

**VILLAGE OF SOUTH BARRINGTON**  
COOK COUNTY, ILLINOIS  
30 South Barrington Road  
South Barrington, IL 60010

**NOTICE OF PUBLIC MEETING**  
**BUILDING & ZONING COMMITTEE**

Held at South Barrington Village Hall – William R Rose Hall

**WEDNESDAY, FEBRUARY 22, 2017**

**5:00 P.M.**

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

**PUBLIC COMMENT**

**AGENDA**

1. Re-roof Permit Fees
2. New Well Permits
3. Fence Ordinance
4. Discussion of New Tree Management Ordinance

**BUILDING OFFICER REPORT**

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

cc:  
Village President and  
Board of Trustees  
Daily Herald

Barrington Courier Review  
Chicago Tribune, NW  
South Barrington Park Dist

BACOG  
Barrington School Dist  
Storino Ramello & Durkin

**AGENDA ITEM #1**

1. Re-roof Permit Fees

## Re-Roof Permit Requirements:

### 12. Re-roof Permit:

Basic Fee	\$100.00
Plan Review Fee	\$ 50.00
Total Permit Fee	\$150.00

At time of permit application the following must be provided:

- a. Photocopy of contractors State of Illinois Roofing License.
- b. Contractors proof of insurance with minimum coverage of:
  1. Workers Compensation at \$500,000.00
  2. General Liability at \$500,000.00
- c. Photocopy of Certificate of Insurance naming the homeowner as an additional insured.
- d. Letter of approval from the Homeowners Association indicating roofing type and color approvals if the new product differs from the existing being removed.
- e. Copy of contract signed by Owner to clarify the scope of work.

**AGENDA ITEM #2**

2. New Well Permits

## Well Drilling Permit Requirements:

### 13. Well Drilling Permit for Additional Well Locations:

Basic Fee                \$100.00

Permit Review Fee\$ 50.00

Total Permit Fee    \$150.00

At time of permit application the following must be provided:

- a. Photocopy of Cook County Well Drilling Permit and/or State of Illinois Well Drilling Permit issued by Cook County.
- b. Contractors proof of insurance with minimum coverage of:
  1. Workers Compensation at \$500,000.00
  2. General Liability at \$500,000.00
- c. Report on the status of the original existing well on the site.

Contractor shall submit a copy of the well report and drilling log to the Village of South Barrington after the well is completed.

**AGENDA ITEM #3**

3. Fence Ordinance

## Chapter 3

# FENCES

### 8-3-1: DEFINITIONS:

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires otherwise:

**BARBED WIRE:** A strand or strands of wire or similar material with barbs, razors or other sharp objects spaced at regular intervals along the strand or strands of wire.

**DOG RUN:** A fenced enclosure not exceeding two hundred (200) square feet in area, attached to the rear wall of the principal structure, and constructed for the purpose of containing the dogs owned by the resident of the principal structure.

**FENCE:** Any structure, of whatever material, serving as an **full or partial** enclosure, barrier, boundary, or separation, **or privacy screen**; excluding, however, landscape screening and driveway monument gates. (Ord. 2006-790, 10-12-2006)

### 8-3-2: PURPOSE AND INTENT:

This chapter is intended to regulate the construction, placement, and maintenance of fences as may be required or permitted by this chapter. (Ord. 2006-790, 10-12-2006)

### 8-3-3: FENCE LOCATION:

- A. Fences in residentially zoned districts shall be permitted only as enclosures for swimming pools, tennis courts and/or dog runs.
- B. Fences shall not be permitted in any **front**, rear or side yard setbacks as those setbacks are defined by the village zoning ordinance. (Ord. 2006-790, 10-12-2006)

### 8-3-4: FENCES IN PUBLIC RIGHT OF WAY:

No fence shall be permitted, erected or maintained in any public right of way except as may be

erected by the village or other governmental body for purposes of public safety. (Ord. 2006-790, 10-12-2006)

### **8-3-5: BARBED WIRE; ELECTRICALLY CHARGED FENCES:**

The construction, installation, maintenance or use of barbed wire or electrically charged fences is prohibited in all residential zoning districts. (Ord. 2006-790, 10-12-2006) **Invisible dog fences shall be allowed in all residential zoning districts but shall not be installed over utility easements.**

