



**MCHENRY COUNTY**  
**STAFF PLAT REVIEW**  
**AGENDA • MAY 4, 2016**

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**Public Meeting**

**Conference Room B**

**8:30 AM**

667 Ware Rd., Woodstock, IL 60098

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**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

**V. MEMBER COMMENTS**

**VI. ADJOURNMENT**



**MCHENRY COUNTY  
STAFF PLAT REVIEW  
MINUTES • APRIL 20, 2016**

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

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**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.

<b>RESULT:</b> <b>ACCEPTED BY VOICE</b>
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**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. Wallen 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.

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.