

MINUTES

ENVIRONMENTAL REVIEW COMMITTEE

DRAFT

August 16, 2012

The August 16, 2012 meeting of the Environmental Review Committee was called to order at 7:05 PM by Chairman Stewart in the board room of the Village Hall. Roll was called and a quorum was declared.

Present: Committee Members Hughes, Korling, Stein and Chairman Stewart

Absent: Committee Member Sands

Also present: Andrew Mayes, Senior Civil Engineer

Chairman Stewart asked for comments/corrections to the minutes of the May 17, 2012 ERC meeting. There were no comments or corrections, and Committee Member Stein made a motion, seconded by Committee Member Hughes, to adopt the minutes of the May 17, 2012 Environmental Review Committee as submitted. Upon voice vote, motion carried.

Chairman Stewart stated that the case of 4219 Kennicott Ln was removed from tonight's agenda. He also stated that the next Plan Commission meeting was scheduled for August 28, 2012, and that any comments or recommendations made this evening would be forwarded to the Plan Commission.

NEW BUSINESS

Chairman Stewart noted that both items on the agenda were public meetings and that the meeting notice and publication were properly done. He asked that anyone wishing to speak complete a speaker's card. Speakers were then sworn in by Chairman Stewart. The first case was called.

ERC 2012-003 2599 Patriot Blvd. – American College of Chest Physicians **New Headquarters Building**

- New Construction

Mr. Mayes presented a brief overview of the proposal with the use of a power point. The site under discussion was located at the NE corner of Compass and Patriot Blvd and a very small portion of the site lies within an Environmentally Significant Area. Mr. Mayes pointed out the boundary for the Air Station Prairie and the location of the proposed new 2-story office and a one story training facility. No construction was being proposed for the ESA. A new road and cul de sac would be extending off of Patriot Blvd. Proposed landscape plan was also shown via power point. Photos could be reviewed during petitioner's presentation if needed.

Present to petition for the American College of Chest Physicians was: Larry Saint Germain, Sr. Project Manager with C B Richard Ellis Real Estate. He stated that he would be willing to present a full overview if needed. Since the petitioner was not making a full presentation, Chairman Stewart asked for public input at this time.

Henrietta Saunders, Chairman of the Natural Resource Commission, came to the podium. She stated that they appreciated the fact that the petitioner was proposing continuation of the adjacent native prairie vegetation and that bio-swales were being installed in the parking area both of which were helpful and consistent with the purposes of the ESA and prairie reserve. She also mentioned that no large trees were being proposed which would keep larger birds of prey away and support and help birds that nest in the grasses on the prairie. Ms. Saunders also mentioned that Mr. Kent Fuller also reviewed the proposed landscape plan and found it acceptable for ESA.

Chairman Stewart asked if there was some distance factor to be considered when considering larger trees for birds of prey near an ESA. Ms. Saunders was unsure of the distance and mentioned that Mr. Fuller was more knowledgeable and could respond to his question. She added that the fact that the petitioner was consistent with the vegetation and eco-system of the prairie was important.

Chairman Stewart stated that the landscape plan would be reviewed in detail later in the discussion. However, he was concerned about the berm running along the property line and the appearance of it being pulled away from the property line. Mr. Mayes clarified that the berm did not perfectly follow the property line.

Continuing, Chairman Stewart stated that he had been on site and located the iron pipes indicating property line on the north end, at the bend, and at the south end. He mentioned that each of the pipes was at the base of the berm, and he noted that if there was a perceived distance on the proposed landscape plan between the property line and the berm, it was not actually present on site. Ms. Saunders was appreciative that the berm/property line was pointed out and she would review the issue with Mr. Fuller after the meeting.

Committee Member Stein stated that he found it unusual that petitioner chose not to make a presentation of the proposal. He mentioned that he reviewed the submitted packet but felt he would benefit from a presentation for clear understanding of the proposal.

Petitioner clarified that he was intending to present the landscape and civil engineering portions of the proposal and not the architectural portion. He was, however, agreeable to do so.

