

VILLAGE OF BARRINGTON HILLS

PLAN COMMISSION

ADGENDA, FEBRUARY 9, 1976

---

- I. Minutes of January 12, 1976
2. Mizock Subdivision
3. BACOG Plan
4. Such other business as may properly come  
before the commission

VILLAGE OF BARRINGTON HILLS  
PLAN COMMISSION

Minutes--February 9, 1976

<u>Present</u>	<u>Absent</u>	<u>Guests</u>	
Younger	Arbuthnot	Mr. Kroha	Mr. J. Zaleski
Mueller	Moseley	Mr. & Mrs. Mizock	Mrs. Kiekefer
Alberts		Mr. Lucke	Mr. & Mrs. Klein
Cassell		Mr. Stophen	Mr. & Mrs. Hansen
Galloway		Mr. Platt	Mr. A. McArthur
Garre			
Shultz			

The meeting was called to order at 8:05 P.M.

The minutes were approved as written.

Mr. Kroha appeared before the Commission asking advice re. the subdivision of his 10.5 acres on the corner of Penny and Healy Roads. Unless, Mr. Kroha explained, a new road is built on which both proposed lots will front, the subdivision of his property will not comply with the zoning ordinance. Mr. Kroha expressed a willingness to build this road and the Commission agreed that his plan would then conform to the zoning requirements for front lot lines. Mr. Kroha also mentioned that a previously existing barn had been removed from the property, thereby bringing that lot into compliance with the zoning law. The Commission advised Mr. Kroha to move on with the requirements of the subdivision ordinance. *MSG*

Mr. Mizock presented a letter from the Village Engineer, Bleck Engineering Co., dated February 5, 1976 (attached to the minutes) and a revised plat of his subdivision. Upon examination of this revised plat, the Commission found the following items were still lacking:

- 1.) The width of the existing right-of-way on Braeburn Road;
- 2.) A statement on whether or not any of the subdivided area will fall within the flood hazard area.

The Commission agreed that there was no reason to change the lot lines since the subdivision ordinance states that they must be radial to curved street lines "if practical." (In this case it would not be practical.) Mr. Klein, a neighbor of the proposed subdivision, expressed concern about the surface drainage problem in the area. Mr. Mizock explained that a water retention pond is planned to alleviate the problem. The Commission advised Mr. Mizock that a zoning variance must be granted by the Zoning Board before such a pond is constructed. Finally, Mr. Mizock was advised to revise his plat to include points 1 and 2, above, obtain a certificate of approval from the Village Engineer, and return next month for the Commission's consideration.

Mr. Lucke, Mr. Stophen and their attorney, Mr. Platt presented a revised sketch of the plan for the Lucke Subdivision. (Copy attached) The consensus of the Commission was that two acres should be the minimum lot size along Dundee Lane in order to protect the east side of Dundee Lane, where there is so much vacant land. Therefore, Mr. Lucke was asked to combine lots 1 & 2 into a lot containing 2.2 acres. Mr. Lucke also discussed the problem of dedicating a 50 foot strip along the north side of the subdivision to Cook County. This would be required if the property were to remain in an unincorporated area. Mr. Lucke, therefore, expressed a desire to have his subdivision annexed to the Village of Barrington Hills. The Commission advised him that he must present a petition for annexation to the Village Board. MSG

Mr. Alberts reported on the findings of a committee (Mr. Alberts, Mr. & Mrs. Hansen, Mr. Hamill and Mrs. Garre) which studied the Village maps. The committee found the maps to be inadequate and outdated. A motion was made, seconded and carried stating that the Commission recommends to the Village Trustees that the quadrant maps of the Village be brought up to date. Mr. Alberts also recommended that the Commission should revise our plan map and the BACOG plan maps so that they are more precise.

Mr. Alex Mc Arthur presented letters (attached) from the Mc Henry County Highway Department and the Mc Henry County Regional Planning Commission regarding plans for the Fox Valley Freeway. According to these letters, the Freeway will terminate in Elgin if, in fact, it is built at all.

