

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

BUILDING & ZONING COMMITTEE MINUTES
WEDNESDAY, DECEMBER 19, 2018 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 Stagno, Trustee Patel
Others present: Mayor McCombie, Trustee Abbate
Village Staff present: Michael Moreland

Approval Of Minutes

Motion to approve Building & Zoning Committee Minutes of October 17, 2018
was made by Trustee Patel; Seconded by Trustee Stagno
MOTION PASSED by unanimous voice vote.

Public Comments: None

Agenda Items

1. 51 & 11 Witt Road: Status Report and Discussion:

Mr. Moreland opened the discussion about the status of the nine violations cited in his letter of October 26, 2018 which gave thirty days for compliance. The owner has made a good faith effort to perform the needed clean up. The garbage cans have been removed from the street area and are being kept at the house. The significant broken branches dangling from trees have been cut down and much of the garbage, debris and landscape materials have been removed from the property. The blocked egress doors are now free and clear of obstructions. Although much has been done, much more remains to be done. The Committee concurred that a letter should be sent out to the owner acknowledging the work performed while reminding of the work remaining to be accomplished.

Mr. Moreland briefed the committee on the status of the exterior work not performed at 11 Witt Road. Mr. John Watson came to the Village Hall for a meeting at which a decision was made to install cement board siding in lieu of the stone veneer that was approved. He indicated that the work could begin in the Spring 2019. The following week, the Building Dept. received a letter from Mrs. Anne Szpindor indicating that they would be installing light gray or light brown cement board starting in the Spring.

Mr. Moreland indicated that he would send a letter to the neighbor, Scott Compton at 13 Witt Road providing a status report following his appearance before the October B&Z Committee meeting about this issue. The Committee concurred.

Motion: none

2. Village Right-of-Way Discussion (Sprinklers & Monuments):

Mr. Moreland circulated photos of a variety of driveway monuments located in the Village ROW and led a discussion of how these type of structures are often constructed by owners without the necessary permits and consequently constructed in the Right -of-Way creating hazards to traffic and liabilities to the Village. Village Ordinance allows for variations to be granted to owners with masonry mailbox structures when legal affidavits, hold harmless clauses and with insurance certificates; allowing the masonry mail boxes to stay. However, the ordinance is clear that these variations are only granted for mailbox structures, not driveway monuments.

The issue before the Committee is whether or not the Village is going to have these masonry monuments removed that have been installed in the ROW. The discussion on this issue was inconclusive. The Committee did concur that Mr Moreland should send violation notices to the owners and wait to see the degree of voluntary compliance.

Motion: none

3. Swimming Pools without Fences Discussion:

Mr. Moreland opened the discussion with the history of how it came to be that 12 or more pools have been constructed without fenced enclosures. Briefly a 1975 ordinance allowed for variations to be granted to not require fencing if the surrounding neighbors signed off in approval. This variance provision was revoked in a 1986 ordinance. A total of eight variations were granted to pool owners to not install fences.

Today, unfenced pools are a significant public health and safety issue with significant liability issues. The consensus is that all pools should be fenced. The Committee consensus is that the village attorney should be contacted about the eight pool fence variances for direction on how to gain compliance after a variance has been lawfully granted. The remainder of pools without fences should be contacted and directed to install the required fencing.

Motion: none

4. Landscaping in Storm Sewer Easements Discussion:

Mr Moreland led a discussion about the extent to which trees planted in utility easements by Owners are infiltrating storm sewer piping with roots and obstructing the flow of storm water. The problem is that village ordinance is silent regarding the planting of trees and shrubs over storm sewer piping and structures. Mr Moreland was directed to

draft the needed language and penalty clauses to solve this problem and report back to the committee.

Motion: none

5. Magnolia Pointe Gate Closure Discussion:

Mr. Moreland gave a status report indicating that the Magnolia Pointe HOA is keeping their gates closed beyond the agreed time frame (to be kept closed only during the Goebbert Fall Festival which ends on October 31 each year). Both Mr Moreland and Robert Palmer have contacted Magnolia Pointe HOA persons in recent days with no resolution.

New Business: none

Old Business: none

Adjournment: _____ **MOTION** to adjourn was made by Trustee Guranovich **SECONDED** by Trustee Stagno **MOTION PASSED** and the meeting adjourned at 6:08 p.m.

Submitted by Michael Moreland,
Building & Zoning Officer