

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

BUILDING & ZONING COMMITTEE MINUTES
WEDNESDAY, MARCH 20, 2019 AT 5:00 P.M.

Call To Order

Chairman Guranovich called the meeting to order at 5:45 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 December 19, 2018
was made by Trustee Patel; Seconded by Trustee Stagno
MOTION PASSED by unanimous voice vote.

Public Comments: None

Agenda Items

1. 87 East Mundhank Road: Status Report and Discussion:

Mr. Moreland opened the discussion about the status of the posting “Keep Out – Uninhabitable” on March 12, 2019. Reviewed my conversations with the tenants and the owner of the property. The owner’s timetable to demo the homes is 4 to 6 months. I advised him that the Village is not going to wait that long for the demolition to occur. The Committee concurred that I should discuss condemnation with the Village Attorney before taking any further action.

Motion: none

2. Discussion on Hold Harmless for Driveway Monuments in ROW:

Mr. Jeff Kapcheck, resident at 7 Woodbury Court, was present and spoke with the Committee regarding his masonry driveway monuments which are in the Village ROW. Mr. Kapcheck had previously submitted a legal affidavit holding the Village harmless for any damages caused by his masonry structures in the ROW. No insurance certificates were offered. The problem at 7 Woodbury Court is that existing village ordinance allows for hold harmless documents only for masonry mailboxes; not masonry driveway monuments.

A thorough discussion ensued. The consensus opinion is that Mr. Kapcheck should be allowed to keep his driveway monuments in the ROW and that appropriate hold harmless documents should be prepared and reviewed by village attorney. These documents should include a one million dollar insurance policy protecting the village. The Committee directed Mr. Moreland to enter discussions with the village attorney to resolve this issue as outlined by the committee. Final documents to be reviewed by the B&Z Committee before advancing to the full Board for approval.

Motion: none

3. Swimming Pools without Fences Update and Discussion:

Mr. Moreland opened the discussion by indicating that the two owners that received letters to install pool fences, have both failed to respond. The plan moving forward will be to send a letter to each owner about installing a pool fence. A failure to respond will result in a ten day notice to repair order being sent with threat of daily \$50 fines per ordinance. A failure to respond to this notice will result in a violation notice being issued with a \$250 fine being levied and a required appearance at the next Adjudication Court date.

The Committee consensus is to allow this process to play out for each of the fifteen homes that have pools without fences.

Motion: none

4. Update and Discussion on Boats in Yards:

Mr. Moreland indicated that four of the five homes with boat in yards that received letters have moved the boats into compliance. The fifth required a thirty day notice (due to the harsh winter conditions) to comply. That notice expires next week and full compliance is expected.

5. Trees and Shrubs in Storm Sewer Easements Discussion:

The issue of trees and shrub roots growing into storm sewers was briefly discussed with the Committee maintaining their direction for Mr. Moreland to create the desired ordinance changes and bring them back to the Committee.

Motion: none

6. Update on 2018 IBC Review:

Mr. Moreland advised the Committee that he had begun reviewing the 2018 International Building Code for adoption by South Barrington for non-residential construction. The time frame for completion is several months.

7. Discussion on At Grade Hot tubs:

Mr. Moreland led a discussion of the issues surrounding at grade spa/hot tubs. The Committee focused on restricting the size to 65 to 100 square feet and to require masonry screening. The Committee requested further study on the maximum size and more definition and requirements for seat walls as screening. The consensus opinion is that at grade hot tubs and spas should be approved with some type of partial screening, yet to be determined. Further work is needed by the Committee.

Motion: none

8. Discussion on Masonry Mailbox Ordinance:

Melissa Moeller led a discussion of her research into the status of masonry mailboxes in the village. She noted that not one homeowner that received permission to construct a masonry mailbox in the village ROW had followed up submitting and recording affidavits holding the village harmless for any damages resulting from these structures being in the ROW.

Mrs. Moeller and Mr. Moreland were directed to continue work on a revised masonry mailbox ordinance and return to the committee for additional review.

Motion: none

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 7:42 p.m.

Submitted by Michael Moreland,
Building & Zoning Officer