

**VILLAGE OF SOUTH BARRINGTON**

30 South Barrington Road  
South Barrington, IL 60010

**BUILDING & ZONING COMMITTEE MINUTES**  
**WEDNESDAY, APRIL 27, 2016 AT 5:00 P.M.**

**CALL TO ORDER**

Chairman Guranovich called the meeting to order at 5:00 p.m.

**ROLL CALL**

Committee Members present: Chairman Guranovich, Trustee Patel, and Trustee Stagno  
Village Officials present: Village President McCombie  
Village Staff present: Building & Zoning Officer Michael Moreland

**APPROVAL OF MINUTES**

**MOTION TO APPROVE BUILDING & ZONING COMMITTEE MINUTES OF JANUARY 27, 2016** was made by Trustee Patel; **SECONDED** by Trustee Stagno. **MOTION PASSED** by unanimous voice vote.

**AGENDA ITEMS**

1. Comprehensive Plan Update Discussion  
Village President McCombie spoke to the Committee regarding the status of the Comprehensive Plan. Specifically how she and staff have updated the technical information, history and format. The working draft copies are to be distributed next week to the Plan Commission members for their review. A workshop will soon be scheduled to formulate the necessary forecasts and visions.
2. Nathan's Glen Subdivision Update Discussion  
Building Officer Moreland led an update discussion. Nathan's Glen Subdivision is now a voluntary annexation with no other properties involved. All existing homeowners have agreed to this voluntary annexation. The Committee reviewed certain variances being requested to comply with A-3 Zoning.
3. Amending Village Code to 2015 International Building Code (IBC) Discussion  
Building Officer Moreland led a discussion of the progress Staff has made in reviewing the new Building Code and the nature of the transition including the Addition Exhibit and the Deletion Exhibit. Also discussed were the following: procedures for such a change, deletion of the existing South Barrington Building Code in its entirety, adoption in its entirety of the new IBC 2015, Addition and Deletion Exhibits being crafted by Staff, review done by the Building & Zoning Committee and, lastly, adoption as part of the Village's new code.
4. Indoor Pool Ordinance Discussion  
Building Officer Moreland informed the Committee that the Indoor Pool Ordinance is complete and was adopted by the Village Board on December 14, 2015. It has been sent to the codifiers.

**Building Officer Report:**

Building Officer provided update on 11 Walnut; owner is involved, desires to decontaminate and make habitable. Update on 19 Mohawk; that the house has been sold and that new owner has come in for a meeting about moving forward.

**New Business:**1) Fence at 2 Canterbury Court

Building Officer Moreland led a discussion of Staff's efforts to date to get a 60' long x 6' high white plastic fence removed from the property at 2 Canterbury Court. Dialoguing is now six months old with the Owner, who insists that previous Building Officer Mark Nard gave permission for this fence to be installed. Village President McCombie reached out to Mr. Nard through the Police Chief and was informed that the Owner was clearly not granted permission to install this fence. **Building Officer Moreland was directed by the Committee to give the owner a 30-day notice to remove the fence. If Owner does not comply, the fence will be removed at the Owner's expense by the Village Building Department.**

2) Room Rental by Non-Family Members

Building Officer Moreland led a discussion on a new issue; homeowner's renting rooms to non-family members on a long term basis, which brings additional parking and strangers into neighborhoods. This issue first surfaced with an Airbnb in Lakeshore Estates and more recently was brought to our attention by unhappy neighbors from the property at 3 Windemere Lane, which apparently has 4 to 6 new cars on site. South Barrington currently has no ordinances that deal directly with this issue. Suggestions included investigating what neighboring communities are doing and discussion with the Village Attorney.

**Old Business:** None

**Adjournment:**

**MOTION TO ADJOURN** was made by Chairman Guranovich. **SECONDED** by Trustee Patel. **MOTION PASSED** by unanimous voice vote and the meeting adjourned.

Submitted by,  
Michael Moreland,  
Building & Zoning Officer