

THE VILIAGE OF BARRINGTON HILLS
PLAN COMMISSION

ADGENDA--MONDAY, APRIL 12, 1976

1. Minutes of March 8, 1976.
2. Introduction of new member, Mr. James Douglass.
3. Informal presentation of Hefele Subdivision, located on
Hawley Lake.
4. Presentation of Ulick Subdivision.
5. Dunrovan Road qualification.
6. Such other business as may properly come before the Commission.

THE VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION

MINUTES--APRIL 12, 1976

Present

Alberts
Douglass
Galloway
Garre
Moseley
Mueller
Schultz
Younger

Absent

Cassell

Guests

Mizock
M/M Cook
Kiekehefer
Hefele
Newman
Floria
M/M Kurgeja
Ulick
Hamill
Hansen

The meeting was called to order at 8:05 PM by the acting chairman, Mr. Galloway.

Mr. James Douglass was introduced to the Commission and welcomed as a new member, replacing Mr. Arbuthnot.

An informal presentation of the Hefele Subdivision on Hawley Lake was made by Hefele's attorney, Mr. David C. Newman. The property includes a total of 18 acres to be divided into three parcels of five or more acres each of which over one half of the acreage is land, not water. Lot C, a pie shaped lot, may not conform with the zoning ordinance and Village Attorney, Craig, will check the legality of this lot and will advise Mr. Galloway as to his findings. Finally, the Commission explained to Mr. Newman that the division of this property does not have to come under the Subdivision Ordinance because it already fronts on an existing road. However, the Commission advised Mr. Hefele that he could subdivide under the ordinance if he wished to avoid using metes and bounds to describe the lots.

Mr. Ulick, acting for his mother, came before the Commission to seek advise re. the fifty acres she owns and wishes to subdivide. Several lots were previously sold and a building permit was issued for one lot. Presently, there is a stay on the permit and all building has been halted. Access to the lots is gained not from an existing road but, rather, from a 1650 foot long easement running east from Meadow Hill Road. Legally, if this "easement" had not been formally established as a "private road" before the sale of the lots, the Ulicks should have filed for permission to subdivide before any selling the lots. Mr. Ulick said that his mother wishes to cooperate fully with the commission. The Commission advised Mr. Ulick to get a proper subdivision plat and to speak with the Village Engineer re. the requirements for private roads in the village. Once the Commission and the Engineer are satisfied that the road meets our standards, Mr. Ulick can then procede to file for approval of his subdivision plans.

Mr. Mizock came before the Commission seeking final approval of his subdivision. It was moved by Mr. Alberts that we approve the final plat of the Mizock Subdivision. Mr. Moseley seconded the motion and it was passed by a roll call vote with all members present voting "aye." The Acting Chairman was directed to write a letter to the Village Trustees conveying the Commission's formal approval of Mr. Mizock's final plat.

Mr. Hamill reported on the action which the Village Board took at its March meeting concerning the BACOG Plan. He said that a majority of the Board members present voted to adopt the plan, but one abstained and there were two negative votes. A majority of the total number of Village Trustees is necessary to pass an ordinance, so the ordinance for adopting the plan was, in effect, tabled and will be considered again at a later date.

Finally, the Commission urged that all persons appearing before the Commission should provide ample copies of their plans to each Commission member before the meetings.

The meeting was adjourned at 9:23 PM.

Respectfully submitted,

Maryjo S. Garre

Maryjo S. Garre, Secretary

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