

**VILLAGE OF SOUTH BARRINGTON**

30 South Barrington Road  
South Barrington, IL 60010

**BUILDING & ZONING COMMITTEE MINUTES**

**WEDNESDAY, JULY 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 Staff present: Building & Zoning Officer Michael Moreland

Others present: President McCombie, Trustee Kerman, Dawn Swiech of 2 Canterbury Court and Mort Mease of MICC Chicago General Contracting (roofing)

**APPROVAL OF MINUTES**

**MOTION TO APPROVE BUILDING & ZONING COMMITTEE MINUTES OF MAY 25, 2016** was made by Trustee Patel; **SECONDED** by Trustee Stagno. **MOTION PASSED** by unanimous voice vote.

**AGENDA ITEMS**

1. **Fence Removal at 2 Canterbury Court**

Building Officer Moreland introduced the issue to the committee once again and yielded the floor to resident Dawn Swiech and her friend to present their concerns. A lively discussion ensued with all persons participating. Ms. Swiech held steadfastly to the position that Building Officer Marc Nard gave her verbal position to install what she did, where she did. The position of the Village was consistently expressed by all, that the fence is not allowed under existing ordinance, and that the location of the fence in the side yard setback is also prohibited. The Village position was restated that the fence needs to be taken down.

**MOTION to direct the Building Officer to proceed with removal of the fence** was made by Trustee Stagno. **SECONDED** by Trustee Patel. **MOTION PASSED** by unanimous voice vote.

2. **Discussion Regarding Permits for Re-Roofing**

Building Officer Moreland introduced the subject of requiring permits to re-roof homes. Information included research indicating that Inverness and Barrington Hills do not require re-roof permits but Barrington does at a cost of \$105.00. Mort Mease, owner of MICC Chicago General Contracting was introduced to the committee. He spoke and answered questions. Mr. Mease indicated that 90% of the jurisdictions in which he works require re-roof permits. All require the roofing contractor to have a State License and Proof of Insurance. Many require the install crews to have State Licenses and Proof of Insurance. Some require that the Village be added as an additional insured. Some require bonds in the amount of \$10,000. He indicated that re-roof permits protect the homeowners.

The consensus was that the investigation should continue and that Building Officer Moreland should bring back to the committee, at a future date, a proposed ordinance requiring that building permits be required for all re-roofing activity with a suggested permit fee structure.

3. Discussion Regarding Cold Tar Ordinance

Building Officer Moreland led a discussion to make a minor text change to the recently approved Coal Tar Ordinance. This change is found on page 2, Section 3-16-1, second paragraph with the words “or any individual applying pavement sealants” being added at the end of the first sentence. Furthermore, the typo of the spelling of “South Barrington” in Section 3-16-2 is to be corrected.

**MOTION to forward these minor text revisions to the full Board for approval** was made by Trustee Stagno. **SECONDED** by Trustee Patel. **MOTION PASSED** by unanimous voice vote.

**NEW BUSINESS**

Building Officer Moreland led a short discussion into whether or not the Village wished to allow prefabricated wood burning fireplaces with wood frame chimneys. The full committee rejected the idea expressing a desire to continue requiring all wood burning fireplaces to be solid masonry.

**OLD BUSINESS**

Building Officer Moreland updated the committee on approved tree trimming activity which is about to start. Cuba Township will spend two days cutting back tree branches that are encroaching into the roadway from the sides and from above. Central Tree Service will continue with the dead tree cutting program to remove 20 – 30 dead ROW trees. Willow Landscaping will cut back brush and weeds from the edge of pavement on Witt, Covered Bridge and Overbrook Roads.

**ADJOURNMENT**

**MOTION to adjourn** was made by Trustee Patel. **SECONDED** by Trustee Stagno. **MOTION PASSED** and the meeting adjourned at 7:20 p.m.

Submitted by Michael Moreland,  
Building & Zoning Officer