

1 MINUTES OF PLAN COMISSION PUBLIC HEARING
2 OF THE VILLAGE OF SOUTH BARRINGTON
3 HELD WEDNESDAY, MAY 25, 2011
4 7:30 P.M.
5

6 CALL TO ORDER

7 The meeting was called to order at 7:32 p.m. by Chairman Michael McCombie.

8 Roll call was taken.

9 Present: Commissioner White, Commissioner Gillis, Commissioner Decker, Commissioner
10 & Chairman McCombie, Commissioner Fox, and Commissioner Kwasek.

11 Absent: Commissioner Murarka.
12

13 Chairman McCombie declared a quorum present.
14

15 Also present: Village President Frank Munao, Attorney Don Storino, Village Administrator
16 Mark Masciola, Village Building Officer Ray Wolfel, Engineer Mark Lattner, Engineer Todd
17 Shaffer, and Landscape Architect Ann Viger; Petitioner Joe Elias of Higgins Farm, LLC,
18 Attorney Christina Brotto, Architect Rick Swanson, Engineer Jeremy Foss, Landscaper John
19 Martin, and Engineer Scott Simon.
20

21 The hearing was audio recorded for transcription by Adrian Holguin of LeGrand Reporting &
22 Video Services.
23

24 Chairman McCombie passed out copies of the minutes from the May 18, 2011 meeting.
25 Commissioner Kwasek noted an error on lines 73 and 76 and directed that the word "above"
26 be changed to the word "behind" on both lines. Chairman McCombie suggested that the
27 approval of the minutes be postponed until the next meeting so that all commissioners may
28 have a chance to review them.
29

30 Chairman McCombie opened the public hearing to discuss two agenda items, the first, the
31 proposed Village Enclave of South Barrington and second, the proposed rezoning
32 classification of A4 property. He asked all witnesses to stand and swear that the testimony
33 they will give at this hearing is truthful. Witnesses took that oath.
34

35 Chairman McCombie gave the floor to Village President Munao who explained to the
36 audience that the Village is currently operating without a Village engineer. He introduced
37 Engineer Todd Shaffer of Haeger Engineering who worked on the water system at the
38 Arboretum and who could answer general questions about the Village water system. He also
39 introduced former Village Engineer Mark Lattner who has agreed to attend this meeting to
40 share his knowledge of the Village's drainage systems.
41

42 The floor was given to Petitioner Joe Elias accompanied by his attorney Christine Brotto. Ms.
43 Brotto restated the steps taken thus far on the Village Enclave of South Barrington project,
44 informing the audience that they had previously made application to the Village to annex the
45 property located on Higgins Road west of Mundhank Road and east of Bartlett Road, and
46 rezone it to an A4 category for development. The planned building site, named the Village
47 Enclave of South Barrington, is comprised of 15 single-family custom home lots on 17.6
48 acres with Village supplied water.
49

50 Project Architect Rick Swanson took the floor. He presented a slide show to the
51 commissioners and public audience. The subdivision will be a gated property on one single
52 road and feature custom homes ranging in size from 3500-6000 sq.ft. The homes will be
53 understated and relate to one another in mass and scale. The homes will be built by one
54 builder with one architect and will maintain consistency with regard to architectural detailing
55 and landscaping. Their emphasis will be on smaller, high end, quality homes with high end
56 amenities. There will be one entrance to the site, and no left hand turn into the site. There will
57 be no lots that back up to Higgins Road.

58
59 Project Landscaper John Martin took the floor. He stated that there will be a lot of screening
60 on Higgins Road including a 6-7 ft. berm in the easement with many evergreen trees and
61 other naturalized landscape that compliment existing landscape currently found on Higgins
62 Road. Screening will be done along the east property line along the drainage swall. There are
63 exiting trees to the north where there is an existing line of Colorado Spruce and Austrian
64 Pines on the berm. Mr. Martin said that they are providing a natural planting scheme as well
65 as a natural planting pallet. They are using oaks, sweet gum, maple, linden, hackberry, honey
66 locusts as shade trees; and alder, service berry, hawthorn and crabapple for ornamental trees.
67 Mr. Martin related to the commissioners that he reviewed the letter from Village Landscape
68 Architect Ann Viger and will comply with the details she recommended. He agreed that it is
69 best to plant perennial plant beds. Regarding the 20 ft front yard easement, which the
70 engineer and Ms. Viger recommended they not landscape, Mr. Martin proposed that they
71 leave alone the first 10 feet which houses the water main; and the last 10 feet where the gas
72 and electric utilities will be located that they stagger plantings in the front yard easement.
73 Homes 1 through 9 back on to the basin, homes 10-12 back to east property line and homes
74 13-15 back to the north property line.

