

VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
NOVEMBER 8, 2004

The regular meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Wolfgram at 7:30 p.m.

Commission Members Present: Peter Grande
Patrick Hennelly
Lou Anne Majewski
Thomas McGrath
James O'Donnell
Michael Schmechtig
David M. Stieper
Daniel Wolfgram, Chairman

Absent: Kenneth Bosworth

The Attendance Sheet is attached and made part of these Minutes.

PREVIOUS MINUTES: Commissioner Hennelly made the motion, seconded by Commissioner McGrath, to approve the **September 13th** Minutes. Motion carried by voice vote. Commissioner Grande made the motion, seconded by Commissioner Hennelly, to approve the **October 13th** Minutes. Motion carried by voice vote.

COMPREHENSIVE PLAN REVISION: Robert Kosin using a memo he had prepared held a discussion with the Commission on five land use topics inclusive of the overall review of the Comprehensive Plan.

(1) The subdivision ordinance should include all divisions of land regardless if no new easement of access is created by the division (see Sec. 6-2-3c).

It was the sense of the Commission that further definition needed to be obtained regarding the division of land. The scope of the revision could be as broadly interpreted as a land exchange between owners. The purpose of the change needed to be defined.

(2) Require the conveyance of a public easement of access as a condition for the use of a single lot that adjoins an existing road.

It was the sense of the Commission that a program that clarified the Village's interest in the public rights of way would be beneficial. Distinction needed to be created between the various jurisdictional roads and their rights of way requirements.

(3) The Village should assume and thereby offer equestrian trails as a public recreation.

The general concept of the recreational benefit of equestrian uses was favorably accepted. However, it was the unanimous opinion of the Commission that the Village should not assume the responsibility for equestrian trails as a public recreation.

(4) A residential zoning district should be created and parcels included whose minimum area is greater than five acres.

It was the sense of the Commission that property owners could presently maintain lots greater than the minimum required by the zoning code. Additional information would be needed as to the public benefit of changing the density of existing parcels.

(5) Public streets may be created for roadways serving less than ten lots (see Sec. 6-4-3).

It was the sense of the Commission that the present program of establishing private streets was a successful one. The expansion of the inventory of public streets would need to be followed by some economic or engineering analysis to determine the implication for the future.

Continuing their review of the Comprehensive Plan, the Plan Commission concluded its review of **Environmental** Corridors beginning from Flint Creek Corridor to Poplar Creek Corridor. The complete revision will be distributed noting that additions and revisions are contained in brackets [] and deletions are indicated by strikethroughs.

Continuation of the Comprehensive Plan review of Planning Units on Pages 23 to 30 was scheduled for a subsequent meeting.

TRUSTEE'S REPORT: Trustee Sapp was not in attendance.

There being no further business, the meeting was adjourned at 9:15 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary

