

# **VILLAGE OF SOUTH BARRINGTON**

COOK COUNTY, ILLINOIS

30 South Barrington Road

South Barrington, IL 60010

## **PUBLIC WORKS COMMITTEE**

Held at the South Barrington Village Hall

### **UPPER LEVEL**

**MONDAY, AUGUST 30, 2010**

**9:00 A.M.**

### **MINUTES**

#### **CALL TO ORDER**

At 9:00 a.m. Chairperson Paula McCombie called the meeting to order.

#### **ROLL CALL**

Committee Members present: Chairperson Paula McCombie, Trustees Joseph Abbate and William Merci

Others present: Jim Hepler from Toll Brothers, Inc; Residents from The Coves Subdivision Marlene Taheny of 19 Watergate; Hilde Amstaat of 23 Watergate, Joan Deppung of 6 Headwater, Linda and Dave Riley of 2 South Cove, John McCaffrey of 26 Mundhank, Rose Gambino of 17 Watergate, and John Schwan of 27 Watergate.

Village Staff present: Village Engineer Mark Lattner

#### **APPROVAL OF MINUTES**

Trustee Abbate made a motion to approve the minutes of July 26, 2010.

Trustee Merci seconded the motion.

Discussion: Chair McCombie asked the words, "crack filling" on page four be changed to "micro paving."

There was no further discussion.

The motion was amended to include the change and the minutes of July 26, 2010 were approved by unanimous voice vote.

#### **THE COVES LANDSCAPING**

The South Cove Homeowner Association presented a plan to landscape the east shore along the lake between the guard rail and the lake. The right of way goes to the edge of the lake at the waterline and needs maintenance. They stated this is a low maintenance plan. There are complaints about the lack of maintenance and the debris and an abandoned boat in the lake. The spill pipe clogs on the southeast corner and one homeowner said he has to sandbag his backyard. The Village Engineer stated he checked everyone's grading and it is above overflow. Willow trees, plastic bags, windblown branches and floating debris cause the clogs.

The residents reported the abandoned boat belongs to Mr. Koneru and the asked if the Village would send him a notice to remove it. Trustee Abbate said he would get rid of the boat if Mr.

Koneru doesn't want it. The Village Engineer was directed to email the owner of the boat and advise him that it must be removed or the Village will take action.

The residents stated that stone was put in the area between the shoreline and the guardrail. It needs maintenance by the Village to preserve its integrity. Chair McCombie stated her homeowner association maintains their right of way where the County should by having it mowed and said it adds little cost to the association fees. She cautioned the Village has to be mindful of how much it can do within the budget. Tree trimming has been demanding on the budget. Spruce trees shown on the plan are not approved trees as identified in the subdivision ordinance.

The residents asked if the Village would do more extensive maintenance or not along the embankment. The Village Engineer recommended a project to clean out the stumps and put in new fabric and stone and then leave it. He recommends not planting trees along the embankment which would generate roots and debris. One resident stated rocks would be better because vegetation causes debris in the fall and clogs the drain, then freezes in winter, only to thaw in spring causing his sump pump to burn out.

Chair McCombie explained that 50- and 100-year storms are occurring more often and she wants to be proactive in preventing drainage issues. The new drainage program should help prevent some problems. After more discussion, Chair McCombie directed the Village Engineer to check into secondary grate systems and how to clean them out.

A resident reported a gurgling sound from the culvert at Watergate by the sign and asked if it might be a problem that would undermine the road. Chair McCombie directed the Village Engineer to check out the culvert,

Trustee Merci said he noticed that after the garbage pick up by Groot, there is significant debris blowing through the Village and some of it lands in the lakes. He said the Village Administrator should be asked to contact Groot about this. The Village Engineer suggested a reminder to residents about objects to be secured away from the lakes. A flyer could be posted on the website and homeowner presidents could be notified.

The Committee did not approve the landscape plan that was brought in but agreed with the recommendation of the Village Engineer. The residents agreed with this solution.

#### MOTION TO PRICE FABRIC AND STONE

Trustee Abbate made a motion that the Village Engineer get prices for fabric and stone for the embankment. Trustee Merci seconded the motion.

AYES: Abbate, Merci, McCombie

NAYS: None

ABSTAIN: None

ABSENT: None

The motion carried.

The Coves residents thanked the Committee and left the meeting.

