

Village of South Barrington

Ordinance No. 2004 - 717

**AN ORDINANCE TO AMEND
A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT FOR
KLEHM WOODS OF SOUTH BARRINGTON
IN THE VILLAGE OF SOUTH BARRINGTON, ILLINOIS
(Areas C and N)**

WHEREAS, pursuant to Ordinance Number O-2001-622 adopted on January 21, 2001, the Village of South Barrington, Illinois, (hereinafter the "Village") approved the Klehm Woods Planned Unit Development (hereinafter the "Klehm Woods PUD"); and

WHEREAS, the Village has entered into a Consent Decree in connection with the *Woods of South Barrington, et al. v. the Village of South Barrington*, Case Number 01 CH 14950, in the Circuit Court of Cook County, Illinois, County Department, Chancery Division (hereinafter the "Consent Decree"); and

WHEREAS, the Consent Decree, *inter alia*, grants the Village an option to purchase Areas B, C and N (hereinafter "Areas B, C and N", respectively and individually), in The Woods of South Barrington; and

WHEREAS, the Village, pursuant to the terms of the Consent Decree and pursuant to Ordinance Number O 2004 - 703, found it necessary and desirable to provide notice to exercise the options for the acquisition of Areas B, C and N; and

WHEREAS, the Village, pursuant to Resolution Number R-2004-615 has entered into an Intergovernmental Agreement by and between the Village and the South Barrington Park District (hereinafter the "Park District) wherein the Village seeks to assign and the Park District finds it desirable to accept options for the acquisition of Area C and Area N (hereinafter the "Intergovernmental Agreement"); and

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WHEREAS, pursuant to the Intergovernmental Agreement, the Park District seeks to acquire Area C and Area N in the Klehm Woods PUD, as shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Village petitioned the Village of South Barrington Plan Commission (hereinafter the "Plan Commission") to amend the previously approved Klehm Woods PUD as it pertains to Area C and Area N so that Area C and Area N may be used for park and recreational purposes; and

WHEREAS, the Plan Commission held a public hearing on this matter on February 11, 2004, and made certain findings of fact in their recommendation to the President and Board of Trustees. Pursuant to said findings of fact, the Plan Commission has recommended the approval of the application for an Amendment to the previously approved Klehm Woods PUD (hereinafter the "Amendment").

WHEREAS, said Plan Commission has made the following findings:

A. This proposed Amendment is consistent with the Village's planned unit development regulations.

B. This proposed Amendment meets the requirements and standards of the Village's planned unit development regulations in that it expands park and recreational facilities and reduces the building densities in Areas C and N.

C. This proposed Amendment will not require existing public services to a degree disproportionate to that normally expected in a residential district and will further the amenities of light, air, recreation, and visual enjoyment by enhancing park and open space area.

D. This proposed Amendment will not have an undue deleterious effect on the environmental quality or property values.

E. This proposed Amendment to the Klehm Woods PUD for Areas C and N is conditioned upon Areas C and N being subject to the Bulk Standards on Exhibits "B" and "C" and the Community Guidelines on Exhibit "D".

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NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of South Barrington, Cook County, Illinois:

Section 1: That the corporate authorities hereby incorporate the foregoing preamble clauses into this ordinance and make the findings as hereinabove set forth.

Section 2: That the corporate authorities of the Village of South Barrington do hereby approve the Amendment to the Klehm Woods PUD as it pertains to Areas C and N, subject to the Bulk Standards on Exhibits "B" and "C" and the Community Guidelines on Exhibit "D".

Section 3: That this Ordinance shall become effective from and after its passage, approval, and publication in pamphlet form as provided by law and upon the acquisition of Areas C and N by the South Barrington Park District.

PASSED: This 13th day of MAY, 2004.

APPROVED: This 17th day of MAY, 2004.

ATTEST:

APPROVED:

