

# VILLAGE OF BARRINGTON HILLS

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## Plan Commission NOTICE OF MEETING



Monday, November 9, 2015 ~ 7:30 P.M.  
112 Algonquin Road

### AGENDA

1. Call to Order & Roll Call
2. Public Comments
3. [Vote] [Minutes August 10, 2015](#)
4. [Community Unit School District 220 IGA Report](#)
5. [Tree Preservation Ordinance Review](#)
6. [Municipal Property Usage Review](#)
7. Trustee's Report
8. Adjournment

Chairman: Kenneth Bosworth

### NOTICE AS POSTED

# VILLAGE OF BARRINGTON HILLS

## Plan Commission Meeting Minutes

Monday, September 23, 2015 ~ 6:30 pm  
112 Algonquin Road, Barrington Hills, IL

The regular meeting of the Plan Commission was called to order by Chairman Bosworth at 7:32PM.

Members present : Kenneth Bosworth - Chairman  
Pamela Cools  
Kim Van Fossan  
Lou Anne Majewski  
Kelly Mazeski  
Julie Joyce  
Arnold Cernik  
John Gigerich  
Curt Crouse

Public Comments: None

Previous Minutes: Chairman Bosworth requested a motion for approval of the December 8, 2014 minutes. Commissioner Majewski motioned to approve the minutes as submitted. Trustee Mazeski seconded. All present said aye.

Organization of Commission:

Vice Chairman - Chairman Bosworth asked for a motion to to approve the appointment of Pamela Cools as Vice Chairman. The motion was made by Commissioner Majewski and seconded by Commissioner Cernik. Motion carried.

Secretary/Recording Secretary: Commissioner Cernik made the motion, seconded by Commissioner Mazeski, to approve the appointment of Kim Van Fossan as Secretary/Recording Secretary. Motion carried.

Time & Place of Regular Meetings: It was agreed that The Plan Committee meeting Schedule for the balance of 2015 as set forth in the calendar of Village meetings (7:30 pm, the first Monday of the month) should be adopted. Commissioner Mazeski made the motion, seconded by Commissioner Joyce. Motion carried.

Adoption of Policies: Commissioner Cools made the motion, seconded by Commissioner Mazeski to approve the policies as presented. Roll call vote of seven approved with Majewski and Van Fossan abstaining, Motion approved.

CMAQ Bikeway Planning Presentation:

A presentation was made by Stacy Miekens of Sam Schwartz Engineering of a feasibility study for CMAQ (Chicago Metropolitan Agency for Planning) for bikeways in our area. A year ago feasibility study was begun to figure out how to connect bike trails into a more regional network and specifically how to connect the Fox River Trail (north to Wisconsin border and south past St. Charles) to the Old Stover Trail (east and southeast near Busse Woods). 3 suitable routes were identified that were spatially diverse and would appeal to different types of cyclists (street vs. off street). The routes identified were 1) Algonquin Road, with a long term horizon due to IDOT involvement and proposed road changes (2) Penny Road - midterm, and 3) Poplar Creek Trail and Shoe Factory Road which is nearly complete. Ms. Miekens stated that the draft report would go to the Steering Committee in the next week or so and would be finalized by end of August.

Chairman Bosworth asked what happens after it goes to the steering committee and was told that the Steering Committee would comment/revise and then give to CMAP. He also asked whether any of the facilities would involve private property and was told that all proposed trails would be on existing roadways or right of ways.

A commissioner asked who would pay for the project and Mr. Miekens explained that all funds would come from IDOT and local funds. Whatever municipality or entity that spearheads the project would apply for federal funds (up to 80% of facility) with a 20% portion matched by local communities or from other sources like Cook County. Upkeep of trails would be determined by jurisdiction (county, municipality).

Commissioner Cools asked if it is possible that NONE of these would be adopted and Ms. Miekens said that it is possible but that the Penny Road facility was nearly finished and was likely to happen.

#### Discussion Items:

Anna Paul gave a presentation on how to access website, commissions page, packets. etc., as well as how to find ordinances, documents, records, etc.,

#### Plan Commission Duties:

Chairman Bosworth explained that plan commission duties lie in the Comprehensive Plan and in Subdivision Ordinances. The Comprehensive Plan is a mission statement of the village and offers guidelines for future use/direction of the community. Has been 5 years since the Comprehensive Plan was last assessed. May be time to review. Subdivisions have not been an issue since downturn in the economy. Specific procedures to subdivide property. 1) Sketch Plan done by engineer - what do you think? Preliminary Plan - more engineering, details, water flow, perc tests, proximity to neighbors. Village engineer reports to us re concerns. We vote to accept or not with conditions. Final Plans - plans conform to our codes, variances go to ZBA. Property on 10 acres off Hart Road last property to come before Plan Commission

A Commissioner asked is there anything we can do to help promote Barrington Hills? Trustee Maison responded that President McLaughlin was working on an "ad" promoting Barrington Hills.