75
76 Jeremy Foss from Manhard Consulting introduced himself as engineer for the project. He
77 concurred that the Enclave of South Barrington is a proposed 15 lot subdivision with 3 out
78 lots for the landscaping, the retention pond, and the roadway. He explained that there will be
79 no left turn into the site; travelers going eastbound would make a u-turn past the subdivision
80 and return back to it to make a right hand turn into it. He noted in the fire department's
81 review of the plans that they had a small issue with the maneuverability in the entrance but
82 assured commissioners that they will correct it. The fire department was okay with the water
83 drainage system as proposed.

84
85 Mr. Foss stated that the water drains north to south and the wetlands are where the pond will
86 be. They are waiting for the Army Corps of Engineers report concerning the wetlands. They
87 will grade so as to drain the water into the retention pond and the water level will be just
88 below what is existing. The outlet will be to the existing Higgins Road drain. He noted that
89 they had considered combining the ponds but have decided against it. They will not combine
90 the Enclave retention pond with the existing retention pond in the Ponds subdivision. They
91 plan to break up the 20 ft easement into two 10 ft easements to accommodate utilities and
92 scattered landscaping.

93
94 Attorney Brotto summarized asking the Commission to find favorably to the petitioner's
95 application to rezone the land to A4 and approve the residential subdivision. Village
96 President Munao stated that the property is not in the village as of yet, currently it is
97 unincorporated and not zoned A4. The county has it and can zone it commercial if they
98 choose.

99

100 Chairman McCombie opened up the floor for questions. Commissioner Decker stated that the
101 plans he has indicate that there will be 16 homes. Is it 16 or 15? Mr. Swanson answered that
102 they originally planned for 16 homes but have since revised it to 15 homes.

103

104 Commissioners discussed the way to best review each individual covenants. Village Attorney
105 Storino offered commissioners a black-lined copy of the covenants if they wanted them.

106 Chairman McCombie stated that the each of the covenants will be reviewed individually.

107

108 Resident Ruth Burtell of 2 Watercrest Court asked how many homes will be 3500 square feet
109 and how many will be 6000 square feet. Mr. Swanson stated that he could not answer this
110 question at this time. The homes are all custom built—it would depend on the buyer wants.
111 He could not predict how many will be in the 3500 sq. ft. range and how many will be in the
112 6000 sq. ft. range. The range is 3500-6000 sq. ft., but he predicted that most of the homes
113 will be between the ranges.

114

115 Resident Charles Burtell of 2 Watercrest Court asked what the price range is for the homes.

116 Mr. Swanson estimated that the cost would be about \$300-400 per square foot and up.

117

118 Resident Mike Saujani of 6 Pentwater Drive expressed concern about the home size. He
119 worried that smaller homes would devalue the larger homes located in the Ponds subdivision.

120 Mr. Swanson again stated that the homes are all custom built and the it is not about size so
121 much as it is about detail and appropriateness.

122

123 Resident Bernie Kerman of 31 Denali Court commented that if there is a direct left hand turn
124 into the subdivision and if so, asked if police squad cars and fire trucks would have to make a
125 u-turn to enter the subdivision. Yes, all vehicles would make the u-turn. He asked if the water
126 supply will be the one that is currently supplying the Woods subdivision. Answer: Yes. He
127 asked if the guardhouse will be manned or unmanned; the answer was yes. Mr. Kerman
128 stated that the seemed to him too expensive for 15 homes to support a manned guardhouse.

129

130 Chairman McCombie addressed Mr. Kerman's question regarding the water supply. He
131 asked former Village Engineer Lattner if the water system for the Woods was designed only
132 for the Woods or can other subdivisions use it? Mr. Lattner stated that his recollection is that
133 the water cannot be extended to other subdivisions unless the Village Board approves it.