Donna Wilkins Wood

Donna Wilkins Wood, Village Clerk

Frank J. Munao, Jr.
Frank J. Munao, Jr., Village President

AYES: 4 NAYS: 1 ABSTAIN: 0 ABSENT: 2

PUBLISHED: MAY 17, 2004

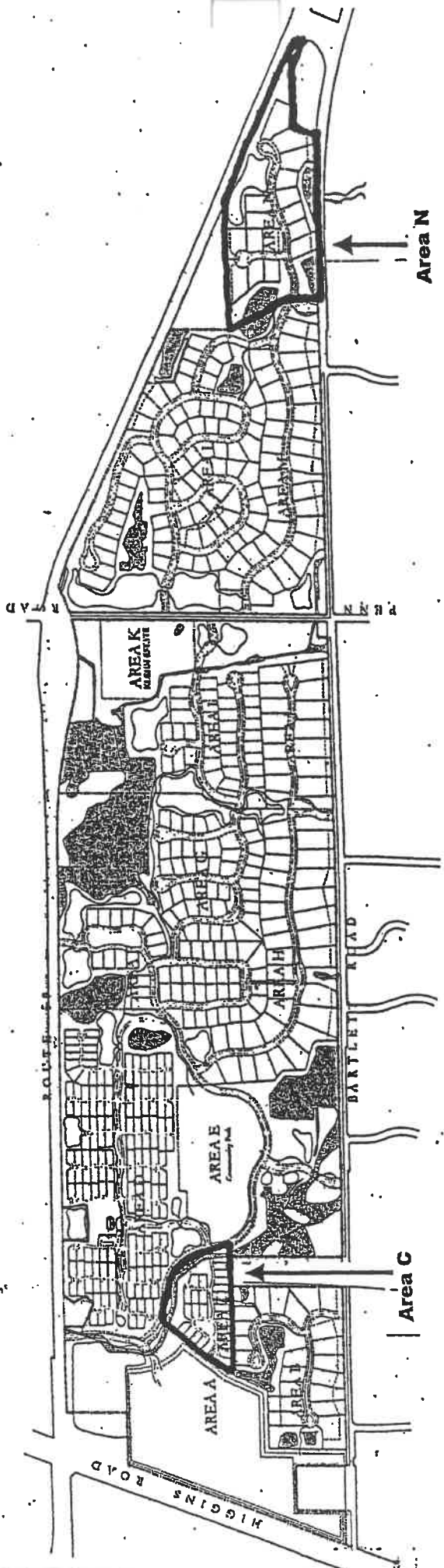
Village of South Barrington

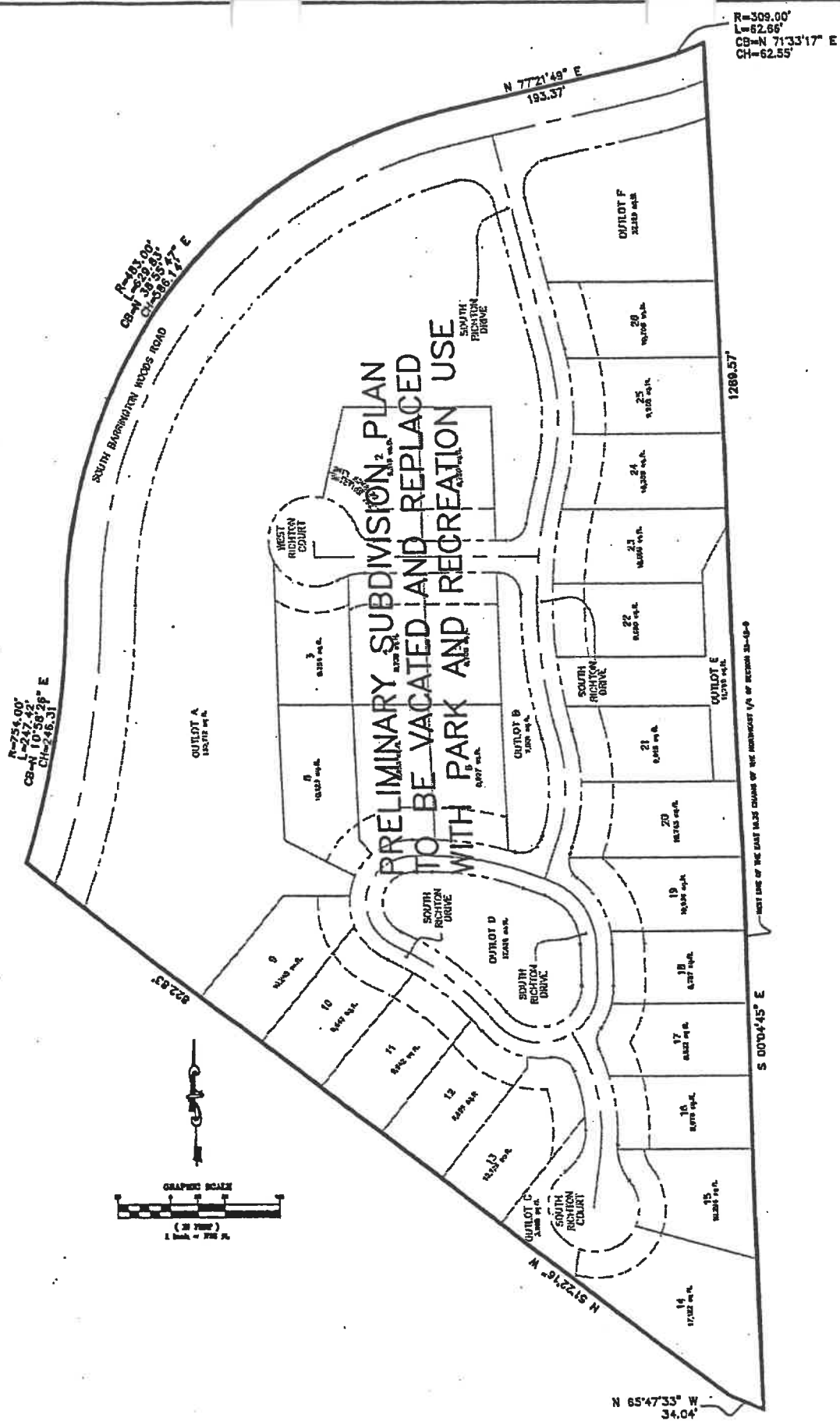
Ordinance No. 2004-

717

Exhibit "A"