#### Trustee Report:

Trustee Maison reported that the Village was a defendant in litigation re Heritage Tree Ordinance but felt further comment would not be appropriate at this time. Commissioner Cools asked for comment re Longmeadow Parkway and was told by Trustee Maison the the Village has "officially" stated it is opposed to the project because of disruptions it will cause residents and the community in the form of increased traffic. Village withdrew its support by adoption of a resolution since the last meeting of the plan commission.

Adjournment: Commissioner Majewski motioned to adjourn at 9:30pm. Commissioner Mazeski seconded. All present said aye.

Meeting adjourned.

Respectfully submitted,

Kim Van Fossan  
Recording Secretary

# Memo

To: Kenneth Bosworth, Chairman Plan Commission  
Cc: Plan Commission  
From: Mary Dickson, Bond, Dickson & Associates, P.C.  
Date: November 6, 2015  
Re: Community Unit School District No. 220/Barrington/Barrington Hills IGA

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The Village Board has referred to the Plan Commission, for its review and input, proposed revisions to an existing Intergovernmental Agreement between the Board of Education of Barrington Community Unit School District No. 220 (“School District”), Village of Barrington, Village of Barrington Hills (“Village”), and the Wamberg Family Partnership, L.P., dated March 3, 2004 (“IGA”).

As you may know, School District has acquired 20.82 acres of the Wamberg property at the Northwest corner of Hart Road and Lake Cook Road (“Property”). Development of the Property is subject to the IGA, which recognizes that the Property, identified as Lot 5 in the IGA, as well as a Conservation Area, is located in the Village, and is, therefore, subject to the Village’s zoning and development authority.

Upon execution of the real estate agreement, the School District contacted the Village of Barrington and the Village of Barrington Hills suggesting that the IGA be amended to reflect the School District’s ownership of the Property, and, as it pertains to the Village, to amend the language to reflect additional proposed development allowances of the Property located in the Village to school uses.

In addition to reflecting specific language changes proposed by the School District, the red-lined IGA also has been revised to delete language no longer effective or correct given the span of time. Specifically pertinent to Plan Commission review and comment are revisions to the Master Site Plan, attached as Exhibit B to the IGA which will include the additional use proposed for the Property:

