

MINUTES OF THE REGULAR MEETING OF THE PRESIDENT AND
BOARD OF TRUSTEES OF THE VILLAGE OF SOUTH BARRINGTON
Thursday, September 8, 2011 7:30 p.m.
South Barrington Village Hall 30 S. Barrington Road South Barrington, IL

CALL TO ORDER

President Munao called the Board meeting to order at 7:33 p.m. Clerk Wood took roll:

Present: President: Frank Munao, Jr.

Trustees: Joseph Abbate, Steve Guranovich, Bernard Kerman,
Richard Wokoun

Absent: Trustees: Paula McCombie, William Merci

A quorum was present.

Also present were Village Administrator Mark Masciola, Village Building Officer Ray Wolfel, Police Chief Michael Deegan, Deputy Police Chief Ray Cordell, and Village Attorneys Donald Storino and Brian Baugh.

President Munao led the room in the Pledge of Allegiance.

APPROVAL OF MINUTES

**MOTION to APPROVE THE MINUTES OF THE JULY 25, 2011
SPECIAL BOARD MEETING** was made by Trustee Abbate.

SECONDED by Trustee Kerman.

There was no further discussion.

By unanimous voice vote, the motion carried.

**MOTION to APPROVE THE MINUTES OF THE AUGUST 11, 2011
REGULAR BOARD MEETING** was made by Trustee Abbate.

SECONDED by Trustee Kerman.

There was no further discussion.

By unanimous voice vote, the motion carried.

**MOTION to APPROVE THE MINUTES OF THE EXECUTIVE SESSION
OF THE AUGUST 11, 2011 REGULAR BOARD MEETING** was
made by Trustee Abbate.

SECONDED by Trustee Guranovich.

There was no further discussion.

By unanimous voice vote, the motion carried.

WARRANTS AND VILLAGE FINANCIAL STATEMENTS

**MOTION to APPROVE WARRANT RUN #1 IN THE AMOUNT OF
\$ 24,766.93** was made by Trustee Wokoun.

SECONDED by Trustee Guranovich.

There was no further discussion.

Roll call was taken:

AYES: Abbate, Guranovich, Kerman, Wokoun

NAYS: (None)

ABSTAIN: (None)

ABSENT: McCombie, Merci

Motion carried.

MOTION to APPROVE WARRANT RUN #2 IN THE AMOUNT OF \$ 279,310.60 was made by Trustee Wokoun.

SECONDED by Trustee Kerman.

There was no further discussion.

Roll call was taken:

AYES: Abbate, Guranovich, Kerman, Wokoun

NAYS: (None)

ABSTAIN: (None)

ABSENT: McCombie, Merci

Motion carried.

MOTION to ACCEPT THE STATEMENT OF REVENUES & EXPENDITURES vs. ANNUAL BUDGET AS OF AUGUST 31, 2011 was made by Trustee Kerman.

SECONDED by Trustee Wokoun.

There was no further discussion.

Roll call was taken:

AYES: Abbate, Guranovich, Kerman, Wokoun

NAYS: (None)

ABSTAIN: (None)

ABSENT: McCombie, Merci

Motion carried.

MOTION to ACCEPT THE DETAIL BALANCE SHEET AS OF AUGUST 31, 2011 was made by Trustee Guranovich.

SECONDED by Trustee Kerman.

There was no further discussion.

Roll call was taken:

AYES: Abbate, Guranovich, Kerman, Wokoun

NAYS: (None)

ABSTAIN: (None)

ABSENT: McCombie, Merci

Motion carried.

CITIZEN COMMENTS/PRESENTATIONS

Nancy Schumm addressed the Board concerning the Spring Creek Watershed project. She distributed a pamphlet and map of the watershed, noting that South Barrington makes up 9% of the watershed area. She thanked Administrator Masciola for attending their last meeting, and asked South Barrington to contribute input to the program, as a partner. Funds would be appreciated but are not required. The Village is a member simply because of its location. President Munao suggested that Ms. Schumm talk to Trustee McCombie and possibly schedule a presentation with the Public Works Committee.