Map of
Areas C and N
In Klehm Woods of South Barrington



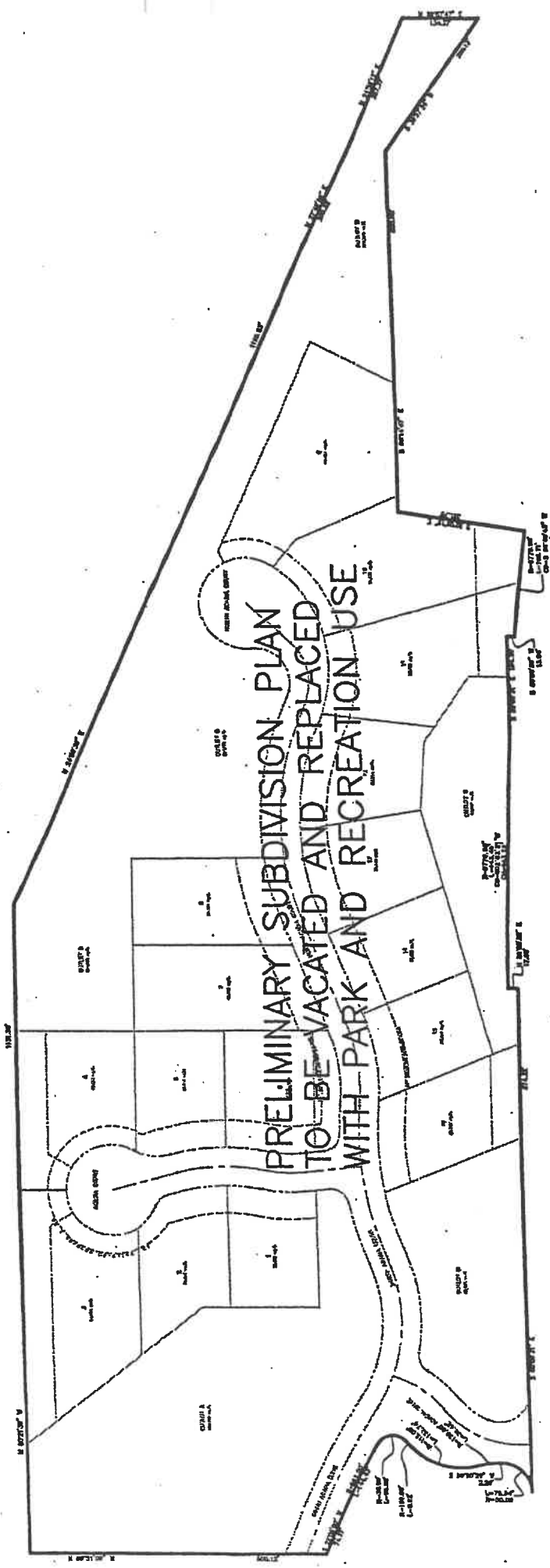


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**Exhibit
 Area "C"**
 The Woods of South Barrington
 South Barrington, IL

JKL
 JKL Consulting Engineers
 834 E. Rand Road, St. 13
 Mt. Prospect, IL 60056

DATE: 1/19/04
SCALE: NONE

DESIGN: MDL
DRAWN: MLC
PROJECT: 20110



<p>JKL JKL Consulting Engineers 834 E. Rand Road, St. 13 Mt. Prospect, IL 60056</p>	<p>DESIGN: MDL</p>
	<p>DATE: 1/19/04</p>
<p>Exhibit Area "N"</p>	<p>DRAWN: MLC</p>
<p>Woods of South Barrington South Barrington, IL</p>	<p>SCALE: NONE</p>
	<p>PROJECT: 20110</p>

Village of South Barrington

Ordinance No. 2004- 117

Exhibits "B"

Bulk Standards for Area C
In Klehm Woods of South Barrington

LAND USE		BULK STANDARDS	
Parcel Size	± 13.43 Acres	Front Yard	150' Parking/150' Building
Common Open Space	N.A.	Side -Yard	100' Parking/150' Building
Land Use Center	Community Recreation	Rear yard	100' Parking/150' Building
Product Type	Community Center / Recreation Building/ Health & Fitness Center	Except setback along property line abutting retail business districts 25' Parking/50' Building	
		Lot Coverage	20% maximum
		Lot Open Space	35% minimum
		Building Height	45' maximum
		Exterior Wall Height	32' maximum at eaves
		BUILDING STANDARDS	
<p>Notes Area C may be increased in size at final plat by incorporating a portion of Area E</p> <p>The area is subject to the engineering standards of the original PUD for sanitary sewer flow, water main flow, storm water detention and wetlands permitting, any of which may be amended in accordance with appropriate procedures. A copy of the "Master Infrastructure Design Allocations" by Cowhey Gudmunson Leder, LTD from the original PUD is attached.</p>		<p>Building Standards & Design will be in accordance with design guidelines approved for this area and subject to the final design approval of the Architectural Control Commission</p>	



**SUMMARY
 OF
 MASTER INFRASTRUCTURE DESIGN ALLOCATIONS
 FOR
 PARCELS "B", "C" AND "N"
 AT
 THE WOODS OF SOUTH BARRINGTON**

PARCEL (UNITS)	SANITARY SEWER FLOW (P.E.)	WATERMAIN FLOW (GPD)	STORMWATER DETENTION IMPERVIOUS AREA (AC.)
B (21)	74	8510	10.1
C (26)	78	8970	3.9
N (16)	56	6440	7.9

Village of South Barrington

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Exhibit "C"

Bulk Standards for Area N
in Klehm Woods of South Barrington

LAND USE		BULK STANDARDS	
Parcel Size	± 32.8 Acres	Lot Size	N.A.
Common Open Space	N.A.	Lot Width	N.A.
Land Use	Park Facilities	Front Yard-	150' Parking/150' Building
Product Type	N.A.	Side yard –	100' Parking/150' Building
Density	N.A.	Rear Yard	100' Parking/150' Building
		Lot Coverage	n/a
		Lot Open Space	100%
		Building Height	2 stories, not to exceed 35'
		BUILDING STANDARDS	
<p>Note: The area is subject to the engineering standards of the original PUD for sanitary sewer flow, water main flow, storm water detention and wetlands permitting, any of which may be amended in accordance with appropriate procedures. A copy of the "Master Infrastructure Design Allocations" by Cowhey Gudmunson Leder, LTD from the original PUD is attached.</p>		<p>Bulk standards shall be recommended by the Plan Commission and approved by the Village Board at time of Preliminary Plan. Multipurpose recreational facilities may be permitted based upon bulk standards that may be adopted for the area at time of Preliminary Plan.</p>	



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Exhibit "D"

Community Guidelines
For Area C and Area N
In Klehm Woods of South Barrington

THE WOODS OF SOUTH BARRINGTON

DEVELOPMENT DESIGN GUIDELINES FOR AREA C & N

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1 **1.0 General Information**

2
3 **1.1 Development Description**

4
5 The Woods of South Barrington Area C & N (Recreation Areas) will be developed as a world-
6 class multi-use park and recreational development.

