

**MINUTES OF THE PLAN COMMISSION & ZONING BOARD  
OF APPEALS OF THE VILLAGE OF SOUTH BARRINGTON  
Wednesday, November 12, 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, and Chairman McCombie.

**ABSENT:** Commissioner Fox.

A quorum was present. Also in attendance was Mr. Ray Wolfel, Village Building Officer.

Chairman McCombie stated that the first item on the agenda was the approval of the Minutes for the meetings held February 5, February 19, and May 1, 2014. Chairman McCombie asked for a Motion from the Board to approve the Minutes for the meetings held February 5, February 19, and May 1, 2014. Commissioner Decker made a Motion. Commissioner Gillis seconded. By unanimous vote the Motion was passed.

Chairman McCombie stated that the next item on the agenda was the Public Hearing for the request for proposed variations for installation of a pool and spa located at 2 Beechnut Drive, South Barrington - (Sadoff). Chairman McCombie asked for a Motion from the Board to open the Public Hearing. Commissioner White made a Motion. Commissioner Decker seconded. By unanimous vote the Public Hearing was opened.

Chairman McCombie stated that the Village has received all of the Public Notices to Surrounding Areas for the Public Hearing. Mr. Wolfel stated that there was an error in the Legal Publication for the Public Hearing in the property description. Mr. Wolfel stated that the language should read "south" front yard instead of "east" front yard for the record. The petitioner is requesting a proposed variation from the south front yard sixty (60') foot setback requirement to twenty-five (25') feet for the proposed fence, pool deck, and pool/spa water's edge. Proposed variation from the south front yard sixty (60') foot setback requirements to ten (10') feet for the pool enclosure fence. Proposed variance from the south front yard sixty (60') foot setback requirement to twenty-seven (27') feet for the pool deck. Proposed variance from the south front yard sixty (60') foot setback requirement to (40') feet for the pool's water's edge. Proposed variance from the

pool location ordinance requiring that the water's edge start no further than (12') feet from the principle structure. Approval is sought for fifty-one (51') feet and seven (7") inches for property located at 2 Beechnut Drive, South Barrington, IL.

Chairman McCombie asked all those present who will be giving testimony to stand and be sworn in. Chairman McCombie asked if the testimony they were about to give was the whole truth. All giving testimony answered yes. Representing the petitioner were Mr. & Mrs. Jake Sadoff, homeowner's of 2 Beechnut Drive.

Mr. Sadoff stated that he and his wife had purchased their home at 2 Beechnut approximately a year and a half ago which is located on a 1 1/3 acre lot. The property is a corner pie shaped lot which has a sixty foot setback off of Penny Road. Mr. Sadoff stated that one of the main reasons they moved to South Barrington was to be able to have a pool, however with the current Ordinances, there is no place to put one.

Mr. Sadoff stated that they are requesting the variations to construct a pool on the back corner of their lot which would not interfere with any easements. Mr. Sadoff further stated that there are two variations that they are looking for. The first variation would be to allow the water's edge to be more than 12 feet from their house. The reason they are asking for this variation is because their septic system is located in that area and they would have to tear up the septic system and relocate it to meet the current Village requirements. The second variation they are requesting is to be allowed to go into the 60 foot setback area. Mr. Sadoff stated that from talking to the Village, his pool company, and other engineers, they all indicated that the pool would not be encroaching on or interfering with anything in that area. Mr. Sadoff further stated that the pool location should not affect the neighbor to the north of his property. Mr. Sadoff presented pictures of the proposed pool and stated that they will be using Signature Pools who have done extensive installations of pools in South Barrington.

Chairman McCombie asked if Mr. Sadoff could show the Board where the edge of his septic field is located. Mr. Sadoff showed the Board the location of the septic field on the plan. Chairman McCombie asked why they did not want the pool closer? Mr. Sadoff stated that it must be located 25 feet from the septic which is what is shown on their proposal. Chairman McCombie stated that the fence shown on the plan would be one of the largest in the Village. Mr. Sadoff stated they would be flexible on moving the fence in closer to surround the pool. Chairman McCombie asked for Mr. Wolfel's opinion on moving the septic tanks. Mr. Wolfel stated that it would be a matter of cost to move the tanks versus granting a large variance. Commissioner Kwasek asked what the cost would be to move the septic tanks? Mr. Wolfel stated that it could be several thousands of dollars. Mr. Sadoff stated that he was told it would be well over \$10,000 and that it would be quite complicated.

