



**Plan Commission Special Meeting
AGENDA & NOTICE OF MEETING
THURSDAY, OCTOBER 2, 2025 6:30 PM
Village Hall | MacArthur Room
112 Algonquin Road
Barrington Hills, IL 60010**

AUDIO OPTIONS:

- Dial: 312-626-6799 and enter meeting ID 889-5617-0602
- Link: [Zoom Meeting ID 889-5617-0602; Passcode: 849920](#)

1. CALL TO ORDER & ROLL CALL

2. PUBLIC COMMENT

Be advised that public comment at the meeting is limited to three (3) minutes per person. If you are not able to attend, send your comment to the Village Clerk at clerk@vbhil.gov and it will be forwarded to the Commission Members.

3. [VOTE] MINUTES

- 3.1 [Vote] Minutes - July 14, 2025
[07-14-25 Plan Commission Meeting Minutes - Draft.pdf](#)

4. PUBLIC HEARING

- 4.1 Approval of a Sketch Plan for a Subdivision Made by the Owner of Residential Property Located at 65 Spring Creek Road, PINs 20-29-151-010 and 20-29-300-002.
[Acorn Corner Subdivision Appl and Suppl Info.pdf](#)
[Engineer Review for Sketch Plan- 65 Spring Creek_Redacted.pdf](#)
[Cert of Pub 10-02-25 Notice of Public Hearing-Acorn Subdivision.pdf](#)

5. PUBLIC MEETING

- 5.1 [Vote] Approval of a Sketch Plan for a Subdivision Made by the Owner of Residential Property Located at 65 Spring Creek Road, PINs 20-29-151-010 and 20-29-300-002.
See documents under 4.1.

ADJOURNMENT

NOTICE AS POSTED

Plan Commission Special Meeting Agenda Item Report

Meeting Date: October 2, 2025

Submitted By: Nikki Panos

Submitting Department:

Item Type: Minutes

Agenda Section: [VOTE] MINUTES

Subject:

[Vote] Minutes - July 14, 2025

Suggested Action:

Attachments:

[07-14-25 Plan Commission Meeting Minutes - Draft.pdf](#)

VILLAGE OF BARRINGTON HILLS

Plan Commission Meeting Minutes

Monday, July 14th, 2025 – 6:30 PM

Village Hall, 112 Algonquin Road Barrington Hills, IL 60010

The Meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Matt Vondra at 6:30 PM.

Members Present:

Matt Vondra, Chairman
Curt Crouse, Vice Chairman
David Meehan, Secretary
Gillian Stoettner
Maggie Topping
Ann Rosenbaum
Christopher Geier

Members Absent:

Kelly Mazeski

Staff Present:

Doug Pollock, Village Administrator
Sean Conway, Village Attorney

PUBLIC COMMENT:

Chris Yamamoto

Mr. Yamamoto asked the village to allow small-scale family owned and operated agricultural activities. He said there are outside pressures for these types of operations to exist and the village should be proactive and allow a few well-managed operations to exist.

APPROVAL OF MINUTES: June 16th, 2025

Chairman Vondra asked for a motion to approve the minutes for the June 16th, 2025 special meeting. Member Geier moved to approve the minutes. Member Topping Seconded. Member Stoettner made four amendments.

- 1) The minutes said three members were absent when only two were listed.
- 2) Under the Tree Preservation ordinance, there is a symbol where F should be on the word “from.”
- 3) The third correction was to replace the word “you” with “the resident” in the following phrase: “buckthorn removal is the only part that gets you offset credit against planting trees.”
- 4) Insert the word “present” after the word “members” in the following sentence: “A voice vote was taken and all members voted aye.”

Member Geier made a motion to approve the minutes as amended. Member Topping seconded.

There was no discussion. Roll was called.

Aye: 7 (Vondra, Crouse, Topping, Rosenbaum, Stoettner, Geier, Meehan)

Absent: 1 (Mazeski)
Minutes were approved.

TREE PRESERVATION ORDINANCE

Sean Conway, Village Attorney: The one substantive change from the last draft was the increase of the square footage of buckthorn removal required to receive credit against the replacement of one 3” replacement tree from 5,000 square feet to 10,000 square feet.

Kirsten Stewart, arborist from Urban Forest Management. Other invasive species could be added in addition to buckthorn to receive credit, but the issue is having enough of the invasive species to sum to 10,000 sq/ft on a property.

Member Meehan: Is the inch-for-inch replacement rate roughly proportional? Other nearby villages have a one-for-one tree replacement ratio. Do other villages have an inch-for-inch replacement rate?

Kirsten Stewart said Inverness has a replacement rate based on the size of the tree removed. She mentioned Riverwoods, Bannockburn, Highland Park, and Lake Forest as other communities that have an inch-for-inch replacement rate.

Chairman Vondra said the intention of the ordinance is to protect more existing heritage trees while giving homeowners flexibility to improve the existing tree stock.

Kirsten Stewart said tree ordinances aren’t intended to be punitive, they are intended to incentive preservation during construction and the design process. The problem is that in many suburbs the lot sizes are defined and the houses have coexisted with the trees as they have grown, but people want larger homes, septic systems, pools, and sport courts and that is the crux. She said people want a lawn and to look at other people’s trees.

Chairman Vondra said the idea of increasing the buckthorn removal rate from 5,000 to 10,00 square feet was to make the cost equivalent to tree replacement. Do you think that is of equal value to new trees?

Kirsten Stewart said the cost of removal depends on the type of infestation. The cost could be a few thousand dollars per acre.

Chairman Vondra made a motion to recommend the adoption of the ordinance as amended by the village board. Member Stoettner moved. Member Topping seconded.

There was discussion.

Member Meehan said he liked the simplicity of a tree replacement ratio based on the size of the heritage tree to be removed and not an inch-to-inch ratio based on the size of the replacement tree.

Chairman Vondra said there could be adjustments such as a table that could always be amended in the future.

Sean Conway said the Plan Commission can always amend the ordinance in the future. The purpose of the addition of the Woodland Management Plan was to give homeowners some flexibility to replacement.

Roll was called.

Aye: 7 (Vondra, Crouse, Topping, Rosenbaum, Stoettner, Geier, Meehan)

Absent: 1 (Mazeski)

The motion passed.

Adjournment:

Chairman Vondra requested a motion to adjourn. Member Topping moved to adjourn the meeting. Member Rosenbaum seconded. A voice vote was taken and all members present voted aye. The meeting was adjourned at 7:13 PM.

Respectfully Submitted,

David Meehan

Recording Secretary

DRAFT

Plan Commission Special Meeting Agenda Item Report

Meeting Date: October 2, 2025

Submitted By: Nikki Panos

Submitting Department:

Item Type: Public Hearing

Agenda Section: PUBLIC HEARING

Subject:

Approval of a Sketch Plan for a Subdivision Made by the Owner of Residential Property Located at 65 Spring Creek Road, PINs 20-29-151-010 and 20-29-300-002.

Suggested Action:

Attachments:

[Acorn Corner Subdivision Appl and Suppl Info.pdf](#)

[Engineer Review for Sketch Plan- 65 Spring Creek_Redacted.pdf](#)

[Cert of Pub 10-02-25 Notice of Public Hearing-Acorn Subdivision.pdf](#)

June 30, 2025

ATTACHMENTS Revised September 9, 2025

Nikki Panos
Village Clerk
Village of Barrington Hills
112 Algonquin Road
Barrington Hills, IL 60010

Dear Nikki,

Enclosed please find the Subdivision Application with Supplemental Information for Acorn Corner. Acorn Corner is comprised of a section of land previously under the Hill N' Dale Farm ownership and a parcel of land, formerly known as Sanfillipo Lot 11, purchased by Rock Ridge Road LLC in 2023.

The current ownership aligns with this application for subdivision. The ownership of Lot 1, Parcel #1 is evidenced by a Trustee's Deed to Rock Ridge Road LLC recorded on 7/3/2024 and Lot #1, Parcel #2 is evidenced by an unrecorded Special Warranty Deed to Rock Ridge Road LLC as owner, which was submitted for recording on 6/30/2025.

Ownership of Lot #2, parcels #1 and #2 is evidenced by two unrecorded Special Warranty Deeds to Acorn Corner LLC as owner, also submitted for recording on 6/30/2025. The beneficial owner of both Rock Ridge Road LLC and Acorn Corner LLC, Tyler Lenczuk, will receive and forward copies of the recorded deeds, which are expected around the first week of July.

