

VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION

ADGENDA -- September 13, 1976

1. Minutes of August 9, 1976;
2. Public Hearing on an amendment to the Subdivision Ordinance;
3. Fred Klein; Dunrovan Road **variation**;
4. Committee reports
 - a. Private roads
 - b. Peripheral zoning
5. Consideration of unincorporated land/boundary agreements;
6. Petition for vacation of Bradford property on Cuba Road;
7. **Rock Ridge North and Rock Ridge South Subdivisions**;
8. Request for approval of B3 zoning in place of present R1 at SE corner of Rts. 62 and 25;
9. **Such other business as may properly come before the Commission.**

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Minutes--September 13, 1976

<u>Present</u>	<u>Absent</u>	<u>Guests</u>	
Cassell	Alberts	G. Bradford	Hansen
Douglass		D. Apter	Butler
Galloway		M/M P.W. Hoffmann	MacArthur
Garre		M/M T. Dyke	Kieckhefer
Moseley		T. McCabe	K. Blood
Schultz		J. Boose	F. Klein
Train		J. Healy	Murphy
Younger			

The Chairman called the meeting to order at 8:05 p.m.

The minutes were approved as corrected.

The public hearing on amendments to the subdivision ordinance was called to order at 8:07 p.m. There being no people present who wished to testify on this matter, the Chairman deferred discussion of the amendments until a later hour.

Mr. Fred Klein being absent, the Commission heard reports from the committees on private roads and peripheral zoning. Re private roads: Mr. Younger reported that the committee surveyed many of the private roads and drives in the Village. Speaking for the committee, he recommended that private drives on which there are five or less home sites should be a minimum of ten feet wide with eighteen foot turnouts at each home site. Private drives on which there are ten or more lots should have a minimum width of eighteen feet. Furthermore, he reported that the committee felt pitch and ditch and subsoil composition should be strictly regulated. The Village Engineer will be asked to recommend specific requirements in this matter.

Mr. Klein having arrived, the committee on peripheral zoning deferred its report until after discussion of Dunrovin Road. Referring to the letter from the Village Engineer dated March 4, 1976, the Commission expressed concern about the drainage problems at "various locations" along the road, ponding and poorly located dutters. The Commission agreed that the surface of the road appears to be excellent. Mr. Klein said the previous Village Engineer (Wight) supervised and approved the construction. In reference to Bleck Engineering's point 4, regarding gutters, Mr. Klein stated that this problem was caused by a curb on private property. Regarding ponding, Bleck point 3, Mr. Klein said the ponding seems to be well away from the road. It was moved and seconded that the Plan Commission recommends approval and acceptance of Dunrovin Road by the Village subject to satisfying point 3 with Bleck Engineering. The motion was passed ~~unanimously~~ with Mr. Cassell casting the one negative vote. (msg)

At 8:43 p.m. the Chairman again asked for testimony on the matter of amending the subdivision ordinance. There being no one wishing to testify, the public hearing was closed at 8:44 p.m. It was moved and seconded that the portion of the subdivision ordinance dealing with fees should be amended so that the fees are \$250 for each subdivision application and \$100 for each lot in the subdivision. The motion carried unanimously.

Mr. Train reported for the committee on peripheral zoning. He stated that his committee met with the BACOG Attorney, Larry Knouff, and with a Mr. Gotlieb of HUD. He said that the committee felt it **does** not have good guidelines for making changes on the west and that specific studies on ecology, drainage, traffic, etc. are needed. It was the sense of the Commission that we request the Village Trustees to authorize, at their next meeting, the engagement of a competent **consultant** to advise us re the drawing up of plans for our peripheral zoning. Mr. Train and Mr. Cassell will testify on this matter at the next Village Board meeting.

Mrs. Hansen reported that Mr. Puzy, chairman of the BACOG committee on municipal boundary agreements, has requested that we identify those areas **outside** of our Village about which we wish to make boundary agreements with neighboring BACOG villages. Mr. Train's committee will draw up a list of these areas for Mrs. Hansen.

MSB
Mr. Apter testified on behalf of Mrs. Gladys Bradford. Her problem is a unique one and this was the first time the Commission had been addressed on this matter. Mrs. Bradford's parents purchased the property in question, located on Cuba (Plum Tree) Road and Mrs. Bradford's ^{PARENTS} subsequently acquired possession in 1951. A recent survey of the property revealed that the legal description on previous conveyances did not include 33 feet of property on which the front yard and a portion of Mrs. Bradford's home are located. In order to sell her home, Mrs. Bradford has asked that the Village vacate this 33 foot right-of-way shown on the property survey as Cuba Road. It is not known when the Village assumed the right-of-way for this road, but records dating as far back as 1913 show the Village's right-of-way (the 33 feet.) ~~It is twenty feet from the pavement (Plum Tree Road) to Mrs. Bradford's front porch and of this twenty feet the Village is using some for blacktop (road surface) and shoulder.~~ Mrs. Bradford stated that it appears that she has not been paying taxes on the 33 feet in question. The Chairman pointed out that, if this right-of-way is the usual 66 feet, the house on the other side of the road probably has the same problem. He asked Mrs. Bradford's attorney to search the title to this house and to the neighboring houses to the east and west of the Bradford property. The Commission felt it would be unable to act on this issue until the full extent of the problem is known.

MSB

Plans for the Rock Ridge North and Rock Ridge South subdivisions were presented by the owners, Mr. and Mrs. Paul Hoffmann and the planning firm of Harland, Bartholomew and Associates represented by Mr. Dykes and Mr. McCabe. The Hoffmanns stated that they purchased the land in 1957. The property consists of 146.98 acres--44.78 acres north of Plum Tree--102.2 acres south of the road. At the invitation of

the Village, the Hoffmanns annexed their property to the Village in 1958. It was their intent, they said, to build their home on the land south of Plum Tree Road. Failing to do this, they now intent to subdivide their property. (The Hoffmann's are presently involved in the subdivision of properties in Wayne, Illinois.) Rock Ridge South, being consistent with our zoning, was only briefly discussed. The Commission did express concern about possible flooding along Spring Creek which flows through the acreage. The plans for Rock Ridge North call for dividing the 44.78 acres into 36 lots--3 three-acre lots and 33 one-acre lots. (R-4 zoning) The planners said that they felt this request is justified because the acreage in question is in fact a transitional area bounded on the northwest side by the Hemphill development. It was the sense of the Commission that action on this subdivision should be deferred until the plans for the Hemphill development in Fox River Grove have been finalized.

Mr. Boose addressed the Commission regarding the petition of Messrs Healy, Blood and Boose for a zoning change from R-1 to B-3 on the property just south of the Shell station on Route 25 in the southwest corner of the Village. He stated that they purchased this property with the intent of developing it commercially and managing said development themselves. He said that "this area is going commercial." Mr. Galloway disputed that statement. Mr. Younger pointed out that the owner of the ten-acre property to the east of Mr. Boose's land intends to build a house on the five acres adjacent to Boose's property. He also stated that there was a substantial number of names omitted from the owners list which the petitioners presented. Mr. Train said that the property is zoned R-1, but it is planned for three-acre residential lots and, if development were of a residential nature, the Commission would probably recommend approval of a zoning change. The Commission agreed with Mr. Train, but Mr. Boose stated that he would proceed with the filing of his original petition.

Mr. Murphy, though not on the agenda, appeared briefly before the Commission. He said that he will return next month with plans for a subdivision on the 49-acre Krez estate on Brinker Road.

The meeting was finally adjourned at 11:03 p.m.

Respectfully submitted,

Maryjo S. Garre
Maryjo S. Garre, Secretary