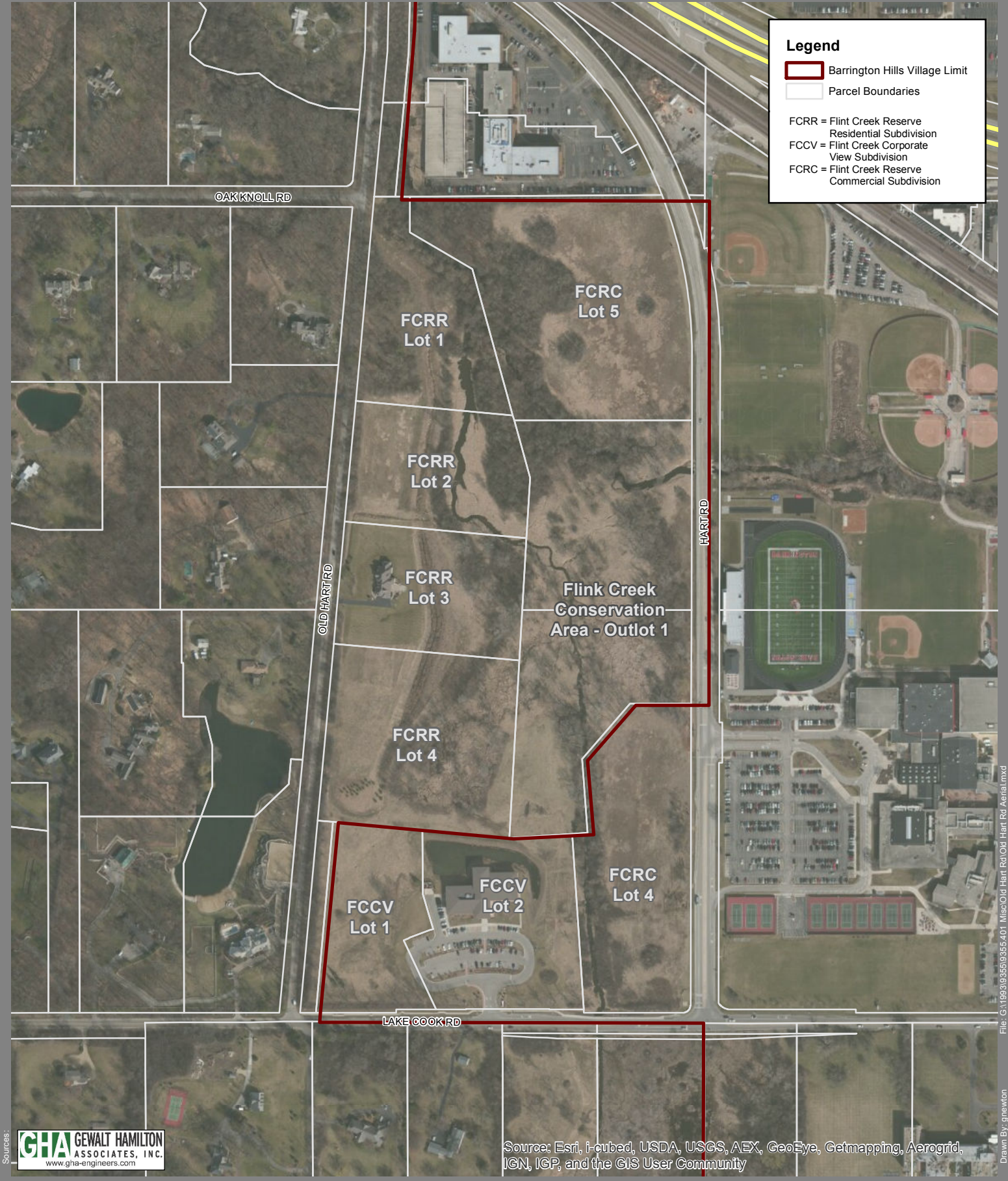
- 4. Elementary and high school uses and related facilities, including but not limited to, elementary, middle and high schools, parks and playgrounds, athletic fields and athletic facilities, school-related parking for school uses located on Lot 4 or 5 (but not to include the storage of buses, trucks, maintenance vehicles, or commercial vehicles), and administrative offices, zoned in the Village’s B-3 Office Zoning District or in the Village of Barrington’s PL (Public Lands) Zoning District.**

And, which will allow the additional Special Use:

- 5. Off-site parking on Lot 4 or 5 related to uses not located on Lots 4 or 5. Off-site parking for school-related uses may also be authorized as part of further**

**amendments to the existing planned development, as amended, as provided by Village of Barrington Ordinance Nos. 04-3161, 07-3385, and 11-3653.**

Additional revisions of note will be presented for discussion by staff. Should you have any questions concerning this information, please do not hesitate to contact me or the Director of Administration Robert Kosin.



**Legend**

- Barrington Hills Village Limit
- Parcel Boundaries

FCRR = Flint Creek Reserve Residential Subdivision  
 FCCV = Flint Creek Corporate View Subdivision  
 FCRC = Flint Creek Reserve Commercial Subdivision

Sources:  
**GHA GEWALT HAMILTON ASSOCIATES, INC.**  
 www.gha-engineers.com

Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community

File: G:\199\98\95\95\401 Misc\Old Hart Rd\Old Hart Rd Aerial.mxd  
 Drawn By: gnewton



1 inch =  400 Feet

# 2012 Aerial Photograph

## Barrington Hills, IL

# Memo

**To:** Kenneth Bosworth, Chairman Plan Commission  
**From:** Robert Kosin  
**cc:** Plan Commission  
**Date:** November 6, 2015  
**Re:** Tree Preservation Ordinance

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The Village has adopted in 2007 a Tree Preservation Ordinance (copy attached). The Ordinance has been applied to properties both during construction as regulated by a building permit and general landscaping activities undertaken by the property owner.

The experiences of the Village with the Ordinance are proposed to be presented to the Plan Commission and include a review of the Ordinance. Such a review would consist of three topics, resources, mitigation and legal.

**RESOURCES.** The resources are derived from an inventory of native species or trees original to the landscape of this part of Illinois. Their location may be introduced or planted as there is very little pre-settlement (circa 1840) vegetation in the Village. Since the adoption of the list of species, experiences with cultivation and infestation have occurred in the landscape industry. The proposal is to examine whether the type and size of the enumerated species are still valid after an examination of those experiences.

