

1 MINUTES OF PLAN COMISSION MEETING
2 OF THE VILLAGE OF SOUTH BARRINGTON
3 HELD WEDNESDAY, MAY 18, 2011
4 7:30 P.M.
5

6 CALL TO ORDER

7 The meeting was called to order at 7:35 p.m. by Chairman Michael McCombie.

8 Roll call was taken.

9 Present: Commissioner McCombie, Commissioner White, Commissioner Kwasek,
10 Commissioner Murarka, and Commissioner Gillis.

11
12 Absent: Commissioner Fox.

13
14 Chairman McCombie declared a quorum present.

15
16 Also present: Village President Frank Munao, Attorney Don Storino, Village Administrator
17 Mark Masciola, and Village Building Officer Ray Wolfel; Petitioner Joe Elias of Higgins
18 Farm, LLC, Attorney Christina Broto, Engineer Jeremy Foss, and Landscaper John Martin.

19
20 Chairman McCombie gave the floor to Village President Munao who wished to comment on
21 the workshop process. President Munao stated that the purpose of this workshop was to make
22 sure that all of the petitioner's submittals are in order including preliminary engineering,
23 landscape, amenity package, etc. He cautioned the commissioners not to debate tonight those
24 issues that should be reserved for a public hearing. President Munao stated that the adequacy
25 of the submittals may be debated at the workshop but the merits of the submittals should be
26 debated at the public hearing.

27
28 President Munao added that the Plan Commission need not concern itself with the submittal
29 for the zoning amendment as it will be taken up by the Village Board of Trustees after the
30 Plan Commission makes its recommendations.

31
32 Chairman McCombie stated that the commissioners have gathered tonight to familiarize
33 themselves with the proposed project and corresponding documents. He opened the floor to
34 Mr. Joe Elias accompanied by Attorney Christine Broto, petitioner for the Village Enclave
35 of South Barrington project. Ms. Broto highlighted the scope of the project for
36 commissioners stating that the Village Enclave project is a residential development of 15
37 single-family custom lots on 17.5 acres located on Higgins Road west of Barrington Road
38 and east of Bartlett Road. The subdivision will be a gated property on one single road and
39 feature custom homes ranging in size from 3500-6000 sqft. There will be one entrance to the
40 site, and no left hand turn into the site. The subdivision will acquire water from the Village
41 but retain their own septic systems on each lot. Mr. Elias introduced project engineer Jeremy
42 Foss who discussed the retention pond design proposing that they combine the pond in the
43 Enclave subdivision with The Ponds subdivision. Mr. Foss said that the proposed ponds will
44 cascade from one to the other and as it rains both ponds will fill together which will lower the
45 water level in the Ponds retention pond. Utilities will extend the existing Village water
46 system from Bartlett Road .Sanitary sewer will be a separate septic for each lot.

47
48 Mr. Foss introduced landscape architect John Martin of Jen Land LLC. Mr. Martin briefed
49 the commissioners on the landscape plans for the Enclave subdivision. He stated that there

50 will be substantial landscape on the Higgins setback and screening on the east and west side
51 of the development and that they will maintain a substantial amount of berming. The lot areas
52 show landscaping that exceeds the landscaping requirements by Village ordinance. The north
53 of the development will use existing berms and existing landscaping. The gate house will
54 incorporate trees planted in the island. Chairman McCombie asked Mr. Foss if he read the
55 report on the landscape by Village Landscape Architect Ann Viger. He responded that he
56 had.

57
58 Attorney Brotto asked commissioners if they had any questions.

59
60 Chairman McCombie stated that he wanted to make sure that all commissioners have read the
61 staff reports reviewing the submittals. He asked Building Officer Wolfel if they have
62 complied with subdivision ordinance? Yes, as noted in our reports and comment letters. Mr.
63 Wolfel stated that this submittal is the third one he has reviewed and that he has met with the
64 petitioner several times. There were two before that the staff reviewed and addressed that
65 resulted in this third submittal which is the first that the commissioners have seen.

66
67 Mr. Elias stated that he started this process six months ago and has made three revisions; the
68 last submittal was made two days ago. Mr. Wolfel stated that he has not finished reviewing
69 this last submittal yet but will have completed it by next week.

70
71 Commissioner Kwasek asked Mr. Wolfel if it was normal to have 66 ft. right-of-way. Mr.
72 Wolfel responded that that is normal and gave the example of the Hidden Lakes subdivision
73 where the lot line is back of curb. They measure from the lot line which is right behind the
74 curb instead of 20 feet parkway. The proposal for the Village enclave subdivision is to put
75 the utilities on the easement where a parkway would normally be. Front line set back is
76 measured from the lot line which in this case is immediately behind curb.