134 Village Attorney Storino stated that the Village owns the water system and all uses of it
135 would require the approval of the Village Board of Trustees.

136

137 Resident Paula McCombie of 32 Revere Drive asked the developer what the maximum
138 square foot home would fit on each lot. She asked the builder to point out specifically which
139 of the homesites will accommodate a 6000 square foot house. Mr. Elias replied that all of
140 them will accommodate a 6000 sq. ft. house. Commission Kwasek echoed resident
141 McCombie's question by asking if anyone really looked at the site plan. He stated that the
142 building pad looks to be 40 x 7 as a pure rectangle and does not take into account the three-
143 car garage and a maneuvering area out side that and, he added this subdivision has back to
144 curb right-away. Has anybody really looked at the pad to make sure all the pavements fit:
145 what is left for geometry of the house, a patio, etc. How does this all fit? Mr. Swanson stated
146 that the homes that he has displayed in his presentation were all around 4200 sq. ft. He
147 questioned if the issue was the size of the house or the size of the lot? He stated that the trend

148 in the market is to build smaller homes. He stated that square footage is an anomaly and what
149 he felt the issue is more perception than reality.

150
151 Commissioner Fox commented that she didn't think the size of the home is the concern;
152 rather, it is the size of the lot. You still need space for a garage and driveway which cannot be
153 shrunk down. It is the size of the lot, not the size of the house. Mr. Swanson stated that they
154 are sensitive to utilizing the open space and studied the spacing issues. He said that they did a
155 study of 4 or five houses that were approximately 4500 sq. ft. to see how the houses related to
156 each other on the lots. He did not have the exhibit with him to show the audience, however.
157 Mr. Swanson suggested that what was at issue here is perception versus reality, and stated
158 that in there space study the homes related appropriately and did not have the appearance of
159 being on top of each other. He added that the trend in the market is to build smaller houses
160 with "more toys" and argued that the homes will not be crowded.

161
162 Resident Saujani stated that he felt that the developer was not being honest about what the
163 square footage of the homes will be. He said that the brochure he received stated that the
164 homes would be 6000 sq. ft. but what he is hearing from the architect tonight is that there
165 might not be any homes that are 6000 sq. ft. Mr. Swanson stated that all custom built
166 subdivisions have in their covenants a minimum and a maximum square footage for the
167 homes therein. The Village Enclave covenants dictate that the homes will be a minimum of
168 3500 sq. ft and a maximum of 6000 sq. ft. We are following that covenant—you have to have
169 a floor and you have to have a ceiling. Mr. Swanson stated that they were not being
170 dishonest; he could not say what the custom home buyer will want. He stated that if he had to
171 guess, it would be that most homes will be in the 4500 sq. ft. area. He stated that they know
172 who their buyers are and those buyers want smaller homes with high-end amenities. Building
173 all 15 houses at 6000 sq. ft is not realistic especially in this real estate market. The trend is to
174 have smaller houses.

175
176 Scott Simon, civil engineer and site planner for septic, took the floor. He stated that they
177 completed preliminary soil testing for septic and performed perk tests. Septic sizing
178 requirements are based on the number of bedrooms. Mr. Simon stated that all of the home
179 sites will support the kind of home that Mr. Elias is developing. Commissioner White asked
180 what they will do if the septic fails. Mr. Simon stated that the code allows for a 20%
181 expandable area. All preliminary design work has included the 20% replacement. All site
182 drainage easements that have set back requirements for septic all have been satisfied. Mr.
183 Simon stated that septic is the number one design for building the homes and that the other
184 designs will work around the septic.

185
186 Commissioner White expressed concern that the lot sizes may not be big enough to support
187 the septic for large home when you include the landscaping and driveways, garages, etc. Mr.
188 Simon stated that the other amenities don't have to happen (a circular driveway, for example)
189 but the septic system has to fit properly. This happens with every lot in the village of South
190 Barrington. Commissioner Kwasek stated that these lots are much smaller than others in the
191 village. Mr. Simon stated that it was just a question of scale. The larger lots support larger
192 homes. The bigger the lot, the more the homeowner tries to do with it.