The submitted application and supplemental information is submitted and organized per the attached table of contents with large scale plan exhibits (24" x 36" plans) as noted. I have also included 11" x 17" plans which, if deemed appropriate, can be sent in place of the 24" x 26" plans when the final packets of information are prepared for the planning committee's review.

Please let us know if the information is complete and clear or if any additional information is required for the submission and planning review.

Regards,


Jim Piszczek
Atacama Management, LLC
1 Pierce Place, Suite 400E
Itasca, IL 60143
jim@atacamamgt.com
224.394.4372– Direct 630.460.2800 - Mobile

Village of Barrington Application of Subdivision with Supplemental Information

Table of Contents:

1. Application Form; Name for Unique File Identification: **Acorn Corner**
2. Location and Description of Property:
 - a. Plat of Survey Lot #1 (see large scale plan exhibit A-1)
 - b. Plat of Survey Lot #1 (see large scale pan exhibit A-2)
3. Ownership Information: (REV)
 - a. Identification of legal owner, beneficial owner(s), and any person(s) enjoying options or rights to acquire the property
 - b. Title Insurance Information
 - c. Existing Legal Rights or Easement Documents (attached plans/exhibits)
 - d. Copy of instrument(s) creating any covenant affecting the property
4. Applicants' Representatives (engineer, surveyors, legal representatives, landscape architect, officers)
5. Preliminary Analysis and Inventory
 - a. Tree Staking and ID Plans (see large scale exhibit B-1, B-2)
 - b. Tree Inventory with Rating/Description and General Criteria
 - c. Soil Map
 - d. Hydrologic Soil Group
 - e. Wetlands Inventory
 - f. Existing Topography
 - g. Existing Soils & Geology
 - h. Existing Waterways, Floodplain, Wetland, & Drainage
 - i. Existing Land Use
 - j. Existing Roadway Circulation
 - k. IDNR Letter of Determination – Historic Preservation
 - l. IDNR Letter of Determination – Natural Resources
6. Preliminary Subdivision Proposals
 - a. Reference Plan for Acorn Corner and surrounding properties, (see large scale plan exhibit C-1)
 - b. Reference Plan for Acorn Corner (see large scale plan exhibit C-2)
 - c. Proposed Lot Configuration (see large scale plan exhibit C-3)
 - d. Existing Parcel Configuration (see large scale plan exhibit C-4)
 - e. Owner, Village Board, Planning Commission, etc., Certificates (see large scale plan exhibit C-5)
7. Proposed Site Plan and Zoning Review
 - a. Proposed Site Plan (see large scale plan exhibit D)
 - b. Zoning Memorandum
8. List of neighboring lot owners within 250' of borders REV
9. Sworn Affidavit from Surveyor

Large Scale Plan Exhibits Included with this Application:

- A. Plats of Survey - Exhibit A-1 Lot #1, Exhibit A-2, Lot #2
- B. Tree Staking and ID Plan - Exhibit B
- C. Reference Plans and Proposed Subdivision Plans - Exhibits C-1, C-2, C-3, C-4, and C-5
- D. Proposed Site Plan - Exhibit D
- E. Section 5 Preliminary Analysis & Inventory – Exhibit E



112 Algonquin Road
Barrington Hills, IL 60010
847.551.3000
village@.gov
www.vbhil.gov

SUBDIVISION APPLICATION FORM

The undersigned respectfully requests the Village Board of Trustees of the Village of Barrington Hills, Illinois, to consider the subdivision/resubdivision of the following parcel(s) or land:

Legal Description of Property: See attached Exhibit A

Size of Property (Acres): 26.409 acres

Address of Property: 65 Spring Creek Rd., Barrington, IL 60010 Present Zoning: R-1

PIN(s) of Property: 20-29-151-010, 20-29-300-002 (part)

Name of Proposed Subdivision: Acorn Corner
 Preliminary, Final, or Both

Name of Applicant: Jim Piszczek / Atacama Management, LLC

Address: 1 Pierce Place, Suite 400E, Itasca, IL 60143

Telephone: 630-460-2800 Fax: _____

Name of Property Interest of Applicant: Owner's Representative

Name of Property Owner(s): Rock Ridge Road LLC & Acorn Corner LLC

Address: c/o Applicant (see above)

Evidence of Ownership/Interest: See attached Title Policy
(Please Submit Title Insurance Policy)

Present Use of the Property: Residential and agricultural

Intended Use with Subdivision: Residential - 2-lot subdivision

The applicant certifies all of the above statements and other information submitted as part of this subdivision application are true and correct, and have read and understands all information attached to this form. Applicant agrees to pay for sign placement onto the property, legal notice publication, and for recording of any approved ordinances/resolutions. The applicant also certifies they have reviewed the Barrington Hills Village Code pertaining to Subdivisions, Floodplains, Storm Water Runoff and Erosion, and have reviewed the application procedures attached to this application.

Date Received: 6/30/2025

Signed by: _____

Signature of Applicant

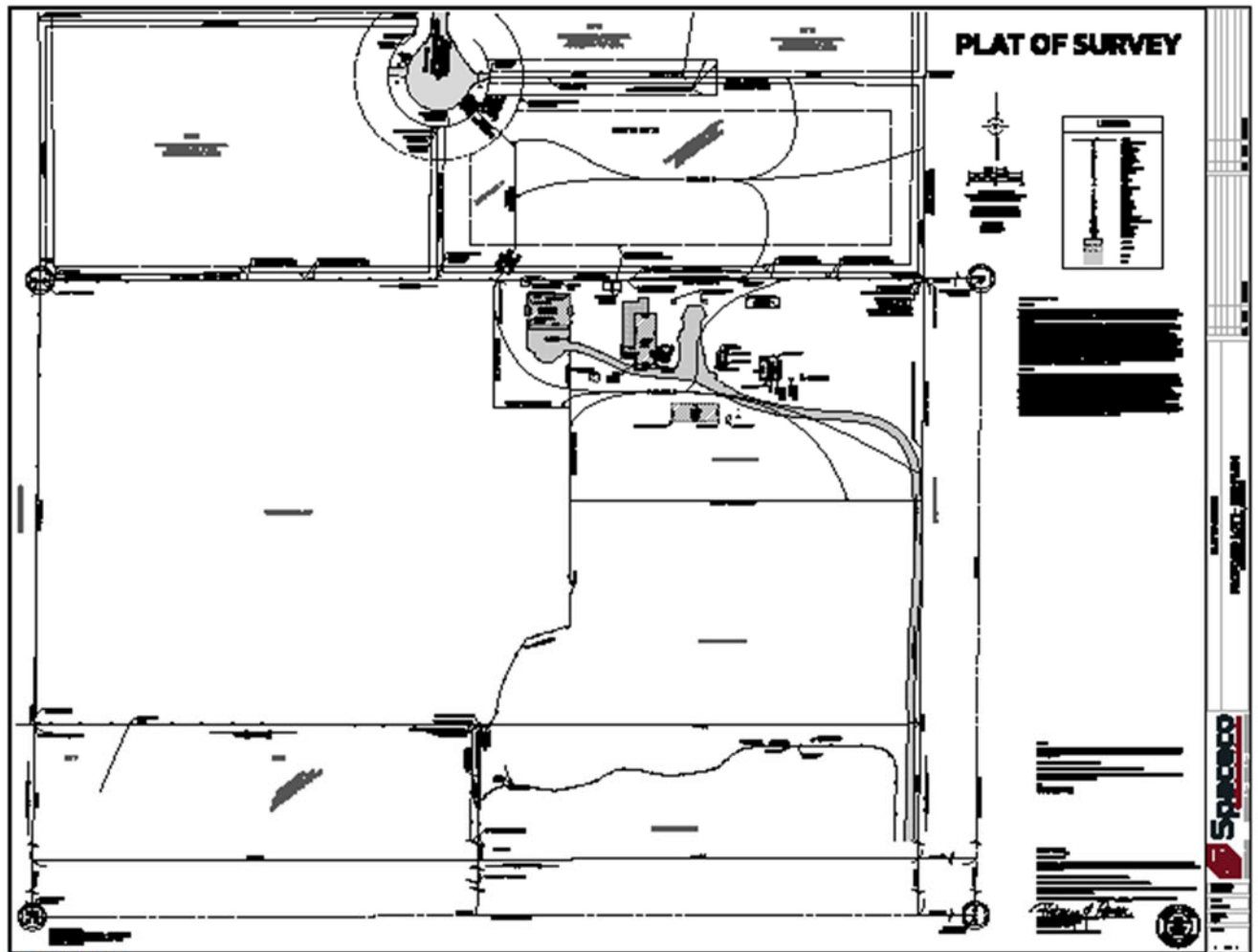
Signed by: _____

Signature of Property Owner (if different)

