

MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION PUBLIC HEARING WHICH WAS HELD MONDAY, APRIL 10, 2006 AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order & Roll Call

At 8:06 P.M. Chairman Pais called the public hearing to order and the Clerk called the roll:

Present: Chairman Pais, Vice Chairman Terry Banach, Bill Bishop, Camille Koertner, Mark Kolar, Daniel Nass, Denis Taillon

Also Present: Kathy Nelander, Village Clerk
Jim Moran, Village Trustee
Al Pino, Village Trustee
John Schnure, Village Trustee
The Yellins, 25718 Highway 22, Barrington
John Markham, 221 Oakdene Road, Barrington Hills
Tim Pattison, 182 Kimberly Road
Peder Finnberg, 1207 W. Algonquin Road, Algonquin
Keith Lacy, 215 S. Northwest Hwy., Barrington
Natalie Karney, Village Health Officer
Andrea Pracht, Baxter and Woodman
Kelly Rafferty, Building and Zoning Officer
J. William Braithwaite, Village Attorney
Lloyd Struttman, 237 Indian Trail Road
Susan Allman, Village Forester
Joe Cragen, 458 Pine Woods Drive
Kulbir Bagri, 25652 W. Highway 22, Barrington
Josh Johnson, 453 E. Oxford Road
Theodore Binzel, 120 Honey Lake Road
Mr. & Mrs. Wicklin, 110 Honey Lake Road
Sue Manko, Deputy Village Clerk

2. Legal Notice

Chairman Pais requested that a copy of the published notice of the public hearing be incorporated into record.

3. Public Input – to consider the request of Oakdene Development Group, Inc. for rezoning to the R-2 District (2 Acre Residential) and a proposed plat of subdivision for four single family lots, for the property legally described as follows:

The Northeast Quarter Of The Southeast Quarter Of The Northwest
Quarter Of Section 24, Township 43 North, Range 9 East Of The Third
Principal Meridian In Lake County, Illinois

The property is commonly known as 22696 Honey Lake Road and PIN 13-
24-100-014.

Chairman Pais explained the purpose of the Public Hearing and the process to be followed. The Oakdene Development Group, Inc. will give their presentation followed by comments from Village Staff, then members from the audience will have an opportunity to speak.

John Markham, 221 Oakdene Road, Barrington Hills representing Oakdene Development Group, Inc. introduced himself to the Commission. He explained that he is working with the owners of the property located at 22696 Honey Lake Road, North Barrington, and would like to develop the unincorporated Lake County property by annexing into the Village of North Barrington and changing the zoning to R2 or two acre minimum lot area creating four lots on the ten acre site. He then called upon Keith Lacy of Barrington Engineering Consultants and Peder Finnberg of PAF and Associates to introduce the property and define the lots to the Commission.

Village Attorney J. William Braithwaite requested that anyone wishing to testify stand to be sworn in. The witnesses were sworn in.

Keith Lacy, 215 S. Northwest Hwy., Barrington, Barrington Engineering Consultants, approached the Commission. Mr. Lacy explained that his company is the civil engineering and land surveyor on the project.

Mr. Lacy stated:

* There is currently a single family residence with a detached garage on the property. The property to the north is made up of two lots known as Binzel Subdivision, currently R2 zoning with an existing pond and wetlands. The property to the west is currently a vacant, unsubdivided property consisting mainly of wetlands. The property to the south is made up of two lots in Oaksbury Ridge Subdivision and two single residences with unsubdivided property bordering the eastern edge of the south property. Oaksbury Subdivision is on the east side of Honey Lake Road. Old Oak Road enters the Oaksbury Subdivision from Honey Lake Road.

* The property currently has a large amount of grade relief running from the southeast to the northwest with approximately seventy feet of difference in grade. The wetlands on the property are under the jurisdiction of the Army Corps of Engineers.

* Mr. Markham is proposing to subdivide the property into four lots through annexation and approval under R2 zoning, which is a two acre minimum lot size.

* There are no variances from the R2 zoning being requested and the developer has met both the required building setbacks and minimum lot frontages for each lot. The proposed road into the subdivision has been aligned with Old Oak Road.

* They have received a preliminary approval from an engineering standpoint from Village Engineer Andrea Pracht.

* Health Officer Natalie Karney has reviewed the plans and has submitted a few comments, along with the Village Forester Susan Allman. There are a large abundance of trees on the site and a tree preservation plan will be implemented to preserve as many trees as possible.