There were no other audience comments or questions.

PRESIDENT'S REPORT

President Munao explained the proposal by Baxter & Woodman for work regarding the Bartlett Road sewer.

RESOLUTION R-2011-1129 Resolution to Approve and Authorize the Execution of an Engineering Services Work Order By and Between Baxter & Woodman, Inc. and The Village of South Barrington

(Bartlett Road Sanitary Sewer and Force Main Evaluation)

MOTION to APPROVE EXECUTION OF WORK ORDER WITH BAXTER & WOODMAN was made by Trustee Abbate.

SECONDED by Trustee Wokoun.

There was no further discussion.

Roll call was taken:

AYES: Abbate, Guranovich, Kerman, Wokoun

NAYS: (None)

ABSTAIN: (None)

ABSENT: McCombie, Merci

Motion carried.

BACOG REPORT

President Munao referred to the submitted report.

EMERGENCY MANAGEMENT REPORT

(No report tonight.)

COMMITTEE REPORTS - BUILDING & ZONING

(No report tonight.)

COMMITTEE REPORTS - FINANCE

Chairman Wokoun referred to the recently completed audit that would be presented later in tonight's meeting.

COMMITTEE REPORTS - LEGAL & HUMAN RESOURCES

(No report tonight.)

COMMITTEE REPORTS - PUBLIC SAFETY

(No report tonight.)

COMMITTEE REPORTS - PUBLIC WORKS

RESOLUTION R-2011-1130 Resolution Authorizing Extending the Snow Removal and Ice Control Services Agreement between Plote Construction, Inc. and The Village of South Barrington for the 2011-2012 Winter Season for the Village Streets

MOTION to AUTHORIZE EXTENDING THE SNOW REMOVAL AND ICE CONTROL SERVICES AGREEMENT BETWEEN PLOTE CONSTRUCTION, INC. AND THE VILLAGE OF SOUTH BARRINGTON FOR VILLAGE STREETS FOR THE 2011-2012 WINTER SEASON was made by Trustee Abbate.

SECONDED by Trustee Guranovich.

DISCUSSION: Trustee Kerman noted that the Village would be taking over streets in The Woods development and asked about Bridges Drive. President Munao noted that those costs would be separated and billed back to Toll Brothers.

Roll call was taken:

AYES: Abbate, Guranovich, Kerman, Wokoun

NAYS: (None)
ABSTAIN: (None)
ABSENT: McCombie, Merci
Motion carried.

ORDINANCE O-2011-946 Ordinance Amending Chapter 8B entitled “Water Utility System” of Title 4 entitled “Public Health and Safety” of the Village Code of the Village of South Barrington, Cook County, Illinois

MOTION to APPROVE AMENDMENT TO CHAPTER 8B, “WATER UTILITY SYSTEM”, OF TITLE 4 OF VILLAGE CODE was made by Trustee Abbate.

SECONDED by Trustee Kerman.

DISCUSSION: Building Officer Wolfel noted that previous changes were made by resolutions; Attorney Storino clarified that it should be part of Village Code.

Roll call was taken:

AYES: Abbate, Guranovich, Kerman, Wokoun

NAYS: (None)

ABSTAIN: (None)

ABSENT: McCombie, Merci

Motion carried.

COMMITTEE REPORTS – CONSERVANCY COMMISSION

President Munao noted that the Commission is improving the butterfly garden area.

COMMITTEE REPORTS – ARCHITECTURAL CONTROL COMMISSION

(No report tonight.)

COMMITTEE REPORT –WOODS ARCHITECTURAL REVIEW COMMITTEE

(No report tonight.)

COMMITTEE REPORTS – PLAN COMMISSION

President Munao began a review of the prepared documents necessary to develop The Village Enclave in our Village. He asked the Board to ask any questions as they reviewed each document, and noted that both Attorney Storino and Attorney Baugh were available for clarification tonight.