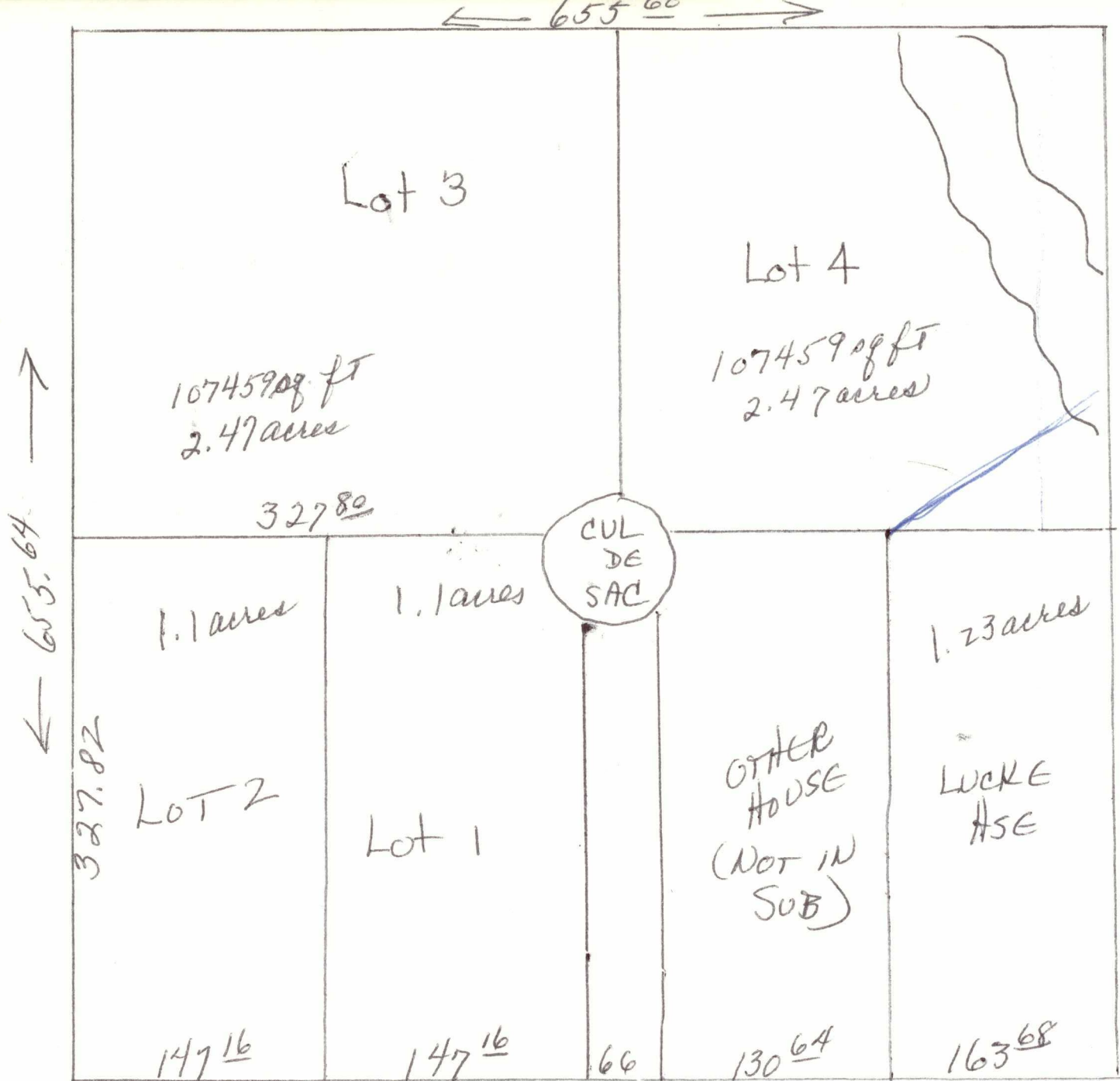
The Chairman, Mr. Cassell, reminded members of the public hearing for the BACOG plan scheduled for Saturday, February 26, at 9:00 A.M. at the Village Hall.

The meeting was adjourned at 10:30 P.M.

Respectfully submitted,



Maryjo, S. Garre, Secretary



DUNDEE LAKE