

VILLAGE OF BARRINGTON HILLS  
PLAN COMMISSION

AGENDA NOVEMBER 8, 1976

1. Minutes of October 11, 1976.
2. Petition for Map Amendment-B District (Boose, Blood, et al)
3. Autumn Trails Subdivision.
4. Committee Reports
  - a. Peripheral zoning
  - b. Private roads
5. Such other business as may properly come before the Commission.

VILLAGE OF BARRINGTON HILLS

PLAN COMMISSION

MINUTES----

November 8, 1976

<u>Present</u>	<u>Absent</u>	<u>Guests</u>	
Alberts	Galloway	R. Hampton	Hansen
Cassell	Moseley	M/M Krueger	Kieckhefer
Douglass		Schultz	Butler
Garre		Trost	M/M Berndtson
Schultz		Wrangler	Ms. Wrangler
Train		Ms. Wrangler	
Younger			

The Chairman called the meeting to order at 8:04 p.m.

The minutes of the October meeting were approved as written.

Since no one was present representing Boose, Blood et al., the matter was passed over and the Commission proceeded to discuss the Autumn Trails subdivision.

Representing the firm of Kane-Barrington Corp., Mr. Krueger presented plans for the Autumn Trails Subdivision located on the south side of Rt. 62 (Algonquin Road) in the far western corner of the Village. (Kane-Barrington Corp., according to Krueger, is made up of Mr. Juarez from West Dundee, Mr. R. Butler from Batavia, and Manning Service Corp.) The plans call for thirteen 5 acre sites on which 3,000 to 4,000 sq. ft. custom designed homes selling for \$150,000 to \$200,000 would be built. Also included in the plans is an outlot containing a water retention basin which is located in an existing marshy area.

- The Commission expressed concern about the maintenance of this outlot and Krueger said that the developer could incorporate it in lots 7 and 8, if the Commission so desired. A second major concern of the Commission and of owners of neighboring properties (Berndtson) was the possible effect of the development's overall storm water runoff. The developer pointed out existing and planned culverts which, he said, would handle the outflow properly. The Commission, however, felt certain 20" culverts planned to be built under the road within the subdivision were too small, the planned road was too low near the retention basin and lots 9 and 10 seemed to have a low spot which should be drained into the basin. The Commission also expressed concern about the danger of entering and exiting the subdivision from its western intersection with Rt. 62. Krueger said the developer would be willing to build a deceleration lane on Rt. 62 if the Commission felt this was necessary.

Bleck Engineering commented in a letter dated 11/3/76 that a 30' radius should be provided at each entrance to Rt. 62 and that the building line elevations on lots 7 and 8 should be 12' higher

than presently shown in the preliminary plan. Krueger said the developer would comply with these recommendations of the Village Engineer.

Finally, the Commission asked Krueger to return in December with specific drainage calculations relating to the culverts and retention basin and their ability to control the outflow from the subdivision, a resolution of the problem of the maintenance of the outlet and more specific information on the suitability of the land for septic systems.

Mr. Train, reporting for the Committee on Peripheral Zoning, said that the committee has interviewed three planners and will interview one more before the end of the current week. He also reported that the Village Board has approved expenditures up to \$5,000 for preliminary planning studies.

Mr. Younger, reporting for the Committee on Private Roads, asked to have the matter deferred until the chairman of the committee, is present and can present the formal recommendations of the committee.

Mr. Butler, Trustee in charge of Village roads, updated the Commission re. the Bradford property on Cuba (Plum Tree) Road. He said that there is no record of an easement for the width of the road and that Mrs. Bradford never owned the 33' front feet of her property (measured from the middle of the road.) Further more, the people across the street do own to the middle of the road and the same is true of the property to the west of Mrs. Bradford.

There being no further business, the meeting was adjourned at 9:24 p.m.

Respectfully submitted,

Maryjo Garre, Secretary