

**MINUTES OF THE NORTH BARRINGTON SPECIAL PLAN COMMISSION
MEETING WHICH WAS HELD WEDNESDAY, AUGUST 19, 2009 AT THE NORTH
BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE**

1. Call to Order and Roll Call

At 7:03 P.M. Vice Chairman Bill Bishop called the meeting to order and the Deputy Clerk called the roll:

Present in Person:	Vice Chairman Bill Bishop, Martin Pais, Janis Menges, Denis Taillon
Absent:	Chairman Dan Nass, David Wilford
Also Present:	Mark Kolar, Village Trustee Al Pino, Village Trustee Village Attorney J.W. Braithwaite Susan Allman, Village Forester Kelly Rafferty, Village Building and Zoning Officer Al Stefan, Village Engineer Natalie Karney, Village Health Officer David McArdle, 4052 East Main Street, St Charles James Doherty, 1424 Cabot Lane, Schaumburg Thomas E. Rosensteel, 555 South Randall Road, St. Charles Nicole Keiter, Deputy Village Clerk

2. Consideration of Plat of Subdivision, Old Barrington Farm Subdivision and Equestrian Center property

Vice Chairman Bishop explained that the purpose of this meeting was for the Plan Commission to consider the plat of subdivision, Old Barrington Farm Subdivision and the Equestrian Center property to send recommendation to the Village Board. Vice Chairman Bishop first called on Kelly Rafferty, Village Building and Zoning Officer, for any comments regarding the subdivision. Mr. Rafferty stated that the plat satisfies all requirements set forth by the proposed zoning district and also satisfies or exceeds all zoning setback requirements of the Village. He had no objections to the project.

Jim Doherty, project engineer, then confirmed to the Commission that nothing in the plans, or the exhibits, for the subdivision had changed and that all plans had received approval from Lake County. Vice Chairman Bishop then asked the Commission members if they had any questions.

Mr. Pais wanted clarification that the plat of subdivision was to include only the 7 pieces of property plus the equestrian center as previously discussed. Mr. Doherty explained that those were the only properties included. Mr. Pais also wanted to verify that the disposal of horse waste was being handled by the subdivision. David McArdle, property owner, responded that it is

stated in the subdivision's restrictive covenants that horse manure must be removed every two weeks and all properties will follow the existing regulations already put in place by the Village as well as Lake County and state regulations.

Ms. Menges asked if there were going to be a special service area for drainage in the subdivision and if all the existing drainage was being redone. The engineers responded they were replacing a portion of the drain tile in order to improve maintenance and support the existing wetlands/nature. Detention basins were also being utilized and are all in good standards. Everything follows the restrictions and guidelines for the special service area. The Homeowners' Association will be responsible for any problems that may arise in terms of drainage. In the case that they do not handle the problem correctly, the Village will have the ability to remedy the situation and assess due costs to the homeowners.

Vice Chairman Bishop wanted to confirm the maximum number of horses allowed on the property. Mr. McArdle stated that the amount of horses allowed on the property, in its entirety, was the number agreed upon at the last meeting; 1.5 horses per acre. The amendment has already been made to the ordinance to reflect this concern.

Mark Kolar, Village Trustee, inquired as to the construction start date. Mr. McArdle stated that he would like to begin construction on a main road into the equestrian center as well as some ponds and detention basins sometime in the fall. If inclement weather delayed this start date, he would begin in the spring. Other than this construction, the property would remain agricultural farm land for the time being.

Susan Allman, Village Forester, and Mr. McArdle both agreed that any tree worth saving would be saved. Ms. Allman will be walking the property and tagging the trees that are to be saved.

Natalie Karney, Village Health Officer, stated that the owners have provided an adequate amount of information that each lot will have adequate room for a septic system and well. She has no objections to the project.

Al Stefan, Village Engineer, stated that there were a few minor comments that need to be addressed, but nothing that would keep him from saying this project was anything less than satisfactory. Mr. Stefan stated that he fully expects Mr. McArdle and the project engineers to address these concerns.

A. Motion to recommend to the Corporate Authorities approval or disapproval of said Plat of Subdivision

Motion: Martin Pais moved that the Plan Commission recommend approval of said Plat of Subdivision to the Corporate Authorities; seconded by Denis Taillon.

Discussion: There was no discussion.

Vote on Motion: Ayes: Vice Chairman Bill Bishop, Janis Menges, Martin Pais, Denis Taillon

Nays: None

Absent: Chairman Dan Nass, David Wilford

Abstain: None

Vice Chairman Bill Bishop declared the motion passed.

3. Adjournment

Motion: Janis Menges moved the meeting be adjourned; seconded by Martin Pais.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 7:29 pm, Vice Chairman Bill Bishop declared the meeting adjourned.

These Minutes were approved at the Plan Commission Meeting held October 12, 2009.

ATTEST:

Nicole Keiter, Deputy Village Clerk