Mr. Sadoff further stated that moving the pool closer would also make it too close to their existing pavilion. Commissioner Kwasek asked Mr. Wolfel if there were any staff comments on what the petitioner is requesting? Mr. Wolfel stated there were not any staff comments made in a memo. Mr. Wolfel stated that in order to satisfy the 12 foot variation, the Board could grant the variation in order to locate the pool in an aesthetically suitable distance off the pavilion. Mr. Wolfel further stated to do that they could abandon the existing tanks in place and put new tanks with a longer line to the house and a short line to the septic field. Chairman McCombie stated that the Board is trying to grant the petitioner a variance with the least amount of variations as possible. Chairman McCombie stated that the fence will have to be moved in closer to the pool. Chairman McCombie further suggested that the petitioner get pricing on what it would cost to move the septic tanks. Commissioner Kwasek stated that he felt the encroachment into the 60 foot setback of 20 feet is too far. Commissioner Gillis stated that he felt by turning the pool, it could bring it in closer which he showed the petitioner on the plan. Commissioner Kwasek asked Mr. Wolfel if there was a minimum that the septic tanks had to be from the house? Mr. Wolfel stated that it would be ten feet. Chairman McCombie suggested that they may be able to move the septic tanks down by the driveway which he displayed to the petitioner. Mr. Sadoff stated that he will contact his pool company to have them do a few different designs with the Board's suggestions. Commissioner White asked about a landscape plan and what materials will be used for the fence. Mr. Sadoff stated that he will bring landscape pictures and material information for the proposed fence. Chairman McCombie asked if there were any questions or comments from the audience? Mr. Sadoff's neighbor at 4 Beechnut stated that he did not have any objection to the pool.

Being no further comments, Chairman McCombie stated that the Public Hearing will be continued until December 15, 2014 at 7:30 p.m. Mr. Sadoff agreed.

Chairman McCombie stated that the next item on the agenda was the Public Hearing for the request for an amendment to the PUD guidelines regarding roof pitch on 17 custom lots in the Woods of South Barrington (Toll Brothers, Inc.). Chairman McCombie asked for a Motion from the Board to open the Public Hearing. Commissioner Gillis made a Motion. Commissioner White seconded. By unanimous vote the Public Hearing was opened. Chairman McCombie asked for anyone giving testimony to stand and be sworn in. Chairman McCombie asked if the testimony they were about to give was the whole truth? All giving testimony answered yes. Representing the petitioner was Tricia Patton of Toll Brothers, Inc.

Chairman McCombie stated that the petitioner is requesting an Amendment to the Woods of South Barrington PUD in connection with the Design Guidelines contained within said

Planned Unit Development on seventeen (17) custom lots on Wood Oaks Drive, in the Village of South Barrington, Cook County, Illinois. Said amendment requests a change to the minimum roof pitch from 8:12 to 7:12.

Ms. Patton stated that they are requesting the change in the amendment from 8:12 roof pitch for custom lots to 7:12 roof pitch which is consistent with the surrounding homes and will enable them to show prospective buyers their home designs which have 7:12 roof pitch. Ms. Patton further stated that this will help decrease costs and design delays and keep sales interest for those custom lots. Chairman McCombie asked what were the rules and regulations for the homes for those custom lots? Ms. Patton stated that they cannot be architecturally the same.

Chairman McCombie asked if they would be willing to require that these homes be all masonry if the roof pitch could be changed to 7:12? Ms. Patton agreed. Commissioner Decker asked if there was a minimum size for these homes? Ms. Patton stated she thought it was 4,000 square feet. Mr. Wolfel stated that each neighborhood has a set of guidelines and these homes would be similar to the Signature series which are the higher end homes.

Commissioner Decker asked if the roof pitch would affect the size of home being built? Ms. Patton stated it would not affect the size. Mr. Wolfel stated that the other homes in the Woods of South Barrington are 7:12 roof pitch.

Commissioner Gillis asked if the pictures of the homes given to the Board would be the same that are being marketed for these lots? Ms. Patton stated she gave the Board samples of houses that she knew would be approved through the architectural board review process.

Ms. Patton stated that when people come in to buy a lot, they want Toll Brothers to build their home instead of them designing it. Ms. Patton further stated that the homes that will be marketed for those lots will be similar to the drawings that were distributed to the Board. Commissioner Gillis stated that he would feel more comfortable if the Board would be able to see what they are offering. Chairman McCombie asked if they could bring samples of what they are offering for the custom lots? Ms. Patton agreed.

