal caretaker residence
* The Drawing scale should be checked and corrected
* The location of the trash enclosures should be identified on the plan

Motion by Mr. Beets, seconded by Ms. Colletti to approve the Barrington Hills Farm site plan with the condition that the items listed above are provided on the revised site.

All members voted aye, motion passed.

## V. MEMBER COMMENTS

None

## VI. ADJOURNMENT

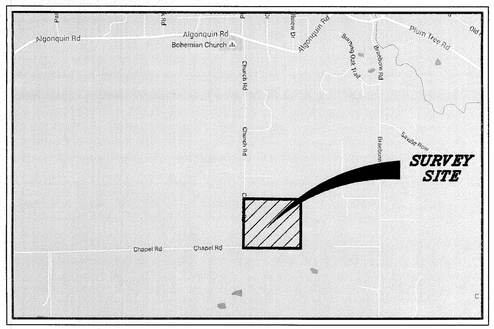
Motion by Ms. Colletti, seconded by Mr. Moore to adjourn. All members voted aye, motion passed.

The meeting adjourned at 9:20 a.m.

Minutes Acceptance: Minutes of Apr 20, 2016 8:30 AM (Draft Minutes for Approval)

# Barrington Hills Farm Driveway Access

# TOPOGRAPHIC SURVEY




## LOCATION MAP

NOT TO SCALE

## BENCHMARKS

**REFERENCE BENCHMARK:** (NGS PID:NH0159)
SURVEY MARK DISK
ABOUT 0.35 MILE NORTH ALONG THE CHICAGO AND NORTH WESTERN RAILWAY FROM THE STATION AT ALGONQUIN, 0.1 MILE NORTH OF MILE POLE 53, 12 FEET NORTHEAST OF THE NORTHEAST RAIL, IN TOP OF THE NORTHWEST ABUTMENT (BRIDGE SEAT) OF STEEL BRIDGE 656 WITH STONE ABUTMENTS OVER A SMALL STREAM, 9 FEET SOUTHWEST OF THE NORTHEAST END OF THE ABUTMENT, AND ABOUT 8 FEET BELOW THE LEVEL OF THE TRACK.

**ELEVATION= 754.75** **DATUM=NAVD88–GEOID 12A**

**SITE BENCHMARK NO 1:**
SET RAIL ROAD SPIKE IN WEST FACE OF POWER POLE WITH LIGHT LOCATED 50'± NORTH OF THE SOUTHWEST PROPERTY CORNER, 27'± NORTH OF THE CENTERLINE OF CHAPEL ROAD & 22'± EAST OF THE CENTERLINE OF CHURCH STREET.

**ELEVATION=880.17** **DATUM=NAVD88–GEOID 12A**

**SITE BENCHMARK NO 2:**
SET RAIL ROAD SPIKE IN WEST FACE OF POWER POLE LOCATED 47'± SOUTH OF THE NORTH PROPERTY LINE AND 29'± EAST OF THE CENTERLINE OF CHURCH STREET .

**ELEVATION=869.22** **DATUM=NAVD88–GEOID 12A**

## LEGAL DESCRIPTION

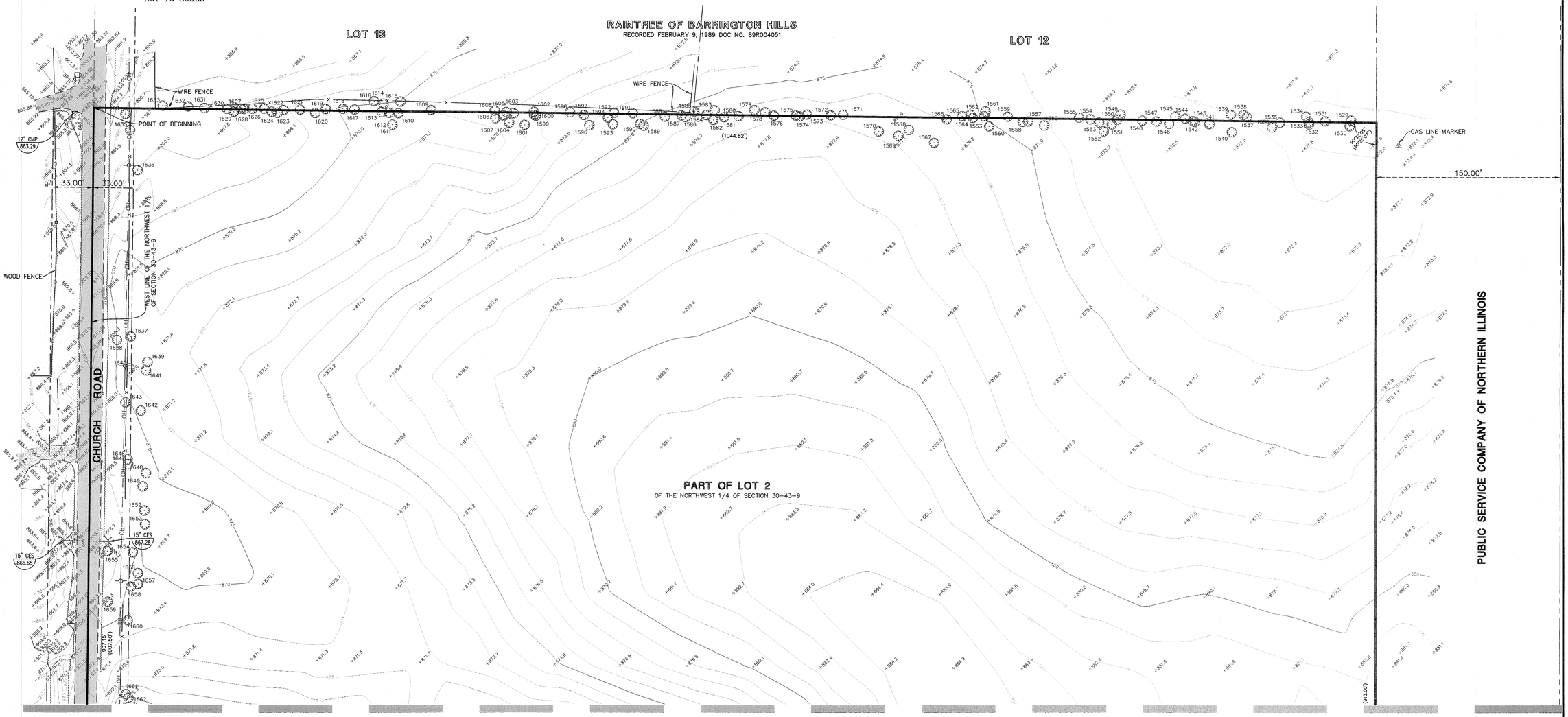
THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF SAID NORTHWEST QUARTER LYING 1,731.10 FEET SOUTH, AS MEASURED ON SAID LINE, FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER THEREOF, FOR A POINT OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE OF SAID QUARTER SECTION, 907.50 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1052.8 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS; THENCE NORTH ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 913.00 FEET TO A POINT LYING 1044.82 FEET EAST FROM THE PLACE OF BEGINNING; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 25 MINUTES 07 SECONDS FROM SOUTH TO WEST WITH THE LAST DESCRIBED RIGHT OF WAY LINE, A DISTANCE OF 1044.82 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

## BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE–2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL–TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

N

GRAPHIC SCALE
40 0 20 40 80 160
( IN FEET )
1 inch = 40 ft.