7
8 Located within the Village of South Barrington, the site is strategically located at the intersection
9 of Route 59 and Higgins Road to the south and Bartlett Road to the east. Situated near the
10 entrance to the Village, this development will communicate the aesthetic tone of South
11 Barrington. As the entire site can be easily viewed from both highways, the buildings
12 themselves will serve as the primary means of identification.

13
14 **1.2 Purpose of Guidelines**

15
16 The purpose of this document is to establish design criteria that will create a cohesive image.
17 Design standards have been defined for architectural, signage, and site elements to allow for a
18 visually and functionally controlled harmonious environment. The intent of these guidelines is to
19 establish these recreation areas as residential recreation and public service development that
20 will be a landmark in the Chicago area.

21
22 In order to accomplish these desired results, the Village of South Barrington Architectural
23 Control Commission (ACC) will have review and approval rights to all plans and improvements.

24
25 **1.3 Local State & Federal Requirements**

26
27 All local and state building and planning requirements shall be followed. It is the intent of these
28 design guidelines to define certain criteria, which shall be common to the development as a
29 whole. Where the requirements of this document conflict with any existing regulations, codes,
30 ordinances, or controls, the most stringent shall apply. The areas are subject to the engineering
31 standards of the original PUD for sanitary sewer flow, water main flow, storm water detention
32 and wetlands permitting, any of which may be amended in accordance with appropriate
33 procedures and mutual agreement of the parties.

34
35 Approvals by ACC of any site or building improvements shall not supersede any government
36 requirements, submissions, or approvals.

37
38 **2.0 Building Design**

39
40 The recreation areas will have a traditional and conservative appearance that allows flexibility in
41 detail and design while remaining compatible with the surrounding residential development.
42 The shapes, textures, heights, proportions, materials, and colors are all important aspects. The
43 following attributes should help achieve the desired character:

- 44
- 45 • Richness in detail through creative use of materials and detailing; composition of
 - 46 fenestration, roof lines and form
 - 47 • A pedestrian friendly environment
 - 48 • Clear sense of entry
 - 49 • Three-dimensional buildings that offer interest and appeal on all four elevations
 - 50 • Use of pitched roofs, dormers, and other elements that complement the adjoining
 - 51 residential development
- 52

1
2 **2.1 Building Location**
3

4 Any proposed site plan, landscape and building architecture shall be subject to the review and
5 approval of the Village of South Barrington Architectural Control Commission (ACC). All
6 proposed designs shall comply with the Commissions submittal requirements and design
7 criteria. In addition to the published submittal requirements additional information may be
8 required by the Commission in order to adequately evaluate the applicants proposed design.
9

10 **2.2 Building Orientation**
11

12 Building orientation shall relate favorably to landscaping, existing structures, access points, and
13 the surrounding property, reflecting consideration for overall aesthetics, circulation, and visibility.
14

15 "Proposed Site Plan" that indicates building orientation for optimal identity, frontage, circulation,
16 and service locations shall be submitted to and reviewed and approved by the Architectural
17 Control Commission (ACC). Changes in design must be reviewed and approved by ACC.
18

19 **2.3 Building Height Requirements**
20

21 Maximum building height in area C shall be 45 feet excluding all rooftop equipment and required
22 screening, and 35 feet in area N, including all rooftop equipment and required screening.
23 (Rooftop equipment and required screening shall not exceed 6 feet in height.) Maximum
24 building height may be increased for architectural features that shall not extend more than 10
25 feet above the roof peak, pending approval of the ACC. Building height in the Village of South
26 Barrington is defined as the height in feet of the building from the average grade at the front
27 elevation to the mean elevation of the peaked roof or to the parapet of a flat roof. As the
28 proposed recreational development may have more than one wall fronting an aesthetically
29 important viewing location the wall height limitations will be applicable to all aesthetically
30 important elevations as determined by the Village ACC.
31

32 **2.4 Building Forms**
33

34 Flat roofs are acceptable for rooftop equipment, which must be screened by integral portions of
35 the buildings. (Re. 4.2 Service and Mechanical Areas).
36

37 When the roof is visible, its construction must be gable, hipped, or a single sloped awning with a
38 minimum pitch of 4/12. The material of all visible top surfaces of the building (the roof) shall be
39 sloped natural slate clay tile, standing seam metal, or composition shingle. Mansard roofs are
40 prohibited. All scuppers and downspouts shall be integrated in color and detail with the
41 building's architecture.
42

2.5 Building Material

Proper utilization of building materials creates a better sense of continuity. Material and color choice should create variety, but within an overall framework of cohesiveness.

All buildings larger than 7,500 square feet in floor area shall be constructed of 100% exterior fire resistant construction as defined by the applicable Village adopted building code. Exterior fire resistant construction shall mean exterior walls constructed of brick, stone, decorative concrete block, or other masonry, or materials of equal characteristics or as permitted below. The use of integral colored materials will provide for a sophisticated, low maintenance building. Use of metal siding as an exterior exposed treatment is prohibited.

Exterior building materials/colors are listed below subject to approval by ACC.

