

1 MINUTES OF PLAN COMISSION PUBLIC HEARING  
2 OF THE VILLAGE OF SOUTH BARRINGTON  
3 HELD TUESDAY, October 18, 2011  
4 7:30 P.M.  
5

6 CALL TO ORDER

7 The meeting was called to order at 7:34 p.m. by Chairman Michael McCombie.  
8

9 ROLL CALL

10 Roll call was taken. Present: Commissioner White, Commissioner Gillis, Commissioner  
11 Decker, Commissioner & Chairman McCombie, Commissioner Fox, and Commissioner  
12 Kwasek. Absent: Commissioner Murarka.  
13

14 Chairman McCombie declared a quorum present.  
15

16 Also present: Village Administrator Mark Masciola, Village Building Officer Ray Wolfel,  
17 Landscape Architect Ann Viger, and Toll Brothers representative Jim Hepler.  
18

19 APPROVAL OF MINUTES

20 Commissioner Decker motioned to accept the minutes of the September 30, 2010 meeting as  
21 written. Commissioner Kwasek seconded; motion carried by voice vote.  
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23 Commissioner Kwasek motioned to accept the minutes of the May 25, 2011 meeting as  
24 written. Commissioner Decker seconded; motion carried by voice vote.  
25

26 Commissioner Fox motioned to accept the minutes of the June 8, 2011 meeting as written.  
27 Commissioner Decker seconded; motion carried by voice vote.  
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29 AS-BUILT LANDSCAPING PLAN FOR THE WOODS OF SOUTH BARRINGTON  
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31 Chairman McCombie made reference to a letter from Landscape Architect Ann Viger  
32 concerning the landscaping at the Woods subdivision and invited her to speak to the  
33 landscape condition of the subdivision. Ms. Viger reported on Phase I of the subdivision and  
34 stated that a lot of work had been done since her last inspection. In her letter she requested a  
35 list of the plantings since July. She stated that it was obvious that replacements had been  
36 made with the removal of dead plants and replacing them with new plants. She also noted  
37 that in some cases Toll Brothers planted more trees and shrubs than specified on the  
38 approved landscape plan. Ms. Viger supplied commissioners with a spreadsheet of the review  
39 she made. She added that she was able to review additional areas this time that were not  
40 available last time, specifically Cedar Breaks Drive and Bridges Drive near the Conservancy.  
41

42 Ms. Viger's report detailed what plantings occurred in the categories of trees, evergreens,  
43 shrubs and perennials, and the condition of existing plant life. In her July report, she noted  
44 that 116 trees, 6 evergreens, 91 shrubs, and 13 perennials were dead and needed replacing.  
45 She added that since then many replacements have been made. She revisited the area again  
46 on October 6 and noted some new plantings. Ms. Viger stated that the site looks much better  
47 and commented that the site is receiving a higher level of maintenance than it did a year ago.  
48 She summarized her report by saying that Toll Brothers installed more trees and evergreens  
49 than specified on the approved plan, but fewer shrubs and perennials than specified on the

50 plan. She also gave her opinion that Toll Brothers' request for a letter of credit reduction is  
51 reasonable and recommended it. Ms. Viger stated that landscaping is a moving target in that  
52 some plantings are going to die and will need replacing. She stated that she is pleased with  
53 the plantings she has seen so far.

54  
55 Commissioner White commented that Ms. Viger's report was thorough and very detailed.

56  
57 Commissioner Gillis asked if they were going to speak to the line of credit issue. Jim Hepler  
58 from Toll Brothers took the floor. He stated that, to date, Toll Brothers has replaced the 116  
59 trees that Ms. Viger identified as dead in her July report, and planted more than the approved  
60 plan requires. He stated that they continue to maintain the shrubs and perennials as well. He  
61 stated that from July 7, 2011 to the present, Toll Brothers has planted over 100 trees and  
62 evergreens and over 200 shrubs and perennials. Based on the work that has been done, Mr.  
63 Hepler requested a Letter of Credit reduction that will leave a balance of \$110,385. He stated  
64 that the \$110, 352 is plenty to replace trees and shrubs that die.

65  
66 Chairman McCombie asked if there is a plan for maintenance and replacement of trees and  
67 shrubs. Mr. Hepler stated that there is, he said that Toll Brothers is working with the  
68 homeowner's association to educate them on how much to budget for landscape maintenance  
69 and tree replacement. Mr. Masciola added that there is a 1 year guarantee on the maintenance  
70 that will begin upon acceptance of the Village Board of Trustees. Commissioner Gillis asked  
71 who will have responsibility for the maintenance in 2 or 3 years. Mr. Hepler responded that  
72 the homeowner's association would be responsible beginning in year 2.

73  
74 Commissioner Kwasek motioned to recommend to the full Board of Trustees to approve the  
75 as-built landscape plan for the Woods subdivision as the final approved plan and also to  
76 recommend that the Village reduce the Letter of Credit #30002981 to the amount of  
77 \$110,385. Commissioner Gillis seconded and roll call vote was taken.

78  
79 Commissioner White                    yes  
80 Commissioner Gillis                   yes  
81 Commissioner Decker                   yes  
82 Commissioner McCombie               yes  
83 Commissioner Fox                     yes  
84 Commissioner Kwasek                 yes  
85 Commissioner Murarka                absent

86  
87 Ann Viger left the meeting at 7:50 pm.

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89

90 **DISCUSSION OF ALTERNATIVE ENERGY SOURCES**

91  
92 Chairman McCombie stated that the Plan Commission needed to schedule a public hearing to  
93 discuss the proposed amendment to the Village zoning ordinance relative to alternative  
94 energy. Commissioners discussed and decided on a tentative date of Thursday, November 17,  
95 2011 at 7:30 pm.

96

97 Building Officer Wolfel briefed the commissioners on the content of the ordinance which  
98 includes geothermal systems, solar collection panels, solar water heating systems and other  
99 alternative sources of energy for homeowners.  
100  
101 Chairman McCombie asked Mr. Wolfel to locate expert witnesses in the fields of solar  
102 energy and geothermal energy to appear at the public hearing.  
103  
104 Commissioner White motioned, and Commissioner Decker seconded, to adjourn the meeting.  
105 Motion carried by voice vote. The meeting adjourned at 8:15 pm.  
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107  
108 The October 18, 2011 minutes of the Village of South Barrington Plan Commission Public  
109 Hearing are respectfully submitted.  
110 Mary Lampugnano, Recording Secretary