SEE SHEET 2

## LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CHAIN–LINK FENCE
- = EX. WOOD FENCE
- = EX. WROUGHT IRON FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. WATERMAIN LINE
- = EX. UNDERGROUND ELECTRIC
- = EX. UNDERGROUND FIBER OPTIC
- = EX. UNDERGROUND CABLE TELEVISION
- = EX. UNDERGROUND TELEPHONE
- = EX. UNDERGROUND GAS
- = EX. OVERHEAD WIRES
- = EX. TREE/BRUSH LINE
- = EX. WETLANDS
- = EX. WATER LINE
- = EX. 1 FOOT CONTOURS
- = EX. FLARED END SECTION (FES)
- = EX. RIP–RAP
- = EX. JULIE GAS MARKER
- = EX. JULIE ELECTRIC MARKER
- = EX. TELEPHONE MARKER
- = EX. TELEVISION LINE MARKER
- = EX. FIBER OPTIC LINE MARKER
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. SIGN
- = EX. MAILBOX
- = EX. SPOT ELEVATION
- = EX. BUSHES
- = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. CONIFEROUS TREE WITH HEIGHT IN FEET
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BITUMINOUS PAVEMENT
- = EX. RIM ELEVATION / EX. INVERT ELEVATION

## SURVEY PREPARED FOR

J.R. AND DAWN DAVIS
BARRINGTON HILLS FARMS
2790 SPRING CREEK ROAD
BARRINGTON HILLS , IL 60010

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
VERNON HILLS, ILLINOIS

DATE: DECEMBER, 15 2015

EXPIRES: 11/30/16

| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| | | |

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BARRINGTON HILLS FARMS
CHURCH ROAD, BARRINGTON HILLS, ILLINOIS
TOPOGRAPHIC SURVEY

| | |
|---|---|
| PROJ. MGR.: | RD |
| PROJ. ASSOC.: | JDB |
| DRAWN BY: | PJD |
| DATE: | 11/25/15 |
| SCALE: | 1"=40' |

SHEET 1 OF 2
BHFMC

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December 15, 2015 – 14:22 Dwg Name: P:\Bhfmc001\dwg\Surv\Final Drawings\Topography\BHFMC-T.dwg Updated By: pdarogno

# TOPOGRAPHIC SURVEY

## SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.

4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.

6. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF THE SAME AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF THE SURVEY. UNDERGROUND OBSERVATIONS HAVE NOT BEEN MADE TO VERIFY THE ACTUAL EXISTENCE OF UNDERGROUND UTILITIES.

7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.

8. THIS SURVEY WAS PREPARED FOR J.R. AND DAWN DAVIS (BARRINGTON HILLS FARMS) BASED ON A FIELD SURVEY COMPLETED ON NOVEMBER 25, 2015. BOUNDARY LINES SHOWN HEREON ARE BASED ON A PLAT OF SURVEY (ALTA SURVEY) PREPARED BY MANHARD CONSULTING LTD. DATED SEPTEMBER 18, 2014.

9. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2017.

## LEGAL DESCRIPTION

THAT PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF SAID NORTHWEST QUARTER LYING 1,731.10 FEET SOUTH, AS MEASURED ON SAID LINE, FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER THEREOF, FOR A POINT OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE OF SAID QUARTER SECTION, 907.50 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1052.8 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS; THENCE NORTH ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 913.00 FEET TO A POINT LYING 1044.82 FEET EAST FROM THE PLACE OF BEGINNING; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 25 MINUTES 07 SECONDS FROM SOUTH TO WEST WITH THE LAST DESCRIBED RIGHT OF WAY LINE, A DISTANCE OF 1044.82 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

## BENCHMARKS

**REFERENCE BENCHMARK:** (NGS PID:NH0159)
SURVEY MARK DISK
ABOUT 0.35 MILE NORTH ALONG THE CHICAGO AND NORTH WESTERN RAILWAY FROM THE STATION AT ALGONQUIN, 0.1 MILE NORTH OF MILE POLE 53, 12 FEET NORTHEAST OF THE NORTHEAST RAIL, IN TOP OF THE NORTHWEST ABUTMENT (BRIDGE SEAT) OF STEEL BRIDGE 656 WITH STONE ABUTMENTS OVER A SMALL STREAM, 9 FEET SOUTHWEST OF THE NORTHEAST END OF THE ABUTMENT, AND ABOUT 8 FEET BELOW THE LEVEL OF THE TRACK.

**ELEVATION= 754.75** **DATUM=NAVD88-GEOID 12A**

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**ELEVATION=880.17** **DATUM=NAVD88-GEOID 12A**

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**ELEVATION=869.22** **DATUM=NAVD88-GEOID 12A**

