

VILLAGE OF SOUTH BARRINGTON
30 South Barrington Road
South Barrington, IL 60010
BUILDING AND ZONING COMMITTEE MINUTES
TUESDAY, DECEMBER 19, 2023
AT 1:00 p.m.

MINUTES

CALL TO ORDER

Chairman Guranovich called the meeting to order at 1:02 p.m.

ROLL CALL

Committee Members present: Committee Chair Guranovich and Trustee Stagno

Committee Members absent: Trustee Patel

Board Members Present: Mayor McCombie and Trustee Abbate

Staff present: Damian Michalski, Building Officer and Robert Palmer, Village Administrator

Others present: Kirk Bishop, Donovan and Associates (Zoning Consultant)

MINUTES

Motion was made by Stagno to approve the minutes from the October 26, 2023 meeting.

Second by Guranovich. On a voice vote the motion was approved unanimously.

PUBLIC COMMENT

None.

AGENDA ITEMS

A. Presentation by Kirk Bishop, Duncan & Associates on Zoning Ordinance Revisions

Chairman Guranovich turned the meeting over to Kirk Bishop to make his presentation on updating the Village's Zoning Ordinance. Bishop explained that he wanted to give a 'High Level Overview' of the work being done and what has been accomplished to date. Bishop commented on some of the topics that have been passed along to him (i.e. making sure that 'front loaded garages' are included in the update). Brief discussion followed regarding attached garages and the method of the attachment. The example of a house on Penny Road that has the attachment via a 'breezeway'. Guest houses on the same zoning lot was also briefly discussed (Accessory Dwelling Units – ADU's). A distinction was discussed between internal and external 'ADU's'. It was noted that many residences in the Village have multiple kitchen facilities set-up making it easy to have or convert to an additional separate unit within the existing home. A variety of topics were further discussed including 'beekeeping' and 'raising chickens'. Containing chickens was briefly discussed as an issue with this type of activity, it was noted that a fenced in 'dog run' could be used for chickens.

Bishop noted in his presentation that he had speculatively included a new zoning classification 'A-5' characterized with smaller half-acre lots. Homes in the A-5 category could be semi-detached (similar to a duplex), joining two homes together in A-5 would be putting two half-acre

lots together. Michalski mentioned that under normal circumstances residential structures maintain a five-foot minimum distance from one another, for firewall purposes.

Conversation continued regarding the work to date on the zoning ordinance. May 1st was established as the target day for completing the Zoning Ordinance update project.

Bishop noted that if A-5 zoning were to be adopted and become a 'by-right' zoning district, it could invite all sorts of proposals. Chair Guranovich suggested that 'A-5' zoning district characteristics could fall under a P.U.D. designation. Stagno commented that the kind of development that would fall under A-5 zoning could be translated to a senior development similar to 'The Garlands' in Barrington.

The Committee briefly discussed the possibility of establishing a new district 'Planned Manufacturing/Distribution District'. A new district of this nature would be a place for some types of warehousing and data centers. Mayor McCombie briefly touched on the Allstate site, potential development at Mundhank and Barrington. Mayor McCombie noted that residents attended meetings where some proposals for distribution centers were made and residents expressed their less than favorable support for such uses.

Chair Guranovich brought forward residential garage space in homes and suggested that three-car garages be required as a minimum in the A-1, A-2 and A-3 districts. It was also reiterated that 'front-loaded' garages be included and specified as being required in the zoning ordinance update.

Mayor McCombie suggested that pictures and illustrations be included in the Zoning Ordinance to better explain what is being required or being accepted. For example, a lot of discussion has taken place regarding 'neighborhood commercial' (i.e. at the corner of Barrington and Mundhank). Photos or illustrations exhibiting what the characteristics are for that type of use would be beneficial. Chair Guranovich mentioned including 'Architectural Standards' to the ordinance as well. Abbate brought up 'drive-thru' facilities and how they have not been permitted in the Village with the exception of Special Uses for Banks and Pharmacy uses (Special Uses in the B-3 District).

Bishop suggested having a meeting specific to 'regulatory' items and to schedule the next meeting 4-6 weeks out. Thereafter following a monthly schedule. Next meeting would tentatively be on January 17, 2024 at 1pm (1-3pm).

B. Discussion: Exterior Wall Finish Material (Asbestos-Cement Siding and Shingles)

Michalski presented this item, referring to the health concerns of Cement Siding and Shingles that contains asbestos and recommending that the material be removed from the Village Code as being acceptable.

Motion was made by Stagno to recommend to the full Village Board the removal from the Village Code as an acceptable material, Exterior Wall Finish Material: Asbestos-Cement Siding and Shingles. Second by Guranovich. On a voice vote the motion was approved unanimously.

MAYOR'S REPORT

No report.

BUILDING OFFICER REPORT

Michalski recommended referring to the Village Board to eliminate Vinyl and Vinyl-like siding and other material to the Village Board for consideration.

Parking lot sealcoating was discussed and the application for the 'Accessible Parking Spots'. Michalski went over State Requirements and mentioned a handout on sealcoating permits for commercial parking lots. Brief discussion followed regarding a fee schedule for such applications. Mayor McCombie suggested reviewing the impact of additional fees on existing businesses.

Michalski presented and reviewed newly printed 'Stop Work Order Forms' that will be used.

Brief discussion regarding 'Subdivision Gates' in the Village and how they are exhibited in the Village Code.

House at 2 Windsor Court was discussed in regard to property maintenance issues. The resident had been contacted however more social services may be required for some assistance. Family members have also been contacted. Mayor McCombie suggested contacting DCFS, BACAO and checking to see if the tax bills are up to date.

NEW BUSINESS

No new business for discussion.

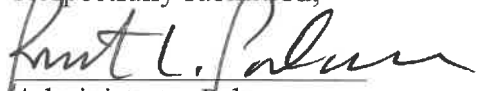
OLD BUSINESS

No old business for discussion.

ADJOURNMENT

At 3:51 p.m., Trustee Stagno made a motion to adjourn, seconded by Chair Guranovich. On a voice vote, the motion passed.

Respectfully submitted,


Administrator Palmer

These minutes were approved this
17 Day of January, 2024