Commissioner Gillis stated that before the Board agrees to the 7:12 roof pitch, they would like to see samples of the homes with the 7:12 pitch. Ms. Patton agreed. Chairman McCombie asked if the Public Hearing could be continued until December 15, 2014 at which time they could bring back samples of the homes that will be offered? Ms. Patton agreed.

Chairman McCombie asked for any questions or comments from the audience. The resident from 46 Wood Oaks Drive asked if there was a minimum size for the Signature series and the homes that are being purposed for those lots? Mr. Wolfel stated that for the Signature series, he felt the square footage was in the 4,000 square foot range. Mr. Wolfel further stated that the Commissioners were making sure that they are not diminishing from the guidelines that have been set forth. The resident at 48 Wood Oaks Drive commented that he wanted to see what the proposed homes were going to look like for the custom lots and make sure that they will not diminish from his home. Chairman McCombie stated that the Public Hearing will be continued to December 15, 2014 at 7:30 p.m.

Chairman McCombie stated that the next item on the agenda was the Public Hearing for the requests for rezoning of property from A1 to A2 , variances to front yard and to rear yard setbacks, and preliminary approval of subdivision of property into three parcels (17 Witt Road - Munao). Chairman McCombie asked for a Motion from the Board to open the Public Hearing. Commissioner Kwasek made a Motion. Commissioner Murarka seconded. By unanimous vote the Motion was passed. Chairman McCombie asked for all persons who will be giving testimony to stand and be sworn in. Chairman McCombie asked if the testimony they were about to give is the truth? All persons answered yes. Representing the petitioner was Mr. Frank Munao.

Mr. Munao stated that it took much soul searching to come to the decision to sub-divide his parcel of property. Mr. Munao further stated that he felt it was one of the most beautiful pieces of property in the Village. Mr. Munao stated that he is requesting a re-zoning of the property from A1 single family 5 acre lot size to A2 single family 2 1/2 acre lot size. Mr. Munao further stated that each one of the three lots is in excess of 2 1/2 acres.

Mr. Munao stated that he is also requesting a variance reduction of the front yard setbacks from 100 feet to 60 feet which is consistent with the surrounding properties. Mr. Munao further stated that the rear yard setbacks on the property exceed the minimum A2 zoning and were done to protect the ponds and flood plain that are back in that area. The sizes of the lots range from 3.54 to 4.49 acres. Mr. Munao stated that the property could have been divided into 4 lots, but he wanted to keep the larger size for each individual lot.

Mr. Munao stated that a dedication to Witt Road will be made, but the engineering needs to be studied in cooperation with the Village because Witt Road curves at that point. The property is currently served by ComEd for electric, Nicor for gas, and telephone and cable TV. The other properties on the west side of Witt Road are all served by utilities off of Witt Road.

Mr. Munao stated that there are no public improvements to be installed since all lots face and are served by Witt Road.

Mr. Munao further stated that the property is currently annexed into the Village of South Barrington. Mr. Munao stated that his current residence exists on the property, commonly known as 17 Witt Road. Mr. Munao further stated that Covenants and Restrictions will be submitted at Final Plat Approval. The lot sizes are as follows as submitted on the documents: lot 1 - 3.61 acres, lot 2 - 3.54 acres and lot 3 - 4.49 acres. The total gross acreage of the property is 12.33 acres. Mr. Munao stated that he will be staying on the property in his current residence.

Chairman McCombie stated that the Board would like to go over the Village Engineer's Bill Blecke's report dated 10/1/14. Chairman McCombie stated that once they go through the preliminary process that the final has to be marketly the same. Mr. Munao agreed.

1. The topographic survey is from 1993. It is our recommendation that a current survey be completed and submitted for review prior to any final plat approvals. Mr. Munao stated that it will be done.

2. The plat submitted is a "Preliminary Plat: for review by the Plan Commission. As a preliminary plat the document is not to be recorded and has no legal standing; therefore, the signature blocks for the Village President, Clerk, Collector, Village Engineer, School District and State of Illinois, along with the associated notaries, should be removed from the plat document. Mr. Wolfel stated that there are signature blocks for preliminary plan approval that are required which are listed in the Subdivision Control Ordinance. Mr. Munao will check on what is required.