N

GRAPHIC SCALE

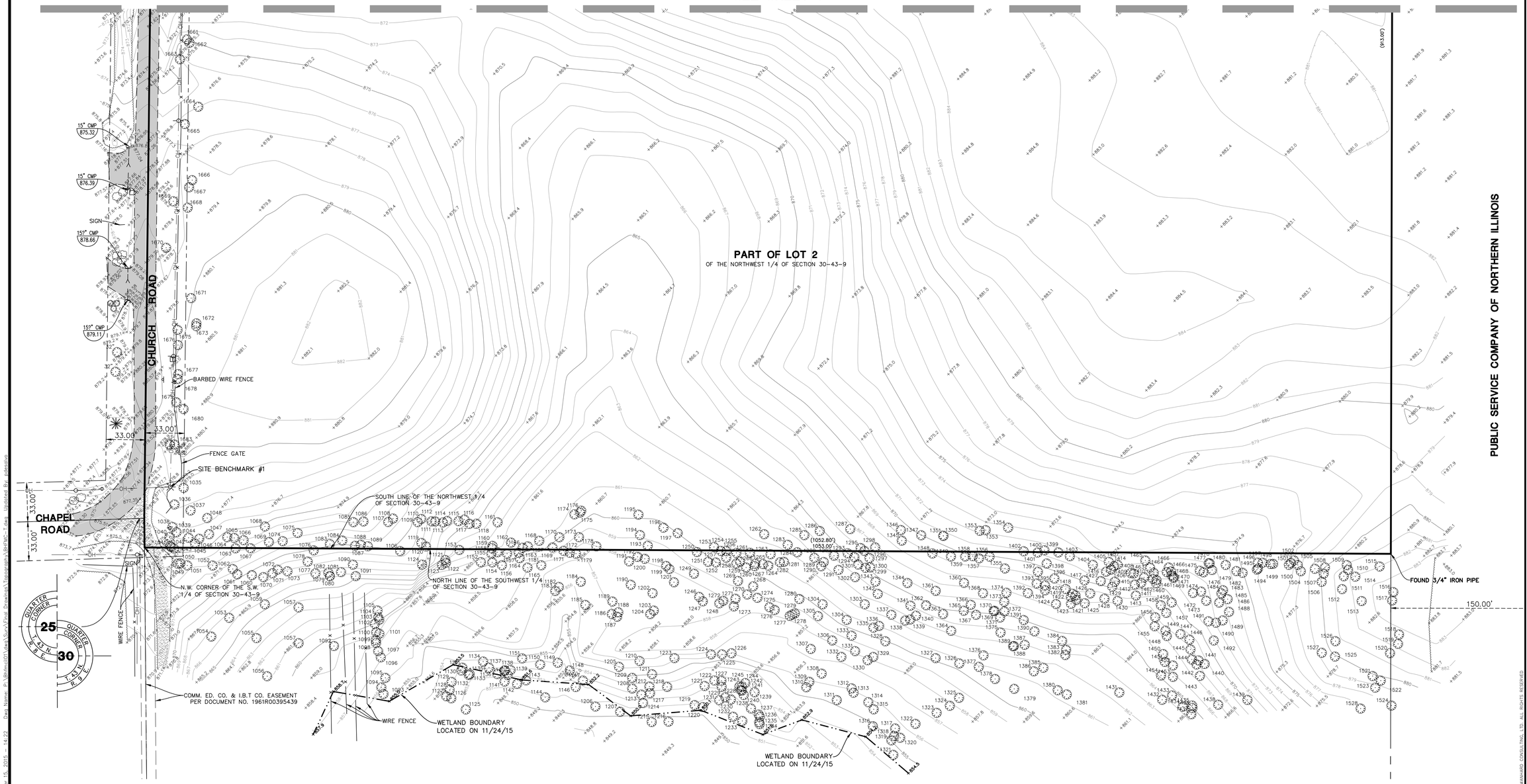
40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

## BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

SEE SHEET 1




| DATE | REVISIONS | DRAWN BY |
|---|---|---|

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BARRINGTON HILLS FARMS
CHURCH ROAD, BARRINGTON HILLS, ILLINOIS
TOPOGRAPHIC SURVEY

| | |
|---|---|
| PROJ. MGR.: | RD |
| PROJ. ASSOC.: | JDB |
| DRAWN BY: | PJD |
| DATE: | 11/25/15 |
| SCALE: | 1"=40' |

SHEET 2 OF 2
BHFMC

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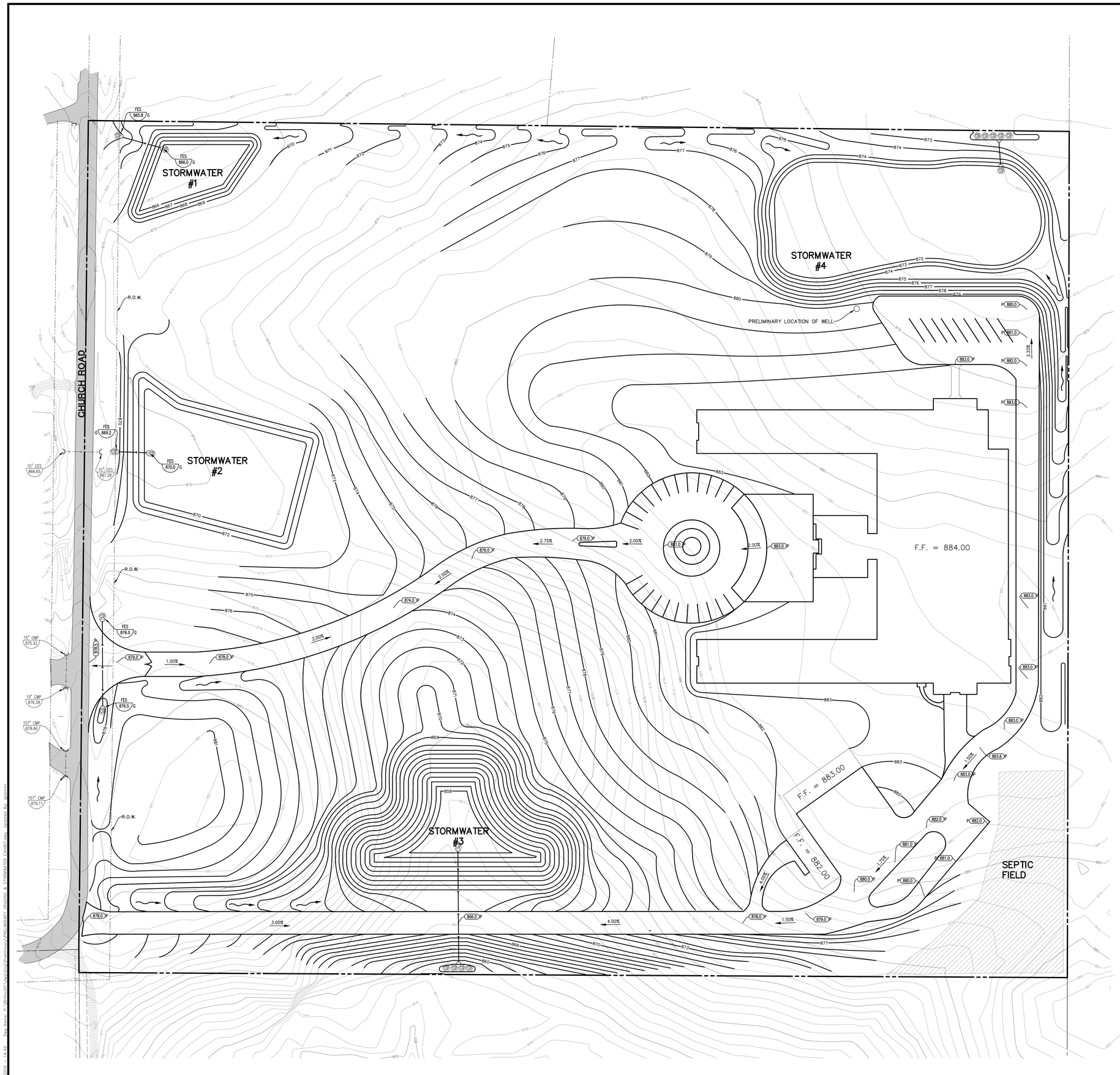
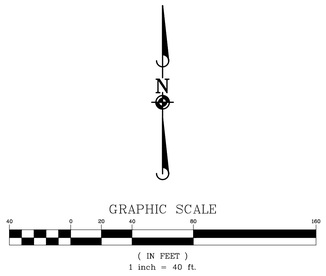
December 15, 2015 - 14:22 Dwg Name: P:\Bhfmc\011dwg\Surv\Final Drawings\Topography\BHFMC-Tofes Updated By: jdesilva




