

VILLAGE OF BARRINGTON HILLS

PLAN COMMISSION

AGENDA

DECEMBER 12, 1976--8PM

1. Minutes of November meeting
2. Vacation of Donlea Road
3. Autumn Trails Subdivision
4. Country Oaks Subdivision
5. Committee on Peripheral Zoning
6. Committee on Private Roads
7. Boose, Blood et al.
8. Such other business as may properly come before the Commission.

VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION

Minutes of
DECEMBER 12, 1976

<u>Present</u>	<u>Absent</u>		<u>Guests</u>
Alberts	Galloway	F.J. Brei	Healy
Casseil	Schultz	M/M Sbarounis	Manhardt
Douglass		Krueger	Mac Arthur
Garre		R. Hampton	Alton
Moseley		Kieckhefer	Boose
Train			Hansen
Younger			

The meeting was called to order by the Chairman at 8:08 p.m.

The minutes of the November meeting were approved as written.

The Commission was requested by Cook County to approve the vacation of the section of Donlea Road between Bateman Road and just east of the Spring Creek bridge, west of Sutton Road. The vacation had been previously approved by the Barrington Hills Village Board. The vacation was requested because this portion of the road, which runs through the forest preserve, was being used for drag racing and the forest preserve did not wish to police it any longer. Mr. Alberts questioned why we should vacate the road just because of drag racing. He felt the Commission should have been given definite facts on which to base its decision. It was moved and seconded that, since the Commission has received no evidence, the Commission should not act at this point. The motion did not carry. A second motion was made and seconded recommending the closing of this portion of Donlea Road and directing the Chairman and the Secretary of the Plan Commission to sign the vacation documents. The motion carried with Mr. Alberts abstaining and Mr. Moseley voting no.

Mr. Krueger presented revised preliminary plats for the Autumn Trails Subdivision on Algonquin Road. These plats, according to the Bleck Engineering letter of 11/18/76, show compliance with the requests of the Plan Commission and previous requests of the Village Engineer. The Commission praised the developers for their willingness to comply with our zoning ordinance. It was moved and seconded that the Commission approve the preliminary plat of the Autumn Trails Subdivision and that the plat be forwarded to the Village Board with recommendation for approval as the preliminary plat. The motion carried unanimously.

Finally, Mr. Krueger asked the Commission's opinion as to whether the developer could legally build a rough, construction access road and a model home on the property before the final plat is approved. It was the opinion of some members of the Commission that, since he owns the 80 acres, he could do this, but totally at his own risk.

Mr. Brei presented the preliminary plans for the Country Oaks Subdivision, located on County Line Road just east of the high tension lines. The property is currently owned by Mr. and Mrs. Sbarounis of Donlea Road, but is being purchased for development by Mr. Brei. Plans call for twenty five-acre sites on which Brei intends to erect \$175,000 custom homes. For security and aesthetic reasons, Brei does not want to tie into the neighboring one-acre zoned Barrington Summit Subdivision. Therefore, a long cul-de-sac is planned. Brei said this road will be built to Village standards and will be dedicated to the Village. (Trustee Hansen said that the Village Board strongly desires the dedication of roads servicing such large subdivision.) It was the sense of the Commission that, because of the intended purpose of the cul-de-sac and the type and quality of homes to be built there, the requirements of the Subdivision Ordinance could be waved in this case.

The engineer for the project, Mr. Manhardt, apologized for the many items which the Village Engineer found lacking in the preliminary plan, (Bleck Engineering letter of 11/1/76,) but he explained that he had intended this to be simply a preliminary planning conference. He said he would proceed with the details of the plats as soon as the Commission indicated an informal approval of the general idea of the Subdivision.

The Commission asked for specific storm water runoff data for the lots and the roads, and the engineer agreed that the runoff must be properly directed. The Commission questioned the safety of the point of egress and ingress from County Line Road. The developer said that the speed limit there is only 45 m.p.h. and that there is at least 1,000 ft. of unobstructed vision at that point, but the Commission suggested flaring of the access road at the intersection.