193
194 Commissioner Kwasek asked the engineer what the septic size requirement would be for a 4
195 bedroom home. Mr. Simon replied about 3000-4000 sq.ft. range as well as plus or minus
196 1100 linear feet of septic trenches that at 9 feet apart.

197

198 Mr. Elias asked commissioners to think of the Enclave in terms of the Hidden Lakes
199 subdivision which is about double the size of the Enclave lots. The septic and amenities work
200 well in that community and the maximum square footage for homes is 12,000 sq. ft. twice the
201 maximum proposed for the Enclave. Mr. Elias asked the audience to consider that they are
202 doing one half of Hidden Lakes in the Village Enclave. Mr. Elias assured them that the scaled
203 down houses will fit well on the scaled down lot sizes.

204

205 The commissioners continued discussion about the lots sizes. Chairman McCombie read into
206 the record the actual square footage of each lot.

207 Lot 1 43,020

Lot 9 34,573

208 Lot 2 42,956

Lot 10 32,188

209 Lot 3 37,213

Lot 11 31,800

210 Lot 4 32,647

Lot 12 34,486

211 Lot 5 30,465

Lot 13 31,514

212 Lot 6 38,712

Lot 14 31,312

213 Lot 7 30,282

Lot 15 34,950

214 Lot 8 31,788

215

216 Resident Laura Dutton of 45 Pentwater Drive wanted to know what the space is between lots
217 # 9-12 relative to the homes behind them in the Ponds. Mr. Elias stated that it depends on
218 where they place the houses on the lots. Chairman McCombie stated that the rear set back
219 and the septic fields are in the rear yards, and the A4 zoning will have a set back of 25 feet,
220 so it is possible that the home could be as close as 25 feet from the back property line.

221

222 Mr. Wolfel asked Mr. Simon if the septic fields are at the rear lines of the lots and could they
223 flip flop them somehow. Mr. Simon replied no, the septic have to stay in the back yard.

224

225 Resident Gayle Ong of 1 Watercrest Court asked about the drainage specifically how the
226 water will drain from the homes. Mr. Foss stated that the water will be directed to the pond
227 either over land or through storm sewer, and then drain piped to the ditch. By putting the
228 pond where it is they will grade the site to drain away from the Ponds' retention pond toward
229 the Higgins Road. The wetlands that currently drain to the Ponds will then drain toward
230 Higgins Road. Resident Ong asked if the pipe diameter big enough to accommodate all the
231 water. He reminded the engineers that the Ponds has a lot of issues with excess water and he
232 needed to be reassured that the flooding issue currently experienced by the Ponds is not
233 exacerbated by the new development of houses. Chairman McCombie assured the audience
234 that the engineering will be rigorously confirmed for its accuracy before final consideration is
235 given by the Plan Commission.

236

237 Resident Ruth Burtell asked how deep the pond is. Mr. Foss stated that it is 5 feet deep. He
238 stated that one advantage of creating the retention pond in the Village Enclave is that the
239 water that now drains into the Ponds retention pond would then be diverted by site grading to
240 the Enclave retention pond, leaving less water on the Ponds side. An unnamed resident stated
241 that the adjacent pond (in the Ponds) is 15 feet deep. He agreed that the wetlands will drain to
242 the Enclave pond and from an overflow standpoint it will be advantageous to have the second
243 pond as it may help with the drainage issues now being faced by Ponds residents. Mr. Foss
244 stated that the proposal now is to have two ponds instead of one; that is, the Enclave pond
245 would not be connected to the Ponds' pond as was originally proposed; that the two ponds

246 will be separate. The overflow from the Ponds will flow into the Enclave pond which will
247 flow through the culvert to Higgins Road.