- Stone
- Cast Stone
- Slate
- Clay Tile
- Brick
- Precast Concrete

Other materials will be considered for review and will be deemed acceptable only if they meet the goals of the design guidelines.

Exterior non-masonry materials shall be permitted for the purpose of décor. The maximum surface where non-masonry décor is permissible shall not exceed 25% of any one wall.

Exposed roof materials shall conform to the following:

- Composition shingle
- Standing seam in visible areas on the site and shall be 1.5 inches or less
- Color shall be subject to approval by ACC
- Material may not be used as a vertical surface, fascia or in-fill panel
- All flat built-up roofs shall be hidden from all four elevations and can be of typical materials
- Chain link fencing will not be permitted as an exterior element.

2.6 Architectural Character

All buildings shall be designed and constructed to have a traditional and conservative appearance that allows flexibility in detail and design while remaining compatible with the surrounding residential development. Colors, materials, and minor architectural concepts should be repeated throughout the recreational complex. In addition to any other submittal requirements, construction drawings of the actual elevations shall be submitted for approval to the Village Architectural Control Commission. Any major variance in colors or materials which would be disruptive to the overall development will not be allowed. All proposed designs shall comply with the Commissions submittal requirements and design criteria. In addition to the published submittal requirements additional information may be required by the Commission in order to adequately evaluate the applicants proposed design.

1 **3.0 Signage and Identifications**
2

3 The number, size and type of signage will be limited to balance the development's overall
4 aesthetic value.
5

6 **3.1 Building Wall Signs**
7

8 No building wall signs will be permitted. However, building identification of architectural
9 character in material size and proportion to the related building elevation shall be submitted to,
10 reviewed and approved by the ACC.
11

12 Painted or printed signs on the exterior surface of any building, including paper sign, stickers, or
13 banners are not permitted.
14

15 **3.2 Freestanding Signage**
16

17 Directional signage shall be incorporated throughout the site and offsite within the development
18 to enhance safety and way finding. Pedestrian and vehicular informational signage shall reflect
19 the style, color, material, scale, and location of the approved directional signage for the
20 residential development subject to approval by ACC.
21

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4.0 Site Elements

4.1 Parking and Circulation

Parking requirements shall be determined on the basis of data consistent with commonly accepted professional standards acceptable to the Village of South Barrington. Parking lot setbacks, and the number and size of parking spaces must conform to approved data without variance. All facilities shall have sufficient parking to accommodate the minimum requirements without borrowing parking spaces from any adjacent non-Park-District parcel. In addition, all parking shall meet the requirements of the Federal Register for accessible parking and access to buildings on-site.

Concrete, asphalt, or brick pavers shall be the standard for paving materials, though pavers should be used for accenting pedestrian crosswalks or other suitable areas. Paving and base design shall be subject to approval by the Village Architectural Control Commission.

Parking aisle width and drive lanes shall be 25 feet at minimum for 90 degree parking. Each parking space shall be 9 feet by 19 feet exclusive of access drives and aisle. Parking and loading shall comply with chapter 8 of the Village of South Barrington Zoning Ordinance. This does not preclude the use of angled parking which is subject to the Architectural Control Commission's approval.

4.2 Service and Mechanical Areas

Service areas, including loading/unloading, rear access for employees, trash containers, and utility areas, shall be adjacent to the building.

All service and utility areas, and trash and dumpster locations shall be completely screened from public view by 6 to 8 foot high screens or walls, with landscaping (shrubs and trees) planted along the outer wall of the service area. All such areas shall have solid gates at pedestrian and vehicular entry points.

All mechanical and electrical equipment, such as water towers, storage tanks, cooling towers, and heating, air conditioning and ventilation equipment, shall be mounted and screened from public view by screens or walls, with landscaping provided along the outer periphery of the mechanical area.

All rooftop-mounted equipment shall also be screened with parapets of materials that match appropriate building components.

In all cases, screening shall be compatible with the building materials and shall reflect the overall façade.

Outdoor storage of material or equipment on-site will not be permitted.

1 **4.3 Landscaping General Requirements**
2

3 The minimum landscape coverage shall not be less than 35% of the lot area. Calculations of
4 the landscape area may include internal landscaping in the parking areas. Adjacent rights-of-
5 way shall be landscaped, but these areas shall not be included in the calculation of the required
6 area. Concrete sidewalks shall not be considered as landscape area. Lawns shall include
7 lakes, ponds, retention basins, water courses and similar 'wet' areas.
8

9 All landscaping areas shall be graded to prevent ponding of water except as required for storm
10 water management. Particular attention shall be given to drainage of planting beds to ensure
11 rapid drainage of excess surface and subsurface water. All drainage structures in planting beds
12 should be connected to the subsurface storm drainage system.
13

14 **4.4 Parking Landscaping**
15

16 Parking areas must be properly screened from public view by the use of hedges, grass berms,
17 trees and/or other means. The intent of this screening requirement is to break up the view of
18 the lower portions of cars. Large massive areas of uninterrupted surface parking shall not be
19 permitted.
20

21 Planting islands shall be included at both ends of parking bays. These shall be 9 feet wide at
22 minimum. Two trees at minimum will be required for each parking island with low shrubs or live
23 groundcover used over 70% of the island area at minimum. Cobblestone or other decorative
24 hard surface material may be used on the remainder of the island area.
25

26 Landscape areas not less than 10 feet in depth shall be located around the perimeter of the
27 parking lot. One shade tree shall be planted every 50 feet of parking lot perimeter, or one tree
28 for each 10 parking spaces (including islands), whichever number of trees is greater. Perimeter
29 landscape areas shall be planted with intermittent shrub masses. The minimum number of
30 shrubs planted shall be equal to one shrub per 10 linear feet of perimeter parking lot.
31