Section 2: Location and Description of Property

Lot #1

Plat of Survey, Lot #1 (see Exhibit A-1 for large scale drawing for reference)



Location Description, Lot 1, PARCEL 1:

THAT PART OF LOT 11 IN ROCK RIDGE FARM SOUTH, BEING A SUBDIVISION OF PART OF SECTIONS 20, 29 AND 30, ALL IN TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 1979 AS DOCUMENT NO. 759510, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11, ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 89 DEGREES 53 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID QUARTER SECTION, 634.21 FEET; THENCE NORTH 30 DEGREES 12 MINUTES 58 SECONDS EAST, 50.94 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 58 SECONDS EAST, 154.59

Section 2: Location and Description of Property (cont'd)

FEET; THENCE NORTH 47 DEGREES 33 MINUTES 16 SECONDS WEST A DISTANCE OF 80.28 FEET TO A POINT ON THE SOUTHERLY LINE OF ROCK RIDGE ROAD AS DEDICATED BY DOCUMENT 759510, ALSO BEING A NORTHWESTERLY LINE OF SAID LOT 11; THENCE NORTHERLY 53.72 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET AND WHOSE CHORD BEARS NORTH 21 DEGREES 55 MINUTES 38 SECONDS EAST, 52.58 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11; THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, ALONG SAID NORTH LINE, 648.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 00 DEGREES 07 MINUTES 41 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

Location Description, Lot 1, PARCEL 2:

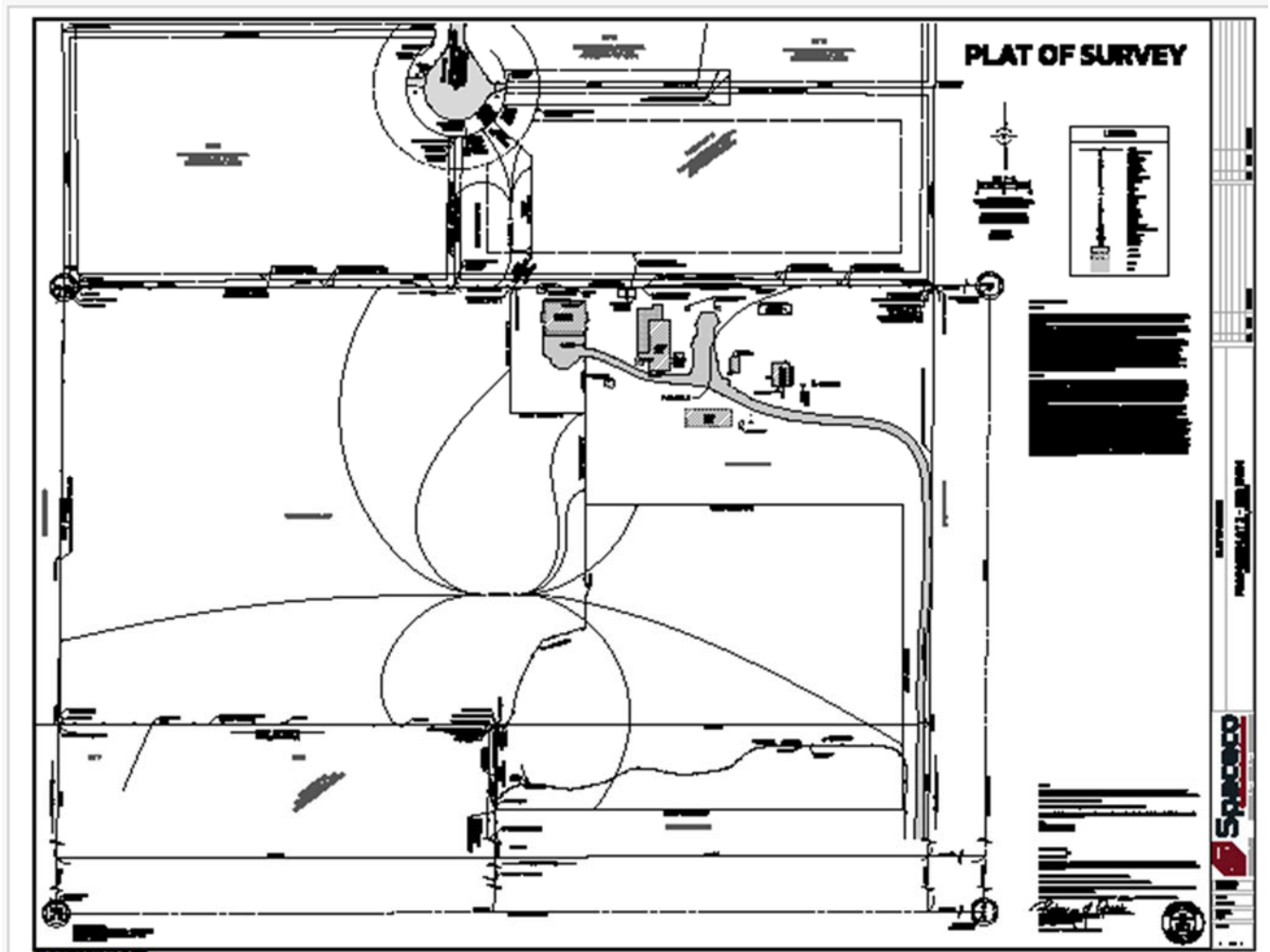
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, IN TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 11 IN ROCK RIDGE FARM SOUTH ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 1979 AS DOCUMENT NO. 759510; THENCE SOUTH 00 DEGREES 35 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, 330.86 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 522.94 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 140.00 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 113.96 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 58 SECONDS EAST, 180.17 FEET; THENCE NORTH 30 DEGREES 12 MINUTES 58 SECONDS EAST, 10.88 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 11; THENCE NORTH 89 DEGREES 53 MINUTES 06 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 634.21 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

Section 2: Location and Description of Property (cont'd)

Lot #2

Plat of Survey, Lot #2 (see Exhibit A-2 for large scale drawing for reference)



Location Description, Lot 2, PARCEL 1:

THAT PART OF LOT 11 IN ROCK RIDGE FARM SOUTH, BEING A SUBDIVISION OF PART OF SECTIONS 20, 29 AND 30, ALL IN TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 1979 AS DOCUMENT NO. 759510, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 11, ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 89 DEGREES 53 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 634.21 FEET TO THE POINT OF BEGINNING;

Section 2: Location and Description of Property (cont'd)

THENCE CONTINUING SOUTH 89 DEGREES 53 MINUTES 06 SECONDS WEST, ALONG SAID LAST DESCRIBED LINE, 92.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11;

THENCE NORTH 00 DEGREES 28 MINUTES 21 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 228.62 FEET TO A NORTHWEST CORNER OF SAID LOT 11, SAID CORNER ALSO BEING ON THE SOUTHERLY LINE OF ROCK RIDGE ROAD AS DEDICATED BY DOCUMENT 759510; THENCE NORTHEASTERLY 64.20 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET AND WHOSE CHORD BEARS NORTH 66 DEGREES 58 MINUTES 03 SECONDS EAST, 62.26 FEET TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 47 DEGREES 33 MINUTES 16 SECONDS EAST, 80.28 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS WEST, 154.59 FEET; THENCE SOUTH 30 DEGREES 12 MINUTES 58 SECONDS WEST, 50.94 FEET TO THE POINT OF BEGINNING IN MCHENRY COUNTY, ILLINOIS.

