

VILLAGE OF BARRINGTON HILLS  
PLAN COMMISSION

AGENDA  
OCTOBER 11, 1976

1. Minutes of September 13, 1976.
2. Committee reports
  - a. Private roads
  - b. Zoning
3. Such other business as may properly come before the Commission.

MINUTES OF  
THE REGULAR MEETING OF THE  
PLAN COMMISSION  
OF THE  
VILLAGE OF BARRINGTON HILLS

OCTOBER 11, 1976

<u>Present</u>	<u>Absent</u>	<u>Guests</u>	
Alberts	Cassell	Kieckhefer	Mead
Douglass	Galloway	M/M Kearn	McCabe
Garre	Schultz	M/M McDougal	Walker
Moseley	Train	Kuffel	Rennebohm
Younger		Kempe	Kopp
		M/M Sanfillippo	

The regular meeting of the Plan Commission of the Village of Barrington Hills was called to order at 8:10 P.M.

Mr. Alberts was **elected** chairman pro-tem in the absence of Chairman Cassell.

The minutes of the September meeting were approved as corrected.

The report of the Road Committee was presented by Mr. Younger. He stated that a copy of the committee's findings was sent to the Village Engineer for comment. Discussion of this report was deferred until the November meeting when the commission would have received the comments of the Village Engineer.

The report of the Committee on Peripheral zoning was deferred until the November meeting. It was recommended that a planner be consulted and Mr. Train will present a list of planners for our consideration at that meeting.

Certain matters which came before the Commission in September were not discussed because representatives of the petitioning parties were not present; i.e. Boose, Murphy and Bradford.

The firm of Harland Bartholomew was present on behalf of the proposed Hoffmann subdivisions Rock Ridge North and Rock Ridge South. Preliminary subdivision plats had been distributed to the Commission in September and the Commission discussed these two subdivisions.

Speaking for Harland Bartholomew, Mr. McCabe formally requested approval of the preliminary plat for Rock Ridge South. New plans were presented which reflected changes requested by the Village Engineer. It was noted that each lot was in excess of five acres and complied with the Village Zoning Ordinance. Referring to the Bleck Engineering letter of 9-7-76, points number 1, 2, 3, 4, 5, 6, 7, and 12 were complied with. The request for a 75 foot set back from the private road easement was not complied with because

the Village Subdivision ordinance calls for a 50 foot set back as included in the plan. Mr. McCabe reported that studies were made to determine that adequate sight distance for entrance onto Plum Tree Road (175 feet over what is required) is available.

Certain points which Bleck Engineering requested were not complied with and Mr. McCabe explained why. Again, referring to Bleck's letter of 9-7-76, point 3 re. bearings--certain bearings on a piece that was sold have not been found, but McCabe said they would be on the final plat. Point 9--re. the length of the cul-de-sac--McCabe said it would be impossible, because of the design of the subdivision, to shorten the cul-de-sac from 3150' to the required 2000', however, he offered to extend the easement to the south boundary of the subdivision if the Village so desires. Point 8 and point 11--these matters are only required on the final plat and will appear there. Finally, in regard to point 7 which refers to the total platted width of Plum Tree Road, McCabe pointed out that the plans show an 80' width, a change from the original 66', and he asked that this be considered as a part of the total acreage of the lots fronting on Plum Tree Road.

Mr. Younger questioned the composition of the private road which will be built, pointing out that, since it will serve seventeen homes, it should meet the Village requirements for a public road. McCabe stated that the intention is to build an A3-type road (three courses of stone and oil.) This road is considered as a "private access road" by the developer; however, the developer is willing to construct the road to comply as a "public road."

The suitability of the soil for septic systems was questioned by Mr. Alberts. The President of the Plum Tree Road Association, Mr. Kearns, presented a soil study done by the McHenry County Soil and Water Conservation District which showed very poor soil in the area. McCabe said that they are aware of the report and will design systems to compensate for the poor soils.

A motion was made, seconded and passed unanimously for the approval of the preliminary plat of the Rock Ridge South subdivision subject to the following conditions:

1. The roads should meet the standards for acceptance as public roads;
2. Suitable percolation tests should be provided for each of the 17 lots;
3. The waving of the 2,000' cul-de-sac requirement to which the Commission has no objections;
4. Compliance with the state drainage law to be shown on the final plat;
5. The inclusion of the 80' Plum Tree Road right-of-way as part of the total acreage of the lots fronting on Plum Tree Road;
6. Other matters on the Bleck report which have not been complied with.

Thanking the Commission for its approval of Rock Ridge South, McCabe next asked the Commission to approve the preliminary plat for Rock Ridge North. New plats were presented incorporating the additions recommended by Bleck Engineering. All suggestions stated in Bleck's letter of 9-7-76 were followed except points 6 and 7 which are required by our subdivision ordinance to be on the final plat. Acting Chairman Alberts suggested that the property owner's petition should be considered on its own right and not with reference to the pending Hemphill proposed subdivision. It was noted that this subdivision does not comply with the Village Zoning Ordinance which zones this property R-1, five acres. Whereas the proposed Rock Ridge North subdivision shows 3 three acre lots and about 30 one acre lots. The property to the immediate south is zoned R-1, five acres, and to the immediate east is zoned three acres, both in the Village of Barrington Hills. The land north and west outside of the Village is planned for two to five acres on the BACOG and Barrington Hills plans.

Discussion of the merits of this subdivision began. Certain members of the Plum Tree Road Association commented adversely on the subdivision. Mr. Kern stated that Surrey Court is not to be ever used as an access road--this was legally stated when the road was dedicated to the Village. McCabe said he would gladly remove access to Surrey Court from this subdivision. Kern also stated that the property in the Village of Barrington Hills which abuts the subdivision on the east is zoned three acres and is a buffer, but, in Kern's opinion, the proposed one acre lots are not. McCabe stated that the lots are intended as a buffer from the proposed Hemphill development. Mr. McDougal stated that the people live in the Plum Tree area because of the R-1 zoning and objected to the Village considering changing the zoning from the present five acre requirement for the land in question. John Mead, President of the Barrington Countryside Association and representing its over 300 members, stated that the Association is not necessarily against feathering, but he is adamantly opposed to this subdivision because of its effects on our schools, roads and the character of the area.

After discussion, Acting Chairman Alberts asked Mr. McCabe if he would prefer action one way or another on the proposed subdivision at this time, or would like to have the decision deferred. Mr. McCabe stated that he would rather have a decision at this time. It was moved by Mrs. Garre and seconded by Mr. Moseley that the Plan Commission disapprove the proposed subdivision, Rock Ridge North, and recommend that the Village Board deny the petition for the preliminary plat of Rock Ridge North. There being no further discussion, the Plan Commission voted unanimously to pass the motion.

The meeting was adjourned at 9:50 P.M.

Respectfully submitted,  
*Maryjo S. Garre*  
Maryjo S. Garre, Secretary