SEPTIC FIELD

## STANDARD SYMBOLS

| EXISTING | | PROPOSED |
|---|---|---|
| | STORM SEWER | |
| | SANITARY SEWER | |
| | COMBINED SEWER | |
| FM | FORCEMAIN | FM |
| | DRAINTILE | |
| W | WATER MAIN | W |
| E | ELECTRIC | E |
| G | GAS | G |
| T | TELEPHONE | T |
| OH | OVERHEAD WIRES | OH |
| | SANITARY MANHOLE | |
| | STORM MANHOLE | |
| | CATCH BASIN | |
| | STORM INLET | |
| | CLEANOUT | |
| | HAY BALES | |
| | RIP RAP | |
| | VALVE IN VAULT | |
| | VALVE IN BOX | |
| | FIRE HYDRANT | |
| | BUFFALO BOX | |
| | FLARED END SECTION | |
| | STREET LIGHT | |
| | SUMMIT / LOW POINT | S / L |
| 795.20 / 790.25 | RIM ELEVATION / INVERT ELEVATION | 795.25 / 790.20 |
| | DITCH OR SWALE | |
| | DIRECTION OF FLOW | |
| | OVERFLOW RELIEF SWALE | |
| 764 | 1 FOOT CONTOURS | 764 |
| | CURB AND GUTTER | |
| | DEPRESSED CURB AND GUTTER | |
| | REVERSE CURB AND GUTTER | |
| | SIDEWALK | |
| | DETECTABLE WARNINGS | |
| | PROPERTY LINE | |
| | EASEMENT LINE | |
| | SETBACK LINE | |
| | MAIL BOX | |
| | SIGN | |
| | TRAFFIC SIGNAL | |
| | POWER POLE | |
| | GUY WIRE | |
| | GAS VALVE | |
| | HANDHOLE | |
| | ELECTRICAL EQUIPMENT | |
| | TELEPHONE EQUIPMENT | |
| | CHAIN-LINK FENCE | |
| 792.8 /G | SPOT ELEVATION | 792.8 /G |
| | BRUSH/TREE LINE | |
| 6" | DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR) | 16" |
| 30' | CONIFEROUS TREE WITH HEIGHT IN FEET (TBR) | 25' |
| S | SILT FENCE | S |
| | RETAINING WALL | |
| | WETLAND | |

| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| | | |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# BARRINGTON HILLS FARM
## McHENRY COUNTY, ILLINOIS
## PRELIMINARY STORM WATER EXHIBIT

PROJ. MGR.: RAD
PROJ. ASSOC.: JMG
DRAWN BY: JMG
DATE: 02-26-16
SCALE: 1"=40'

SHEET 1 OF 1

BHF.MCIL01

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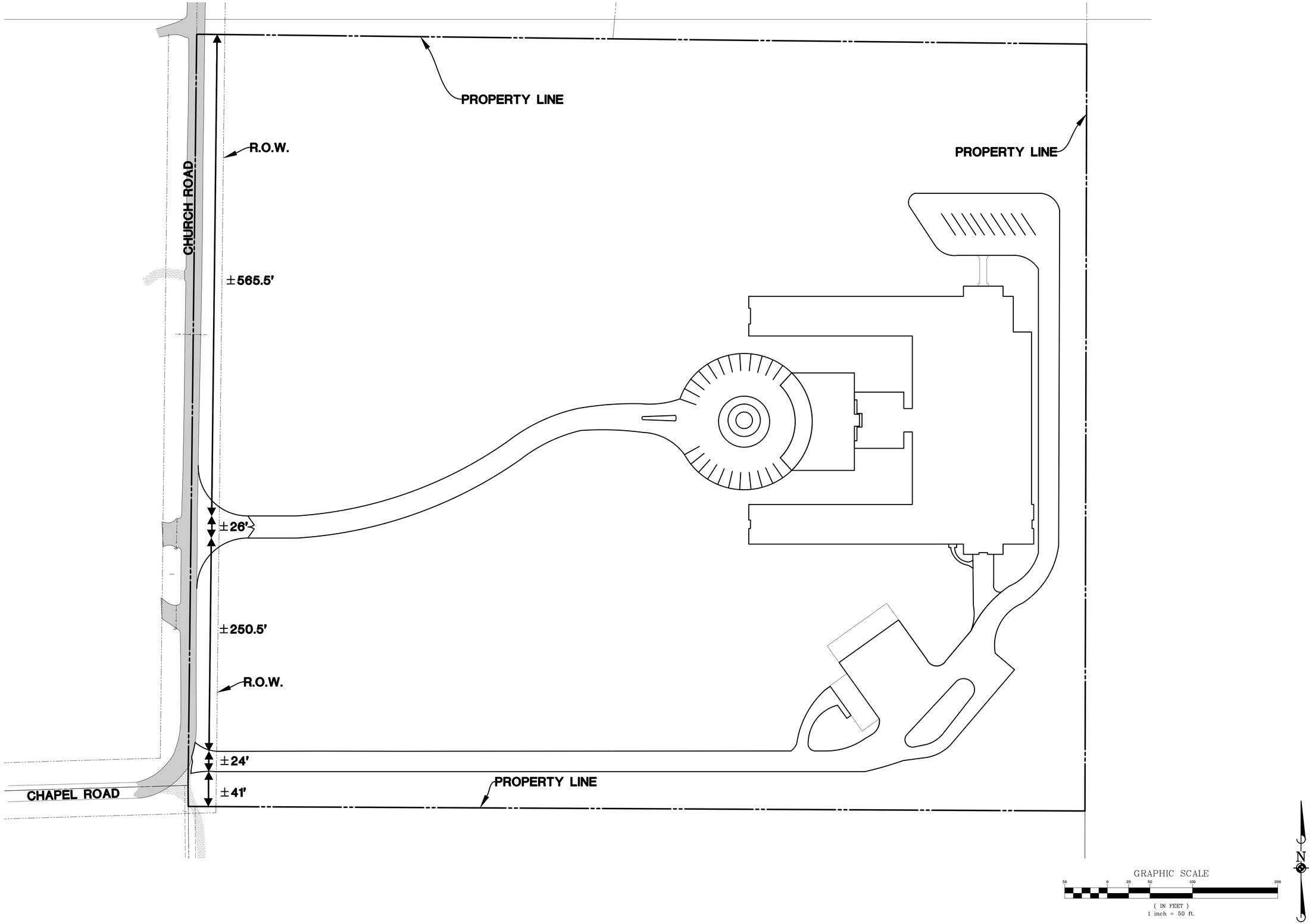


| DATE | REVISIONS | DRAWN BY |
|---|---|---|

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BARRINGTON HILLS FARM

McHENRY COUNTY, ILLINOIS

DRIVEWAY PERMIT APPLCIATION

PROJ. MGR.: RAD
PROJ. ASSOC.: JMG
DRAWN BY: JMG
DATE: 12-18-15
SCALE: 1" = 50'

SHEET

EXB.