3. The Preliminary Plat/Plan should be prepared in accordance with the Municipal Code section 11-2-1:B, for Preliminary Plans and included the items 1-21 as necessary.

Item 1 - Proposed name of the subdivision. Mr. Munao stated it is the Munao Subdivision.

Item 2 - Location and legal description - included.

Item 3 - Names and addresses of the developer and designer who made the plan - included.

Item 4 - Scale of plan, one inch (1") to one hundred feet (100') or larger - included

Item 5 - Date - included.

Item 6 - North point - included.

Item 7 - Boundary line of proposed subdivision indicated by solid heavy line and total acreage encompassed thereby - included.

Item 8 - Location, widths and names of all existing or previously platted streets or of the public ways, railroad and utility rights of way, parks and other public open spaces, permanent buildings and structures, easements and section and Village corporate lines within or adjacent to the tract. - included.

Item 9 - Existing sewers, water mains, wells, culverts or other underground facilities within the tract or adjacent to the tract, indicating pipe sizes, grades, manholes and exact locations - Mr. Munao stated that most are listed and there is a storm line that will be listed on the Final Plat. Mr. Wolfel stated that there is a pipe on the north end of property that was not shown. Mr. Munao stated that it is not his pipe, it is the Village's pipe.

Item 10 -Boundary lines of adjacent tracts of unsubdivided or subdivided land, showing owner-ship where possible - included.

Item 11. Existing zoning of proposed subdivision and adjacent tracts in zones areas - included.

Mr. Munao stated that he received a letter from Mr. John Ambrose of Baxter Woodman dated 10/3/14 stating that his request should have gotten done sooner and that there were really more issues of zoning than engineering.

Chairman McCombie continued with Mr. Blecke's list.

Item 12 - Contours at one foot (1') intervals corresponding to USGS datum and to include any areas designated as flood plain or flood hazard as defined by the flood plain ordinance of the Village or as designated on the flood hazard maps published by the Department of Housing and Urban Development, U.S. government - included - A32, but will change because figures will change by Final submittal.

Item 13 - Layout of streets, widths of rights of way and also the widths of crosswalks and easements. - included.

Item 14 - Layout, numbers, square footage area and dimension of lots. All lots in the preliminary and final plans shall be numbered consecutively regardless of the phases or units by which said parcel is intended to be subdivided - included.

Item 15 - Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivisions - included.

Item 16 - Building setback lines, showing dimensions - included.

Item 17 - Easements shall be provided for all public utilities where alleys are not provided. Proper continuity for the utilities from block to block shall be maintained - n/a.

Item 18 - Location, size and grades of proposed sewers - no sewers.

Item 19 - Proposed street grades - no streets.

Item 20 - Proposed location of water, gas, electric and telephone installations - will have to be determined - all along Witt Road.

Item 21 -A certificate showing ownership of property described in the preliminary plat and if the owner is a land trust, the beneficial owners thereof. In the event that a foreclosure or bankruptcy proceeding is then pending with respect to said property, the same shall be so identified in the certification. The applicant shall be under a continuing duty to notify the Chairman of the Plan Commission/Zoning Board of Appeals of any such change during the pendency of the applications. (Ord. 0-77-57A,2-9-1977) - Mr. Munao confirmed he is owner of property.

4. The subdivision is on the "Existing Developments Plans List" under the County Watershed Management Ordinance (WMO) which means that the new WMO provisions do not apply and the subdivision is permitted under the "Legacy Sewer Permit Ordinance" (Appendix C of the WMO). The subdivision proposal is for no public improvements or sewer construction, therefore an MWRD permit is not required for the subdivision of property proposed under Appendix C of the WMO.

5. We have a concern regarding the division of lots as they pertain to the placement of septic fields. Therefore, we recommend that a qualified septic system engineer familiar with current codes review and comment on the lot sizes and configuration and the respective suitability for septic systems and any limitations of bedroom or fixture count that may have to be enforced. Mr. Munao stated that this will be done between

Preliminary and Final and added that there is an excess of 51,000 square feet on each lot of unencumbered property which should be suitable for septic but will be determined at the time of issuance of a building permit. Chairman McCombie stated that there is a minimum size house for 2 1/2 acre lots which is 1,500 square feet.

Chairman McCombie stated that the Board will now review the Village Building Officer's report dated 10/4/14.

