

VILLAGE OF SOUTH BARRINGTON
30 South Barrington Road
South Barrington, IL 60010

BUILDING & ZONING COMMITTEE MINUTES
WEDNESDAY, APRIL 26, 2017 AT 5:00 P.M.

CALL TO ORDER

Chairman Guranovich called the meeting to order at 5:09 p.m.

ROLL CALL

Committee Members present: Chairman Guranovich, Trustee Stagno
Committee Members absent: Trustee Patel
Village Staff present: Building Officer Moreland
Others present: President McCombie, Trustee Abbate

APPROVAL OF MINUTES

MOTION TO DEFER BUILDING & ZONING COMMITTEE MINUTES OF February 22, 2017 was made by Trustee Stagno; **SECONDED** by Trustee Guranovich. **MOTION PASSED** by unanimous voice vote.

PUBLIC COMMENT

None

AGENDA ITEMS

1. Revise Detached Garage Requirements

Mr. Moreland led a discussion on the history and issues regarding detached garages in South Barrington. The discussion was widened to include the impact and issues with outdoor, detached sheds now installed in the Village. Mr. Moreland's recommendation was to draft an ordinance that would prohibit all detached garages and sheds throughout the village. A robust discussion followed.

The consensus opinion was that detached garages and sheds should be prohibited in the village. The discussion then focused on the drafting of such an ordinance.

MOTION directing Mr. Moreland to draft an ordinance prohibiting all detached garages and sheds. Said draft ordinance shall be reviewed and prepared by Village Attorney for approval at the May 11, 2017 Village Board Meeting. **Motion** was made by Trustee Stagno, **SECONDED** by Trustee Guranovich. **MOTION PASSED** by unanimous voice vote.

2. Pool Variance Issues and Zoning Code

President McCombie led a discussion on the problems that the Village is having keeping pool construction within prescribed limits as per the Village Building and Zoning Code. The primary problem is too many people are seeking variances without true hardships. Many concepts were discussed including the original South Barrington Open Space concept, pool

designs, the value in tight intensely developed areas close to a house, types of pools and above/below ground pools. A lively conversation ensued.

The consensus opinion was that the pool distance requirement at 12 feet is adequate, that definitions must be improved and expanded and that fencing language should change to allow heights from four feet to six feet.

MOTION directing Mr. Moreland to draft Building & Zoning Code changes and to refer the proposed ordinance changes to the Village Attorney for comment in order to have it ready for approval at the May 11, 2017 Village Board meeting. **Motion** was made by Trustee Stagno, **SECONDED** by Trustee Guranovich. **MOTION PASSED** by unanimous voice vote.

NEW BUSINESS

Mr. Moreland led a conversation about the proposed Euro Bungee Jump tenant at the Arboretum. Cory Born has proposed this temporary project for a building permit. The concept was discussed at the last Planning Commission meeting and again at the Building & Zoning Committee meeting. Each time, the consensus opinion was that this would be different but appropriate. Without objection, the Committee directed Mr. Moreland to proceed with the building permit issuance.

President McCombie initiated a conversation about Toll Brothers temporary sign use and specifically about ‘blade’ signs still being installed all over the Village for weekend exposure. Mr. Moreland is to contact Toll Brothers to stop this practice and to follow up on the temporary sign permits.

OLD BUSINESS

None

ADJOURNMENT

MOTION to adjourn was made by Trustee Guranovich, **SECONDED** by Trustee Stagno. **MOTION PASSED** and the meeting adjourned at 6:58 p.m.

Submitted by Michael Moreland,
Building & Zoning Officer