Location Description, Lot 2, PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, IN TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 11 IN ROCK RIDGE FARM SOUTH ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 1979 AS DOCUMENT NO. 759510; THENCE SOUTH 89 DEGREES 53 MINUTES 06 SECONDS WEST, ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION AND THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 634.21 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 30 DEGREES 12 MINUTES 58 SECONDS WEST, 10.88 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS WEST, 180.17 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 113.96 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 140.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 480.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 460.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 617.29 FEET TO POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 00 DEGREES 44 MINUTES 58 SECONDS EAST, ALONG SAID WEST LINE, 128.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS WEST, ALONG SAID SOUTH LINE, 662.21 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 00 DEGREES 41 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION, 658.65 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89 DEGREES 53 MINUTES 06 SECONDS EAST, ALONG NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER

OF THE SOUTHWEST QUARTER OF SAID SECTION 29; A DISTANCE OF 682.01 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

Section 3: Ownership Information: as of 6/30/25

- a. **Identification of legal owner, beneficial owner(s), and any person(s) enjoying options or rights to acquire the property.**
 - a. Legal Owners:
 1. Lot 1 (Parcel 1): See attached recorded Trustee's Deed to Rock Ridge Road LLC as owner (for Lot 1-Parcel 1, and other land), recorded 7/3/2023.
 2. Lot 1 (Parcel 2): See attached Special Warranty Deed to Rock Ridge Road LLC as owner, recorded 6/30/2025.
 3. Lot 2 (Parcel 1): See attached Special Warranty Deed to Acorn Corner LLC as owner, recorded 6/30/2025.
 4. Lot 2 (Parcel 2): See attached Special Warranty Deed to Acorn Corner LLC as owner, recorded 6/30/2025.
 - b. Beneficial Owner (all 4 parcels): Both Rock Ridge Road, LLC and Acorn Corner LLC are currently owned 100% by the same trust, which is for the benefit of Tyler Lenczuk.
 - c. No options/rights to acquire the property.
- b. **Title Insurance Information.** See attached Title Policies for Lot 1 and Lot 2 at the end of this section
- c. **Existing Legal Rights or Easement Documents (attached plans/exhibits):** The only title documents of record affecting the Property, pursuant to the proformas, are the attached (i) Plat, recorded 1979 and (ii) Driveway Access Easement from Acorn Corner LLC (as owner of the future Lot 2) for the benefit of Rock Ridge Road LLC (as owner of the future Lot 1), recorded on 6/30/2025.
- d. **Copy of instrument(s) creating any covenant affecting the property:** N/A, except as set forth in part 'c' above.

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Property Address: "Lot 1" - Rock Ridge Road, Barrington, IL 60010

SCHEDULE A

Name and Address of Title Insurance Company: Chicago Title Insurance Company
35 W Wacker Drive, 10th Floor
Chicago, IL 60601

Policy Number: CCHI2501660LD

Date of Policy	Amount of Insurance
June 30, 2025	\$1,302,368.00

1. The Insured is:
 Rock Ridge Road LLC, an Illinois limited liability company
2. The estate or interest in the Land insured by this policy is:
 Fee Simple
3. The Title is vested in:
 Rock Ridge Road LLC, an Illinois limited liability company

4. The Land is described as follows:
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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ASSOCIATION



EXHIBIT "A"
Legal Description

PARCEL 1:

THAT PART OF LOT 11 IN ROCK RIDGE FARM SOUTH, BEING A SUBDIVISION OF PART OF SECTIONS 20, 29 AND 30, ALL IN TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 1979 AS DOCUMENT NO. 759510, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11, ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 89 DEGREES 53 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 634.21 FEET; THENCE NORTH 30 DEGREES 12 MINUTES 58 SECONDS EAST, 50.94 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 58 SECONDS EAST, 154.59 FEET; THENCE NORTH 47 DEGREES 33 MINUTES 16 SECONDS WEST A DISTANCE OF 80.28 FEET TO A POINT ON THE SOUTHERLY LINE OF ROCK RIDGE ROAD AS DEDICATED BY DOCUMENT 759510, ALSO BEING A NORTHWESTERLY LINE OF SAID LOT 11; THENCE NORTHERLY 53.72 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET AND WHOSE CHORD BEARS NORTH 21 DEGREES 55 MINUTES 38 SECONDS EAST, 52.58 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11; THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, ALONG SAID NORTH LINE, 648.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 00 DEGREES 07 MINUTES 41 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, IN TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 11 IN ROCK RIDGE FARM SOUTH ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 1979 AS DOCUMENT NO. 759510; THENCE SOUTH 00 DEGREES 35 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, 330.86 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 522.94 FEET;

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AMERICAN
LAND TITLE
ASSOCIATION



EXHIBIT "A"
Legal Description

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 140.00 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 113.96 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 58 SECONDS EAST, 180.17 FEET; THENCE NORTH 30 DEGREES 12 MINUTES 58 SECONDS EAST, 10.88 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 11; THENCE NORTH 89 DEGREES 53 MINUTES 06 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 634.21 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 3:

PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON THE PLAT OF ROCK RIDGE FARM SOUTH RECORDED AS DOCUMENT 759510.

PARCEL 4:

ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY AND SHOWN ON THE DRIVEWAY ACCESS EASEMENT AGREEMENT RECORDED JUNE 30, 2025 AS DOCUMENT NUMBER 2025R0016977.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Property Address: "Lot 2" Rock Ridge Road, Barrington, IL 60010

SCHEDULE A

Name and Address of Title Insurance Company: Chicago Title Insurance Company
35 W Wacker Drive, 10th Floor
Chicago, IL 60601

Policy Number: CCHI2501661LD

Date of Policy	Amount of Insurance
June 30, 2025	\$758,219.00

- 1. The Insured is:
 Acorn Comer LLC, a Delaware limited liability company

- 2. The estate or interest in the Land insured by this policy is:
 Fee Simple

- 3. The Title is vested in:
 Acorn Comer LLC, a Delaware limited liability company

- 4. The Land is described as follows:
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

PARCEL 1:

THAT PART OF LOT 11 IN ROCK RIDGE FARM SOUTH, BEING A SUBDIVISION OF PART OF SECTIONS 20, 29 AND 30, ALL IN TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 1979 AS DOCUMENT NO. 759510, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 11, ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 89 DEGREES 53 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 634.21 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 53 MINUTES 06 SECONDS WEST, ALONG SAID LAST DESCRIBED LINE, 92.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 00 DEGREES 28 MINUTES 21 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 228.62 FEET TO A NORTHWEST CORNER OF SAID LOT 11, SAID CORNER ALSO BEING ON THE SOUTHERLY LINE OF ROCK RIDGE ROAD AS DEDICATED BY DOCUMENT 759510; THENCE NORTHEASTERLY 64.20 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET AND WHOSE CHORD BEARS NORTH 66 DEGREES 58 MINUTES 03 SECONDS EAST, 62.26 FEET TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 47 DEGREES 33 MINUTES 16 SECONDS EAST, 80.28 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS WEST, 154.59 FEET; THENCE SOUTH 30 DEGREES 12 MINUTES 58 SECONDS WEST, 50.94 FEET TO THE POINT OF BEGINNING IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, IN TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 11 IN ROCK RIDGE FARM SOUTH ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 1979 AS DOCUMENT NO. 759510; THENCE SOUTH 89 DEGREES 53 MINUTES 06 SECONDS WEST, ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION

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EXHIBIT "A"
Legal Description

AND THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 634.21 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 30 DEGREES 12 MINUTES 58 SECONDS WEST, 10.88 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS WEST, 180.17 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 113.96 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 140.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 480.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 460.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 617.29 FEET TO POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 00 DEGREES 44 MINUTES 58 SECONDS EAST, ALONG SAID WEST LINE, 128.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS WEST, ALONG SAID SOUTH LINE, 662.21 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 00 DEGREES 41 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 658.65 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89 DEGREES 53 MINUTES 06 SECONDS EAST, ALONG NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; A DISTANCE OF 682.01 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

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Section 4: Applicant's Representatives:

Owner's Representatives:

Jim Piszczek

Atacama Management, LLC

1 Pierce Place, Suite 400E

Itasca, IL 60143

Bonnie Humphrey

2217 N. Seminary Ave, Chicago, IL 60614

C: 847-815-4726

b-humphrey@outlook.com

Owner's Legal Representative (Real Estate):

Seth R. Madorsky, Partner

Katten Muchin Rosenman LLP

525 W. Monroe Street | Chicago, IL 60661-3693

direct +1.312.902.5360

seth.madorsky@katten.com

Owner's Legal Representative (Zoning and Subdivision):

Hart M. Passman

350 North Clark Street, Second Floor, Chicago, IL 60654

Office: 312.528.5193 | Mobile: 773.320.2589

hart.passman@elrodfriedman.com

Civil Engineers and Surveyors:

Becki Popeck, P.L.S.; Senior Group Manager

Spaceco Civil Engineering and Surveying

9575 W. Higgins Road, Suite 700, Rosemont, IL 60018

Direct: 847.696.4061 Ext. 1043; Cell: 847.561.9271

rpopeck@spacecoinc.com

Landscape Designers:

