

VILLAGE OF BARRINGTON HILLS

Plan Commission Meeting Minutes

Monday, July 11, 2016 ~ 7:30 pm
112 Algonquin Road, Barrington Hills, IL

The Meeting of the Village of Barrington Hills Plan Commission was called to order by Vice Chairman Pamela Cools at 7:31 pm.

Members Present

Lou Anne Majewski
Kelly Mazeski
Julie Joyce
Arnold Cernik
Pamela Cools
John Gigerich
Curt Crouse
Kim Van Fossan

Member Absent

Kenneth Bosworth

PUBLIC COMMENTS:

J.R. Davis, Chairman of Barrington Hills Farms, commented that he was not notified nor invited to the meeting but noticed BH Farms was on tonight's agenda. Commissioners were provided with copies of Barrington Hills Farm LLC - McHenry County Staff Plat Review and Mr. Davis handed to Bob Kosin items for adjustment recommended by McHenry County to be entered into public record.

PREVIOUS MINUTES:

Review of minutes required some minor corrections including a correction that the rewriting of the INTENT AND PURPOSE section was done by Commissioners Mazeski and Cools.

Commissioner Majewski abstained. All others accepted by voice.

TREE PRESERVATION ORDINANCE REVIEW:

Commissioner Cools lead the rest of the commission step by step through the draft Tree Preservation Ordinance (TPO). All were comfortable with revised INTENT AND PURPOSE section.

Robert Kosin explained that the TPO would not be triggered by sick or damaged trees or those destroyed in other ways unrelated to the removal for construction of something - house, pool, gazebo, landscaping etc. Trees must be quality and single trees are not pertinent.

No changes for Page 2.

On page 3, definition of growing season changed (word "is" removed).

Commissioner Cools believed the definition of HERITAGE TREES (Page 3) should read "such trees shall be of "good or excellent condition".

Page 4 contains changes in the (D) escrow. Bob Kosin reiterated that the MINIMUM replacement of a woodland would be 80" at 10" diameters or 8 trees in an acre. Commissioners Cools and Mazeski thought a dollar amount should be assigned to DBH for replacement stock. Mr. Kosin believed the escrow amount should be tree replacement cost without overhead costs. Escrow would be a

commitment to go forward with the landscape plan. Later in discussion Commissioner Joyce suggested that resident must comply within 1 year (solidly within growing season). It was decided to omit blue line "Exception" and section (E) - page 7.

Page 5, no changes.

Page 6, (c) years changed to growing seasons. Discussion about changing dbh to all caps. It was suggested that a Tree Removal permit sign should be incorporated into ordinance. Mr. Kosin said it we can put it under General Requirements.

Page 7, 3. (B) change "destroyed" to removed. Omit "Exception" section and Section E.

Discussion ensued regarding staggered planting, i.e., planting Heritage Trees FIRST before other landscaping. Mr. Kosin argued that because monies are being held in escrow there is little chance that resident would not follow TRO. Commissioner Gigerich suggested that the escrow amount be significant so that it will be respected. It was discussed whether escrow should be put up for trees that 'may' be injured during construction.

Page 8, no changes.

Page 9, Mr. Kosin explained section (B) Contribution in-lieu of Replacement. Commissioner Cools felt this section needed to be more adamant so there is no ambiguity that 'in lieu of' cannot replace replanting in full. Other ways to use 'in lieu of' were explored. Mr. Kosin explained that remediation must fulfill public interest and not private.

Arnold Cernik commented that Illinois has severe penalties for co-mingling escrow amounts and general funds.

It was determined all were satisfied with changes made. Mr. Kosin was to get back to Commissioner Cools approximate completion date after his conversation with the village attorney.

BARRINGTON HILLS FARM LLC - MCHENRY COUNTY STAFF PLAT REVIEW:

Mr. Kosin gave brief history of property. He explained that Barrington Hills Farms LLC located in unincorporated McHenry County falls under McHenry County Unified Development Ordinance adopted in 2014. This ordinance is responsible for developments greater than 20 acres and reviews permits. A portion of this property adjoins Chapel Road and Village of Barrington Hills has "driveway ordinance". McHenry County must implement building permits and have a dialogue between County and Village. Mr. Kosin said the County has been very transparent and applicant provided Village with plans and reviews.

Commissioner Cools asked if neighbors have been informed of activity. Commissioner Majewski raised concerns that this enterprise could grow and increase traffic. She is afraid of how an increase in traffic will impact wetlands and an already flood prone road.

Mr. Kosin stated that McHenry County declined to provide the village with context and standards to review the project. Barrington Hills building requirements, stormwater drainage requirements and zoning ordinances do not apply.

Commissioner Cools voiced concern that stormwater retention areas back up to Barrington Hills and she and Commissioner Majewski believe that the residents are owed transparency and as much information as is available after the Duda fiasco.

Mr. Davis explained that their entire parcel is 602 acres and HARPS would have 100 acres designated for it, but the building site is only 20 acres.

Commissioner Cools asked why the signage says “Barrington Hills Farms”, and not HARPS. Mr. Davis explained that it was a “scrivener’s error” and the sign would read HARPS as well. he also stated that he hoped one day in the future that the property could be re-annexed into Barrington Hills.

Commissioner Cools referenced the Comprehensive Plan and felt that the project generally fit with it nicely, though traffic is a concern and 2 driveways onto the site seems onerous. It was explained that one is a service driveway, Both would be off Church Road.

Commissioner Mazeski felt that it was not our place or our jurisdiction to be notifying neighbors or setting precedents. Commissioner Gigerich felt that we should have a vote on the subject, but it was explained that the Plan Commission could not take a vote on anything that was not designated for a vote on the Agenda, per the Open Meetings Act.

There was much back and forth on this topic including how to get the word out to residents about the project, and it was finally agreed that Anna Paul would include an article in the next newsletter.

Commissioner Cools asked Mr. Davis if they had applied for an Illinois Livestock Facilities Permit. Mr. Davis implied they would do whatever was necessary for the property.

Anna Paul, Village Clerk, said she has received no calls regarding Barrington Hills Farm and told Mr. Davis if he could provide her with pertinent information she will answer questions she receives.

TRUSTEES REPORT: Trustee Maison was absent but sent word through Anna Paul that the ZBA may be coming to the Plan Commission for assistance with a horse boarding text amendment.

Commissioner Cools said that Commissioner Cernik had asked for discussion of Village property off Route 25 to be put on current agenda but it was not. She asked that it be put on next agenda. The Village is looking for suggested uses of 5 acre parcel to defray property taxes. Suggestions should be sent to Anna Paul.

A Special Meeting will be held on Tuesday, August 9th at 6:30 pm when the Commission will hopefully vote on the Heritage Tree Ordinance and discuss Village’s Route 25 property.

Commissioner Joyce asked if Anna had info regarding basketball court construction at Countryside School, and Anna believed that Countryside had recently picked up a permit for asphalt work.

ADJOURNMENT:

Commissioner Cools asked for motion to adjourn. Commissioner Gigerich motioned, Mazeski seconded. All present said aye. Meeting adjourned at 9:29 p.m.

Respectfully submitted,

Kim Van Fossan, Recording Secretary