1. While labeled as a "preliminary plat" this plat contains many of the final plat requirements as if it were a final plat. This PRELIMINARY plat is NOT being reviewed against the FINAL plat requirements (Example: Flood hazard certificate would be missing).

2. The plat does not yet contain storm water easements for the Witt Road drainage way along the north lot line of proposed lot 1. A drainage ditch has been partially filled in, by the owner, with a large diameter storm water pipe to carry the Watergate and Witt Road storm water to the rear yard ponds and creek of this property. Access and maintenance easements should be added to the plat allowing Village access should the owner fail to maintain the infrastructure and drainage swales. According to the provided topography this drainage swale cuts diagonally across the buildable area of the proposed lot 1. Additional house pad and septic field information should be provided to ascertain how this drainage swale affects the buildable area of the proposed lot 1. Mr. Munao stated that the comment is incorrect about a drain ditch being filled in by owner. Mr. Munao stated that there is not a drain ditch that has been filled in by the owner. Mr. Munao stated that the drainage line to the back of the property was done and approved by JKL Engineering on 8/6/93. Chairman McCombie stated that because no homes are currently being built, the Village would probably not need to have access at this time. Commissioner Kwasek asked if there is a line that cuts across the buildable area on lot 1? Mr. Munao stated there was at one time, but that it can be filled in when a home is built. Mr. Wolfel asked if information will be provided as to where that pipe comes from and where it goes? Mr. Munao stated that information is available. Mr. Munao stated that when he moved in, there was no culvert pipe from west to east. Mr. Munao further stated that one day he came home and discovered a culvert pipe had been put in by The Coves which increased water flow onto his property so he put in a storm line in at his own expense to take care of the problem.

3. The plat does not yet contain storm water easements for the Witt Road drainage way along the south lot line of proposed lot 3. A major drainage way exits across proposed lot 3 to carry The Coves subdivision South Cove Lake and Witt Road storm water to the rear yard ponds and creek of this property. Access and maintenance easements should be added to the plat allowing Village access should the owner fail to maintain the

infrastructure and drainage swales. Mr. Munao stated that this is not his line and belongs to the Village.

4. The plat does not yet contain Public Utility easements to allow the utility companies to provide utilities to the two newly proposed lots. The Applicant has not yet provided documentation as to the servicing of all three lots by the utility company franchises. I question if the proposed lot three currently has access to all utilities. The utilities from the North appear to stop across the street from lot 2 and the lots to the south in the Hoffman subdivision are fed from the south, i.e. Mundhank Road. Chairman McCombie stated that utilities will be done during final plat.

5. Most of the provided signature blocks are not required at the preliminary phase of approval. Other than signature blocks for the Village Engineer, Village Plan Commission Chairman, Village President, Village Clerk and the Trust Owner's certificate all others should be removed from this preliminary plat (11-2-1,C-5) - previously discussed.

6. The proposed Plat does not yet contain easement language for any created easements, storm water or otherwise (11-2-1,B-17). Chairman McCombie stated that the easements will be part of the Final Plat.

7. The Plat does not yet state to whom the roadway is being dedicated. This should be clarified with the provision of dedication and easement language on the Plat. Mr. Munao stated the road will be dedicated.

8. The proposed rear yard setbacks require additional dimensioning for clarification. They are drawn parallel to the west, front, lot line but not dimensioned to that line. Dimensioning to a non-parallel rear line without closing dimensions on all lot lines is confusing requiring a surveyor to calculate the location of the setback lines actual location. Complete dimensioning of these setback line locations should be provided. (Example: Where is the rear yard setback dimension from the front, or the back, at the north side yard of proposed lot 2). Mr. Munao stated that it will be changed.

Item C, 1. The survey being dated from 1993 is out of date and should be updated to reflect the current condition of the property - already discussed.

2. The survey does not reflect the Applicants installation of a large diameter storm sewer pipe at the north lot line of proposed lot 1 from the Witt Road storm sewer pipe at the north lot line of proposed lot 1 from the Witt Road ROW partially to the ponds and streams at the rear of this property. Mr. Munao stated that it will be shown on the Final Plat.

3. The survey does not yet depict the FEMA designated floodplains or floodways on this property. Mr. Munao stated it is on there. Mr. Munao stated that his engineer is Todd Schaefer and he will be doing the Final Plat.

4. The survey does not yet depict the Army Corp of Engineers or Village jurisdictional wetlands on this property. Mr. Munao stated it will be shown on Final.