#### WOODS OF SOUTH BARRINGTON – LETTERS OF CREDIT

Village Administrator David Pierce joined the meeting for this topic.

### Phase 1A-Water Treatment Plant

Jim Hepler of Toll Brothers, Inc. requested release of the Letter of Credit for Phase 1A-the Water Treatment Plant. The punchlist has been completed. The Village Engineer recommends release.

### Phase 2

Jim Hepler requested a reduction in the Letter of Credit for Phase 2. The Village Engineer stated there are some small items that need to be completed and he will prepare that list for Toll. He recommends a reduction of \$276,000.

### MOTION TO RECOMMEND RELEASE AND REDUCTION VILLAGE BOARD

Trustee Merci made a motion to recommend to the Village Board at their September meeting the release the Letter of Credit for Phase 1A of The Woods Subdivision and to reduce by \$276,000 the Letter of Credit for Phase 2.

Trustee Abbate seconded the motion.

Roll was taken:

AYES: Merci, Abbate, McCombie

NAYS: None

ABSTAIN: None

ABSENT: None

The motion carried.

### WOOD OF SOUTH BARRINGTON – RIGHT OF WAY WORK

Village Administrator David Pierce told the Committee that Toll needs to do work in the right of way at Bartlett and Bridges Drive by the Cutters Run Subdivision for drainage improvements in line with the CC&Rs of the subdivision. Toll will do the work with the Village's approval, but they need a Hold Harmless or Indemnification per the Village Attorney. There will be documents in the Village Board packet for this approval.

### WOODS OF SOUTH BARRINGTON - TREES

Jim Hepler stated the landscaping as installed does not conform to the approved plan. The Village Administrator suggested Toll go back to the Plan Commission and get a new approved plan based on the as-built. The Village Landscape Architect has not said if the trees are similar quality and size. Trustee Merci stated she would need to submit a report to the Plan Commission. Mr. Hepler said some trees must be replaced because of too much or not enough water and because of bugs. A GPS will be used to identify each tree. However, there should be 300-400 extra trees mostly in the entrances and berms. If some of these additional trees are dead, they will not be replaced. He stated that the as-built plan is actually better than the approved plan.

### WOODS OF SOUTH BARRINGTON – GRASS MATRIX

The maintenance of the wetland buffers and detention ponds is being done by Toll. There are complaints about too many weeds instead of prairie grass. Toll wants to put in low growing fescue around the ponds which will act as a buffer and be low maintenance. Chair McCombie wants to walk the areas. Trustee Merci asked that the Village Engineer contact the Regency residents to see if they want the buffer to be fescue.

Toll will vacuum-mow the weeds to remove the seeds. There will be a cost in the future for ongoing maintenance, mowing, and spraying when turned over to the homeowner association.

The Regency association doesn't want to pay for it, but will have to if it is to be maintained. Administrator Pierce stated tall grasses should not be used.

Mr. Hepler left the meeting.

Administrator Pierce said if the landscape plan goes to the Plan Commission, both the Regency and the Woods residents would receive public notice.

#### CONSENSUS OF THE COMMITTEE

It was the consensus of the Public Works Committee that Toll Brothers go to the Plan Commission for a new approved plan based on the as-built.

Administrator Pierce left the meeting.

#### RICK BACTRA – 32 BRANDYWINE

Mr. Bactra told the Committee that water was pooling in the back of his yard and draining out slowly. He shares detention with two of his neighbors, but he states one neighbor has regraded the back yard to a higher elevation precluding him from his share of the detention storage. The Village Engineer stated there is a low flow pipe taking the runoff from Brandywine to Bartlett Road. The T-joint on the pipe gets full and backs up into the detention pond like it is suppose to do, but causes Mr. Bactra a problem. Additionally, Willow tree roots were plugging the pipe. The flared end section was pulled and it will flow more freely.

In the packet was a design from the Village Engineer to improve the function including a new structure with holes in the top which would put water in the ditch instead of the yard at water level. The water would go between the swales. The resident expressed concern that he would still be retaining more than his fair share of water but wanted to implement the design presented.

#### MOTION TO INCLUDE WORK IN STORM SEWER PROGRAM

Trustee Abbate made a motion to direct the Village Engineer to get the cost of doing the improvement and to include it in this year's Storm Sewer Program. Chair McCombie seconded the motion. Motion passed by unanimous voice vote.