BHF.MCIL01

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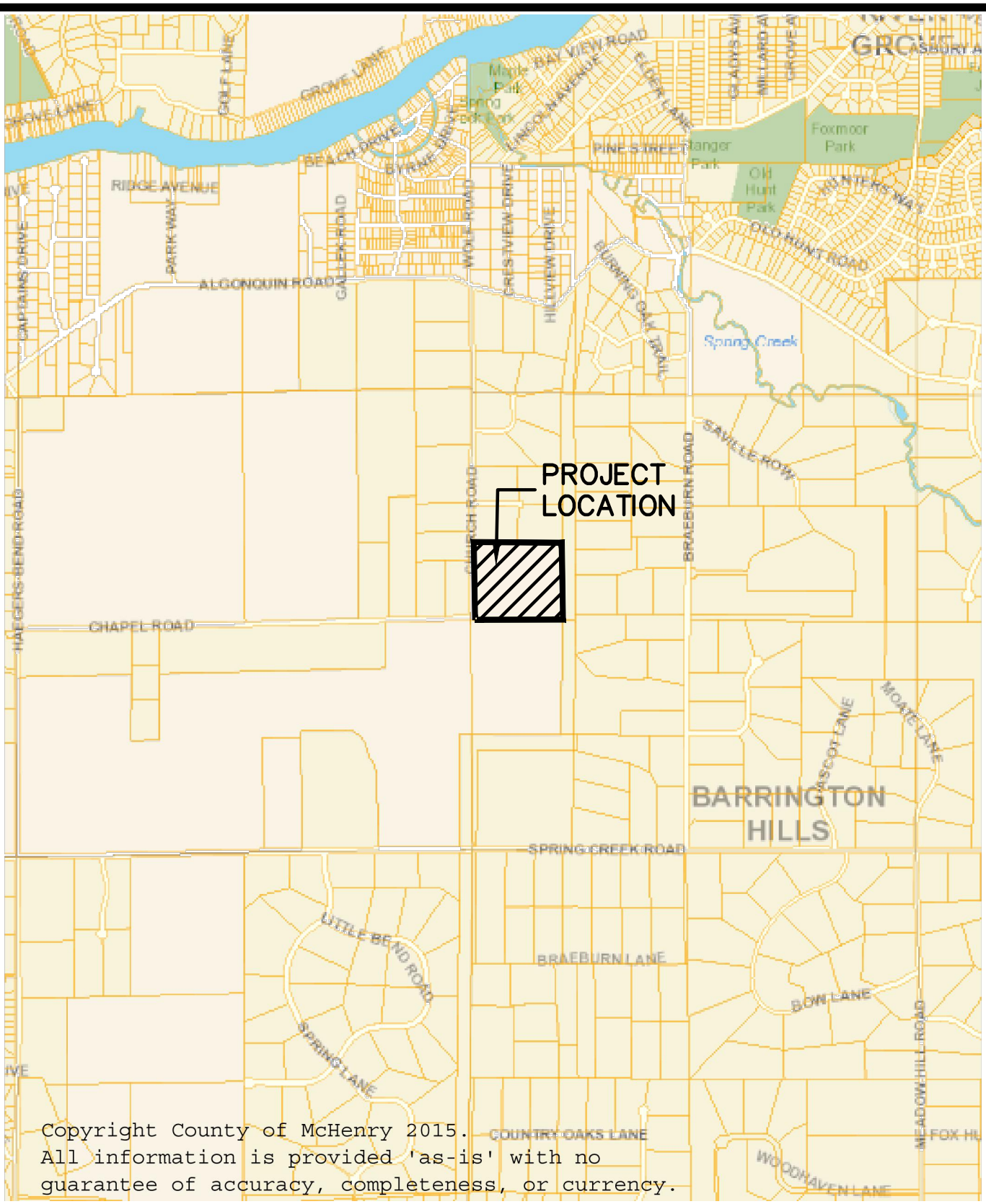
December 18, 2015 - 12:03 Dwg Name: P:\Barrington\Acad\Exh\Final Drawings\Exhibits Exh\TOWNSHIP DRIVEWAY PERMIT EXHIBIT.dwg Updated By: jimmi

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Construction Managers - Environmental Scientists - Landscape Architects - Planners

**PROPOSED EQUESTRIAN FACILITY**

**VILLAGE OF BARRINGTON HILLS, IL**

**PROJECT LOCATION MAP**

| | |
|---|---|
| PROJ. MGR.: | RAD |
| DRAWN BY: | ACF |
| DATE: | 12/15/15 |
| SCALE: | N.T.S. |

SHEET

**EXHIBIT 2**

BHF.MCIL01

Dwg Name: P:\Bhfmcil01\dwg\StormWater\Exhibits\Report Maps.dwg Updated By: jgiannini 10:16

GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive, Vernon Hills, IL 60061
Tel 847.478.9700 ■ Fax 847.478.9701
www.gha-engineers.com

June 6, 2016

Mr. Joseph M. Giannini
Manhard Consulting, Ltd.
900 Woodlands Parkway
Vernon Hills, Illinois 60061

Re: Barrington Hills Farm- Church Road @ Chapel Road
Church Road Access Requirements

Dear Mr. Giannini:

Our office has reviewed the preliminary plans for the proposed development located at the northeast corner of Church Road and Chapel Road. While the development is outside of the Village limits, access to the property will be from Church Road which is maintained by the Village of Barrington Hills. Our review is based on the following documents:

- Preliminary Storm Water Exhibit (1 sheet) prepared by Manhard Consulting Ltd., dated February 26, 2016 and received May 16, 2016.
- Driveway Permit Exhibit (1 sheet) prepared by Manhard Consulting, Ltd., dated December 18, 2015 and received May 16, 2016.

Based on our review, we offer the following comments.

1. Both exhibits indicate a 33' right-of-way along the east side of Church Road along the property's frontage, but Village does not have any record of a previous right-of-way dedication in this area. As a condition to the proposed Church Road access a plat of dedication should be provided to the Village for review and signature.

2. It is understood that the McHenry County Department of Planning and Development will review the onsite storm water management system for the development. However, additional information is requested regarding existing and proposed release rates for the areas discharging to Church Road. Prior to approval it should be demonstrated that the existing drainage facilities within Church Road downstream of the property are adequate to accept the proposed stormwater discharge resulting from the proposed development.