Chuck Steward, Director, PLA

Coen + Partners

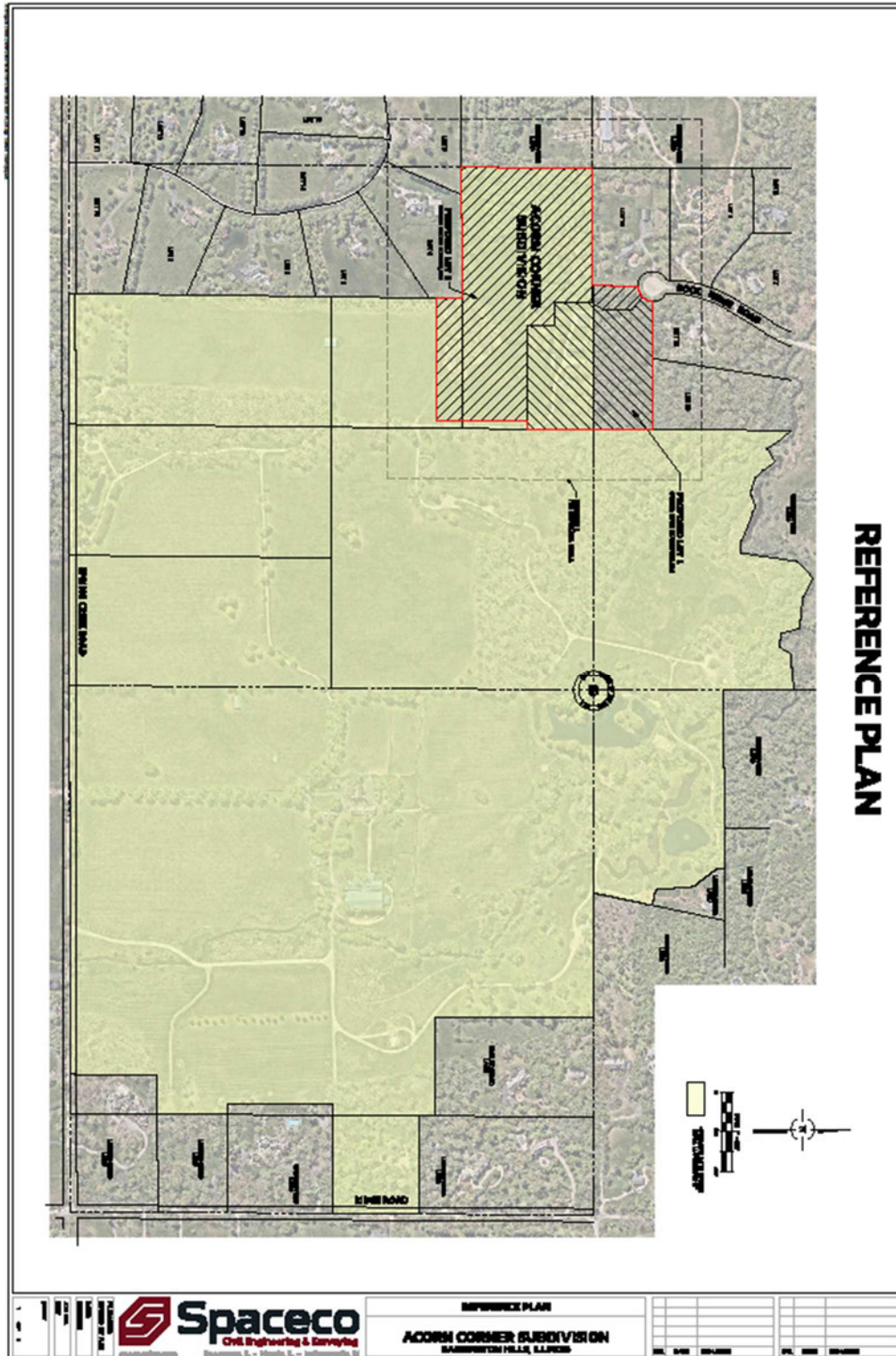
219 North 2nd Street, Suite 300, Minneapolis, MN 55401

p 612 341 8070, Cell 651 408 3438

charles@coenpartners.com

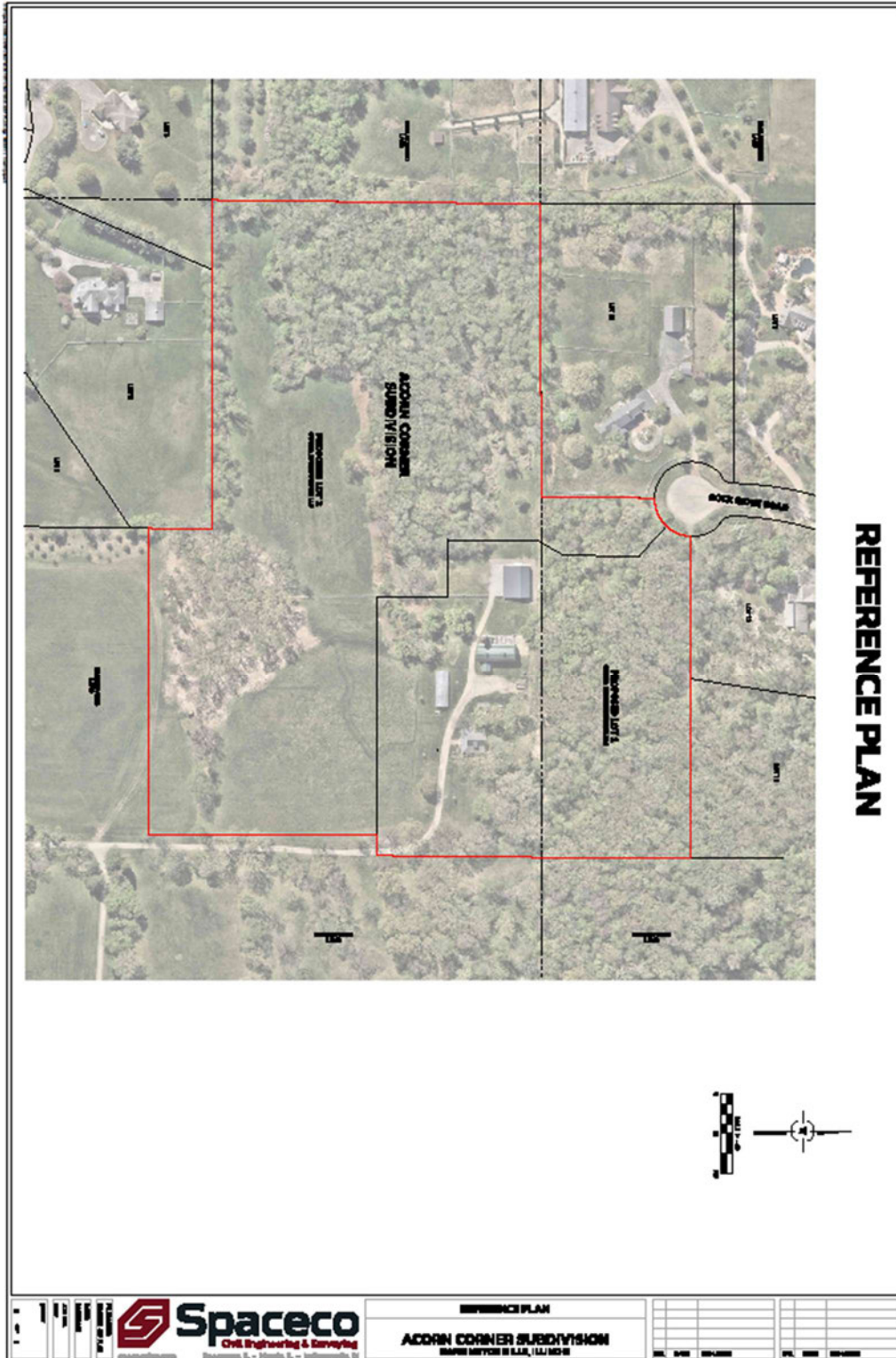
Section 6: Preliminary Subdivision Proposals

- a. Reference Plan for Acorn Corner and surrounding properties, (see large scale plan exhibit C-1)