#### PONDS DRAINAGE

The residents of the subdivision do not want to pay towards the cost of the solutions recommended in the study that was done on the drainage. They want to see if some maintenance projects will resolve some of the problems.

Trustee Merci left the meeting.

The Committee discussed the plan to remove and replace the existing outlet pipe from the subdivision to Higgins Road. The existing manhole and driveway culvert would be removed and a new restrictor added. An IDOT permit is needed for the work.

#### MOTION TO INCLUDE WORK IN STORM SEWER PROGRAM

Trustee Abbate made a motion to include this work in the current Storm Sewer Program. Chair McCombie seconded the motion. Motion passed by unanimous voice vote.

The Committee discussed the blockage at the north end of Pentwater. Town & Country has been out to clear clogs and said sticks get plugged where the pipe turns to the lake. The problem is that they could be cleared one day and become plugged again the next. Chair McCombie directed the Village Engineer to check if repairs are needed.

#### SNOWPLOWING

There was discussion about the 2010-2011 snowplowing. Barrington Township is doing a number of the BACOG communities but may be stretching man power and equipment. The Village Engineer was directed to get current salt prices. Extending the Plote contract for this season was discussed.

#### MOTION TO RECOMMEND TO THE VILLAGE BOARD TO ACCEPT PLOTE PROPOSAL

Trustee Abbate made a motion to accept the proposal from Plote to extend their contract for the Village streets 2010-2011 season subject to review of their salt prices. Trustee McCombie seconded the motion. Motion passed by unanimous voice vote.

The Village Engineer was directed to check with Discipio about a proposal to extend their contract for the Village Hall, Water Treatment Plant, and Conservancy.

#### BFI

Work has been going on in the northeast corner for erosion and gas leaks. There are complaints from the neighbors. James Hitzeroth responded by email that the majority of the work is now completed and there should be very few trucks coming and going. He said there would be maintenance work required periodically but would come to the Public Works Committee and give details of the program when that needed to occur. Chair McCombie wants to see grade shots when the project is complete.

#### VILLAGE-WIDE STORM SEWER INSPECTION PROGRAM

The Committee discussed instituting a Village-wide storm sewer inspection program. After some discussion, and identifying 16 critical manholes to inspect, it was determined that this would cover the Village in the critical problem prone areas. It was estimated that it would take about two half days a month, or about 15 minutes a structure. Inspections would be done March through October at a cost of approx \$3800. There would be no inspections in Dec, Jan, or Feb.

#### MOTION TO ESTABLISH STORM SEWER INSPECTION PROGRAM

Trustee Abbate made a motion to institute the Storm Sewer Inspection Program which would occur for eight months a year with eight hours of inspection a month at a cost of \$3800. The program would commence Sept 2010.

Chair McCombie seconded the motion.

Roll was called:

Ayes: Trustees Abbate, McCombie

Nays: None

Abstain: None

Absent: Merci

The motion carried.

## REVISION OF SEPTIC ORDINANCE

The final draft of the revision was presented to the Committee. The Village Engineer reported that he received all comments from the Building Officer and the Plan Reviewer and that they had approved this draft to go to the Committee.

## MOTION TO REFER TO VILLAGE BOARD FOR APPROVAL

Trustee Abbate made a motion to refer the revisions to the septic ordinance to the Village Board for approval. Trustee McCombie seconded the motion. The motion passed by unanimous voice vote.

## UPDATES

The Village Engineer stated a pre-con is scheduled for Wed at 3 p.m. for the sewer program. He is waiting to hear back from Palatine for the schedule of the micro paving so he and the Chair can go look at it. He presented a schedule of tasks.

The Mayor joined the meeting. He identified several items to be included in the punchlist for Toll which the Village Engineer stated were already on the punchlist.

The Village Engineer reported he went down to the garage with the Chair and identified which items were to be kept.

Magnolia Pointe requested their letter of credit be released but the Village Engineer reported it is still short the required 75% and there is a punchlist remaining.

Next month the Committee will review the IEPA ordinance revision requirements.

## ADJOURNMENT

Trustee Abbate made a motion to adjourn. Chair McCombie seconded the motion. Motion passed by unanimous voice vote to adjourn at 12:15 p.m.

Submitted by Linda Hooker,  
Executive Secretary