

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

BUILDING & ZONING COMMITTEE MINUTES
WEDNESDAY, JULY 18, 2018 AT 5:00 P.M.

Call To Order

Chairman Guranovich called the meeting to order at 5:02 p.m.

Roll Call

Committee Members present: Chairman Guranovich, Trustee Stagno, Trustee Patel
Others present: Mayor McCombie, Trustee Abbate
Village Staff present: Michael Moreland

Approval Of Minutes

Public Comments: None

Agenda Items

1. 2018 International Residential Code Discussion:

Mr. Moreland led a discussion about why the 2018 IRC Code did not make it to the Board meeting for an approval. A description of the required inspections needed to be clarified and coordinated between the old and new codes. Mr. Moreland indicated that the code will be ready for a final adoption vote at the August meeting.

Motion: none

2. Spa and Hot Tub Discussion:

Mr Moreland led a discussion focusing on new trends in hot tub/spa installations. Residents are viewing spas as an alternative to swimming pools and are locating them on patios at grade. They are available fully assembled and are easily moved around and installed. Existing SB ordinance only allows spas and hot tubs when built into decks, thus hiding them from view. Discussed three new permits in for review, all proposing spas, 2 of the 3 at grade on patios. Distributed a brochure image of the proposed spas for discussion.

The consensus opinion is that this type of spa/hot tub products should be allowed but regulated by size and location. 1. As with swimming pools, the waters edge must be located within 12 feet of the house foundation wall. 2. These new spas must be integrated in a patio with seat walls partially restricting/blocking the view to the spa. 3. A maximum size is needed to be stipulated. 4. A better definition may be needed to differentiate between spas and swimming pools. 5. A lockable had cover shall be required.

Mr. Moreland will further investigate these spa/hot tub issues and present to the B&Z Committee in the future a proposed ordinance to approve but regulate free standing spa/hot tubs.

3. Pavilion and Pergula Discussion:

Mr. Moreland led a discussion of new trends in Pavilion and Pergula construction and locations. These structures began being directly connected to swimming pools but are now being proposed as stand alone structures in more remote areas of rear yards. Photographs of recent pavilion installs were distributed. SB Ordinance only regulation is that these are considered to be structures and as such must be located within the building setback lines. The discussion focused on differences between pavilions and pergulas and whether or not their locations on lots should be regulated.

The consensus opinion is that their location should be limited to be near the house and perhaps integrated into a patio system. Furthermore, all permissible detached structures should fall under one regulation and it should reflect site coverage parameters. Mr. Moreland will investigate the impact of different site coverages and distances from the house as well as similar ordinances from other villages.

4. HOA Discussion:

Mr. Moreland led a discussion about a developing trend in which small subdivisions are backing away from their HOA responsibilities, some are trying to undo their homeowner associations in order to have none. This potentially creates future problems common area maintenance, HOA design approvals, beautification and clean up efforts, etc. Trustee Guranovich suggested that the ARC approvals could be performed by the nearest subdivision HOA Committee. No immediate follow up needed as this trend will be monitored.

5. Flag Pole Discussion:

Mr. Moreland led a discussion about flag poles starting to appear around the village. There is presently no village ordinances that encourage ad/or control flag poles height, location and the size of flags. The consensus opinion is that flying the American flag should be encouraged. That the pole height should be limited, perhaps at 25 feet and that the size of the flag may need to be regulated as well. The flag pole location should be within the buildable area.

Presently some subdivisions allow flag poles while others do not. A village wide ordinance would be helpful in promoting and controlling flag poles. Mr Moreland will investigate and bring back to the committee a proposed ordinance to control flag poles.

New Business:

Mayor McCombie led a discussion about house and mailbox numbers. The consensus opinion is that identifying house and mailbox numbers are a public safety issue that should be standardized and required. Reflective numbers, minimum three inches in height, should be displayed on both sides of mailboxes and the address number should be displayed on the front façade of the home in minimum six inch numbers. Some interest exists to make this a public service provided by the village. Mr. Moreland to investigate the cost of different types of numbers and how such a public service should be structured.

Old Business: none

Adjournment: _____ **MOTION** to adjourn was made by Trustee Guranovich **SECONDED** by Trustee Stagno **MOTION PASSED** and the meeting adjourned at 6:42 p.m.

Submitted by Michael Moreland,
Building & Zoning Officer