- Total of 48,000 sq feet to house employed staff of approximately 144-154 maximum staff
 - More individuals on site when seminars were being conducted
- 33,000 sq ft of 2-story office building along Patriot Blvd. with typical work office facilities (offices, work stations, lunchroom, supporting office facilities)
- One story, educational wing(15,000 sq ft) at north end of building containing simulation labs, break-out rooms for educational seminars for physicians from around the country
 - Support facilities and storage and mechanical equipment housed in this area
 - No roof top mechanics
- Lobby skylight and auditorium for seminars at the north end
- New road and cul de sac from Patriot Blvd would lead to parking area
 - Parking area was sized appropriately for proposed building with (160 spaces)
- Curved walkway from parking area to main entrance located at inside corner of building
- “Ceremonial Entrance” on Patriot Blvd in response to Glenview building department concerns
- Loading dock and trash would be located at north of building (north of educational wing) which would be screened by tall evergreen trees.
- Trash enclosure would have same construction and material as building.
- LEED Silver project

Committee Member Stein confirmed with petitioner that only the top NE corner of the site affected the Environmentally Significant Area and no other area. Landscaping and parking were “pulled in” so ESA land would not be affected. Since it was such a small area, Committee Member Stein suggested dedicating the property to the Village of Glenview. Petitioner stated that the suggestion would have to be discussed internally.

In response to Committee Member Stein, the current facilities were located in Northbrook and could house current staff and small seminars. However, when larger seminars were being held, banquet rooms in the area were rented. The intent of the American College of Chest Physicians was to have space large enough to house all staff and seminars at the facility under discussion.

Committee Member Stein confirmed with petitioner that there would be no medical uses (no blood) at the facility under discussion. It was primarily for educational purposes.

At this time, Steve Swanson, Director of the Grove and Director of the Tyne and Air Station Prairie, clarified that the Air Station property was owned by the Glenview Park District.

Regarding the engineering presentation, Tom Kosanda with Ericksson Engineering, presented a brief overview.

- Site under discussion was relatively flat
- Drains from NW to SE and drainage pattern would be maintained as best as possible
- Filtering south portion of building through bio-swales to improve water quality
- Pipes connected to existing storm sewer along Patriot Blvd which goes to Lake Glenview
- Site runoff value is 0.76 which was less than required amount of 0.80
- Sanitary to run south to proposed extension to connect to existing sanitary lines
- Water main fed from south and from north from existing line
- Line impacting the ESA line was minimal: .001 sq ft (.19 feet x .01 feet).
- 17 foot stalls were proposed to minimize impact of impervious area

Chairman Stewart confirmed that existing parking lot had no parking spaces at the corner where the ESA was located. The first parking stall had an inlet in it. Three parking spaces have a curb cut so the parking lot water could run south. Mr. Kosanda was not aware of any problem based on the file given to them by the village. He added that it would follow the property line and cut slightly to the east and then north again. Chairman Stewart confirmed with petitioner that he was comfortable with the layout of the proposed corner.

Committee Member Korling stated that the one foot over the boundary was not the only issue but she understood the conscientious detail to avoid the ESA. She asked where the water from the bio-swale would go. Petitioner clarified that the water from the bio-swale would be filtered into the storm sewer system which connects to extension coming from the south along Patriot Blvd. and would not affect the preserve prairie to the east.

Committee Member Hughes asked about the prior existing drainage pattern from the NW to SE and storm water would be collected and carried to the west. He asked how the same hydrologic impact on the prairie would be maintained which required some of the water from site under discussion to proceed to the east. Petitioner referenced Exhibit J – Grading Plan, and stated that the water currently flowing to the prairie would continue to do so from top of berm and over. Existing water across property under discussion would never reach the significant portion of the prairie. Water would drain south and away from the prairie. Unfortunately, Exhibit J – Grading Plan was not included in the members' packet.

Committee Member Stein confirmed with petitioner that the water on the east side of top berm would “make it to the prairie” but the water on west side of berm would not reach it.

Committee Member Stein confirmed with the petitioner that there were no underground storage tanks on the property under discussion.

Regarding the Landscaping, Exhibit E, Mr. John Clark, Landscape Architect with Daniel Weinbach and Partners, described the proposed landscaping consisting mainly of native landscape.