Suitability of the soil for septic fields was the next matter questioned. Brei said that the McHenry County maps show the soil is "A-OK" except in the northwest corner of the property. On that lot, he said, the placement of the house and septic field will be carefully and properly done. He also said that the construction access road located near the high tension lines will be sold to the adjacent lot-owners upon completion of the subdivision. The Commission, however, advised that this temporary road should not be a part of the subdivision.

Mr. Younger pointed out the existence of a private airstrip, owned by Dr. Kuranz, adjoining the northeast lot of the subdivision. He questioned the safety of building a home on this lot since the 1,900 ft. airstrip is "just long enough." The Commission advised the developer to check with the Illinois Department of Aeronautics as to the safety of the site for a home. The developer said he would be happy to sell the lot to Kuranz if the lot were, in fact, unsafe for a home.

Mr. Alberts questioned the legality of the lot lines of lot #1 which seem to include the total width of County Line Road and the width of the access road to make up the five acres. Our zoning ordinance states that the lot line may come only to the middle of the road, Alberts explained. He said the lot line, as presently, drawn must be approved by the Zoning Board of Appeals. The developer said he would redraw lots #1 and #2 to conform with our ordinance.

Finally, Manhardt asked if the topographical data, taken from aerial photographs, was sufficient. The Commission advised that, since there were no apparent topographical problems on the property, this data should be sufficient. The Commission praised the developer for his desire to conform with our zoning and subdivision ordinances and indicated its informal approval of the general idea of the subdivision. The developer asked to be placed on the January agenda for approval of the preliminary plat of the Country Oaks Subdivision.

Because of the recent hospitalization of Mr. Galloway, the chairman of the Committee on Private Roads, the Commission postponed the consideration of that matter. It will be discussed at the January meeting. The Commission expressed its concern for Mr. Galloway's health and wished him a speedy and complete recovery.

Mr. Train, reporting for the Committee on Peripheral zoning, said that the Village has hired the firm of Wallace, McCarg, Roberts and Todd as planners. The firm's first goal is to give us a plan for a planning program so that we can correctly budget for our new plan in the next fiscal year. The plan, Train said, will be a total village plan as well as a plan for the periphery.

Mr. Boose, owner of 3.5 acres immediately adjacent to the three homes on Route 25 just south of Route 62, introduced Mr. Robert Alton, the Kane County Director of Urban Development, who has been retained on a private basis by Boose, Blood et al. as a planning consultant. Mr. Alton presented a graphic description of the properties to the west, ignoring residential properties to the east of the property which Boose, Blood et al. wish to have rezoned B3 from R1. Pointing out that the property across Rt. 25 and to the northwest contain commercial development and is zoned commercial by Kane County and that the property to the north contains a gas station, the old Village Hall and an Illinois Bell facility, Alton stated that it was his opinion that B3 would be the highest and best use for his client's property. He was uninformed of and make no investigation as to the present and proposed residential use in the immediate area. He further admitted he was unaware of the BACOG plan and was not familiar with and had not read the Barrington Hills ordinances.

Mr. Boose stated that it was his intention to be a good neighbor of the residences to the south of his property, which Alton had pointed out during his testimony, and that he will keep up the property properly. He said he plans to build a neighborhood convenience type shopping center (permitted under B1) with space for his own offices (permitted under B3.)

The Commission stated that such a convenience center is definitely not recommended by the BACOG plan. The Commission reminded Mr. Boose of the high quality residential plan for the Autumn Trails Subdivision east of the Boose property which was approved earlier in the meeting. Furthermore, Mr. Younger stated that the owner of the property between Boose and Autumn Trails intends to build a residence of five of the ten acres which he owns.

It was the sense of the Commission that it was unwilling to make any decision on the property, except a negative one, where there is a basic departure from the Barrington Hills ordinances, until the planner presently working on the Village planning has reported, but that the Commission was willing to advise the planner to move rapidly in this matter. Mr. Boose, however, asked for an immediate vote so he could move forward on this matter. Mr. Alberts moved and it was seconded that the Commission reaffirm the present plan of the Village of Barrington Hills and of BACOG and recommend to the Zoning Board of Appeals that it deny the petition to rezone the property in the light of the development east of the acreage in question. The motion carried unananimously.

The meeting was adjourned at 10:16 p.m.

Respectfully submitted,

Maryjo S. Garre, Secretary