3. The proposed development will be subject to an overweight permit from the Village of Barrington Hills. The final submittal should include an estimate of the overweight trucks trips required to complete the proposed improvements.

4. Additional information should be provided regarding the proposed use of the property and anticipated traffic loadings to assess potential impacts to Chapel Road and Church Road. Existing traffic on these roads is light based on existing residential uses, with a total ADT of approximately 200 trips per day on each road.

5. Per Section 10-1-7 of the Village ordinance, "Unless conditions indicate otherwise, only one driveway will be permitted for each residential, commercial, or institutional property." Additional

information should be provided to demonstrate why two points of access would be required for the property. If a second point of access is approved, consideration should be given to the location of the southern access relative to the Chapel/Church intersection.

The above review comments are provided based on the preliminary engineering information provided. Additional comments may be generated as the final documents are submitted. Please include with the final engineering submittal a cover letter with a written response to each of the above comments.

Sincerely,
Gewalt Hamilton Associates, Inc.

Daniel J. Strahan, P.E., CFM
Village Engineer

cc: Robert Kosin, VBH Director of Administration
Ken Garrett, VBH Building Department

# Chapter 1
# DRIVEWAYS

## 10-1-1: DRIVEWAYS, DEFINITIONS AND PURPOSE:

Driveways are privately owned roads which connect residences, buildings, parking lots and other areas with public roads and highways. Although driveways are essential to provide access to these facilities,, they can produce hazardous roadway conditions. Engineering studies show that as residential and commercial development expands along public roadways, accident rates increase. The purpose is to review the design and frequency of driveways in order to minimize the incidence of accidents and thereby maintain a reasonable and safe traffic flow along the Village roadways. (Ord. 96-4, 4-22-1996)

## 10-1-2: PERMIT REQUIRED:

A permit shall be required in the following circumstances:

(A) Residential driveways serving more than twenty five (25) vehicle trips per day.

(B) Commercial and institutional driveways.

(C) The construction of any access driveway or the revision of any existing driveway within the right of way along a Village roadway, if such driveway can not meet the general design criteria described herein. (Ord. 96-4, 4-22-1996)

## 10-1-2-1: PERMIT GENERAL CONDITIONS:

The permit will be issued by the Village Engineer. All construction work performed is subject to any imposed conditions of the permit with accompanying approved plans, drawings, sketches or other attachments. A guide called "Policy on Permits for Access Driveways to State Highways" has been published by the Illinois Department of Transportation. The design standards from this publication are discussed in the following sections of this Chapter. The provisions of this publication should be used alongwith other engineering considerations to guide the owners (applicants) and the Village in its review of permit applications. (Ord. 96-4, 4-22-1996)

## 10-1-2-2: OBTAINING PERMITS, FEES, PENALTY:

(A) Each application for permit required under the provisions of this Chapter shall be made to the Village Engineer. A sketch or plan of the proposed driveway(s) shall be submitted showing the location of the driveway and adjacent uses including other driveways within five hundred feet (500').

(B) Upon receipt of the plan, the Village Engineer will review the proposal and either issue a permit or explain reasons for denial of a permit.

(C) A fee in the amount of one hundred dollars ($100.00) will be required upon submission of the application for permit.

(D) If a property owner does not first obtain a driveway permit under the provisions of this Chapter, as specified, he shall be denied use of the illegally installed access and such access may be closed by the Village. (Ord. 96-4, 4-22-1996)

## 10-1-3: DESIGN CRITERIA:

Driveways accessing major arterials require more stringent requirements than those accessing collector or local roads. Standards for all driveways, however, should minimize potential accidents and conflicts between through vehicles and those entering and leaving the driveway. The objectives to be achieved through the use of proper driveway spacing criteria include, but are not limited to:

(A) Minimize the speed differential between through vehicles and those using the driveway.

(B) Eliminate encroachment of turning vehicles on adjacent lanes.

(C) Prohibit motorists from using driveways as a cut through to avoid roadway construction.

(D) Provide sufficient space between driveways to reduce interference from traffic using adjacent driveways.

(E) Discourage motorists from parking on roads or backing out onto the highway or road.

(F) Preserve the original intent of the roadway, pedestrian walkway and drainage facilities.

(G) Provide adequate sight distance of oncoming traffic for motorists exiting the driveway. (Ord. 96-4, 4-22-1996)

## 10-1-4: DESIGN STANDARDS, RESIDENTIAL:

The following minimum design standards shall be required:

(A) Width Of Drive: All permitted residential, noncommercial or noninstitutional driveways should have a width between ten feet (10') and twenty feet (20') with appropriate flares at the curb or pavement edge.

(B) Flare Radii: The recommended radii for residential driveways is five feet (5') at minimum and fifteen feet (15') maximum.

(C) Angle Of Driveway: The driveway centerline should generally be at a right angle (90°) to the pavement edge and follow this angle from the roadway to the right of way line, or to a minimum distance of forty feet (40') from the edge of the pavement. (Ord. 96-4, 4-22-1996)

(D) Drainage: Each driveway approach shall be installed to such a slope or height and such slope or height shall be thereafter maintained, so as not to interfere with the drainage from the crown of the public road or the shoulder of the roadbed toward the nearest downstream ditch or storm drain opening, as may be necessary to accommodate the flow of surface water now existing along such road at its present grade. Each driveway so designed shall include the prevention of any erosion(s) or transfer of sediment or material from the owner's property onto the village roadway(s). (Ord. 04-16, 12-20-2004)

## 10-1-5: DESIGN STANDARDS, INSTITUTIONAL AND COMMERCIAL:

The following minimum design standards shall be required:

(A) Width Of Driveway: All commercial and institutional driveways are limited to a maximum width of twenty five feet (25') measured at right angles (90°) to the centerline of the driveway, exclusive of

flares. The maximum opening along the pavement should be no more than forty feet (40'), measured six feet (6') back from the pavement edge.

(B) Flare Radii: The radii should be between ten feet (10') and twenty five feet (25').

(C) Angle Of Driveway: Generally, the driveway should be at a right angle (90°) to the roadway. The angle can be reduced to sixty degrees (60°) for two-way driveways or forty five degrees (45°) for multiple (one-way) entrances. (Ord. 96-4, 4-22-1996)

## 10-1-6: DESIGN STANDARDS, GRADES:

Driveways should have a grade that slopes away from the roadway surface at a rate equal to the slope of the shoulder but not less than three-sixteenths inch ($^{3}/_{16}$") nor greater than one inch (1") per foot. The slope should continue for a distance equal to the shoulder width. Beyond the shoulder the driveway grade should not exceed ten percent (10%). (Ord. 96-4, 4-22-1996)

## 10-1-7: DESIGN STANDARDS, SPACING:

Unless conditions indicate otherwise, only one driveway will be permitted for each residential, commercial, or institutional property. Pursuant to the design criteria of this chapter, commercial property may be allowed a maximum of two (2) driveways. A minimum distance of four hundred forty feet (440'), and preferably six hundred sixty feet (660'), shall be required between the centerlines of commercial entrances and similar developments that generate high traffic volumes. However, service driveways into these centers, which are not used by the general public, may be closer than four hundred forty feet (440') as long as they do not encroach on turning lanes. The minimum distance of four hundred forty feet (440') is also desirable between major commercial entrances and the nearest public roadway. For residential driveways requiring a permit, the minimum distance between the driveways and the nearest public roadway should be fifty feet (50').