- Majority of site was seeding of native grasses and forbs
 - In pattern west of the building and continuing around the perimeter of site and along east edge of property, adjacent to the prairie
- Bio-Swales planted with native grasses of Little Blue Stem and Side Oats Grama
- Illinois native trees: Baldcypress, River Birch
- East property line: Smaller trees of Eastern Redbud and Washington Hawthorn
 - 25-35 feet at maturity
- Larger tree at property line to define property: Skyline Honey Locust, Catalpa and Red Oak
 - Intent was to create nice transition along site line.
 - *Petitioner stated that if height was a concern, they would install smaller trees*

Committee Member Korling asked about the measure of usefulness and the performance of bio-swale and what they accomplished in the overall plan in terms of engineering and aesthetics standpoint, and utilization of available area. Mr. Clark responded that from a landscape standpoint, the grasses would help filter water coming off parking lot and create clear water going into the sewer system. The bio-swale had a pipe system and the water would go into the pipe system and then into the sewer. The bio-swale actually slowed down the water before going into the sewer.

Committee Member Hughes asked about a maintenance plan for the bio-swales. Mike Runner with Harris Engineering stated that the maintenance plan would be included with the construction documents when submitting for permit. In response to Committee Member Hughes, Mr. Runner stated that regarding the under drain, a water quality benefit was provided because the water entering the drain would have road oil, salt, etc., taken out of water before entering the storm sewer system. The under drain would have a gravel base and water would infiltrate into it.

Committee Member Hughes stated that two issues would have to be addressed: filter and accumulation of material. He felt that these needed to be addressed in the maintenance plan, such as cleaning out periodically. If petitioner was relying on bio-swale material for uptake, pollutants and end of season harvesting of that should be considered. Petitioner stated that native grasses were deep rooted plants, and the ground would be fully covered when grasses were mature. There could be some sediment buildup, but petitioner felt there would be very little.

Committee Member Korling asked if there were performance standards and some form of measure of whether the deep rooted prairie plants were achieving the performance characteristics that were intended and avoidance of clogging up of drainage system. She was hopeful that the petitioners and clients would stay in touch to be sure intent was actually met.

Mr. Clark responded that he would echo Committee Member Korling's concern and added that if they were properly maintained, they would function as they intended. He felt that they were working with a client whose preference would be to accomplish what was intended.

Committee Member Stein referenced Exhibit A and confirmed that Lot 2C and Lot 2B were not a part of the proposal under discussion. He also confirmed that the owner of the entire property was installing the new road.

Chairman Stewart stated that he assumed the water would get into the bio-swale by way of the curb cuts. He stated that it was difficult to get enough water into the bio-swailes to water the trees and larger plants. He suggested having some ability to hand water plants as necessary. He also mentioned having the trees close to the curb cuts.

Chairman Stewart also commented that it would be helpful when presenting to the Plan Commission to have a chart indicating the distance of trees from the property under discussion. He added that most oak trees were not taller than approximately 90 feet. He felt that having the potential mature heights would be helpful.

Chairman Stewart commented that the proposed landscaping was not maintenance free and different than landscaping typically proposed. He was concerned about snow removal, icing, and snow banking along the east property line in the area between the parking lot and property line which was approximately 10-12 feet wide. He felt it was important not to use this area for snow dumping/banking. He asked petitioner to review and consider having a maintenance plan ready for the Plan Commission which he felt would be very helpful.

Committee Member Korling stated that the selection of prairie species was a nice selection of prairie plants that went along with the village.

Committee Member Stein stated that overall it was a nice landscaping plan. As a benefit to both petitioner and Air Station Prairie, he would suggest / recommend that the tiny portion of property under discussion be granted to the Air Station Prairie. This suggestion could be discussed at the Plan Commission. There were no other comments.

Committee Member Stein moved in the matter of ERC2012-003, 2599 Patriot Blvd., American College of Chest Physicians, to approve the motion as outlined in the staff report. Committee Member Hughes seconded the motion. Upon vote,

AYES: Committee Members Hughes, Korling, and Stein

NAYS: None

Motion passed.

ERC2012-002 4111 Kennicott Lane – Joseph Residence

- Construction Outside of Use Envelope

Dana Rose with Adept Environmental Solutions and Peter Finnberg with PAF Heritage, were present to petition for the 4111 Kennicott Ln proposal.

Mr. Mayes presented a brief overview of the proposal with the use of a power point. Location under discussion, water surfaces, topography of area, and Grove property were shown. Property under discussion was 688 feet above sea level and Grove property was approximately 682 feet above sea level. Plan indicated locations of proposed septic tanks and lift station as well as proposed septic field was also shown for better understanding of area under discussion. Location of 4” diameter PVC pipes were noted. Mr. Mayes indicated the 16 ½ foot easement with a red dash line.

Photo of wetlands in the vicinity was submitted by the Glenview Park District. Also, photos of the area in spring and again in August were shown. The presentation was turned over to the petitioner.

Mr. Rose came to the podium to represent the Joseph family. He commented that Mr. Mayes overview was very good and added that they were seeking to install new septic sewer system to replace the old one located on the east side off the property line. System was:

- Three (3) unit tank system consisting of: holding tank, narration tank, lift station which would take effluent material from rear/south side of house to north side through dispersion field

Mr. Rose stated that the original application was submitted in April 2001 which showed the dispersion field in the lower level of the southern portion of the property. Because of the wetness in the spring, the proposed system was moved to the north side of the property.

At this time, Mr. Rose addressed the questions listed in the staff report.

- Construction equipment of small back hoe and support equipment would come down Kennicott Lane
- Construction would be on site, nothing off site
- All trees in construction area would be protected as required and sill fence would be installed to protect from any runoff
- Dispersion field was only portion of system outside 25 foot building envelope.
 - Designed to stay away from cut off and set back for Kennicott Lane.
- New septic system was being proposed because there was no sewer system along Kennicott Ln.
 - Mr. Robert Nelson, neighbor, estimated a new system was approximately \$450,000.
- Future expansion areas were shown on the drawings should the replacement system ever fail.
 - Petitioner would return to the ERC to review all of their options before moving forward with replacement installation.
- Five (5) oak trees on the north side of the building were dead and would be removed
 - Property owner would be replacing the removed trees.
- Driveway would be made of brick pavers from the house to Kennicott Ln for minimal impact on property. .

At this time, Peter Finnberg, PAF Heritage and designer of proposed system came to the podium. He clarified that the initial location of the proposed system in the front yard projected into the 16 ½ foot easement and that this would be corrected. He stated that the trenches would be easily removed from the easement and the septic system would fit “comfortably” in the front yard.

Mr. Finnberg presented a brief summary of how a septic system worked. He briefly described an “old fashioned” septic system, its use, and how it worked and reason for failure after years of use. He mentioned that there was now better engineering and better septic systems with the use of aeration units. Waste from the system was now clean water being dispersed to the septic field. Because of the improvement in septic systems, 100% expansion system was no longer required, but Mr. Finnberg opted to include the future expansion areas on the drawings.

Continuing, Mr. Finnberg stated that if the relatively clean water being dispersed was chlorinated, it could be considered swimming pool quality. He added that the proposed system was good and large enough to service the Joseph family home. He also stated that he did not feel that the proposed tank would jeopardize the adjacent park district property.

Committee Member Hughes confirmed with petitioner that three units were being proposed: Trash tank, aeration unit, and lift station. He also clarified that routine maintenance was required approximately two times per year. The maintenance requirement was also noted on the submitted drawing.

Committee Member Hughes clarified with petitioner that the field size was reduced by 30% because an aeration unit was included in the proposed design and that petitioner was confident that the county would approve the standard design.

In response to Committee Member Hughes, petitioner stated that any percolation rate below 60 was acceptable and that the percolation rate on the property under discussion was 33.4, an acceptable rate. Rate was also noted on the drawing.

Committee Member Korling asked petitioner what type of vehicle was used when servicing the units in the twice per year maintenance. Petitioner responded that there were two issues:

1. Twice yearly maintenance of aeration unit consists of washing out the air diffusers and the vehicle was a pick up truck
2. Approximately every 2-3 years, a pump truck was used to remove the material from the trash tank.

Chairman Stewart referenced Environmental Plan in Set A, and asked to clarify what and where the old system was on the property, and if there was concern. Petitioner stated that there should be no problem with the old system because it was gravel in ground at this time. He mentioned that the old system was never really located on the property, but should the installer encounter any trenches from the old system, they would have to be isolated from the new one. Mr. Finnberg added that this was a common practice and not difficult to do.

Mr. Rose clarified that the old system ran along the east edge of the old house, between the house and property boundary on the east side and the septic field ran from north to south. Chairman Stewart confirmed with petitioner that there were no concerns regarding the old system.

Committee Member Stein clarified with petitioner that the old system and field were probably not adequate because the septic tank had most likely deteriorated over time. He also mentioned that the septic tank could possibly have been destroyed during construction of the new house.

Committee Member Stein stated that an owner has a right to own and have a home and some type of sanitation was necessary if there was no sewer available. He felt that the ERC was to be concerned about proper construction and installation and was it affecting the ESA.

Chairman Stewart asked about a power failure and if there was a back up power source. Petitioner responded that should the power fail, the aeration unit and lift station would not be operable. Alarms would alert the owner that there was no power, and the family would have to be aware that they could not use the water because of loss of system during the power outage. He added that the tank had capacity to store material for a short time. Chairman Stewart was concerned about material leaking or backing up to the home if the system failed. He suggested the use of an emergency generator for available back up.

Additional questions/concerns were:

- Dead trees were depicted on the drawings and Chairman Stewart confirmed with petitioner that they would be removed.
- Committee Member Hughes asked “what year” storm might cause sufficient flooding to the east and inundate the field
 - Petitioner responded that the field was located on the highest portion of the lot and that standing water was generally in the back of the property, not the front.
 - Committee Member Hughes commented on the wet area to the east and that the land falls away.
 - Petitioner stated that the wetland report states that there was no wetland on the property under discussion.
 - Ditch on the west was regarded properly resulting in constant pitch in the rear yard

At this time, Chairman Stewart opened the meeting to the public for comments.

-Mr. Robert Nelson, resident at 4249 Kennicott Ln, expressed his concern about any new septic system or repairs of existing systems. He commented that it would be more beneficial to work with homeowners to help get the sanitary line with a low pressure system for the most economical system for the area. He mentioned that the homeowners were hopeful that the village could help to install the main line and the homeowners could install the line from the main line to their homes. The homeowners would then have the responsibility to hook up to the low pressure main system.

Chairman Stewart stated that there was a municipal code regarding private disposal system. He quoted from the code, Section 82-105 Connection to Public Sewer Systems, which basically states that any time a public sanitary sewer becomes available under Provisions of Sections 82-61 to 82-64, the homeowners were required to join to it. He added that the sewer system had been reviewed over several years, but cost and maintenance of the lift system were issues.

-Steve Swanson, Director of the Grove National Historic Landmark, a facility of the Glenview Park District. He distributed a letter that was not included in the committee members’ packet and asked that it be read into the record. Mr. Swanson clarified several points:

- He stated that the old septic system on the property under discussion was not located on the east side of the house but located in the south portion of the property.
- He also stated that the old system was leaching into the Grove National Historic Landmark property and that they had filed complaints with the health department for approximately 20 years.
- He also mentioned that because the system was so bad in the wetland to the east of the property line, public programs with school groups could no longer be conducted in that area until the system was cleaned out.
- Former owner of property under discussion attempted to rectify the problem but the system was inadequate for the size of the facility.

At this time, Chairman Stewart clarified with Mr. Swanson that the old system was disconnected but he was unsure if the tanks had been removed. In response to Chairman Stewart, he felt that leaching would continue because the back yard had altered and drainage was changed.

Continuing, Mr. Swanson said that 100 year old trees were dead because of what was done on property. For example, the tree fencing installed to protect the trees was continually taken down, logs were stacked, dirt was piled 6-8 feet high against the tree trunks and heavy equipment was parked on top of it. Also, hunks of limestone gravel covered the front property. Photos were taken of the abuse

of property and offenses were reported to the village. Mr. Swanson distributed copies of the photos and stated that he felt it was the biggest abuse of Environmental Ordinance.

Mr. Swanson was concerned and commented that before any thing moved forward on the project, he felt that the ERC should be certain that there would no longer be any abuse of the property.

Committee Member Stein commented on the tree replacement requirement and Mr. Swanson responded that the tree replacement “could be part of the mitigation.” Mr. Swanson added that the petitioner initially requested removal of all the trees from Danny Roseman, forester, but was denied.

Mr. Swanson confirmed with petitioner representative that the perc tests on the property were done in June. Mr. Swanson stated that June was the driest month on records and felt that the perc tests should be done several times per year for accurate results. He mentioned that the proposed location of the septic tanks currently has standing water even though there is a drought. Mr. Swanson then suggested that the ERC walk the site to observe the standing water.

At this time, Mr. Swanson referenced the letter which he asked to be read into the record. Letter was addressed to Chairman Stewart and the Environmental Review Committee of the Village of Glenview and reads as follows:

‘Dear Chairman Stewart and Commissioners.

After reviewing the proposed septic field plans for the front lot at 4111 Kennicott Lane a number of items are of serious concern to The Grove and Glenview Park District.

1. The east portion of the proposed septic field is directly adjacent to a portion of The Grove that is a dedicated Illinois Nature Preserve. The North and East lot line borders an extensive wetland system that is downstream from 4111 Kennicott. Soils in this area become completely saturated during rain events and leads to effluents from septic systems leaching off site and on the soil surface. **See point 1 below.*
2. The western portion of the septic field is proposed in a ponded area that has been drained by construction of a large ditch along the west property line. Soils in this area become completely saturated during rain events that lead to effluents from septic systems leaching off site and on the soil surface. The drainage ditch carries water to the south and on to the Grove property. Grove property is listed as vacant on the petitioner’s site plan. **See point 2 below*
3. A 33 foot ingress/egress easement exists on the north end of the property line that benefits Kennicott Lane. **See point 3 below*
4. We feel that there are better alternatives to septic for this site and Kennicott Lane. Over the years a number of these alternatives have been developed and coasted [costed] out. The district has not been the primary force behind these plans but continues to be committed both philosophically and financially to bringing sanitary sewer service to Kennicott Lane. **See point 4 below*

Please find attached color photos of 4111 Kennicott, a Wetland map showing wetlands adjacent to 4111 and a portion of survey showing ingress/ egress easement. I will bring full size maps and plats to the ERC meeting.

Thank you,

Signed by: S. Swanson, Director
The Grove National Historic Landmark'

**Point 1 – area was saturated in the back and raises the effluents to the soil surface of it. This occurs to a number of properties along Kennicott Ln which is the reason they have worked so long to have systems converted to a sewer system rather than a septic system.*

**Point 2 – in places the ditch is three feet deep. Petitioner feels that the ditch drains off as listed on owner's lane, but Mr. Swanson stated that the ditch drained on lands owned by the park district.*

**Point 3 – easement not 16 ½ feet on property as stated by petitioner. Mr. Swanson showed a plat of survey that included the easement. (Please note that petitioner clarified that they were showing 16 ½ feet of easement from the roadway.) Mr. Swanson mentioned again that the area was saturated and that the drainage ditch was now three feet in places. Also, fill has been added to the back yard to raise it up, the wetland previously extended behind the home, and the roadway was raised up. He suggested at this time that the ERC request a soil boring test. A photo submitted shows the area inundated with water which occurs every time it rains. Mr. Swanson referenced the requirements of the Environmental Ordinance, Part B Section 6, which requires that all past changes to wetlands in the PA or adjacent to it be corrected.*

**Point 4 – Park District was not driving force behind proposal of main line sewer but they would be willing to discuss solutions with homeowners. He felt that the solution mentioned by Mr. Nelson would be appropriate and the park district would be willing to put money up front. He added that by allowing people to install septic systems, a main line sewer would never be installed. He felt that having septic system on Kennicott Ln was a health hazard which affects the wetlands and the Illinois Nature Preserve.*

Mr. Swanson questioned the number of bathrooms in the Joseph home. Mr. Joseph stated that there were six bathrooms in the home under discussion. Mr. Swanson then stated that he felt they would be returning to the health department because of leaching off property again.

Committee Member Stein asked Mr. Swanson about a past discussion of sewer line installation on Kennicott Ln. Mr. Swanson stated that Dan DuValle, past president of the HOA of Kennicott Ln and now deceased, asked Mr. Swanson if the Grove would be a part of proposing the sewer system. (There have been on going discussions for approximately 15-20 years.) It was estimated at the time that the approximate cost to the park district could be in the range of \$40,000 - \$50,000. In more recent years, (approximately 3+ years ago), the discussion was before the ERC. At that time, the homeowners opted not to move forward with proposing the installation of a main line along Kennicott Ln because of initial cost and expense to maintain the lift station. .

Committee Member Stein commented that the area under discussion could be considered a special service area and the village could initiate the proposal with public input and draw up the plans. The property would be taxed but spread over several years. He added that property values would improve with the sewer system. Mr. Swanson felt that the village had drawn up a special service area previously, but Mr. Mayes was unsure and would investigate.

Committee Member Stein asked what would happen to subject property and plan for development if the village would consider a sanitary sewer for this area. Petitioner stated that at this time, there was no functioning system and occupancy would be delayed if the sanitary sewer was to move forward for the area.

-Ann Joseph, homeowner, approached the podium. She referenced Mr. Swanson's comment about the length of time the sanitary sewer line discussion has been going. She also stated that:

- Their first priority was to have a sewer line and not a septic system initially. The Joseph family hired an architect, suggested boring, etc., and went to a lot of trouble to put the proposal of a main line in action. The neighbors said they would like it, but they were not willing to contribute to the cost.
- If septic system was installed, they could occupy house, but would also tie into the main line if it ever were installed.
- Standing water could be due to incomplete construction.
- Village requested family to create the swale

Mrs. Joseph stated that it was the family's desire to install the septic system, complete construction on the home, and if the sewer was installed some time in the future, they would be "happy to tie in at any time". The Joseph family was attempting to accommodate committee and all other issues.

-Emmanuel Joseph, homeowner, addressed the ERC at this time. He stated that he had hired a civil engineer who the village and homeowners knew. At that time, Guarantee Trust Company and Michael Downing, Attorney, were involved. The trust company was not willing to give access to the easement. He asked the ERC to please allow the septic system to be installed so they could move the family into the home. He felt that the situation as it currently is was detrimental to his family.

-Mr. Swanson stated for the record that the Park District never asked the Joseph's to build anything on the property, especially a ditch that would drain upon a wetland. Also, Mr. Swanson commented that he felt there was a good solution, the low pressure sewer system. Mr. Swanson noted that in addition to the installation of the septic system, there was more to be done including applying for an active permit. Finally, the park district would be happy to discuss the sewer alternatives with the homeowners and village again and that he felt the park district would be willing to "front the cost" and take recapture the cost.

Committee Member Stein commented, rhetorically, that the public may be in a good situation to front the cost subject to recapture. Mr. Swanson replied that he felt it was something the village could do, but the park district would contribute to it and be 100% behind it.

-Donna Hoffman, resident at 4237 Kennicott Ln., commented that the estimate of \$40,000 per house would be difficult for many of the residents on Kennicott Ln. and added that there were more seniors on the lane than young people. She pointed out that the residents are currently paying for storm water and sewer and are not getting anything for it. She asked for the village's help. Kennicott Ln homeowners pay into the sewer but their homes are appraised lower because they're on septic systems.

Chairman Stewart stated that there were two (2) parts to the situation: site situation would need to be clarified, and determine what would need to be done before moving forward with the decision on the septic system. ERC could suggest items to move forward with the sewer system, such as SSA, but

from an ERC standpoint, having a well designed, installed, and maintained sewer system was in the best interest of the community.

Discussion on needed additional information to resolve issues of case:

- Committee Member Hughes stated that the issue has been reviewed over many years. Member of the committee were sympathetic to the homeowners and the Kennicott Ln situation
- Committee Member Hughes stated that in his perspective, the ERC needed to determine if the proposed septic system could function and serve the needs of the home. However before that determination can be made, he felt that a soil boring survey to determine amount of fill has been placed on property and a hydrologic study of the area to determine the extent of the wetland were necessary. With new data and comparison of old, a determination could be made.
- Regarding the old system, Committee Member Hughes stated that he had no concern other than it was properly abandoned. He noted that old septic tanks had to be tied off and filled. Should tiles from the old system be encountered, they should be properly taken care of.

In response to Chairman Stewart, Mr. Mayes mentioned that there could be records related to the old septic system, but he was unsure.

Mr. Rose stated that he had additional information on the old septic system.

- Septic tank had been removed when Mr. Joseph and Mr. Phil Knudson, retired village engineer, were on site.
- The field was located on the east side of the old building; nothing was changed on the front of the property
- Copies of an old wetland study were available from Mr. Rose
- Swale on west side of property was done at the request of Mr. Joe Kenny, former village engineer.
 - Mr. Joseph clarified that the swale was requested because drain tiles on the lot of his neighbor, Mr. Walter Weir, were cracked by construction trucks for the Joseph home.
 - Mr. Swanson has historic photos of this area and he added that there was always water at this location and extended to the NW corner. He stated that this particular area had been altered.

Chairman Stewart asked that the information from Mr. Rose be submitted for review and for the record.

Committee Member Hughes confirmed with petitioner and others that no fill was added on the NE corner where the new system was being proposed. Mr. Swanson stated that the fill was added on the west side and also has a 6” layer of limestone rocks.

Committee Member Hughes stated that the proposed field area would be installed in the NE corner and that area has not been inundated but the expansion area to the west has been altered. Mr. Finnberg clarified that the septic was on both sides of the drive (east and west). The expansion field was behind the home. If the soil was graded properly, it would not be saturated.

Chairman Stewart confirmed with members that all additional information needed had been stated.

- Committee Member Hughes stated that his requested information was to access the situation.
- Committee Member Korling had no areas of additional information.
- Committee Member Stein endorsed Committee Member Hughes suggestions

- Committee Member Stein stated that property owners have the right to develop property; village has regulations and guidelines to benefit the community. He noted that there were benefits and burdens to property owners living in a very special area.
- Committee Member Stein stated that he felt a possible solution would be to install the septic system while continuing the discussion of a long term solution of a main line sewer where the village and/or park district would be the proponents of it.

Chairman Stewart suggested that the motion on the petition tonight which would be communicated to the Plan Commission be continued. The case would not be resolved tonight because there was need for additional information. He would like to consider a motion to continue the case to allow time to gather additional information and meet on another date to review the added information and progress. Future meeting would have to allow to gather information and for the required public notice.

Also, the ERC minutes would be transmitted to the PC. Part of the communication to the PC was to make the point that effort was needed to resolve the needs of the sewer line. The ERC could recommend that the board move forward on the sewer in the best interest of all residents along Kennicott Ln. .

Committee Member Hughes stated that the ERC was concerned to find a final solution to the sanitary sewer. There could be a condition added that if the septic was approved, the petitioner would also pay their fair share and connect to the sewer within a certain time frame. Should the sewer not be installed within the specified time frame, the condition was removed.

Committee Member Hughes moved to continue the application of ERC2012-002, Joseph Residence, 4111 Kennicott Lane, pending that the petitioner be directed to investigate and quantify the fill placed on the property and that a hydrologic study was prepared to determine what the level of inundation would be for the appropriate frequency of storms necessary to determine the wetland boundary as it would be had fill not been placed on the property. Committee Member Stein seconded the motion.

Discussion:

- Hydrologic study on the areas around the property to determine if fill has been placed and study area has been complicated. Mr. Swanson added that they could provide some data to help with the study.
- Petitioner clarified with Committee Member Hughes that the concept was to ensure that the homeowner would connect to the sewer as everyone else would be even though they had installed a well functioning septic system.

Upon roll call, the vote was:

AYES: Committee Members Hughes, Korling, and Stein

NAYS: None

Motion passed.

There was no other business and Committee Member Korling, seconded by Committee Member Hughes, made a motion to adjourn at 9:20 PM.

Respectfully submitted,

Janet Pomillo
Recording Secretary