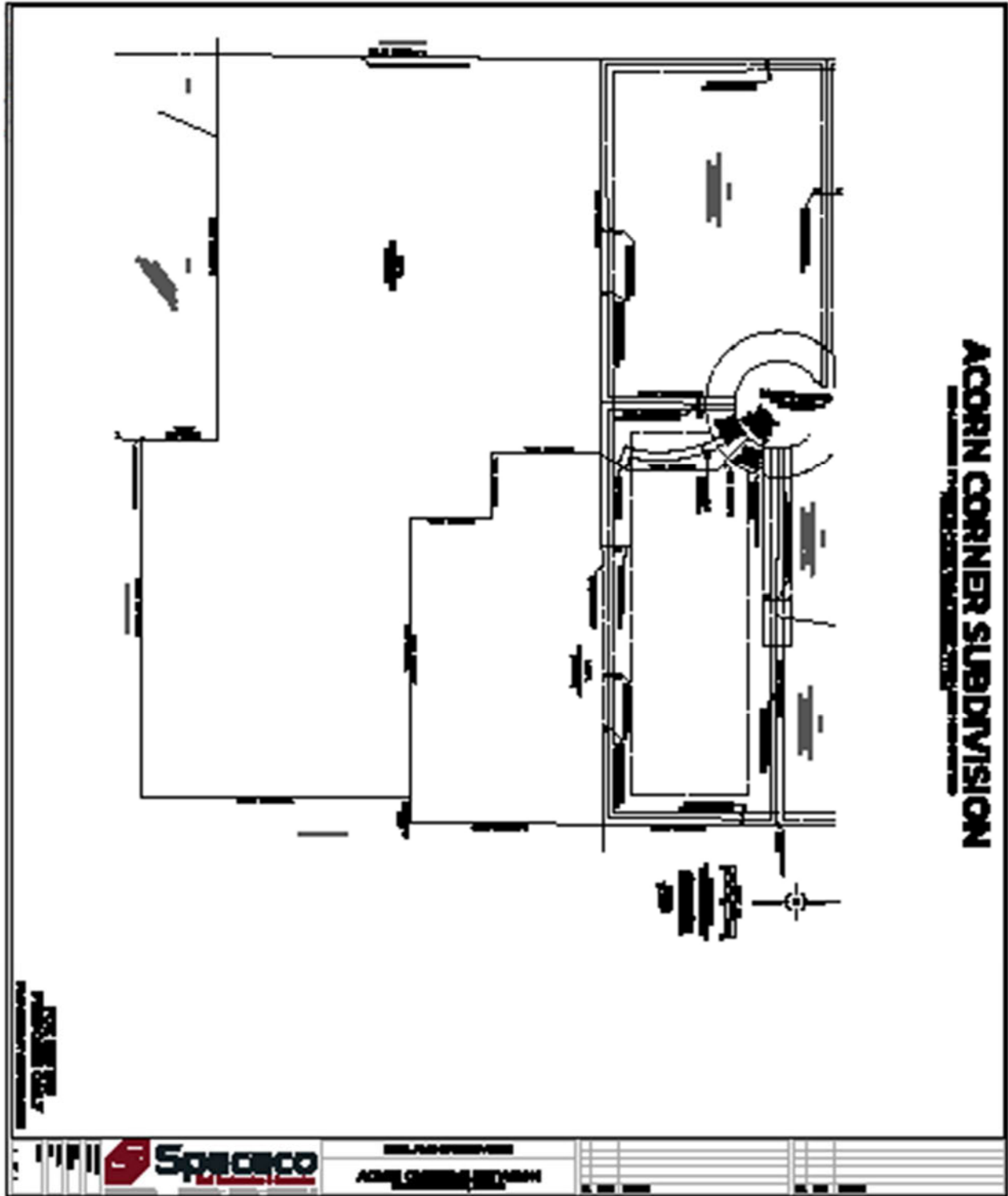
Section 6: Preliminary Subdivision Proposals (cont'd)

b. Reference Plan for Acorn Corner (see large scale plan exhibit C-2)



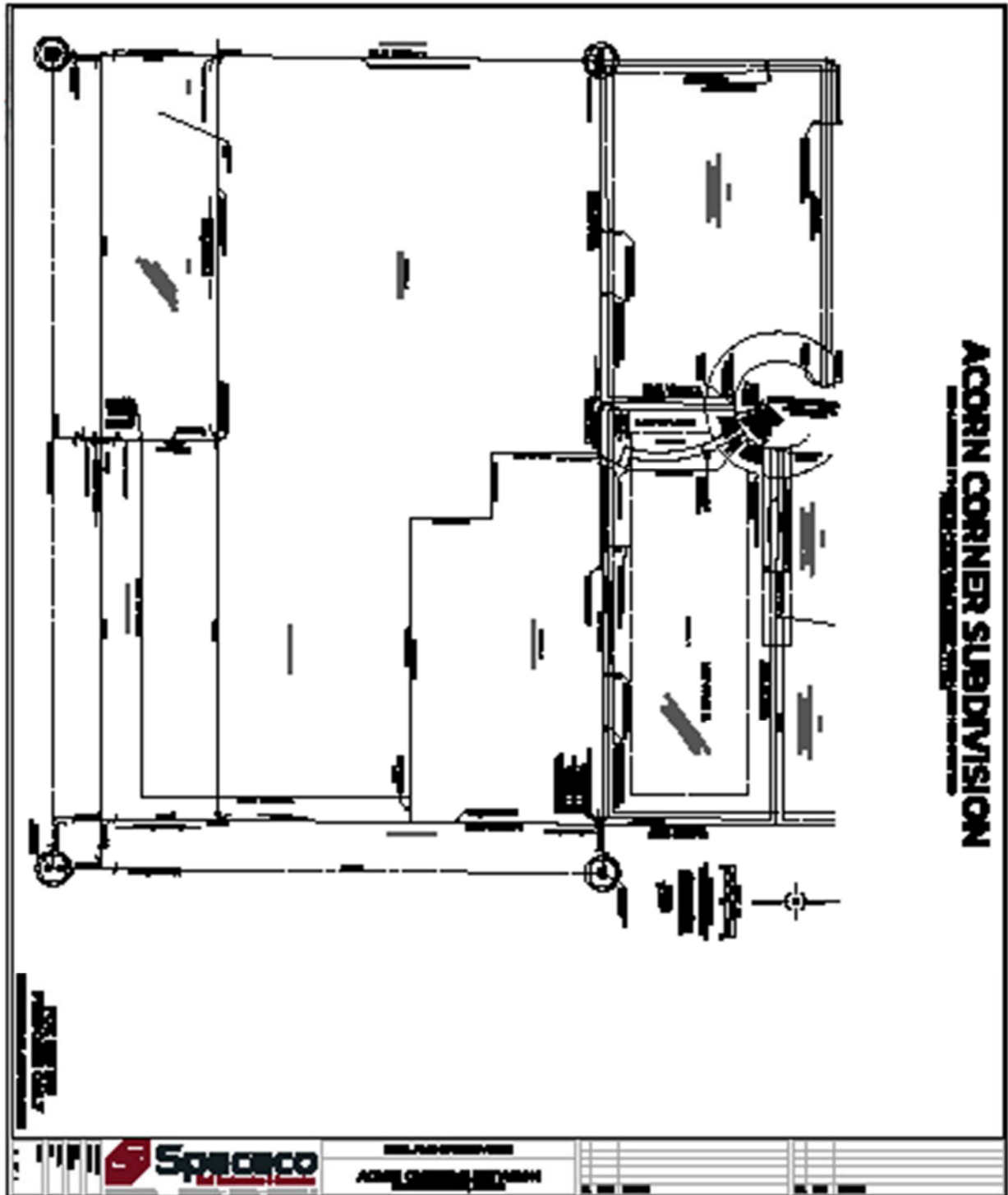
Section 6: Preliminary Subdivision Proposals (cont'd)

c. Proposed Lot Configuration (see large scale plan exhibit C-3)



Section 6: Preliminary Subdivision Proposals (cont'd)

d. Existing Parcel Configuration (see large scale plan exhibit C-4)



Section 6: Preliminary Subdivision Proposals (cont'd)

- e. Owner, Village Board, Planning Commission, etc., Certificates (see large scale plan exhibit C-5)

ACORN CORNER SUBDIVISION
SECTION 6: PRELIMINARY SUBDIVISION PROPOSALS (CONT'D)

ACORN CORNER SUBDIVISION

SECTION 6: PRELIMINARY SUBDIVISION PROPOSALS (CONT'D)

DATE: 08-20-2018
TIME: 10:00 AM

ACORN CORNER SUBDIVISION
SECTION 6: PRELIMINARY SUBDIVISION PROPOSALS (CONT'D)

ACORN CORNER SUBDIVISION

SECTION 6: PRELIMINARY SUBDIVISION PROPOSALS (CONT'D)

DATE: 08-20-2018
TIME: 10:00 AM

ACORN CORNER SUBDIVISION
SECTION 6: PRELIMINARY SUBDIVISION PROPOSALS (CONT'D)

