

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

BUILDING & ZONING COMMITTEE MINUTES
WEDNESDAY, OCTOBER 17, 2018 AT 5:00 P.M.

Call To Order

Chairman Guranovich called the meeting to order at 5:04 p.m.

Roll Call

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

Approval Of Minutes

Motion to approve Building & Zoning Committee Minutes of

July 18, 2018 was made by Trustee Stagno; Seconded by Chairman Guranovich
MOTION PASSED by unanimous voice vote.

Public Comments: None

Agenda Items

1. 11 Witt Road: Incomplete Construction Discussion:

Mr. Moreland opened the discussion about the status of the work started and not completed at 11 Witt Road and distributed photographs taken earlier in the day for the Committee members to view. The house was constructed in 1983 as a 4 bedroom underground house by the previous owner. The current owner, Anne Szpindor-Watson started a variety of projects beginning in 2009 the last of which was permit #4966 to construct a shell building above the underground house. This is the work that was never finished, no exterior masonry; only Tyvek for the past nine years.

Mr. Scott Compton, the immediate neighbor at 13 Witt Road spoke to the committee to describe how challenging it has been living next door to such an incomplete project and of the diminished property value he is experiencing over the past five years.

Mr. Moreland reviewed options available to encourage project completion. Section 304.6 Exterior Walls of the Property Maintenance Code is the only code section directly attributable to the situation. The committee consensus is that the owner should be cited for this violation and that the permit fees should be waived for 3 months to encourage the start of work.

Motion: for Mr. Moreland to discuss this situation with Village Attorney to move forward; made by Trustee Patel and Seconded by Trustee Stagno. Motion approved by voice vote.

2. House Numbers on Mailboxes Discussion:

Mr. Moreland updated the committee on his conversations with the three Fire Departments that serve South Barrington. Each of the three require four inch (4") high numbers, one-half inch (1/2") in width, reflective coating in contrasting colors.

Mr. Moreland contacted Sign A Rama Carpentersville for an estimated price of \$2.20 per numeral; 4" x 1/2" reflective vinyl peel and stick.

No action taken, holding for future discussion with Mayor McCombie present.

3. Rental Property Discussion:

Mr. Moreland opened the discussion and introduced Ms. Maureen Moore of 49 Witt Road who spoke for herself and Ms. Bernie Rosenthal. Ms. Moore distributed a packet of information regarding a proposed rental property ordinance. This packet included the current Hoffman Estates ordinance dealing with residential rental units. Her packet also included material from the International Code Council regarding their inspection services. Ms. Moore's concept for their proposed Residential Rental Unit Ordinance would pay for itself with annual license fees paid by owners renting their properties and annual inspections performed by an additional ICC qualified inspector. Ms. Moore's research indicates that fifty-four (54) Greater Chicagoland communities have residential rental unit ordinances in effect to control problems with rental properties.

The consensus opinion is that the Committee is thankful for the material presented and that additional study is needed before such an ordinance would be drafted for consideration. Staff to follow up.

New Business:

Mr. Moreland opened a discussion about the changing nature of accessory structure design and construction in today's market place. Most of the pergulas, pavilions, decks, gazebos and hardscape patios with kitchens are being designed and constructed by landscaping companies. The quality of the construction documents being submitted for permits has more information on the type of plants being installed than on the construction details such as beam size and connections. Many of the deck designs are being submitted from Home Depot's Sales desk computers with extensive list of materials but few construction details. Multiple examples of poor construction documents were shown to the Committee.

The issue is whether or not to require that these designs be submitted from an architect or structural engineer. Current Ordinance does not require the involvement of an architect when the value of the work is less than \$50,000.00. The consensus of opinion is that staff should gather information and draft a ordinance to bring back to the committee for review and discussion.

Old Business: none

Adjournment: _____ **MOTION** to adjourn was made by Trustee Guranovich **SECONDED** by Trustee Stagno **MOTION PASSED** and the meeting adjourned at 7:00 p.m.

Submitted by Michael Moreland,
Building & Zoning Officer