5. The survey contains an unlabeled dashed line 33 feet east of the current western lot line along Witt Road. This dashed line should be explained, labeled, or removed if unsubstantiated. Mr. Munao stated that it will be determined on Final Plat.

Item D - The submitted documents do not yet depict the existing zoning of the adjoining properties (11-2-1, B-11) - will be on Final Plat.

Item E. The submitted documents does not depict the existing or proposed locations of public utilities serving the proposed lots. (11-2-1, B-20) - previously discussed.

Item F. The applicant has not yet provided a proposed house pad, septic field, and well location plan. This plan information is necessary so that the Applicant can also provide septic field Soil Science and percolation tests on the proposed septic areas demonstrating that septic fields are possible on the proposed lots and locations. Chairman McCombie stated that in the past it would be done at the time of the percolation test. Mr. Munao stated that besides his home, this is all untouched property.

Item G. The Applicant has not yet provided a wetland assessment report and delineation. The property is encumbered with considerable areas of ACOE jurisdictional wetland that should be delineated and documented on the subdivision documents. Mr. Munao stated that there is no wetlands above the A32 floodplain. Chairman McCombie stated this is also something that will be seen on the Final.

Item H. The Applicant has not yet provided a Flood plain and Floodway report and delineation. The property is encumbered with considerable areas of FEMA flood plain with a through passing floodway route that should be delineated and documented on the subdivision documents. Mr. Munao stated that it will be on the Final.

Item I. The Applicant states that his property contains 12.33 acres. Properties larger than 10 acres are required to submit an advanced drainage plan complying with the advanced drainage plan requirements (12-4-4,B) in addition to the requirements contained in the basic drainage plan (12-4-4,A). This advanced drainage plan has not yet been submitted to the Village Engineer for review. Chairman McCombie asked Village Executive Secretary Hooker to provide copy of Ordinance to Mr. Munao.

Item J. As of the date of this memo the Applicant has not provided a landscape plan in compliance with section 11-3-11 of the Subdivision Control Ordinance. the property is wooded with existing vegetation. The area proposed to be dedicated for roadway purposes is infested with scrub trees, bushes and buckthorn encroaching onto and above the roadway surface. The Village should consider requiring these dedicated areas to be cleaned up and proper parkway trees and vegetation planted prior to plat approval and acceptance. Chairman McCombie asked if there will be a landscape plan submitted at Final? Mr. Munao stated that it was not his intent to do that and there was nothing in the Ordinance that requires him to do this. Mr. Munao further stated that if he is required to remove the existing vegetation along Witt Road, then he would expect the Village to require each home along Witt Road to do the same. Commissioner Kwasek stated that he felt there was a real danger in changing the rural character of some of the street scapes in the Village. Commissioner Kwasek further stated that he did not feel that was in the best interest of the residents of South Barrington. Chairman McCombie stated that if it is not in the Ordinance and not a requirement, then they cannot require this to be done.

Item K. Ordinance section 11-4 of the Subdivision Control ordinance requires the dedication of land for public use. No information has yet been provided by the Applicant concerning the requirements of this section of the Village ordinance. The submittal documents do not appear to set aside any land donations and there are no proposals for the fee-in-lieu-of portions of the ordinance. Mr. Munao stated it will be done.

Item L. The Applicant has not provided any information concerning the proposed Homeowners Association covenants. The Plan Commission may wish to obtain documents and proposed process and timing for these issues. Covenant adoption documents will need to be recorded with any FINAL plat approval. While not required until the final plat process, covenants and restrictions have historically been reviewed during the preliminary plat process. Mr. Munao stated that there will be no Homeowners Association.

Item M. The Applicant is requesting a rezoning of the property from A1 Single Family Residential (5 acre) to A2 Single Family Residential (2 1/2 acre). This is consistent with the zoning existing in the adjoining subdivisions.

Item N. The Applicant is requesting variation from the A2 front yard setback of 100-feet to 60-feet. This is consistent with the platted lots in the adjoining subdivisions.

Item O. The Applicant is requesting 25-foot side yard setbacks consistent with the A2 Zoning classification of adjoining subdivisions.

Item P. The plat document delineation of the proposed rear-yard setbacks is problematic. Additional dimensions should be added to clearly identify the location of the proposed areas - previously discussed.

Item Q - While not inconsistent with existing Village ordinance the existing residence has a freestanding (detached accessory) garage. When submitted the proposed CC&Rs should be checked to not make this existing structure non-conforming with the CC&Rs - previously discussed.

