

VILLAGE OF BARRINGTON HILLS

PLAN COMMISSION

MINUTES-----MAY 10, 1976-----

<u>Present</u>	<u>Absent</u>	<u>Guests</u>	
Galloway	Cassell	M/M Ulick	J. Train
Alberts	Garre	B. Kroha	J. Hansen
Douglass	Moseley	C. Canby	J. Hamill
Mueller		W. Schulze	M/M Cook
Schultz		M/M Kurzeja	
Younger			

In the absence of Mr. Cassell, the meeting was called to order at 8:10 P.M. by Mr. Galloway, the acting chairman. Mrs. Kieckhefer was appointed acting secretary.

The minutes of the April meeting were approved as presented.

Mr. Canby, attorney for Mr. Kroha, presented a letter requesting that a preliminary plat, which he showed the Commission, be forwarded to the Village Board as the final plat. He reminded the Commission that the Kroha subdivision consists of slightly more than ten acres on Penny Road which will be divided into two lots of five-plus acres each. Though lot #1 lacks proper frontage, the Village Attorney suggested that a 50 foot platted private road along the west boundary of the property could be the road on which the lot fronts rather than Penny Road. The petition reflected this opinion....Mr. Alberts objected to being asked to instantly approve the subdivision and commented that there has been too much waving of rules in the Commission's operation. He added that strict compliance is needed with articles 6 and 7 of the Subdivision Ordinance. Mr. Galloway said he wanted to be sure that the Village Attorney and Village Engineer are in agreement on the proposed road. Finally, Mr. Hansen commented that he would like to see a written agreement of the required maintenance for the road...Mr. Canby said he would return to the Commission with the proper documents.

Mr. Ulick appeared regarding his proposed subdivision off of Meadow Hill Road. He produced a drawing and said that a letter from Mr. Lenzini, the Village Engineer, to the Village Clerk has set forth the necessities with regard to the construction of his proposed road. Mr. Galloway read the letter to the commission and Mr. Alberts suggested that Mr. Ulick sign it as evidence of good faith. Previously, the Village Attorney had suggested to Mr. Ulick that, if there was sufficient evidence of Ulick's good faith, he (Attorney Craig) would have the Building Inspector lift the stop order on the Kurzeja's building permit....The Ulicks asked if certain documents which they brought to the meeting could be submitted for formal approval by the Commission. Mr. Alberts said they should be submitted to the Village Attorney for his approval. Mr. Galloway pointed out that certain signatures & documents were lacking.... Mr. Schultz advised the Ulicks to check the subdivision ordinance and proceed as it directs.... The Commission then approved the Village Engineer's letter and plan with respect to Mr. Ulick's road. Ulick signed the letter with an expression of his "good faith" and Ulick was advised to call Mr. Craig regarding the stop order. Finally, Ulick was advised that no more permits could be issued until the subdivision is formally approved.

Mr. Galloway appointed three committees; Alberts and Douglass to look into and recommend changes in legal, engineering and plat fees--Galloway and Younger to do the same for private road provisions--Schultz and Moseley to investigate the compliance of our Subdivision Ordinance with the new state law regarding topographical plans and flow of surge water.

Mr. Galloway suggested that a letter be written to the Village Clerk urging her to give the Commission's Subdivision Check List to anyone inquiring about subdividing. It was suggested that another letter request the Clerk to get all matter pertaining to Plan Commission business into the hands of Commission members fifteen days before a meeting.

Notice was taken of a letter from Lake County regarding procedures for the approval of municipal plats by the County Plat Committee and of some bills from the Village Engineer, but action was postponed until a future meeting.

Finally, a copy of a letter from the Plan Commission of Sanibel, Florida, had been sent to Mr. Cassell by Mr. Hamill. Mr. Hamill commented that he thought it was a good example of a Plan Commission's adopting a more aggressive course of action in seeking Village Board approval of its recommendations than had been the custom here in the past. (Only minutes of a meeting advocating passage of some measures having ordinarily been sent to Village Board members.)

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

Respectfully submitted,

Dierdre Kieckhefer, acting
secretary