

**MINUTES OF THE PLAN COMMISSION & ZONING BOARD
OF APPEALS OF THE VILLAGE OF SOUTH BARRINGTON
Thursday, May 1, 2014**

CALL TO ORDER

The meeting was called to order at 7:30 p.m. by Chairman Mr. Michael McCombie. Roll call was taken.

PRESENT: Commissioners Kwasek, Murarka, Decker, Gillis, White, Chairman McCombie.

ABSENT: Commissioner Fox.

A quorum was present. Also in attendance were Mr. Ray Wolfel, Village Building Officer, Mr. Mark Masciola, Village Administrator, and Mr. Nicholas Peppers, Village Attorney.

Chairman McCombie stated that the first item on the agenda was the approval of the Minutes for the meetings held February 5 and 19, 2014. Approval of the Minutes were postponed until the next scheduled meeting.

Chairman McCombie stated that the next item on the agenda was the Public Hearing for the Shenandoah Berm north of Penny Road (Toll Brothers, Inc.). Chairman McCombie asked for a Motion from the Board to open the Public Hearing. Commissioner Gillis made a Motion. Commissioner Decker seconded. Roll call was taken. By unanimous vote the Motion was approved.

Chairman McCombie asked for anyone who will be giving testimony to stand and be sworn in. Chairman McCombie asked the participants if the testimony they were about to give was the truth and whole truth. All participants answered yes. Representing the petitioner was Mr. Myron Tazelaar, Regional Director of ESE Engineering. Mr. Tazelaar presented the secretary with the certification receipts of Notification of Surrounding Properties for the Public Hearing.

Mr. Tazelaar stated that Toll Brothers, Inc. is proposing a berm north of lots 359 and 360. Mr. Tazelaar further stated that the purpose of the berm is basically for buffering and site balance. Chairman McCombie asked Mr. Tazelaar to explain the changes that they are proposing on the drawings. Mr. Tazelaar stated that the current typography behind Lots 359 and 360 going to Route 59 and bordering the Barrington Pools property

is relatively flat and provides a very little buffer. Toll Brothers feels that these are premium home site lots and they are proposing to raise the grade to create a buffer. Mr. Tazelaar stated that the height of the berm will be approximately 21 feet tall. The theory behind the height of the berm was that the most popular model currently being sold has a 2nd floor balcony deck which the berm would offer some shielding for someone sitting on the deck. Officer Wolfel stated that you can see the parking lot of Barrington Pools from the two lots and the berm would also provide some shielding of the parking lot for the homeowners.

Officer Wolfel stated that the berm will be 21 feet tall and 200 feet wide and will have a seeding mix that is similar to what is currently to the right and left of the property. Mr. Tazelaar stated that they feel it will be an upgrade for those homeowners and it will help the developer with their excess dirt. Commissioner Decker asked what was the slope of the berm. Mr. Tazelaar stated it would be a slope of 1 to 4. Officer Wolfel stated that it is the Village maximum. Commissioner Gillis asked if there will be a swale or something else in place for the excess drainage? Mr. Tazelaar stated that they do have an overhead flood route that goes through that area. Officer Wolfel stated that they did also go over this area with the Village Engineer who was satisfied with the plan. Commissioner White asked why the trees were not continued through to the residential lots? Officer Wolfel stated that there is additional landscaping that is currently not on the plan. Officer Wolfel further stated that the Homeowner's Association will be responsible to maintain the berm. Commissioner White asked if the Army Corps needed to be involved? Officer Wolfel stated that they purposely stayed out of the wetlands that are to the right and left of the property. Commissioner White asked how far the area was from the wetlands? Mr. Tazelaar stated that they are roughly 100 to 120 feet away.

Chairman McCombie asked if there were any further questions or comments? Being none, Chairman McCombie asked for a Motion from the Board for the approval of the applicant's petition to amend the Woods of South Barrington Planned Unit Development for Area L, consistent with and pursuant to the testimony and evidence presented this evening, to permit a landscape berm to be located generally on Outlot L6, north of Lots 359 and 360, on Shenandoah Circle. Commissioner Kwasek made a Motion. Commissioner Gillis seconded. Roll call was taken. By unanimous vote, the Motion was approved.

Chairman McCombie asked for a Motion from the Board to close the Public Hearing. Commissioner Kwasek made a Motion. Commissioner Decker seconded. Roll call was taken. By unanimous vote the Motion was approved.

OLD BUSINESS - None

NEW BUSINESS - None

ADJOURNMENT

Chairman McCombie asked for a Motion from the Board to adjourn the meeting. Commissioner Kwasek made a Motion. Commissioner Murarka seconded. By unanimous vote the Motion was approved and the meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Christine Latoria, Secretary

These Minutes were approved this _____
day of _____, 2014.

