

VILLAGE OF BARRINGTON HILLS  
PLAN COMMISSION

ADGENDA-----JUNE 14, 1976-----

1. Minutes of May 10, 1976.
2. Hyerdick Subdivision.
3. Kroha Subdivision.
4. Lucke Subdivision.
5. Committee Reports:
  - a. Fees
  - b. Private Roads
  - c. Subdivision Ordinance and State Law
6. Such other business as may properly come before the Commission.

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PLAN COMMISSION

MINUTES-----JUNE 14, 1976-----

Present  
Cassell  
Douglass  
Garre  
Train  
Younger  
Moseley

Absent  
Alberts  
Galloway  
Mueller  
Schultz

Guests  
Lucke  
Smolarczyk  
Kroha  
Hegerich  
M/M Ulick  
M/M Cook  
Hansen

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

The minutes of the May meeting were approved as written.

Mr. Hegerich, who first appeared before the Commission in April of 1975, explained that, subsequent to a conversation with the Village Attorney, he had the land in his twelve acre subdivision on Oak Knoll Road surveyed. He showed us the survey on which two parcels (5 A. & 6.93A.) and an easement were identified. (Mr. Moseley arrived at 8:09.) Mr. Hegerich's intent is to sell his present home which is on the front five acres of his property. The plan, as drawn, shows a 20 foot easement along the edge of the front lot. Some land from the back lot will be added to the front acreage so that it will remain five acres excluding the easement. The Commission advised Mr. Hegerich to get the subdivision checklist from the Village Clerk, to hire an engineer to give the proper certificates and to make drawings in compliance with our subdivision ordinance, to send the engineer's plans and certificates to our Village Engineer for his opinion and, finally, to return to the Plan Commission with his preliminary plat and accompanying documents in proper order.

Mr. Lucke appeared and advised the Commission that Mr. Stephen Mr. Stephen is no longer considering being Mr. Lucke's partner in the "Lucke Subdivision" on Dundee Lane. Lucke, therefore, asked approval of the subdivision of his 3.7 acre lot into two lots-- lot A, 1.23 acres & lot B, 2.47 acres--Lucke's house stands on lot A which fronts on Dundee Lane. Access to the rear lot would be along an easement of 33 feet on the north side of lot A. Since the subdivision involves a departure from present zoning, the Commission's action was in the form of a recommendation to the Zoning Board of Appeals. It was moved by Mr. Train and seconded by Mr. Douglass as follows: The Plan Commission recommends to the Zoning Board of Appeals that the Lucke lot which fronts on Dundee Lane be approximately two acres. The motion carried with Mr. Moseley casting the only negative vote. The Commission's intent was to keep all lots fronting on Dundee Lane approximately two acres in size.



Mr. Kroha was advised that the Chairman received a recommendation from the Village Attorney (attached) listing the legalities of subdividing his 10.57 acres on Penny Road. Mr. Kroha was given a copy of this letter and advised that he must comply with our subdivision requirements "to the letter" in order to receive our approval.

The Ulicks presented a preliminary plat, topographic map, certificates of ownership and formal application for their Hill Acres Subdivision of Meadow Hill Road. Mrs. Ulick displayed a U.S. flood plain map and demonstrated that the property in question does not fall within the 100 year flood hazard area. It was moved by Mr. Moseley and seconded by Mr. Train that the Plan Commission approve the preliminary plat and that the Plan Commission recommend that the preliminary plat be treated as the final plat and, subject to approval by the Village Engineer, the chairman may sign the plat, if it is all in order, and it may be forwarded to the Village Board with the Plan Commission's recommendation for approval as the final plat for the Hill Acres Subdivision. The motion carried unanimously.

The secretary presented the following three bills for approval: \$2.82 for April postage; \$2.40 for May postage; \$1.13 for supplies. Mr. Train moved that the bills be approved and that a requisition be presented to the Village Board for \$25.00 to be used for the purchase of stamps for the secretary to use for Plan Commission mailings. Mr. Douglass seconded the motion and it carried unanimously.

The chairman regretfully announced the resignation of Mr. Mueller. Mr. Moseley moved that the Commission accept the resignation of Mr. Mueller with regrets and that the secretary be directed to write Mr. Mueller a letter of appreciation for his service on the Commission. Mr. Train seconded the motion and it carried unanimously.

The committee on road specifications sent a preliminary report (attached).

Fees for the services of the Village Attorney and the Village Engineer in regards to subdivisions were discussed. The committee will look into what other villages charge and also will consider the possibility of suggesting a deposit of perhaps \$500 for use as needed with the unused balance being refunded to the subdivider.

Trustee Hansen presented a letter from the Village Attorney dated April 29, 1976, recommending amendments to the Subdivision Ordinance in the following areas: engineering and other fee schedules; private road specifications; damage and nuisance fees; new exemptions from the Plat Act. The attorney recommends that the Plan Commission hold one public hearing for the discussion of all the amendments.

Mrs. Hansen also presented a plat for the Pentress Subdivision which she received from Lake County. The property lies within ~~1 1/2~~ miles of the village of Barrington Hills, but seems to be within the village of Barrington's village limits. Since our zoning for the area is two acres per dwelling unit and, since the plan calls for approximately two acre lots, the Commission gave verbal approval of the subdivision. Mrs. Hansen said she would write the County a letter stating that our village has no objections to the subdivision.

Finally, Chairman Cassell appointed a committee (Alberts, Douglass, Train) to study the zoning on the perimeter of the village and a committee (Train and Alberts) to study the village boundaries as set forth in a map prepared by the Village Engineer.

The meeting was adjourned at 10:45 P.M.

Respectfully submitted,

Maryjo S. Garre, secretary