

MINUTES OF THE PLAN COMMISSION MEETING
OF THE VILLAGE OF SOUTH BARRINGTON
HELD MARCH 18, 2009
AT THE SOUTH BARRINGTON VILLAGE HALL

The meeting was called to order at 7:30 p.m. by Chairman Mr. Michael McCombie.

Roll call was taken.

PRESENT: Mr. Kwasek, Dr. Fox, Mr. Wokoun, Mr. McCombie, Mr. Gillis, Mr. White.

ABSENT: Dr. Murarka.

A quorum was present.

Also in attendance were Mr. David Pierce, Village Administrator, and Mr. Jeff Steele, Project Manager from JKL Consulting Civil Engineers.

Mr. McCombie stated that the first item on the agenda was the approval of Minutes. Mr. McCombie asked for a Motion from the Board to approve the Minutes from the meeting held September 20, 2007. Mr. Kwasek made a Motion. Dr. Fox seconded. By unanimous decision the Motion was approved. Mr. McCombie asked for a Motion from the Board to approve the Minutes from the Board meeting held August 19, 2008. Mr. Kwasek made a Motion. Dr. Fox seconded. By unanimous decision the Motion was approved. Mr. McCombie asked for a Motion from the Board to approve the Minutes from the meeting held September 4, 2008. Mr. Kwasek made a Motion. Dr. Fox seconded. By unanimous decision the Motion was passed.

Mr. McCombie stated that the next item on the agenda was the Public Hearing for the

plat consolidation of Lots 13 & 14 in the Hidden Lakes subdivision. Representing the lot owners Mr. & Mrs. Brian Johnson was Mr. Scott Kozak, Architect from Scott John Kozak Architects, Inc. Mr. McCombie asked Mr. Kozak to stand and be sworn in. Mr. McCombie asked if the testimony Mr. Kozak was about to give was the truth to the best of knowledge? Mr. Kozak answered yes. Mr. Kozak presented the secretary with proof of notification of surrounding properties and proof of publication of the Public Hearing. Mr. Kozak distributed revised plans to the Board which addressed the Village Building Officer Mr. Ray Wolfel's comments and requests. Mr. Pierce stated that there were no changes in the actual Plat document, only in the verbiage in the certifications. Mr. Kozak stated that the owners purchased Lots 13 and 14 and they are requesting to combine the lots so they can build a custom home. Mr. Kozak stated that they are planning to build the home in the center of the two lots overlooking the wetland area. Mr. White stated that he had driven by to look at the lots and noticed that there is a considerable drop off from the road pavement and asked Mr. Kozak how that would affect the driveway? Mr. Kozak stated that there will be some fill and it will be sloped. Mr. McCombie stated that there was a comment from Mr. Wolfel concerning the public utilities being vacated. Mr. Kozak stated he wanted to make sure the verbiage stating what those easements consisted of, and they are now referenced on the original Plat of Subdivision. Mr. McCombie stated that he was talking about their request to vacate the utility easement between the two lots. Mr. Kozak stated that they will need to get the signatures of the utility companies after they get tentative approval from the Village. The signatures will then be entered in the boxes on the left hand side of the plan. Mr. Kozak stated they would then bring it back to the Village.

Mr. Gillis asked how the two lots combined will compare with the other lots in the subdivision? Mr. Kozak stated that the two lots are approximately the same size as lots 5 and 6 that were also combined as one, so combining these two lots will not be unusual for this subdivision. Mr. White asked what is the proposed square footage of the home? Mr. Kozak stated that it will be approximately 11,000 square feet for the first and second floor. Mr. Kwasek stated that he felt this was enough land to support that size of home and felt that by combining the two lots it would allow for more green space which he felt was a plus. Mr. White asked where the septic would be located? Mr. Kozak stated that it will be located towards the back of lot 14. Mr. McCombie asked if the Village Engineer had any further comments? Mr. Steele stated that the only comment they had was in their memo dated March 10, 2009 concerning vacating the utility easement between the two lots. Mr. Steele stated that they know of no utilities in that easement and vacating the easement will have no impact to the storm sewer or drainage. Being no further comments or questions, Mr. McCombie asked for a Motion from the Board to recommend to the Board of Trustees the consolidation of Lots 13 and 14 and vacation of the drainage and utility easement between the two lots. Mr. Kwasek made a Motion. Mr. Wokoun seconded. The secretary called the roll. Mr. Kwasek - yes, Dr. Fox - yes, Mr. Wokoun - yes, Mr. McCombie - yes, Mr. Gillis - yes, Mr. White - yes. By unanimous decision the Motion was passed. Mr. McCombie stated that the Public Hearing was concluded.

Mr. McCombie asked if there was any old business? Mr. Gillis asked Mr. Pierce if the landfill grading was close to completion? Mr. Pierce stated that they will continue to come in to maintain it because there will be settling as the material decomposes.

Mr. Pierce stated that they are monitoring the situation to make sure they are bringing in black dirt to maintain it and seed it in the future. Mr. Pierce stated that they should only bring in clay if they have a rupture.

Being no further business, Mr. McCombie asked for a Motion to adjourn the meeting. Mr. Gillis made a Motion. Dr. Fox seconded. By unanimous decision the meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Christine Latoria, Secretary

These Minutes were approved this 6th day
May, 2009.