If two (2) or more property owners have a legal agreement describing their joint right to property access, they may be allowed access from the same location as long as all other provisions of this title are followed. (Ord. 96-4, 4-22-1996)

## 9-2-6: VEHICLE LENGTH AND WEIGHT REGULATIONS:

## 9-2-6-1: EXCEPTIONS TO LENGTH REGULATIONS:

The length regulations adopted in this Title by reference to the Illinois Vehicle Code shall not apply to: agricultural implements; vehicles with loads of livestock (including horses), hay, straw, corn, grain, fodder, fertilizer or other similar farm products or farm byproducts used in the direct production of agriculture; vehicles (including loads) required for emergency repair of public utility facilities or properties; vehicles (including loads) required for repair of septic systems or water wells; vehicles (including loads) operated by home heating supply companies; firefighting equipment; vehicles (including loads) or equipment used for snow and ice removal under contract with the Village; vehicles (including loads) used in the transport or disposal of garbage, refuse or septage; or vehicles (including loads) operating under an overweight permit as provided in this Chapter. (Ord. 91-21, 8-26-1991)

## 9-2-6-2: AXLE LOADS AND MAXIMUM WEIGHTS:

(A) No vehicle or combination of vehicles, unladen or with load, shall exceed the maximum weight of twelve thousand (12,000) pounds per axle on the road surface.

(B) No vehicle or combination of vehicles, regardless of the number of axles, shall exceed a maximum weight of thirty six thousand (36,000) pounds, whether said vehicle or combination of vehicles is unladen or with load. (Ord. 85-1, 1-28-1985)

(C) Said weight limitations shall not apply to: agricultural implements; vehicles with loads of livestock (including horses), hay, straw, corn, grain, fodder, fertilizer or other similar farm products or farm byproducts used in the direct production of agriculture; vehicles (including loads) required for emergency repair of public utility facilities or properties; vehicles (including loads) required for repair of septic systems or water wells; vehicles (including loads) operated by home heating supply companies; firefighting equipment; vehicles (including loads) or equipment used for snow and ice removal under contract with the Village; vehicles (including loads) used in the transport or disposal ofgarbage, refuse or septage; or vehicles (including loads) operating under an overweight permit as provided in this Chapter. (Ord. 91-21, 8-26-1991)

(D) The following roads maintained by, and under the jurisdiction of the Village are subject to said weight limitations:

Aberdeen Drive (east and west) off Crabapple Drive

Barrington Hills Road from Donlea Road north and west to terminus

Braeburn Road from north Village limits south to Spring Creek Road

Buckley Road from Cuba Road south to Oak Knoll Road

Butternut Road from Donlea Road south to terminus

Caesar Drive from Lake-Cook Road south to terminus

Chapel Road from Haeger's Bend Road east to Church Road

Church Road from Chapel Road north to Algonquin/River Road

Country Oaks Drive from Lake-Cook Road north to terminus

Country Oaks Lane from Country Oaks Drive west to terminus

Crabapple Drive from Donlea Road south to terminus

Creekside Lane from Sutton Road east to terminus

Cross Timber Road from Braeburn Road east to terminus

Cuba Road from Plum Tree Road southeast and south to Merri-Oaks Road and east to Chicago and Northwestern Railroad

Dana Lane from Caesar Drive west to terminus

Dundee Lane from Dundee Road (Route 68) to Hawthorne Road (Route 59)

Haeger's Bend Road from Lake-Cook Road north to Chapel Road

Haeger's Bend Road from Lake-Cook Road north to Village limits

Hawley Woods Road from Otis Road southwest to Old Dundee Road

Hawthorne Lane from Otis Road southeast to Hawthorne Road (Route 59)

Healy Road from Penny Road south to Village limits

Healy Road from Dundee Road (Route 68) southwest to Penny Road

Helm Road from Algonquin Road (Route 62) west to Village limits

Hills and Dales Road from Brinker Road east and north to Otis Road

Honeycut Road from Hills and Dales Road south to terminus

Lake View Lane from Dundee Road (Route 68) north to terminus

Leeds Drive from Crabapple Drive west to terminus

Longmeadow Court from Longmeadow Drive north to end

Longmeadow Drive from Bateman Road west to Rolling Hills

Meadow Hill Road from Lake-Cook Road north to Spring Creek Road

Merri-Oaks Road from Ridge Road east to Cuba Road

Oak Knoll Road from Ridge Road east to Old Hart Road

Old Dundee Road from Routes 59/68 to Routes 59/68 at Algonquin Road (Route 62)

Old Hart Road from Lake-Cook Road north to terminus

Plum Tree Road from Chicago and Northwestern Railroad west to Village limits

Rebecca Drive from Sutton Road west to terminus

Ridge Road from Lake-Cook Road north to Plum Tree Road

River Road within Village limits

Rock Ridge Road from Plum Tree Road south to end

Rolling Hills Drive from Bateman Road from west to end

Spring Creek Road from Ridge Road west to Village limits

Springwood Lane from Algonquin Road (Route 62) to terminus

Steeplechase Road on circle route from Lake-Cook Road toLake-Cook Road

Surrey Lane (east and west) from Plum Tree Road north

Tamarack Lane from Sutton Road west to terminus

Three Lakes Road from Lake-Cook Road south to terminus

Tricia Lane from Sutton Road east to terminus

Wagon Wheel Lane between east and west Surrey Lane

Woodcreek Road from Dundee Road (Route 68) south to terminus (Ord. 85-1, 1-28-1985; amd. Ord. 89-16, 11-20-1989; Ord. 89-17, 12-18-1989; Ord. 99-10, 10-25-1999)

(E) Penalty: Any person violating this Section shall be fined as provided in Section 9-9-4 of this Title. (Ord. 86-3, 2-24-1986)

## 9-2-6-3: TEMPORARY PROHIBITION OF CERTAIN CLASSES OF VEHICLES:

(A) Whenever any highway or road, or parts thereof, under the jurisdiction of the village, by reason of

deterioration, rain, snow or other climatic conditions will be seriously damaged or destroyed by the use of trucks or other commercial vehicles, the operation of said vehicles thereon in excess of twenty thousand (20,000) pounds, shall be prohibited. (Ord. 87-1, 1-26-1987)