32 Landscaping materials, curbs, barriers or any combinations thereof shall not be situated to
33 create a visible obstruction to moving vehicles or pedestrians. No plant materials 30 inches in
34 height or greater shall be planted within a 15 foot triangle originating at the intersection of entry
35 and drive line curbs.
36

37 **4.5 Street Landscaping**
38

39 The user shall provide landscaping along public and private streets and shall replace/repair any
40 landscaping damaged during construction.
41

42 **4.6 Building Landscaping**
43

44 Along building foundation, landscaping is necessary to soften areas where the concrete parking
45 lot visually meets the wall. This can be accomplished with some combination of trees, planting
46 beds, large green space area, hardscaping, and/or waterscaping as may be determined by the
47 Architectural Control Commission.
48

1 **4.7 Planting Materials**
 2

3 Primary planting materials to be used in the landscape areas shall be trees, shrubs, and
 4 groundcover. Care shall be given to protect existing plantings.
 5

6 All plant materials shall be sound, healthy specimens typical of their species, with well-formed
 7 tops and root, and shall be free from all injurious insects, insect eggs, larvae, diseases, serious
 8 injuries to bark, root, or foliage, broken branches, or any other types of disfigurements.
 9

10 Plant proportions shall be those recognized as normal for a well-grown plant of that species and
 11 size, as used by the American Standard for Nursery Stock.
 12

13 Plan materials include:

Botanic Name

Common Name

Perennials, Ferns, & Groundcovers

Astilbe 'Ostrich Plume'	Ostrich Plume Astilbe
Dryopteris erythosora	Autumn Fern
Hosta 'Francee'	Francee Plantain-lily
Hosta 'Francis Williams'	Francis Williams Plantain-lily
Hosta 'Gigantea'	Gigantea Plantain-lily
Hosta 'Gold Standard'	Gold Standard Plantain-lily
Hosta 'Krossa Regal'	Krossa Regal Plantain-lily
Hosta 'Northern Halo'	Northern Halo Plantain-lily
Hosta 'Pizzazz'	Pizzazz Plantain-lily
Hosta 'Wide Brim'	Wide Brim Plantain-lily
Lamium 'Beacon Silver'	Beacon Silver Damium
Stachys 'Big Ears'	Big Ears Lamb
Caryopteris 'Authur Simmons'	Blue Mist Shrub
Hemerocallis 'Happy Returns'	Happy Returns Daylily
Physostegia v. 'Vivid'	Vivid False Dragonshead
Achillea 'Moonshire'	Moonshine Yarrow

Deciduous Shrubs & Roses

Rosa 'Hansa'	Hansa Rugosa Rose
Corylus americanan	American Filbert
Hamamelis vernalis 'Sandra'	Sandra Witchhazel
Hydrangea 'Tardiva'	Tardiva Hydrangea
Rhamnus f. 'Asplenifolia'	Feathery Buckthorn
Ribes a. 'Green Mound'	Green Mound Alpine Currant
Ribes alpinum	European Strain
Spirea b. 'Grefsheim'	Grefsheim Spirea
Viburnum d. 'Morton'	Northern Burgundy Viburnum
Rosea 'Carefree Wonder'	carefree Wonder Shrub Rose
Spiraea B. 'Froebeli'	Froebel's Spirea
Cornus racemosa	Gray Dogwood
Cotoneaster acutifolia	Peking Cotoneaster

The Woods of South Barrington
Development Design Guidelines for Area C & N

Botanic Name

Common Name

Evergreen Shrubs

Juniperus h. 'Youngstown'	Youngstown Juniper
Juniperus c. 'Sargentii Viridis'	Green Sargent Spirea
Juniperus h.	Youngstown Juniper
Picea p. 'Montgomery'	Montgomery Dwarf Blue Spruce
Euonymus f. 'Carrierei'	Glossy Leaf Euonymus
Euonymus f. 'Emerald Gaiety'	Emerald Gaiety Euonymus
Ilex m. 'China Boy'	China Boy Holly
Ilex m. 'China Girl'	China Girl Holly

Hippophae rhamnoides	Common Seabuckthorn
Juniperus c. 'Pfitzer Compacta'	Compact Pfitzer Juniper

Ornamental Grasses

Panicum b. 'Rotstrahibusch'	Red Switch Grass
Calamagrostis a. 'Overdam'	White Feather Reed Grass
Chasmanthium latifolium	Northern Sea Oats
Calamagrostis a. 'Strictus'	Feather Reed Grass
Elymus glaucus	Blue Lyme Grass
Miscahthus s. 'Silver Feather'	Silver Feather Grass
Miscanthus s. 'Purpurascens'	Flame Grass
Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass
Phalaris a. 'Feeseey'	Feeseey's Ribbon Grass

Material

Type

Mulch	Compost (Yard Waste or Mushroom)
Mulch	Shredded Hardwood Bark

Deciduous Ornamental Trees

Betula p. 'Whitespire Sr.'	Whitespire Birch
Fraxinus p. 'Sherwood Glen'	Sherwood Glen Green Ash
Amelanchier Canadensis	Shadblow Serviceberry
Malus 'Louisa'	Louisa Crabapple
Alnus glutinosa	European Black Alder
Crataegus c. 'Inermis'	Thornless Cockspur Hawthorn
Malus 'Klehm's'	Klehm's Improved Bechtel Crabapple
Malus 'Donald Wyman'	Donald Wyman Crabapple
Malus 'Red Jewel'	Red Jewel Crabapple
Malus 'Red Peacock'	Red Peacock Crabapple
Malus 'Satin Cloud'	Satin Cloud Crabapple
Populus tremuloides	Quaking Aspen
Syringa pekinensis	Pekin Tree lilac