77
78 Commissioner Gillis questioned the annexation sequence. Village Attorney Storino stated
79 that the Village Board of Trustees would approve the annexation and zone the property on
80 the same night based on the recommendation of the Plan Commission. The sequence would
81 be an ordinance to approve the annexation agreement which the Village Board will negotiate
82 and consider without the Plan Commission; then an ordinance to annex the property; then
83 based on the Plan Commission's recommendation, an ordinance to zone the property in some
84 particular A3 or A4; and, finally, approval of the plat subdivision. President Munao added
85 that the Board of Trustees will not consider an annexation until the Plan Commission has
86 completed its work and made its recommendation to the Board. He state that the Village
87 Board of Trustees will only consider submittals that are in final form, especially engineering.
88 The engineering report must say that it has met the reasonable expectations that it can meet
89 the requirements of the Village code. The Plan Commission will consider and debate whether
90 to recommend A4 or A3 zoning.

91
92 Commissioner White stated that he would like to see that all residents to the north and east of
93 the proposed Enclave subdivision are notified with regard to the public hearing. Mr. Storino
94 stated that it is a requirement that all residents within 250 ft of the subdivision be contacted
95 and he assured them that they have been notified.

96
97 President Munao stated that he would like to see something written on the plat that prohibits
98 residents from planting trees in the easements. There will probably be storm sewer pipes in

99 the easement because if the Village ever has to go in there for maintenance, he is afraid of the
100 a conflict with residents over trees that might have to be removed. It is more acute here
101 because they do not have the parkway. President Munao strong recommended that no trees be
102 allowed in the easement area. The same thing could occur with residents who may want to
103 erect brick pillars at the end of their driveways. The Village President also expressed concern
104 about the water service that will go in onto private roads and asserted that he Village should
105 maintain ownership of the water lines since they will be responsible for maintaining them.
106 Mr. Storino assured him that those water lines would be required to be publicly owned.
107 Additionally, the mayor stated that the fees to tap on to the water supply should be identified
108 for future home buyers.

109
110 Mr. Wolfel will review and comment on the latest submittal for next week's public hearing.
111 Chairman McCombie asked if there were any additional documents being sent for review
112 before the May 25 public hearing besides Mr. Wolfel's comments regarding the latest draft of
113 submittals (new covenants and petition for annexation). Mr. Elias stated that he was planning
114 on sending a new set of submittals for the public hearing based on Mr. Wolfel forthcoming
115 comments. Mr. Storino advised against that because of the short turn-around time. The
116 Commission will consider the submittals already made plus the comments that are
117 forthcoming from Mr. Wolfel.

118
119 The Commission discussed some of the covenants. Commissioner Gillis asked what was the
120 sequence of declarations of covenants. Attorney Brotto showed him the sequence. Mr. Elias
121 stated that the covenants for the Enclave have the same high quality standards that are found
122 in Hidden Lakes and they meet or exceed the covenants in Hidden Lakes. Mr. Wolfel stated
123 that the upper end amenities will be included in the covenants. He added that the thought
124 process to assure that upper end building materials are used was to put their requirement into
125 both the annexation agreement and declaration agreement so as to give the Village
126 enforcement rights.

127
128 Mr. Elias presented his vision for the Enclave subdivision. He proposed 15 homesites on 17
129 acres that will feature custom homes ranging is size fro 3500-6000 sq. ft. The architectural
130 design for all homes will be from the same architect, RM Swanson. The properties will be
131 maintained by one landscape company. Water features of the ponds include two water
132 fountains. The guardhouse is brick and stone. The architectural styles include Country
133 English and Country French, and the covenant restrictions and standards are higher in this
134 subdivision than those in Hidden Lakes.

135
136 The commission discussed the flooding issue currently being experienced in the Ponds
137 subdivision and what expectation they can have after the Enclave subdivision is built out. Mr.
138 Elias stated that he hopes to alleviate the flooding problems by building a second pond and
139 connecting it to the one currently in the Ponds subdivision. President Munao and
140 commissioners advised Mr. Elias to be able to articulate this positive sentiment to concerned
141 homeowners from the neighboring Ponds subdivision at the public hearing.

142
143 Commissioner White noticed that the drawing for the white colored signage "Village
144 Enclave" located by the guardhouse is missing. Mr. Elias stated that he will get that to the
145 commissioners.

146

147 The Commission discussed whether or not to consider variances. Should they consider A4
148 zoning or stay with A3 and modify it? Mr. Wolfel stated that the setbacks in the A4 drafts do
149 not currently match what Mr. Elias has asked for, and variances would be necessary; or they
150 could change the A4 zoning. He cautioned about exercising careful deliberation when
151 changing the text in the zoning ordinance.

152
153 Village Administrator Masciola stated that future homeowners should be made aware of how
154 much useable space they will have in their yards. Attorney Brotto stated that all
155 improvements would be in the covenants (in the section entitled External Controls) and
156 subject to review by the homeowners committee as well as the village code.

157
158 Chairman McCombie announced that the Public Hearing for this matter is scheduled for
159 Wednesday, May 25, 2011 at 7:30 pm. He called for any further business and barring none,
160 called for a motion to adjourn the meeting. Motion was made by Commissioner Kwasek to
161 adjourn the meeting. Seconded by Commissioner White, the motion was approved by
162 unanimous voice vote. The meeting adjourned at 8:50 p.m.

163
164
165 The May 18, 2011 minutes of the Village of South Barrington Plan Commission are
166 respectfully submitted by Mary Lampugnano.

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