

MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES
VILLAGE OF BARRINGTON HILLS
Cook County, Illinois
March 17, 1958

The regular meeting of the Board of Trustees of the Village of Barrington Hills was held Monday evening, March 17th, at Country-side School. A call of the roll showed Mr. Dallstream, Mr. Caesar, Mr. Goltra, Mr. Grace, Mr. Motter, and Mr. Stresen-Reuter present. Mr. Canby, Village Attorney, Mr. Olson, Superintendent of Public Works, and Mr. Shaw, Chairman of the Planning Commission were also present. Mrs. Bard, Trustee, and Mr. Hartmann, Treasurer were absent.

With the Board's approval, the regular procedure of business was delayed in order that the Trustees might hear from Mr. Louis Kerber, Mr. Arthur Hogfelt and Mr. Fred Schurect regarding petitions for annexation of the area southeast of the Village. After full discussion by the Board and expressions of opinions by individual Trustees as to the advisability of allowing R-2 and R-3 residence zoning in perimeter areas, the Board requested Mr. Canby to consult with Mr. Kerber and his associates on further procedure.

The minutes of the meeting of February 17th were read and approved. There was no formal Treasurer's report.

Mr. Shaw reported that his findings on the purchase of a house and a third of an acre on Donlea Road by Mr. James Montgomery, Senior, showed that the Sales Contract was dated March 22, 1955, and the Warranty Deed, March 17th, 1955. Purchase was from Mr. Al Borah. It is the present view of the Board that Mr. Montgomery

violated the County Zoning Ordinance at the time of purchase and that he is now in violation of the Village Zoning Ordinance. Mr. Shaw was asked to advise Mr. Montgomery that he can only sell to an adjoining property owner.

Mr. Shaw, as Chairman of the Zoning Board of Appeals, then presented the report of the Public Hearing held on March 3rd regarding a proposed amendment to the Zoning Ordinance to allow 1/2 the width of an abutting road, but in no case more than 40 feet thereof, to be used in computing the total acreage of any tract of land for zoning purposes. A copy of the report from the Zoning Board of Appeals is attached hereto. An ordinance regarding this amendment was presented to the Trustees and was adopted with a vote of 5 ayes, 1 absent.

Mr. Shaw then announced that a map has been made of the Village and that therefore the Village Plan can be filed.

Mr. Shaw next reported on recommendations by the Planning Commission regarding proposed amendments to the Village Code as to requirements for subdivisions. After full discussion by the Trustees, it was decided that further study of these proposed changes was necessary to determine the practical approach to the problems presented. It was suggested that the Zoning Committee should report on these matters at the next meeting. The Planning Commission was asked to study required road widths on 1/2 section lines, and to

make a recommendation regarding "Definition of a Subdivision."

Regarding private roads into a single piece of property versus public roads to same, Mr. Shaw reported that the consensus of opinion of those who have had experience in other villages was that these roads should be public. However, the Trustees felt it advisable to insist the road to a single tract of land be private because of the expense of maintaining such roads should they be declared public right of ways. The Trustees adopted a Resolution directing the Zoning Board of Appeals to hold a Public Hearing and subsequently to report to the Board their recommendations concerning an amendment to the Zoning Ordinance by the addition to a paragraph to Section 20 providing that in determining the average width of lots, the area and width of land to be used solely for providing egress from and access to a lot, shall not be considered but shall be disregarded.

Mr. Goltra announced that Mr. Plagge had advised him that the assessed valuation of the Village, after adding the equalization factor, is almost \$5,000,000. The Board approved paying Mr. Plagge \$50 for his services. The Trustees also approved payment of \$446.11 to Mr. Canby to re-imburse him for expenses incurred in connection with village organization, bonding of its officers, and costs of annexation proceedings.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Approved
Arthur Ballantine
President

Frances Pitt Arnold
Clerk

March 17, 1958

To the President and
Trustees of the Village of Barrington Hills
Barrington Hills
Illinois

Dear Madam:

After receipt of the recommendation of the Board of Trustees of the Village of Barrington Hills that certain changes be made in Section 4, R-1 Districts (Residence 5 acres) of the Zoning Ordinance of the Village of Barrington Hills, the Zoning Board of Appeals held a meeting on February 10, 1958. After due consideration, said Zoning Board of Appeals ordered that a hearing be held upon said changes on Monday, March 3, 1958 at 8 P.M. at the School Building of the Community Consolidated School District #1, County Line and Brinker Roads, Barrington Hills, Illinois.

At a meeting of said Zoning Board of Appeals held on Monday, March 3, subsequent to the hearing, it was noted that no objections were made at the hearing to the proposed amendment to the Zoning Ordinance, and that no questions were submitted to the Zoning Board in connection therewith. Thereupon on motion duly made and seconded, the following resolution was duly adopted by the affirmative vote of each person present:

RESOLVED, that this Board do and hereby does recommend to the President and Board of Trustees of the Village of Barrington Hills the adoption of an amendment to Section 4. R-1 Districts (Residence 5 acres) of the Zoning Ordinance of said Village in the form heretofore proposed so that said section shall henceforth after due adoption of an ordinance embodying said amendment be as follows:

"Section 4. R-1 Districts (Residence 5 acres). In the R-1 districts the only uses which may hereafter be established are (1) single family residences, each one on a building plot or tract not less than 300 ft. average width and 5 acres in area; provided, however, that 1/2 the width of an abutting road or roads, but in no case more than 40 feet thereof, may be used in computing the total acreage of any tract for zoning purposes, and excepting any smaller lot

Clerk of the Village of Barrington Hills
March 17, 1958

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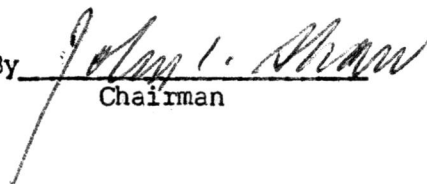
or parcel of land of public record on the adoption date of this ordinance: (2) churches, (3) public and community parks, excluding commercial enterprises therein; (4) community waterworks; (5) public fire stations."

FURTHER RESOLVED, that the Chairman inform the clerk of the Village of Barrington Hills of the action taken at this meeting.

Very truly yours,

ZONING BOARD OF APPEALS

By


Chairman

JIS:MLU