* Stormwater detention is proposed to be at the northwest corner of the property. No drainage changes will be made from the current drainage pattern running southeast to northwest and the proposed detention basin will discharge to the same location the property currently discharges to.

Village Attorney Braithwaite asked for a description of the approximate lot sizes in the immediate vicinity of the subject property for the record. Mr. Lacy explained that there are two five acre lots to the southeast. To the southwest, there are two acre lots and five acre property zoning to the northeast.

Mr. Peder Finnberg, PAF & Associates, 1207 W. Algonquin Road, PAF and Associates, explained that he has been contracted to review the site and conduct percolation tests as well as create septic systems for the four lots. He noted there is some concern about a drainage easement on lot three relative to the septic system location. There is currently a 25' clearance showing between the bottom of the drainage ditch and the septic system. He will be sure to clear the easement line on lot three by at least twenty five feet in time for the final engineering phase and there will be no grading around the septic field area on this particular lot. Lake County recommended the expansion area be located below the initial at grade system. Since the Village requires 100% expansion versus the 50% expansion required by the County, the systems were moved slightly. Mr. Finnberg feels all four lots are workable from a septic engineering standpoint.

Chairman Pais asked for comments from the Village Staff:

Village Forester Susan Allman reported to the Commission that she had received the Tree Survey from the Oakdene Development Group, Inc. She requested to review the final plans for each lot prior to approving any tree removal.

Andrea Pracht, Village Engineer, Baxter & Woodman, Inc., reported to the Commission that the summary of subdivision with wetlands was good, as was the drainage management plan. She stated that the preliminary plat is in line with all requirements.

Natalie Karney, Village Health Officer, Land Technology reported to the Commission that she has reviewed the septic layout and soil report for the property, along with the percolation report for all four locations. She has no comments regarding the preliminary plan, but noted that the drainage easement on lot three will need to be incorporated into the final PAF plan. The septic design systems for the lots are for five bedroom homes. Ms. Karney added that the Village Ordinance only requires that they show evidence of a suitable soil situation for a three bedroom home. She does not foresee a problem with five bedroom homes being built.

Kelly Rafferty, Village Building and Zoning Officer, reported that he has reviewed the plans for compliance with the Village Zoning Ordinance and that all four lots meet or exceed those requirements for R2 Zoning. He has no objections to the preliminary plan.

Chairman Pais called upon Village residents in attendance to speak if they wished.

Theodore Binzel, 120 Honey Lake Road voiced his concerns to the Commission. Mr. Binzel lives on the property to the north of the proposed site and is concerned about possible water drainage issues.

Joe Cragan, 458 Pine Woods Drive, voiced his concerns to the Commission. Mr. Cragan is concerned about the intersection of Old Oak Road and Honey Lake Road and the vision problems that exist. He would like to see a stop sign placed at the southeast corner of this intersection due to the impact that four additional houses will have on traffic.

Robert Yellin, 25718 Highway 22, voiced his concerns to the Commission. Mr. Yellin lives at the horse farm at the corner of Highway 22 and Highway 59. He disagrees with the proposed zoning changes and expressed his displeasure with this development. Mr. Yellin does not want to see the integrity of the community compromised. He also is concerned about the impact of the subdivision on School District 220, the potential drainage problems from additional septic systems and the possible effect of the building on existing surrounding wells and their water quality. Mr. Yellin is also concerned about the impact of development on Honey Lake. There was some discussion as to the accuracy of the pin number on the preliminary plat. Chairman Pais assured Mr. Yellin that the pin information would be verified. Village Attorney J. William Braithwaite asked Mr. Yellin to give his name and address to the Village Clerk so he can be notified by the developer of the drainage situation.

Mr. Tim Pattison, 182 Kimberly Road, briefly addressed the Commission to state that he has been through the development process with the Village and is confident that drainage issues will be addressed properly. Mr. Pattison also feels that impact fees will compensate School District 220 amply for the cost of incoming students. In regards to the ground water, Mr. Pattison feels that Honey Lake is a protected lake and will not be impacted by development.

4. Adjournment of Public Hearing

Motion: Mark Kolar moved the Public Hearing be adjourned; seconded by Camille Koertner.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 8:45 P.M. Chairman Pais declared the Public Hearing adjourned.

These Minutes were approved at the Plan Commission Meeting held May 8, 2006.

ATTEST:

Sue Manko, Deputy Village Clerk