ACORN CORNER SUBDIVISION

SECTION 6: PRELIMINARY SUBDIVISION PROPOSALS (CONT'D)

DATE: 08-20-2018
TIME: 10:00 AM

ACORN CORNER SUBDIVISION
SECTION 6: PRELIMINARY SUBDIVISION PROPOSALS (CONT'D)

ACORN CORNER SUBDIVISION

SECTION 6: PRELIMINARY SUBDIVISION PROPOSALS (CONT'D)

DATE: 08-20-2018
TIME: 10:00 AM

ACORN CORNER SUBDIVISION
SECTION 6: PRELIMINARY SUBDIVISION PROPOSALS (CONT'D)

ACORN CORNER SUBDIVISION

SECTION 6: PRELIMINARY SUBDIVISION PROPOSALS (CONT'D)

DATE: 08-20-2018
TIME: 10:00 AM

ACORN CORNER SUBDIVISION
SECTION 6: PRELIMINARY SUBDIVISION PROPOSALS (CONT'D)

ACORN CORNER SUBDIVISION

SECTION 6: PRELIMINARY SUBDIVISION PROPOSALS (CONT'D)

DATE: 08-20-2018
TIME: 10:00 AM

ACORN CORNER SUBDIVISION
SECTION 6: PRELIMINARY SUBDIVISION PROPOSALS (CONT'D)

ACORN CORNER SUBDIVISION

SECTION 6: PRELIMINARY SUBDIVISION PROPOSALS (CONT'D)

DATE: 08-20-2018
TIME: 10:00 AM

DATE: 08-20-2018
TIME: 10:00 AM

DATE: 08-20-2018
TIME: 10:00 AM

DATE: 08-20-2018
TIME: 10:00 AM

Spaceco
Civil Engineering & Surveying
1111 North Dearborn Street, Suite 100
Chicago, IL 60610
Tel: (773) 327-1111
Fax: (773) 327-1112
www.spacecoinc.com

FINAL PLAT OF SUBDIVISION
ACORN CORNER SUBDIVISION
BARRE, ILLINOIS

Section 7: Proposed Site Plan (Cont'd)

b. Zoning Memorandum, page1



9575 W. Higgins Rd, Suite 700, Rosemont, IL 60018 | spacecoinc.com

MEMORANDUM

To: Judy Mitchell - garrett & mitchell interiors

Cc: Chuck Stewart, Frank Fitzgerald - Coen + Partners
Johnathan Rice and Kyler Burds - Studio B Architects
Jim True, Jeff Berry, Jacob Goldberg – Goldberg General Contracting
Jordan Leskovisek, Dan Stephens – Spaceco, Inc.

From: Rebecca Popeck, PLS

Date: May 14, 2025

**RE: RRR THE FARM
BARRINGTON HILLS, ILLINOIS
SPACECO PROJECT NO. 10367**

Spaceco was asked to review the current Zoning Map and Zoning Ordinance for Barrington Hills to determine if variances would be requested as part of the plat of subdivision application being prepared in conjunction with the RRR the Farm development.

The current Village of Barrington Hills Zoning map is dated February 22, 2021 and identifies the property as R1 – Single Family Residential District.

Title 5 Zoning Regulations of the Village of Barrington Hills, IL Code of Ordinances current through Ordinance 24-10 passed September 23, 2024 was utilized to perform the zoning analysis presented below.

This analysis is based on the Barrington Hills Residence Design Development – Pricing Set dated April 7, 2025.

For Floor Area Ration Calculations, the following assumptions were made:

- Lot 1
 - All building floor areas are based on exterior footprints as surveyed
 - Buildings included in calculations: Single Family Residence – 1 story with full basement, Metal Garage – 1 story, Metal Garage – 1 story, Wood Barn/Silo/Shed – 1st story, Wood Barn 2nd story, Woodshed – 1 story, Cupola (2) – 1 story and Green House – 1 story.
- Lot 2
 - All building floor areas were provided by Studio B Architecture + Interiors
 - Buildings included in calculations: Main House, Guest House and Carport.

Rosemont
(847) 696-4060

Morris
(815) 941-0260

Indianapolis
(317) 779-2194

*Engineering Solutions
For Tomorrow's
Challenges*

Section 7: Proposed Site Plan (Cont'd)

b. Zoning Memorandum, page 2

For Lot 1 (Paul's Lot):

The main house is a permitted use.

The metal garage is an accessory use (i.e. Garages and carports, as accessories only to single-family detached dwellings.)

The wood barn is an accessory use (i.e. Agricultural buildings and structures.)

The green house is an accessory use (i.e. Greenhouses and conservatories, private.)

Bulk Restriction Table – Lot 1

	Required	Calculated	Proposed	Main House (PU)	Metal Garage (AU)	Wood Barn (AU)	Green House (AU)
MIN. Lot Area, PU	5 Acres	----	8.78 Acres	----	----	----	----
MIN. Average Lot Width, PU	300'	----	459.3'	----	----	----	----
MIN. Front Yard, PU	50'	----	----	560.3'	N/A	N/A	N/A
MIN. Front Yard, AU	100'	----	----	N/A	277.7'	384.3'	523.1'
MIN. Interior Side Yard, PU	50'	----	----	217.2'(R)	N/A	N/A	N/A
		----	----	363.9'(L)	N/A	N/A	N/A
MIN. Interior Side Yard, AU	50'	----	----	N/A	526.9'(R)	397.8'(R)	302.7'(R)
		----	----	N/A	50.5'(L)	363.9'(L)	149.3'(L)
MIN. Corner Side Yard, PU	50'	----	----	N/A	N/A	N/A	N/A
MIN. Corner Side Yard, AU	100'	----	----	N/A	N/A	N/A	N/A
MIN. Rear Yard, PU	50'	----	----	179.4'	N/A	N/A	N/A
MIN. Rear Yard, AU	50'	----	----	N/A	120.4'	179.4'	117.9'
MAX. Floor Area Ratio, PU	0.05 times the Lot Area	19,113 Sq. Ft.	12,256 Sq. Ft.	----	----	----	----
MAX. Floor Area Ratio, AU	Included PU Max Floor Area	----	----	----	----	----	----

AU = Accessory Use

PU = Permitted Use

Green = Meets the zoning requirement

Yellow = Do not have the information to confirm the zoning requirement

Red = Requires a zoning variance

Section 7: Proposed Site Plan (Cont'd)

b. Zoning Memorandum, page 3

For Lot 2 (Tyler and Danielle's Lot):

The main house is a permitted use.

The guest house is an accessory use (i.e. Guesthouses, private, as accessory only to single-family detached dwellings.)

The carport is an accessory use (i.e. Garages and carports, as accessories only to single-family detached dwellings.)

Bulk Restriction Table – Lot 2

	Required	Calculated	Proposed	Main House (PU)	Guest House (AU)	Carport (AU)
MIN. Lot Area, PU	5 Acres	-----	17.63 Acres	-----	-----	-----
MIN. Average Lot Width, PU	300'	-----	577.5'	-----	-----	-----
MIN. Front Yard, PU	50'	-----	-----	580.1'	N/A	
MIN. Front Yard, AU	100'	-----	-----	N/A	808.6'	827.3'
MIN. Interior Side Yard, PU	50'	-----	-----	609.6'(R)	N/A	N/A
		-----	-----	558.1'(L)	N/A	N/A
MIN. Interior Side Yard, AU	50'	-----	-----	N/A	618.1'(R)	757.5'(R)
		-----	-----	N/A	567.9'(L)	503.8'(L)
MIN. Corner Side Yard, PU	50'	-----	-----	N/A	N/A	N/A
MIN. Corner Side Yard, AU	100'	-----	-----	N/A	N/A	N/A
MIN. Rear Yard, PU	50'	-----	-----	149.4'	N/A	N/A
MIN. Rear Yard, AU	50'	-----	-----	N/A	50.4'	50.8'
MAX. Floor Area Ratio, PU	0.05 times the Lot Area	38,405 Sq. Ft.	11,585 Sq. Ft.	-----	-----	-----
MAX. Floor Area Ratio, AU	Included PU Max Floor Area	-----	-----	-----	-----	-----