248
249 Village President Munao reminded the audience that Mark Lattner, former Village Engineer,
250 was in attendance to speak about the sewer system. Chairman McCombie asked Mr. Lattner
251 to talk about the drainage for the Ponds. Mr. Lattner took the floor and stated that the Ponds
252 has three detention ponds that move from north to central to the west and into the drainage
253 pipe that runs along the west side of the Ponds subdivision to Higgins Road. The Enclave
254 basically flows overland north to south and goes into the wetlands. The proposal is for the
255 Enclave to intercept the pipe that flows from the Ponds to Higgins and reroute it into their
256 detention pond. The Enclave proposal is to accept the water from the Ponds subdivision and
257 allowing it to drain into the Enclave retention pond which is approximately 2 feet lower than
258 the Ponds'. This will give some benefit to the Ponds in that it will be a larger discharge when
259 water levels are high. However, Mr. Lattner cautioned that this proposal will not change the
260 high water level or the hydraulics of the Ponds retention pond. Mr. Lattner stated that the
261 essentially the water levels will stay the same for the Ponds. He added that as the water levels
262 increase the water levels will merge together.

263
264 Mr. Lattner stated that the Enclave will have to accept what ever discharge from the Ponds
265 comes into their drainage area and have to size the pipes to accommodate it. The drainage
266 pipes in the ground are typically designed for a ten-year storm. They usually can carry more
267 than a ten year. The overland flow is designed for the hundred-year storm. There have been a
268 couple of studies done to design the pipe size. JKL studied the Ponds and submitted it to
269 IDOT and they concurred. Resident Ong asked what the benefits to the Ponds will be. Mr.
270 Lattner stated that it is not going to do as much as if it would if the two ponds were merged
271 together; that it is not going to change high water levels in the Ponds. He stated that it will
272 provide more efficient overflow discharge of the Ponds and provide additional storage from
273 water that would have overflowed the wetlands. But that is all it will do. Mr. Lattner
274 cautioned that the water problems currently faced by the Ponds will not be completely solved
275 by the enclave water system as proposed.

276
277 Resident Ong asked if there is any possibility that the water level in the Enclave's pond could
278 be higher than the Ponds' pond? Mr. Lattner replied no.

279
280 Resident Ong asked about the left hand turn lane and whether it could be placed there. Mr.
281 Foss replied that they applied to IDOT and received permission. Mr. Foss explained that he
282 left hand turn lane will be across from the Allstate entrance and about 1000 feet west of the
283 Mundhank Road left-turn lane.

284
285 Resident Therese Cohen of 30 Pentwater Drive asked if anyone has considered placing an
286 easement on the north side to pipe water to the Arboretum. Village President Munao stated
287 that that is something they should look at and that maybe the 20 foot easement is a solution to
288 the funnel water westward away from the Ponds. However, he added, the Village would need
289 the Arboretum's permission to allow them to dump the water into their basin. Commissioner
290 Kwasek asked the engineers to address this. Isn't the water flow naturally the way the land
291 flows and not change the direction. Mr. Lattner stated that it could be said that it is tributary
292 to the detention pond but there are some hurdles to overcome before they could use the
293 Arboretum detention pond. One is that it is closed out per the Army Corps of Engineers
294 jurisdiction. An option is to pipe it over from the Ponds and modify the Arboretum pond.

295

296 Engineer Todd Shaffer from Haeger Engineering stated that the Ponds currently drains in the
297 Higgins Road ditch and travels south to Sutton Crossings Lake and eventually drains at the
298 Arboretum just taking a longer route. It could get there a more direct way if modifications are
299 made. Mr. Shaffer talked about the water main from the engineer's perspective. The Enclave is
300 proposing a single feed loop. Ideally they should have a multiple feed into the subdivision in
301 the event that one feed is disabled for one reason or another. A looped water main feed will
302 work but a dual water main is preferable if the easements can be acquired. This cannot
303 always be done but could happen if the developer could get the right-of-way. Mr. Shaffer
304 stated that his opinion is that it would be best to run parallel water mains so as to plan for
305 future use.

306

307 Mr. Shaffer stated that the Enclave developer is proposing an 8 inch main. He cannot advise
308 if the 8 inch main is enough until testing is done; and stated that pressure and flow are more
309 important than size and they need to be studied. Mr. Shaffer stated that the Village should
310 consider the long-term use of the property and surrounding property when developing the
311 water system. The volume of water needed must take into consideration the future demand on
312 the water supply and not just the needs of the Enclave subdivision.