**MITIGATION.** When there is proposed the unavoidable replacement of a Heritage Tree, the Ordinance has a replacement formula but gives no direction when circumstances exist on the property which is not conducive as a replacement or planting location. In other jurisdictions, migration methods allow for off-site plantings which consideration may be given to support woodland restoration underway on public lands within the Village.

**LEGAL.** The enforcement of the Ordinance whether by monitoring compliance or judicial action is not an area of consideration by the Plan Commission. Consideration of that aspect of the Ordinance is undertaken by the Board of Trustees with consultation of the Village Attorney.

A presentation of the topics of resources and mitigation are intended to be presented to the Plan Commission at its regularly scheduled meeting in November.

4-6-1: INTENT AND PURPOSE:

The intent of this chapter is to ensure the presence and continuation of heritage trees, a special resource throughout the village of Barrington Hills by requiring sound forestry practices and preventing storm water runoff and topsoil erosion. It is also the intent of this chapter to promote and educate our 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 environment. This will be accomplished by regulating how such trees may be removed and replaced, whether as a result of building construction or as a result of landscaping activity only. (Ord. 07-24, 12-17-2007)

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 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.

**AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA):** The national trade association of the nursery and landscape industry. ANLA provides education, research, public relations and representation services to ANLA members.

**ARBORIST:** A person who, based on training and experience, diagnoses the condition of shade or ornamental trees 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 and is a member in good standing in a reputable nationally recognized professional arborist association such as the American Nursery and Landscape Association or is so licensed.

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

**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 will be considered heritage trees.



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**HERITAGE TREES:** Trees, as set forth in table A of this chapter, that are of a genus and species indigenous to this region and determined to be of significant historical value to the village of Barrington Hills. Such trees shall be above the minimum specified dbh and of good condition.

**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.

**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 multistemmed trunk system, supporting definitely formed crown.

**TREE REMOVAL PERMIT (TRP):** The permit required by this chapter in order to remove any heritage tree within a protected woodland.

**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 AND ENFORCEMENT:

(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 or nursery stock plan that is approved and administered by a proper 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 written under the oversight of an arborist or endorsed by such, may be accepted by either or both of the village's zoning board of appeals or board of trustees and shall, at a minimum, include the intent through sound forest management 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. New 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 new construction (when a building permit is required), which shall consist of at least two (2) legible reproducible site plans, drawn to scale, which in addition to the general submittal requirements of this chapter shall include a tree survey overlaid directly upon the site plan indicating the location, species, condition rating and dbh of all heritage trees. The survey shall distinguish among trees to be preserved, transplanted, and/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 must be individually depicted. The building officer may permit the application 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. The survey shall include a maintenance plan for all heritage trees, consistent with sound forestry practices, to ensure the protection of the trees for a period of at least three (3) years from the conclusion of construction or activity and the issuance of an occupancy permit, if one is required.

2. Nonconstruction Permit: The applicant shall submit the following with his application for tree removal permit with existing structure and use (when no building permit is required):

a. Site plan that depicts the area of the tree removal, the heritage trees to be removed, and all other heritage trees in proximity to the removal. All heritage trees shall be identified by location, species, condition rating and dbh.

b. Reasons for removing the trees.

c. Reports or studies, if any, indicating that the trees should be removed.

3. Application Review: Upon receipt of a completed application with the required fee, the building officer shall review the application, which, if deemed necessary, may include a site inspection by village staff and professional review by an arborist or other professional.

(E) Granting A TRP:

1. The building officer shall grant a TRP only if:

a. All reasonable efforts have been undertaken in the architectural layout and design of the proposed construction or other activity to preserve woodlands and to otherwise enhance the aesthetic appearance of the site by the incorporation of trees in the design process and the transplanting of the woodlands is not feasible.

b. The removal of the heritage trees is consistent with sound forestry practice or will result in the woodland enhancement.