Item R - The plat document depicts an existing wire fence along the north side lot line of the proposed lot 1. By Village ordinance this fence is not permitted. The Plan Commission and Board should consider requiring its removal, especially in those areas proposed to be dedicated to the Village for Public ROW purposes. Mr. Munao stated that this report has upset him and most of the items on the list are on there to cause him problems because of a personal dispute between Mr. Wolfel and himself. Mr. Munao further stated that the fence has been there since day one, it is not in the right of way, and he is not planning on taking it down. Commissioner Kwasek stated that there are fences in the Village that have been grandfathered in. Chairman McCombie agreed and stated that it will be up to Mr. Munao if he would like to take it down. Mr. Munao stated that if his neighbors, who are wonderful people, asked him to take it down, he would remove the fence.

Chairman McCombie asked for comments or questions from the audience. Mrs. Lori Pierce of 28 Polo Drive stated that she has enjoyed the view of Mr. Munao's property from her home for 23 years and asked what the difference was between A1 and A2 zoning? Mr. Munao stated that it is the size of the lot. Chairman McCombie stated that it is the size of the lot and some differences in setbacks. Mrs. Pierce asked why it was called a subdivision instead of just 3 separate lots? Mr. Munao stated that it is called a subdivision, but it is really three lots. Mrs. Pierce asked if there was any drainage way that was filled? Mr. Munao stated no and the two ponds were manmade and there are no changes that will be made. Mrs. Pierce asked what will be the buildable area on the lots? Mr. Munao stated that there is a minimum of 51,000 square feet of unencumbered area on each lot. Mr. Munao stated that there will not be a Homeowner's Association, however he will be putting certain restrictions in place for what will be allowed. Mrs. Pierce asked if this property will be deannexed from the Village? Mr. Munao stated no.

Mr. Scott Kromden of 13 Witt Road, who is Mr. Munao's neighbor to the south, asked if they had defined the buildable areas on the lots? Mr. Munao stated that there is a minimum of 51,000 square feet of unencumbered usable area on each lot.

Commissioner Gillis asked if the creek and pond area ever become one with the large storms we have had? Mr. Munao stated that it does happen on occasion, but he has never seen the elevation reach above the AS32 as shown on the plan.

Chairman McCombie asked for a Motion to request the rezoning of the property from A1 to A2, with variances to the front yard and rear yard setbacks, preliminary approval of the subdivision of property into three separate parcels as indicated, with signature blocks being revised, rear setback dimensions being revised, and the applicant will review Ordinance 12-4--4-,B to determine if a drainage plan needs to be put in place. Commissioner Gillis made a Motion. Commissioner Kwasek seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Murarka - yes, Chairman McCombie - yes, Commissioner Decker - yes, Commissioner Gillis - yes, Commissioner White - yes.

Mr. McCombie asked for a Motion to close the Public Hearing. Commissioner Murarka made a Motion. Commissioner White seconded. By unanimous vote the Motion was passed.

Old Business - none.

New Business - Mr. Gary Maves of 2 Mundhank Road stated that there is a dispute between Barrington and South Barrington regarding his correct address. Mr. Wolfel stated that the fire department addresses off of Barrington Road as opposed to the Village addressing off of Witt Road as 0 which has caused the Barrington Rural Fire district problems finding his home. Mr. Maves stated that it is also causing issues with utilities and delivery companies. Mr. Maves further stated that his main problem is that no one can find him when looking for his address and wondered what he can go. Mr. Wolfel stated that the problem is that the addresses between Witt and Barrington Road are backwards. Mr. Wolfel suggested that they reserve a few addresses when the Dunteman property gets developed. Mr. Munao stated that the Village has an address system and they also have plats of how the properties are listed which Mr. Maves could show as proof. Mr. Maves asked if there could be a U.S. postal mail box put in by the Village Hall for the residents instead of having them put their outgoing mail in their own unsecured personal mail boxes for the postman to pick up? Chairman McCombie stated that he can check with the Mayor on the possibility of having one installed.

Being no further business, Chairman McCombie asked for a Motion from the Board to adjourn the meeting. Commissioner Kwasek made a Motion. Commissioner Gillis seconded. By unanimous vote the meeting was adjourned at 9:55 p.m.

Respectfully submitted,

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Christine Latoria, Secretary

These Minutes were approved this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_.