AU = Accessory Use

PU = Permitted Use

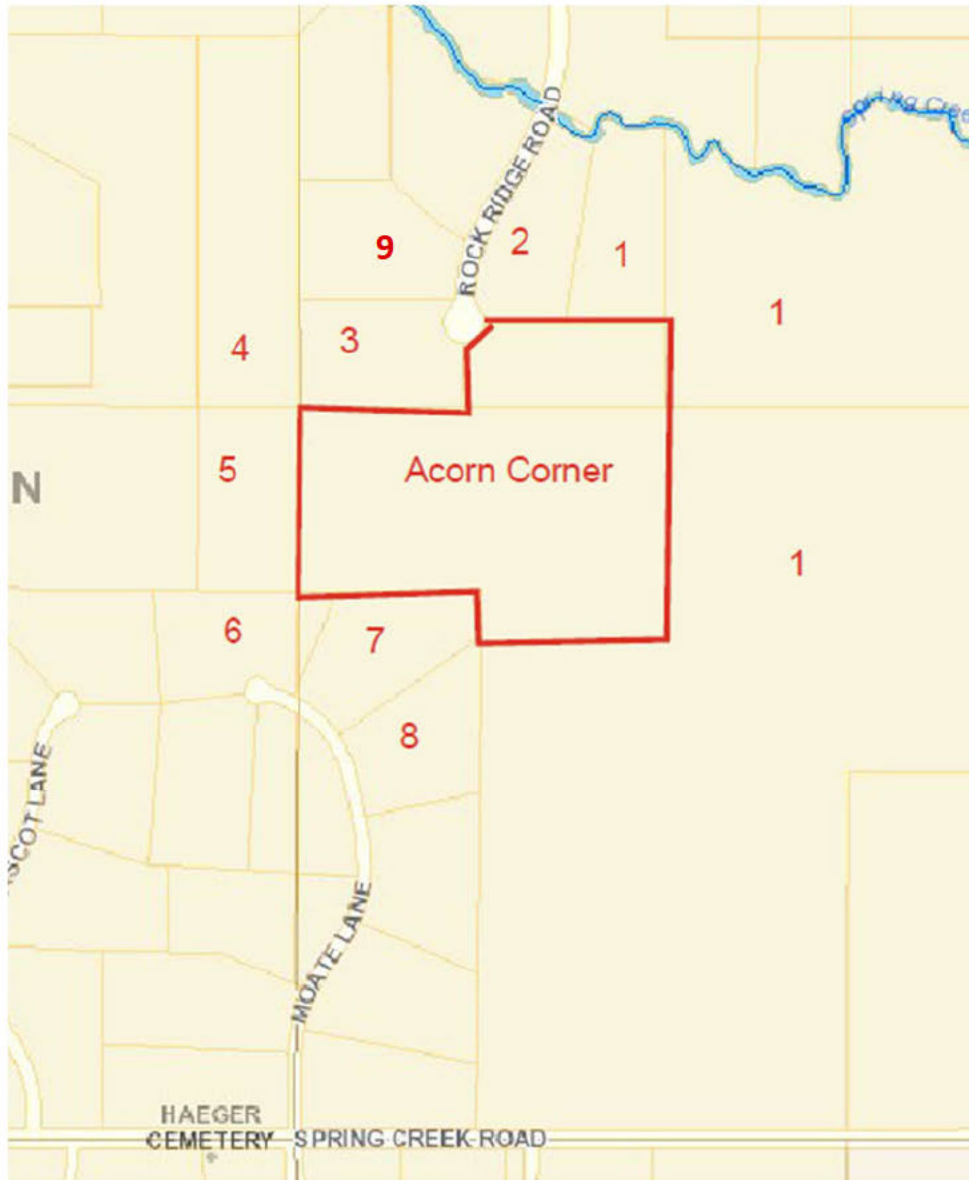
Green = Meets the zoning requirement

Yellow = Do not have the information to confirm the zoning requirement

Red = Requires a zoning variance

Section 8: List of neighboring lot owners within 250' of property borders

Neighboring Lot Owners to be notified at least 15 days prior to subdivision review meeting:



1. Hill N' Dale Farm, 65 Spring Creek Road, Barrington Hills, 60010
2. JRA Holdings, LLC, 12 Rock Ridge Road, Algonquin, 60010
3. Richard & Kimberly Rees, 10 Rock Ridge Road, Barrington IL, 60010-8802
4. Black Oak Tanglewood Farm, LLC Braeburn Road, Algonquin
5. Sanfilippo Fam GST TR, 1707 N Randall Rd Ste 151 Elgin, IL, 60123
6. SOWKA FAM LIV TR, 5 Moate LN, Barrington Hills, IL, 60010
7. Ian & Sarah Kirson, 6 Moate LN, Barrington Hills, IL, 60010
8. Tom and Catherine Klima Silberg, 7 Moate LN, Barrington Hills, IL, 60010
9. Lisa TR Sanfilippo, 9 Rock Ridge Road, Algonquin, 60010



August 20, 2025

Village of Barrington Hills
Ms. Nikki Panos
112 Algonquin Road
Barrington Hills, IL 60010

Re: 65 Spring Creek Road – Acorn Corner Subdivision – Sketch Plan Review #1

Job: VBH001.1823.65 – 65 Spring Creek Road

Dear Ms. Panos,

Trotter and Associates, Inc. (TAI) has reviewed the submitted documents for the proposed subdivision development at 65 Spring Creek Road.

The Barrington Hills, Illinois Village Code was used in review of this application.

<https://codelibrary.amlegal.com/codes/barringtonhillsil/latest/overview>

The following documentation was provided for this review by the applicant:

- Plat of Survey Lot 1 by Spaceco Civil Engineering & Surveying (Dated: 06.04.2025)
- Plat of Survey Lot 2 by Spaceco Civil Engineering & Surveying (Dated: 06.04.2025)
- Owner's Policy by Chicago Title Insurance Company (Dated: 06.30.2025)
- Lot Configuration by Spaceco Civil Engineering & Surveying (Dated: 06.25.2025)
- Site Reference Plan by Coen & Partners (Dated: 06.19.2025)
- Reference plan by Spaceco Civil Engineering & Surveying (Dated: 06.25.2025)

After review of the documents identified above, TAI recommends the information be distributed for a sketch plan meeting with the Plan Commission provided the plat item listed below is provided. Please note the documents are being reviewed to see if they meet the subdivision requirements for a sketch plan meeting. Detailed comments will be provided once a final engineering and plat submittal is received.

Plat of Survey, Subdivision and Reference Plan

1. In general, it appears the proposed subdivision is combining 2-existing parcels, revising boundaries and creating 3-separate parcels. The plat information provided shows the proposed Lot 1 and 2, but plat information for the remaining property (parcel: 20-29-300-002) is not provided. According to McHenry County GIS (Athena) the parcel extends south to Spring Creek Road. Provide a plat of survey for the remaining property of parcel 20-29-300-002.

If there are any questions regarding the comments above, please do not hesitate to contact me directly at s.cieslica@trotter-inc.com.

Sincerely,



Steve Cieslica, P.E., Village Engineer

CC: Alex Dye, Trotter and Associates, Inc.

**PUBLIC HEARING
Before the Plan Commission
Village of Barrington Hills
Single Family Subdivision – 65 Spring Creek Road,
Barrington Hills, IL**

Notice is hereby given that a Plan Commission Public Hearing will be held on Thursday, October 2, 2025, at 6:30 PM by a special meeting of the Plan Commission of the Village of Barrington Hills at the Village Hall, 112 Algonquin Road, Barrington Hills, IL, 60010, concerning an application for approval of a Sketch Plan for a Subdivision made by the Owner of residential property located at 65 Spring Creek Road, Barrington Hills, PINs 20-29-151-010 and 20-29-300-002 (a portion).

A copy of the application for Subdivision and Sketch Plan is available for examination in the office of the Village Clerk at the Village Hall, on weekdays during hours of operation. Any interested party will be given an opportunity to provide comment. Written comments on the application for Subdivision, which will be provided to the members of the Plan Commission, will be accepted in the Office of the Village Clerk through 3:00 PM, September 30, 2025.

By: Village Clerk
Village of Barrington Hills
clerk@vbhil.gov
Published in Daily Herald Sept. 10, 2025 (304744)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/10/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____

Designee of the Publisher of the Daily Herald

Control # 304744



Plan Commission Special Meeting Agenda Item Report

Meeting Date: October 2, 2025

Submitted By: Nikki Panos

Submitting Department:

Item Type: Vote

Agenda Section: PUBLIC MEETING

Subject:

[Vote] Approval of a Sketch Plan for a Subdivision Made by the Owner of Residential Property Located at 65 Spring Creek Road, PINs 20-29-151-010 and 20-29-300-002.

Suggested Action:

See documents under 4.1.

Attachments: