

MINUTES OF A MEETING OF THE HEALTH AND SANITATION COMMISSION OF THE VILLAGE OF NORTH BARRINGTON, WHICH WAS HELD TUESDAY, MARCH 4, 2003, AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD IN SAID VILLAGE

1. Call to Order and Roll Call

At 7:40 P.M. Chairman Gery Herrmann called the meeting to order and the Deputy Clerk called the roll:

Present: Chairman Gery Herrmann, Vice Chairman George McCarty (arriving at 8:00 p.m.), Ray Best, Robert Detlefsen, Craig Hasselberger and Robert A. Strain

Absent: J. Clark Alberts

Also Present: Kathy Nelander, Deputy Village Clerk

Natalie Karney, Health Officer

Kate Freund, 199 Biltmore Drive

Darrel Philips, 208 Biltmore Drive

William Graft, 1900 E. Golf Road, Schaumburg

Brian Thomson, 580 Crooked Lane

Peder Finnberg, PAF & Associates

Al Stefan, Baxter & Woodman (arriving 8:45 p.m.)

J.W. Braithwaite, Village Attorney (arriving 8:50 p.m.)

2. Biltmore Country Club Septic System Review

Chairman Herrmann referred to a memorandum from Village Attorney Braithwaite concerning potential conflict of interest where an equity Club member votes for action which benefits the Club. Robert Strain was the only Commission member present who currently is a member of Biltmore Country Club. William Graft, attorney for Biltmore Country Club, said that he had issue with the statement and felt that all members of the Commission should be heard due to the Club being a non for profit organization. After a brief discussion, it was agreed that Mr. Strain would remain for the discussion and be able to participate in the discussion, but would abstain from voting on the matter.

Chairman Herrmann gave a synopsis of events leading to the evening's meeting. He explained that the Biltmore Country Club Septic system proposal was before the Commission on October 2, 2001, that the vote on the variance ended in a tie, and that no recommendation was made by the Commission to the Village Board. The topic then went to the Village Board where the issue was tabled in order to secure more information. The topic remained tabled until December, 2002, when a presentation was made to the Board by the Club. The topic was tabled again in order to secure more information on the pool's use and capacity, tank pumping data, and to allow Trustee Kudla and any other members of the Board to visit the site and meet the Board members of the Club. In January, 2003, the Village Board discussed the issue at length. Due to

some changes to the plans submitted by the Club, the Board asked that the Health & Sanitation Commission review the proposed system with the added changes, and make a recommendation to the Board. The Board would then review the request at a Public Hearing. Chairman Herrmann explained that the Commission's job was to discuss the merits of the system, the safety of the system, and that the issue of the Club's use of Village property be left to the Village Board.

Peder Finnberg, PAF & Associates, addressed the Commission and explained that he was asked to design a system to get rid of waste water at the beach house. He explained that the soils at the beach house site were not acceptable for a septic field, but that behind the maintenance shed on the Club grounds, the soils were suitable for a septic field. He explained that permission was needed in order to pump effluent from the current septic holding tank thorough a main running along the Village's Beachview Lane right-of-way and under the Village's Biltmore Drive right-of-way to an area near the maintenance shed on Biltmore's golf course. Mr. Finnberg explained that if the Village were looking at the system as a repair, that only two variances would be needed: Location to Property Line- Force Main, and Location to Flood Plain Line-Force Main. He said that if the Village were looking at the system as a new system, three additional variances would be needed: Location to Property Line-Septic Tank, Location to Property Line-Aerator, Location to Property Line-Lift Station.

William Graft, Attorney for Biltmore Country Club, noted that the Lake County Health Department had written a full letter of support for the proposed system, and viewed the system as a repair. He also provided copy of the notice mailed to real estate taxpayers of property located within at least 250 feet, excluding width of streets, in each direction of the proposed sanitary septic involvement.

Village Engineers Baxter & Woodman had prepared a memo regarding the newly submitted plans. The memo stated that due to the short time frame between the submittal date and the Health & Sanitation Meeting date, they were unable to conduct a standard review of the submitted plans, although they did prepare a preliminary review, but that some of the concerns they had with the first review had still not been addressed. Peder Finnberg addressed each of the previously submitted concerns from Baxter and Woodman and said that all of the issues had been addressed. There was lengthy discussion about the requirement for clean outs and air release valves. Brian Thomson, head groundskeeper for the Club, said that clean outs were not necessary, a big expense, and would only compromise the system by offering additional access to the pipes. He said that a force main system forces the water through the pipes and that no clean outs were necessary.

Kate Freund, 199 Biltmore Drive, asked about the pump that will be used. She asked where the pump was to be located and what kind of noise would it produce. Mr. Finnberg explained that the pump, located in a concrete tank by the beach house, would not be audible, similar to an underwater sump pump. Mrs. Freund also expressed concerns with the strength of the pipes used and future expansion at the club's pool site. Brian Thomson explained how the pipes

would be used. Mr. Thomson also said that there were no plans to expand at the beach house site, and that the system was designed for the current capacity at the beach club.

Darrel Philips, 208 Biltmore Drive, asked about the pump and back up plans if the pump did not operate. Brian Thomson explained that the holding tank will still be able to be pumped, as they have been in the past, and the water to the beach house could be shut off in any emergency.

Natalie Karney, Village Health Officer, was asked about the air release valves. She said that the Village had asked the Village Engineers, Baxter & Woodman, to review all the mechanics of the system and she was deferring to Baxter & Woodman with regard to the air release valves. She did note some modifications made to the system since the H&S Commission previously reviewed the system, including the addition of a lift station. She explained that the pump was originally inside the existing tank, and Lake County had suggested the addition of the lift station. Ms. Karney said that she would recommend different kinds of pumps than submitted by PAF, because she was concerned about sand getting into the system and harming the pump. She said the system is designed for 1000 gallons per day, the equivalent used for a 5-bedroom house, and that the number of gallons was based on averaging the pumping data from the past few years. Natalie Karney suggested that the Club look at ways to minimize problems that have occurred in the past. She asked if there were automatic shut-offs for faucets and showers in the beach house, and if not, she would suggest installing them. Ms. Karney said that the water use should be limited at the site, and gave examples of how usage could exceed the perceived use of 1000 gallons a day due to hosting swim meets, parties, etc. It was asked if the toilets were water saver toilets. Neither William Graft nor Brian Thomson knew about the fixtures at the beach house, but said that they would be willing to use the water saver fixtures.

Gery Herrmann asked about the force main in the flood plain. Natalie Karney said that the County had approved the plan, and that maybe they were not as concerned about it as it was a small portion of the flood plain and a high end of the flood plain.

There were still some questions about the air release valve and clean out locations. William Graft said that they may ask for this portion to be waived by the Village, but that could be dealt with at the engineering and Board level. Gery Herrmann expressed his concerns about enlarging the septic capacity for the site and the over use of the site, although the proposed system was a safer and better system than currently in use. Ms. Karney said that any building on the site would require permitting by the Village.

Motion: Robert Detlefsen moved to recommend the requested variation for Biltmore Country Club to install a septic system modification subject to any Village suggested engineering changes to Septic System Modification Plan (01100-A) prepared by PAF & Assoc. dated 7/20/01, revised 2/26/03, Plan & Profile dated 2/26/03 (01100-B), and Future Expansion Plan dated 2/26/03 (01100-C), that the force main be pressure tested every spring prior to the opening of the beach house, that the force main be blown out every fall at the closing of the beach house, that water conservation devices be installed in the beach house, and that a permit be secured from the Village before any expansion to the pool or beach house site was

considered; seconded by Craig Hasselberger.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call:

Ayes: Chairman Gery Herrmann, Vice Chairman George McCarty, Ray Best, Robert Detlefsen, and Craig Hasselberger

Absent: J. Clark Alberts

Nays: None

Abstain: Robert A. Strain

Chairman Herrmann declared the motion approved. He said that the matter would be heard by the Village Board at the March 13, 2003 Public Hearing starting at 7:30 p.m.

3. Old/New Business

There was no old or new business to discuss.

4. Adjournment

There being no further business to come before the Commission, Robert Strain moved for adjournment; seconded by Robert Detlefsen. The voice vote was unanimous in favor.

At 9:15 P.M., Chairman Herrmann declared the meeting adjourned.

Respectfully submitted,

Kathy Nelander
Deputy Village Clerk
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