The Woods of South Barrington
Development Design Guidelines for Area C & N

Botanic Name

Common Name

Perennials

Aster n-a. 'Sept Ruby'	Sept Ruby New England Aster
Heliopsis s. 'Summer Sun'	Summer Sun False Sunflowers
Macleaya cordata	Plume Poppy
Perovskia atriplicifolia	Russian Sage

Deciduous Shade Trees

Alnus glutinosa	European Black Alder
Pyrus c. 'Autumn Blaze'	Autumn Blaze Callery Pear
Ostrya virginiana	Ironwood
Acer f. 'Autumn Blaze';	Autumn Blaze Maple
Acer s. 'Arrowhead';	Arrowhead Sugar Maple
Acer p. 'Deborah'	Deborah Norway Maple
Acer p. 'Superform'	Superform Norway Maple
Aesculus glabra	Ohio buckeye
Fraxinus americana	White Ash (cultivar)
Fraxinum p. 'King Richard'	King Richard Green Ash
Fraxinum p. 'Robinhood'	Robinhood Green Ash
Fraxinus p. 'Summit'	Summit Green Ash
Gleditsia t.i. 'Skyline'	Skyline Honey Locust
Quercus bicolor	Swamp White Oak
Tilia a. 'Douglas'	Douglas American Linden
Tilia c. 'Glenleven'	Glenleven Little-leaf Linden
Tilia t. 'Green Mountain'	Green Mountain Silver Linden

Evergreen Trees

Picea glauca	White Spruce
Picea pungens	Colorado Green Spruce
Pinus nigra	Austrian Pine

Perennial, Vines & Groundcovers

Boltonia a. 'Snowbank'	Snowbank Boltonia
Coreopsis v. 'Moonbeam'	Moonbeam Coreopsis
Echinacea purpurea	Purple Coneflower
Euonymus f. 'Coloratur'	Purple-leaf Wintercreeper
Penstemon d. 'Husker Red'	Husker Red Beardstongue
Veronica 'Sunny Border Blue'	Sunny Border Blue Veronica

- 1
- 2 Other comparable landscape and planting material may be substituted for the above
- 3 with the approval of the Architectural Control Commission.

1 **4.8 Landscape Maintenance**

2
3 All sites shall be maintained according to specific maintenance standards:

4
5 The property shall have a professional weekly prevention/landscape maintenance program,
6 including routine lawn mowing, weed control, appropriate shrub and tree pruning, and disease
7 control

- 8
9
- 10 • The user shall not allow any grass or weeds to attain a height in excess of 5 inches
 - 11 • All landscape designs originally approved by ACC shall be installed
 - 12 • All dead plant material shall be replaced
 - 13 • Planting and mulch beds shall be kept intact and weed-free
 - 14 • A clean, debris-free and maintained appearance shall be kept on all grounds
 - 15 • All landscape accessories (edging, mulch, etc.) shall be maintained and repaired as
16 necessary
- 17

18 **4.10 Illumination Requirements**

19
20 Approved exterior lighting shall enhance the atmosphere and safety of all parking areas,
21 walkways, and entrances. Lighting density shall be set for even distribution. Exterior lighting
22 fixtures throughout the development are to be of common design theme, similar in scale, lamp
23 type and design. These fixtures must not be visually intrusive in scale or negatively impact
24 adjacent properties. Light fixtures shall be of the "down-light" variety and shall not glare off
25 property. All fixtures shall complement each building's architectural and site design.

26
27 Parking area lighting fixture design and illumination levels shall be submitted to ACC for their
28 review and approval.

29
30 The use of bollard and pedestrian scale lighting is encouraged to define and enhance the
31 pedestrian experience. Bollard lighting shall be single function luminaries with an aluminum
32 shaft design and submitted to ACC for approval. Lamps shall be high-pressure sodium.
33 Fixtures and luminaries shall match the color of the parking area lighting.

34
35 All site lighting fixtures shall be illuminated during the hours of operation when natural
36 illumination is insufficient to provide the amount of luminaires that the ACC Commission deems
37 appropriate. Exterior lighting levels are to be reduced to a minimum level at the close of daily
38 operation. Outdoor illuminated athletic fields, courts or play areas are prohibited.

39

1 **4.11 Temporary Facilities**
2

3 The need for, location and physical character of temporary structures shall be subject to review
4 and approval by appropriate authorities of the Village of South Barrington. Construction
5 materials shall be stored on-site in an orderly manner and shall not interfere with pedestrian or
6 vehicular traffic. Streets and adjacent parking lots and driveways shall be kept clean.
7

8 **5.0 Submittal and Approval Procedures**
9

10 In addition to the Village Architectural Control Commission's published and any additionally
11 required submittals the following information shall be submitted for review and approval by ACC:
12

13 *Project Data*

- 14 • Name, address and phone number of the applicant, architect, engineer or consultant
- 15 • Area of the building
- 16 • Building height
- 17 • Occupancy capacities
- 18 • Required parking per approved data
- 19 • Parking numbers shown
- 20 • Percentage of area for landscaping
- 21 • Variances to this document requested with explanation
- 22 • Governmental variances requested with explanation
23