(B) Said weight limitations shall not apply to: agricultural implements; vehicles with loads of livestock (including horses), hay, straw, corn, grain, fodder, fertilizer or other similar farm products or farm byproducts used in the direct production of agriculture; vehicles (including loads) required for emergency repair of public utility facilities or properties; vehicles (including loads) required for repair of septic systems or water wells; vehicles (including loads) operated by home heating supply companies; firefighting equipment; vehicles (including loads) or equipment used for snow and ice removal under contract with the village; vehicles (including loads) used in the transport or disposal of garbage, refuse or septage; vehicles traveling pursuant to seasonal permits issued during the period of a temporary weight limit. (Ord. 91-21, 8-26-1991; amd. Ord. 06-07, 3-27-2006)

(C) The chairman of roads and bridges committee or the chief of police, acting upon the advice of the village engineer, is hereby authorized to determine and designate the time and the highways, roads, or parts thereof which will be so seriously damaged or destroyed, as above provided, and shall so advise the board of trustees of the village. The chairman or the chief, upon approval of the board of trustees by resolution,may prohibit the operation of trucks or other commercial vehicles over and upon such roads or highways, or parts thereof, so designated, provided that said prohibition shall not exceed ninety (90) days in any one calendar year.

(D) After enactment of such resolution, the roads and bridges committee shall cause to be erected and maintained signs designating the provision of the resolution at each end of that portion of any highway or road, or parts thereof, affected thereby. The resolution shall not be effective unless and until such signs are erected and maintained.

(E) If the president of the village (or, in his absence, the president pro tem) shall determine that any roads or highways, or parts thereof, might suffer serious damage prior to the time in which the board of trustees could meet for the purpose of approving remedial action as provided in subsections (C) and (D) of this section, then in such emergency the president (or in his absence, the president pro tem) may act alone in prohibiting the operation of trucks or other commercial vehicles over and upon such roads or highways, or parts thereof, and may direct the erection of signs at each end of such road or highway, or parts thereof, affected thereby.

The board of trustees, at its next regular meeting called after action taken by the president or president pro tem as provided above, shall either confirm said action by resolution and extend said prohibition for a period not to exceed ninety (90) days or direct, by resolution, that the signs be removed and declare that no emergency exists. (Ord. 85-1, 1-28-1985)

(F) Any person violating this section shall be fined as provided in section 9-9-4 of this title. (Ord. 86-3, 2-24-1986)

## 9-2-6-4: OVERWEIGHT PERMITS; FEES:

(A) Overweight Permits Required: Every vehicle exceeding the weight limitations in this chapter, except those vehicles expressly exempted, shall obtain an overweight permit prior to operating on any road under the maintenance jurisdiction of the village. No permit shall be issued unless the vehicle is engaged in an activity specified in subsection (E) of this section.

(B) Application For Overweight Permit: Application for an overweight permit shall be submitted in writing to the building department on the form provided and shall include at a minimum:

1. The type of vehicle(s);
2. The weight to be transported;
3. The content to be transported;
4. The number of trips required;
5. The length of time necessary to complete the activity;
6. The route to be taken by the vehicles;
7. The destination of the vehicles within the village;
8. The name of the carrier, if different than the applicant.

(C) Action On The Application: No application for an overweight permit shall be deemed complete unless the signature of the building officer or his designee is affixed thereto indicating that the application contains all information required in subsection (B) of this section. When an overweight permit is required, no building permit or site development permit shall be valid until the overweight permit fee is paid and the overweight permit is issued by the police chief or his designee.

(D) Issuance Of Permit: Upon receipt of a completed application and proof of payment of the fee, the police chief or his designee shall issue an overweight permit, subject to the following conditions:

1. In consideration of seasonal or other time limitations, the police chief shall restrict the number or time of daily trips authorized by each permit, as is consistent with the public safety.
2. In establishing the routes to be traveled, the police chief shall establish the most direct and shortest route consistent with the public safety, taking into consideration existing traffic, the character of the road or roads, and the configuration of the terrain.
3. All permits shall be nontransferable and shall be valid only for the applicant or his agent or employee.
4. Every permit shall be in writing and shall be open to inspection by any police officer or agent of the village.

(E) Fees For Overweight Permits: Permit fees shall be determined at the time an application for a building permit or site development permit is filed, based on the information provided in the application for building permit or site development permit, or, if the vehicle is to be engaged in an activity that does not require such a permit, from the information provided on the application for an overweight permit. The fees shall be set and charged as follows:

1. Single load, for limited and defined purposes including, but not limited to, landscaping or driveway construction, alteration, or repair: Fifty dollars ($50.00);

2. Activity involving construction, alteration, repair or addition to buildings or structures: Fifty dollars ($50.00) plus twenty cents ($0.20) per square foot.

3. For any vehicle engaged in an activity which is not specified in subsections (E)1 and (E)2 of this section, but which requires a building permit or site development permit, such as the installation of subdivision improvements, or for contractors acting on village awarded contracts, or on its own initiative, the roads and bridges committee of the board of trustees shall ascertain the scope of the work to be performed, specify the conditions under which the work will be performed, and set the requisite fee based on:

   a. The number of trips which the activity will require, and

   b. The potential impact on the road which will be utilized. (Ord. 85-1, 1-28-1985)

4. Any vehicle requiring a permit during the period of a temporary weight limit (see section 9-2-6-3 of this chapter) shall rebate to the village a fee of one hundred dollars ($100.00) per load regardless if it obtained a permit prior to the imposition of the temporary limit. (Ord. 06-07, 3-27-2006)

(F) Payment Of Fees: Payment of fees authorized by this chapter shall be made to the village treasurer at the time the application for an overweight permit is submitted to the building department. All fees received under the terms of this section shall be deposited in the General Fund. (Ord. 85-1, 1-28-1985)

## 9-2-7: PROHIBITION OF THROUGH TRAFFIC ON VILLAGE HIGHWAYS:

(A) No through truck or other commercial vehicle, with a gross weight in excess of twelve thousand (12,000) pounds, singularly or in combination, whether loaded or unloaded, shall utilize any highway or road, or part thereof, under the maintenance jurisdiction of the village.

(B) Every truck or commercial vehicle utilizing a road or highway under the maintenance jurisdiction of the village from an origin or to a destination within the village shall otherwise conform to the requirements of section 9-2-6 of this chapter.

(C) Upon enactment of this section, the roads and bridges committee, with the approval of the board of trustees by resolution, shall cause to be erected and maintained signs designating the prohibition of through trucks or other commercial vehicles at each end of that portion of any highway or road, or parts thereof, affected thereby. This provision shall not be effective unless and until such signs are erected and maintained. (Ord. 85-1, 1-28-1985)