- Ordinance authorizing the execution of the Annexation Agreement
There were no questions on the section that approves the execution of the annexation agreement between the Village and the development.
- Annexation Agreement
President Munao noted that he had several issues that required clarification, and stated that it was very unusual to see the Covenants, Conditions & Restrictions (CC&R) included in a Village annexation agreement. He found many areas of the document speaking to items that should be controlled by the developer, not the Village. He did not want any confusion over who is responsible for enforcing restrictions, and asked Attorney Baugh to remove the sections that did not apply to the Village; Attorney Baugh agreed. Attorney Storino explained that because the Village saw the value of the development in the type of project, the attorneys had originally included the CC&Rs. Attorney Storino suggested that while some things can be pared out, items such as landscape should remain included to ensure that what the developer has shown does, indeed, occur.

Additionally, specific items were discussed, including

- Limit maximum height at maturity of plants in the public utility easement to 30'
- Use the term "Village of South Barrington" rather than merely "Village" to avoid confusion with "Village Enclave"
- Revise the height restriction per 8/12/2011 amendment letter from developer
- Public Improvements and Recapture paragraph is not accurate without final engineering review
- Need to include recently passed fee structure on water system connection
- Verification of cash contributions
- Incorporation of Board's concurrence that impact fees could be paid on a building permit basis rather than with plat
- Clarification from Joe Elias that he did not object to an SSA
- Clarification on Village Rights – Police have the power to go beyond public areas
- Clarification on the Hold Harmless paragraph

President Munao again asked the Board if there were any additional questions or comments on the Annexation Agreement. Trustee Abbate asked if the CC&Rs would be taken out. Attorney Storino stated that items clearly out of the purview of the Village of South Barrington would be removed, but that they would leave in project essentials such as landscaping and architectural guidelines.

Joe Elias, developer of The Village Enclave, stated that he did not see the benefit of removing the CC&Rs, and that they wanted South Barrington to enforce the restrictions. Attorney Storino and President Munao both stated emphatically that the Village of South Barrington would not be enforcing CC&Rs, for example, whether a house color is acceptable. Attorney Storino stated that landscape and quality control will be part of the agreement, but not the entire CC&Rs.

As the documents needed to be revised, the Board would see if it could arrange another meeting to again review The Village Enclave.

- Ordinance to amend code to create new zoning classification
President Munao reviewed the conditions for the new A-4 zoning classification; there were no questions from the Board.
- Ordinance to rezone certain property
President Munao explained that if the development land is annexed to the Village, it will enter as A-1 zoning, and would then need to be changed to A-4. There were no questions from the Board.
- Resolution to approve Preliminary Plat of Subdivision
President Munao asked that since there was another 'Enclave' in the Barrington area, if the property could be titled "Village Enclave of South Barrington"; Joe Elias agreed. President Munao stated that documents such as Landscaping, Site Plan, CC&Rs, etc. all need to be included and identified in the Preliminary Plat submittal.

Developer Joe Elias requested that they have 24 months to finish final plat approval, whereas the Village currently gives 12 months from preliminary approval. Brief discussion ensued. Attorney Storino suggested leaving the requirement at 12 months, noting that there are ways to extend the time if necessary.

President Munao began discussion on an email letter from Joe Elias that was distributed at tonight's meeting. President Munao noted that the Village is still waiting on engineering reviews. Discussion ensued on the requirements for a Letter of Credit for public improvements. The developer stated that he would provide a Letter of Credit for the water main service, but that all other improvements are considered private and

therefore not subject to an L/C requirement. The Board noted that The Woods development was required to bond for all - public and private - improvements. They thought that the Village had a responsibility to be sure the work would be covered. They stated that the L/C could be reduced as stages are completed. Joe Elias stated that Hidden Lakes was not required to have an L/C for private improvements, and he added that private homes are not obligated to provide an L/C when they undertake improvements. President Munao pointed out that there was not a full Board tonight, but that the Trustees could think about any changes to the L/C requirement.

Brief discussion ensued on whether the property goes all the way to Route 72. The Final Plat approval will have the dedication of the land over to the State highway.