24 *Site Plan*

- 25 • Property lines and dimensions
- 26 • Location and dimension of the building and building entrances
- 27 • Location of signs, service areas, utility areas, screening, fences, exterior seating
- 28 • Location and dimension of any driveways, parking spaces, wheelchair parking, curbing,
29 sidewalks
- 30 • Location of exterior lighting fixtures
- 31 • Location size and dimension of existing and proposed public and private utilities and
32 easements
- 33 • Property lines and easements within 100 feet of the adjacent property
- 34 • Numeric and graphic scales, north arrow and date of preparation
35

36 *Exterior Color Elevations*

- 37 • All building elevations, including any screening and fencing
- 38 • All types and colors of materials and products
- 39 • Locations, type and content of all exterior signage, including freestanding
- 40 • Existing grade elevations
41

42 *Grading Plan*

- 43 • Existing grade elevations
- 44 • Finish grade elevations
- 45 • Proposed grading contours
- 46 • All catch basins and drainage facilities
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48

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Landscape Plan

- Locations, quantity, diameter, installation height, and common names of all proposed living and non-living landscaping materials
- Types and boundaries of proposed groundcover
- Contours of all berming

Building Plan

- Architectural construction documents including floor plans and elevations.
- For sloping sites elevations must be coordinated with site engineering documents correctly locating foundation details.

Materials (submit samples)

- Brick, stone, cast stone, precast concrete, roofing material
- Window and door trim
- Fascia, gutters, miscellaneous trim
- Paint colors

Any proposed site plan, landscape and building architecture shall be subject to the review and approval of the Village of South Barrington Architectural Control Commission (ACC). All proposed designs shall comply with the Commissions submittal requirements and design criteria. In addition to the published submittal requirements, additional information may be required by the Commission in order to adequately evaluate the applicants proposed design.

6.0 Pad Site Conditions

The developer shall provide all parcels with a stub for each required utility.

7.0 End of Document

Village of South Barrington

30 South Barrington Road
South Barrington, IL 60010
Ph 847-381-7510 / Fx 847-381-0024

MEMO

TO: Ray Wolfel, Building and Zoning
Mark Lattner, Village Engineer

Cc: David Pierce, Administrator

FROM: Linda Hooker, Exec Sec

DATE: May 20, 2004

**REF: ORDINANCE-2004-717: AN ORDINANCE TO AMEND A PREVIOUSLY
APPROVED PLANNED UNIT DEVELOPMENT FOR KLEHM WOODS
OF SOUTH BARRINGTON IN THE VILLAGE OF SOUTH
BARRINGTON, ILLINOIS (AREAS C AND N)**

The enclosed copy of the ordinance is for your records. It was also sent to:

Andrew Stern, Toll Brothers
Richard Stein, Mesirow Stein
Robert Grais, SCGK
Robert Kenny, Schain, Burney, Ross & Citron
Kathy Pierburg, South Barrington Park Dist

The Village of South Barrington



President

Frank J. Munao, Jr.

Village Clerk

Donna Wilkins Wood

Trustees

Joseph Abbate

Noreen Ariola

Stephen L. Guranovich

Mary M. Pecora

James R. Rapier

David C. Waring

30 SOUTH BARRINGTON ROAD
SOUTH BARRINGTON, ILLINOIS 60010-9500
(847) 381-7510
FAX (847) 381-0024

INFORMATION COVER

To: Mr. Andrew Stern, V.P.
Toll Brothers, Inc.
1156A W Shure Dr
Arlington Heights, IL 60004

Date: May 19, 2004

Encls: ORDINANCE-2004-717: AN ORDINANCE TO AMEND A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT FOR KLEHM WOODS OF SOUTH BARRINGTON IN THE VILLAGE OF SOUTH BARRINGTON, ILLINOIS (AREAS C AND N)

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Forwarded by: Linda Hooker, Executive Secretary

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SOUTH BARRINGTON, ILLINOIS 60010-9500
(847) 381-7510
FAX (847) 381-0024

INFORMATION COVER

To: Mr. Richard Stein
Woods of South Barrington
c/o Mesirov Stein Real Estate
350 N Clark St
Chicago, IL 60610

Date: May 19, 2004

Encls: ORDINANCE-2004-717: AN ORDINANCE TO AMEND A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT FOR KLEHM WOODS OF SOUTH BARRINGTON IN THE VILLAGE OF SOUTH BARRINGTON, ILLINOIS (AREAS C AND N)

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INFORMATION COVER

To: Mr. Ronald Grais
Schwartz Cooper Greenberger Krauss
180 N LaSalle St – Ste 2700
Chicago, IL 60601

Date: May 19, 2004

Encls: ORDINANCE-2004-717: AN ORDINANCE TO AMEND A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT FOR KLEHM WOODS OF SOUTH BARRINGTON IN THE VILLAGE OF SOUTH BARRINGTON, ILLINOIS (AREAS C AND N)

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FAX (847) 381-0024

INFORMATION COVER

To: Atty Robert Kenny
Schain, Burney, Ross & Citron, Ltd.
222 N LaSalle – Ste 1910
Chicago, IL 60601

Date: May 19, 2004

Encls: ORDINANCE-2004-717: AN ORDINANCE TO AMEND A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT FOR KLEHM WOODS OF SOUTH BARRINGTON IN THE VILLAGE OF SOUTH BARRINGTON, ILLINOIS (AREAS C AND N)

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FAX (847) 381-0024

INFORMATION COVER

To: Kathy Pierburg, Recreation Director
South Barrington Park District
3 Tennis Club Lane
South Barrington, IL 60010

Date: May 19, 2004

Encls: ORDINANCE-2004-717: AN ORDINANCE TO AMEND A PREVIOUSLY
APPROVED PLANNED UNIT DEVELOPMENT FOR KLEHM WOODS OF
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