2. As a condition to granting a TRP, the applicant may be required to replace the heritage trees that will be destroyed and other trees of the species identified in table A of this chapter. Replacement trees shall conform to the minimum standards of the American Nursery and Landscape Association. In determining the necessity of transplanting or replacement of trees, the building officer shall consider the following:

- a. Existing tree coverage on the site and in the immediate surrounding area.
  - b. Number of trees to be preserved on the entire site.
  - c. The species, dbh, and condition rating of the tree(s) to be removed.
  - d. The feasibility of transplanting the particular tree or trees.
  - e. Topography and drainage of the site.
  - f. The extent to which the protected tree(s) contributes to the historic, economic and environmental integrity of the surrounding area.
  - g. The nature of the existing and intended use of the property, including adjoining rights of way, scenic easements, conservancy district or conservancy areas or other open spaces on the site or within a distance of two hundred fifty feet (250') of the site.
3. A TRP shall expire and become null and void if work authorized by the TRP is not commenced within one year 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.
4. No occupancy certificate shall be issued until any required replacement of heritage trees, as required by the TRP or TPP, has been completed and the final tree inspection approval has been given by the building officer.

(F) Tree Protection:

1. During construction, the TPP must be followed to prevent the destruction or damaging of heritage trees. Heritage trees that are destroyed or receive major damage must be replaced by heritage trees of equal dbh in the aggregate, as determined by the building officer and/or a professional arborist retained by the village, except when clearly impractical.
2. During construction, unless otherwise authorized by the TPP, a fence shall be 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 protected tree, unless the addition of excess soil or fill is required in order to comply with either the flood criteria requirements and/or federal flood regulations in high flood hazard location.
3. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any heritage tree(s) during construction.

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4. Unless otherwise authorized by a TPP, no soil is to be removed from within the minimum root zone of any protected tree.

5. All woodlands which are planted or transplanted pursuant to this chapter shall be maintained alive and healthy on the site. Any of such tree(s) which die within three (3) planting seasons, shall be promptly replaced by the applicant. (Ord. 07-24, 12-17-2007)

4-6-4: APPEALS:

Any person aggrieved by any action taken, order issued, or determination made pursuant to this chapter, 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).

4-6-5: REPLACEMENT:

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 this code, he shall plant a replacement tree or trees on the site within ninety (90) days of written notice from the village. Such replacement tree(s) shall be a species listed in section 4-6-6, table A of this chapter and shall be minimum three inch (3") dbh trees with the aggregate plantings equaling the dbh of the damaged or destroyed protected tree. 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. These replacement trees shall conform to the minimum standards of the American Nursery And Landscape Association. Any of such trees which die within three (3) planting seasons shall be promptly replaced upon written notice from the village. (Ord. 07-24, 12-17-2007)

4-6-6: TABLES:

(A) Table A:

\* \* \*

(B) Table B:

\* \* \*

(C) Table C:

\* \* \*

(Documents on file in the building department)

# TREE PRESERVATION

GIS: CONSERVATION + RESTORATION  
VILLAGE OF BARRINGTON HILLS

Species (Click For More Information)	Diameter At Breast Height
<b>Oak</b> White Oak ( <i>Quercus alba</i> ) Swamp White Oak ( <i>Quercus bicolor</i> ) Hill's Oak ( <i>Quercus ellipsoidalis</i> ) Bur Oak ( <i>Quercus macrocarpa</i> ) Red Oak ( <i>Quercus ruba</i> ) Black Oak ( <i>Quercus veluntina</i> )	<b>10 inches or greater</b>
<b>Hickory</b> Shagbark Hickory ( <i>Carya ovata</i> ) Bitternut Hickory ( <i>Carya cordiformis</i> ) Pignut Hickory ( <i>Carya glabra</i> )	<b>8 inches or greater</b>
<b>Ironwood (<i>Ostrya virginiana</i>)</b>	<b>6 inches or greater</b>
<b>Wild Black Cherry (<i>Prunus serotina</i>)</b>	<b>8 inches or greater</b>
<b>Hackberry (<i>Celtis occidentalis</i>)</b>	<b>8 inches or greater</b>
<b>Black Walnut (<i>Juglans nigra</i>)</b>	<b>8 inches or greater</b>
<b>Basswood/Linden (<i>Tilia americana</i>)</b>	<b>10 inches or greater</b>
<b>Sugar Maple (<i>Acer saccharum</i>)</b>	<b>10 inches or greater</b>

GIS Mapping Services By:

**GEWALT HAMILTON**  
ASSOCIATES, INC.  
850 Forest Edge Drive  
Vernon Hills, Illinois  
tel 847.478.9700  
<http://www.gha-engineers.com/>



**Then, Now and Tomorrow**  
Trees Preservation VBH 4-6-3 et sec



Presented By:  
112 Algonquin Rd  
Barrington Hills, Illinois  
tel 847.551.3000

<http://www.barringtonhills-il.gov/>