President Munao asked the Board if there were any other questions; there were none.

COMMITTEE REPORTS – POLICE COMMISSION

(No report tonight.)

STAFF REPORTS – BUILDING AND ZONING OFFICER

Building Officer Wolfel referred to his monthly report and asked for Board questions.

STAFF REPORTS – VILLAGE ENGINEER

President Munao referred to the submitted report.

STAFF REPORTS – CHIEF OF POLICE

Chief Deegan referred to his monthly report and asked for Board questions.

STAFF REPORTS – VILLAGE CLERK

(No report tonight.)

STAFF REPORTS – VILLAGE ADMINISTRATOR

Administrator Masciola presented the Management Letter and Fiscal Report Audit for year ended April 30, 2011, and summarized the highlights. He noted that it was a very clean audit and that the Management Letter suggested that the Village work on fund balancing policies. He asked for Board questions; there were none.

President Munao accepted the Management Letter and Fiscal Report on behalf of the Village, and credited Michelle Bodie for excellent financial reporting.

RESOLUTION R-2011-1131 Resolution Authorizing the Reduction of the Letter of Credit for the Bartlett Road Sanitary Sewer Lift Station Upgrade to The Woods of South Barrington (Capital One, N.A. LOC# 30002980)

Administrator Masciola explained the agreement and noted that the project is on track.

MOTION to AUTHORIZE REDUCTION OF LOC FOR BARTLETT ROAD SANITARY SEWER LIFT STATION UPGRADE was made by Trustee Wokoun.

SECONDED by Trustee Abbate.

There was no further discussion.

Roll call was taken:

AYES: Abbate, Guranovich, Kerman, Wokoun

NAYS: (None)

ABSTAIN: (None)

ABSENT: McCombie, Merci

Motion carried.

SWANCC

(No report tonight.)

OLD BUSINESS

(None)

NEW BUSINESS

(None)

BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

President Munao announced that he had received documents reviewing the census data results, which included interesting demographics, and that he would have copies made for anyone interested.

RECESS

MOTION to ADJOURN THE MEETING UNTIL 9:15 TO CLEAR THE ROOM FOR CLOSED SESSION was made by

Trustee Guranovich.

SECONDED by Trustee Abbate.

There was no further discussion.

By unanimous voice vote, the motion carried, and at 8:53 p.m. the Board recessed their meeting.

The Board reconvened at 9:01 p.m. Clerk Wood took roll:

Present: President: Frank Munao, Jr.

Trustees: Joseph Abbate, Steve Guranovich, Bernard Kerman,
Richard Wokoun

Absent: Trustees: Paula McCombie, William Merci

A quorum was present.

Also present were Village Administrator Mark Masciola and Village Attorney Donald Storino.

CLOSED SESSION

MOTION to ADJOURN TO CLOSED SESSION TO DISCUSS PENDING LITIGATION was made by Trustee Abbate.

SECONDED by Trustee Wokoun.

There was no further discussion.

Roll call was taken:

AYES: Abbate, Guranovich, Kerman, Wokoun

NAYS: (None)

ABSTAIN: (None)

ABSENT: McCombie, Merci

Motion carried, and at 9:02 p.m. the Board entered into Closed Session.

RECONVENE

After Closed Session, the Board reconvened at 9:49 p.m. Clerk Wood took roll:

Present: President: Frank Munao, Jr.

Trustees: Joseph Abbate, Steve Guranovich, Bernard Kerman,
Richard Wokoun

Absent: Trustees: Paula McCombie, William Merci

A quorum was present. Also present were Village Administrator Mark Masciola and Village Attorney Donald Storino.

The Board discussed available dates for a Special Board meeting concerning The Enclave.

ADJOURNMENT

MOTION to ADJOURN was made by Trustee Guranovich.

SECONDED by Trustee Kerman.

There was no further discussion.

By unanimous voice vote, the motion carried; the meeting was adjourned at 9:53 p.m.

Donna Wood, Village Clerk

These minutes were approved this
_____ Day of _____, 2011.