### **8-3-6 : MAINTENANCE OF FENCES AND SCREENING:**

All fences **Owners** shall be **responsible to** properly maintained **and** repaired ~~and replaced~~, as necessary, **all fences on their property.** (Ord. 2006-790, 10-12-2006)

### **8-3-7: OBSTRUCTIONS TO LINE OF SIGHT:**

No fence shall be placed or maintained in such a manner as to impair the sight of oncoming or outgoing vehicular or pedestrian traffic. (Ord. 2006-790, 10-12-2006)

### **8-3-8 : FENCE MATERIALS:**

Except as may otherwise be authorized by a variation, fence materials shall be constructed of wood, aluminum, steel, or wrought iron. **Plastic and PVC shall not be allowed for fence material.** Fences constructed of wire mesh (chain link) material are permissible only in construction of dog run enclosures or tennis court fence enclosures constructed in accordance with subsection [8-3-11D](#) of this chapter. (Ord. 2006-790, 10-12-2006) **All fences shall be constructed in such a way that a four inch diameter sphere can not pass thru any openings in the fence.**

### **8-3-9 : FENCE PERMIT REQUIRED:**

No fence shall be constructed or erected without having first obtained a fence permit from the village. (Ord. 2006-790, 10-12-2006)



## 8-3-10 : RESIDENTIAL FRONT YARD FENCES PROHIBITED

No fence shall be constructed in any front yard in any residential district. (Ord. 2006-790, 10-12-2006)

## 8-3-11: HEIGHT REGULATIONS; EXCEPTIONS:

- A. Nonresidential Fences: No fence ~~exceeding four feet (4')~~ **of any height** shall be erected or maintained in a front yard of any nonresidential district lot adjoining a public street.
- B. Nonresidential Side And Rear Yard Fences: No fence shall be erected or maintained in a side or rear yard of any nonresidential district at a height greater than six feet (6').
- C. Permitted Rear And Side Yard Fences In Residential Districts: Permitted side yard and rear yard fences in residential districts shall not exceed four feet (4') in height and the fence shall not extend forward of the rear wall of principal residential structure, and such fences shall not extend into any side or rear yard setback.
- D. Height Exceptions:
  - 1. Dog runs under two hundred (200) square feet placed against the rear of a residential structure shall be permitted provided the fence height does not exceed six feet (6').
  - 2. Fences not exceeding ten feet (10') in height shall be permitted surrounding tennis courts. (Ord. 2006-790, 10-12-2006)

## 8-3-2 : DENSITY REGULATIONS:

- A. Solid fences, privacy fences or the like are prohibited in all residential zoning districts.
- B. In all residential zoning districts, no fence shall have support posts, boards, or columns greater than ~~six~~ **four** inches (6 4") in width or diameter.

- ~~C.~~ All fences in residential zoning districts shall have support posts, boards, spindles or columns spaced so that the ~~minimum~~ **maximum** spacing thereof is four (4") inches. ~~at least as wide as the width of the widest post, board, spindle or column used in the fence and which shall be at least fifty percent (50%) open on any elevation.~~
- D. The finished side of all fences shall face the adjoining property. The "finished side" shall be defined as the smooth side or the side not containing the structural supports. (Ord. 2006-790, 10-12-2006)

### **8-3-3 : EXCEPTIONS:**

The restrictions provided in sections [8-3-3](#), [8-3-10](#) and subsection [8-3-11C](#) of this chapter shall not apply to undivided residentially zoned lots of five (5) acres or more in existence as of October 1, 2006. (Ord. 2006-790, 10-12-2006)

### **8-3-4 : VARIATIONS:**

Variations from the requirements of sections [8-3-3](#), 8-3-8, 8-3-11 and [8-3-12](#) of this chapter shall be considered by the plan commission/zoning board of appeals pursuant to the variation provisions and procedures set forth in section 11-3 of the village zoning ordinance. (Ord. 2006-790, 10-12-2006)

### **8-3-5 : PENALTY:**

Any person who violates the terms of this chapter shall, upon conviction, be fined not less than fifty dollars (\$50.00) nor more than seven hundred fifty dollars (\$750.00) for each offense; and a separate offense shall be deemed committed each day the violation occurs or continues. (Ord. 2006-790, 10-12-2006)