313

314 Mr. Shaffer concurred with the Village requirement that there should be no irrigation for the
315 subdivision from the Village water supply. If drawn from the water supply, however, then
316 more demand is made on the water main and Mr. Shaffer suggested that attention be paid to
317 peak times for water usage by residents and the Arboretum. Chairman McCombie asked if
318 any consideration has been given to taking the water from the pond for irrigation. Mr. Wolfel
319 stated that it was considered but the pond is too shallow. Mr. Shaffer added that oftentimes
320 salt from snowplow trucks get into the pond water making it undesirable for irrigation. They
321 recommended another well be used for irrigation. Mr. Shaffer also recommended that the
322 developer should be held to the Illinois American Water standards as they design.

323

324 Commissioner Kwasek commented that if the Village is bringing water to the Enclave, then
325 why not bring sewer in as well. Village President Munao stated that the Village has a policy
326 of no sewers for residential development. He stated that the Village Board would oppose a
327 request for sewer to the Enclave.

328

329 Landscaper Ann Viger gave her opinion on the proposed landscaping by the developer. She
330 stated that she reviewed the preliminary plans and approved the trees on the plant list. Village
331 President Munao asked her if she thought there is anything wrong with the architectural
332 design if you choose not to put any trees in the easement. Ms. Viger's opinion was no.

333

334 Chairman McCombie asked her opinion about why the water main was 7 ft off the curb line?
335 Mr. Martin said 7 ft was picked so that the hydrant could be placed at least 3 ft away from
336 the curb. He stated that electric, cable and telephone utilities have also been moved so as to
337 be able to stagger tree plantings. Ms. Viger stated that she had no objections to that.

338

339 Chairman McCombie noted the late hour and suggested that the public hearing be continued.
340 Village Attorney Storino suggested the covenants be reviewed at the next hearing so that he
341 could provide the changes to the declarations to the developer and have them cleaned up for
342 presentation at the next meeting.

343

344 Discussion took place about the A4 classification for the land. Mr. Wolfel stated that it
345 should match what the developer is asking for instead of granting variances on a newly
346 created zoning district. Mr. Storino stated that the Village Board of Trustees has several
347 options with regard to the residential zoning. The Village could create A4 residential zone
348 that is patterned specifically for the Enclave development and no need for variance; or, the
349 Village could create A4 with larger lots sizes and then grant variances on several of the
350 homesites. Conversely, Mr. Storino said that the Village could classify the Enclave as A3 and
351 vary each of the lots. Mr. Storino did not recommend that they zone the proposed Village
352 Enclave A3 because of the significant variances that would be required.

353

354 Commissioner Fox asked whether they would create A4 conforming to the smallest lot size in
355 the Enclave. Mr. Wolfel answered that they are trying to make A4 zoning criteria that will be
356 so specific so as to be exclusive to the Enclave subdivision and not be applicable to any other
357 area in the Village; for example, the parcel of land must be under 20 acres, it must be located
358 on a four lane divided highway, etc. The idea is that the A4 zoning would be so restrictive
359 that no other parcel of land in the Village would be able to be zoned A4. Mr. Kwasek asked
360 what would prevent this from becoming a P.U.D. Mr. Storino answered that lot size would
361 prevent it from becoming a P.U.D.

362

363 Village President Munao made comments to summarize his support for annexing the property
364 into the Village. Cook County currently has the property zoned commercial so it seems that
365 there is good reason to downsize from an A2 category, especially to prevent commercial
366 property development on the parcel. Mr. Munao stated that his preference was to have quality
367 residential homes there in lieu of commercial property.

368

369 Chairman McCombie announced that due to the late hour the Public Hearing for this matter
370 should be continued to a later date. Commissioner Gillis requested that Architect Swanson
371 bring the spacing study exhibit that he referred to earlier to the next hearing. Mr. Swanson
372 agreed.

373

374 The Chairman motioned to continue the hearing on Wednesday, June 8, 2011 at 7:30 pm.
375 Seconded by Commissioner White, the motion was unanimously approved by roll call vote.
376 The public hearing adjourned for the evening at 10:02 p.m. The public hearing was continued
377 to June 8, 2001 at 7:30 p.m.

378

379 The May 25, 2011 minutes of the Village of South Barrington Plan Commission Public
380 Hearing are respectfully submitted by recording secretary Mary Lampugnano.

381