

**VILLAGE OF SOUTH BARRINGTON**  
COOK COUNTY, ILLINOIS  
30 South Barrington Road  
South Barrington, IL 60010

**NOTICE OF PUBLIC MEETING**  
**BUILDING & ZONING COMMITTEE**

Held at the Lower Level of the  
South Barrington Village Hall  
30 South Barrington Road  
South Barrington, Illinois 60010  
Tele 847-381-7510

**THURSDAY JANUARY 7, 2010**

**7:30 P.M.**

**MINUTES**

**CALL TO ORDER**

At 7:39 P.M. Chairman Guranovich called the meeting to order.

**ROLL CALL**

Committee Members present: Chairman Guranovich and Trustee Abbate Committee

Members absent: Trustee Pecora.

Village Officials present: President Munao, Trustee McCombie, and Trustee Wokoun.

Village Staff present: Village Attorney Kathleen Reifsnyder, Building and Zoning Officer Ray Wolfel, Village Administrator Dave Pierce, and Village Engineer Mark Lattner.

Members of the Public present: Mike Jaffe, Jonathan Payne, Samantha Duff, and Arboretum Consultants.

**MINUTES**

**Approval of the November 28, 2009 Building and Zoning Committee Meeting Minutes.**

A motion was made by Trustee Abbate, and seconded by Chairman Guranovich, to approve the November 28, 2009 meeting minutes. By unanimous voice vote the motion carried.

**AGENDA**

**1. Discussion of the Arboretum of South Barrington Electronic Sign.**

The Arboretum of South Barrington Attorney stated that he had no objections to the draft ordinance as proposed. Chairman Guranovich asked about the 600,000 sq-ft project size limitation. Attorney Reifsnyder stated that it would be added to the ordinance. The Committee suggested that the electronic sign be referred to in the ordinance as an "electronic message center" and that a definition be added.

The Village President discussed the minimum amount of time that a message is to be displayed. He believes that a duration of 20-seconds would be more appropriate than the Applicant's requested 10-seconds. The time duration could be shortened in the future should experience prove that a duration of

20-seconds is too long. Mike Jaffe stated that sign duration would be determined by effectiveness, that 10-seconds is very conservative, that he will not charge his tenants for sign time now but hopes to in the future, and that with 80 to 90 tenants ultimately the sign will need a rapid turnover to get through all tenants in a reasonable time.

Attorney Reifsnnyder stated that in approximately one-month a safety study concerning signs as a distraction is to be published. She stated that Cook County's duration standard is 10-seconds and that the Federal standard is probably 8-seconds.

Village Administrator Pierce commented that the 2-second transition period could be especially distracting if fancy transitions are employed. Trustee Wokoun stated that the method of transition lacked definition in the agreement. Mike Jaffee stated that the intended transitions include fade-in/fade-out, dissolve, and other PowerPoint type frame effects. The Committee felt that fancier PowerPoint like transitions would be very distracting and that transitions should be limited to a simple fade-in/fade-out. The Committee also stated that video should not include motion clips or sound of any type.

The proposed change to the PUD describes changes to the electronic message center as a minor change to the PUD. The Committee and Developer discussed the Village's ability to act as the Applicant for a minor change to the PUD. The Applicant was of the opinion that the Village could not and that they were not willing to proceed with the sign if the Village foresaw the 10-second minimum time being unilaterally increased in length by the Village at some time in the future. The Committee discussed zoning not being tied to, or changing when, ownership of a property changes. The Committee suggested that paragraph 14, concerning defining a change as minor, be stricken from the agreement.

The Applicant confirmed that this proposed sign is replacing, and is in lieu of, the existing signs depicted in the PUD and currently installed on site. The lower secondary sign was discussed and the need for the advertised product to be a tenant of the Arboretum was confirmed. The Committee asked that Village Attorney Reifsnnyder redraft the proposed ordinance and provide an interlineated copy for the Boards consideration.

## **2. Discussion of the Village Hall Expansion Bid process.**

The Village President discussed the varied methods of obtaining bids for the Village Hall expansion project. Trustee Abbate mentioned that the original Village Hall construction involved the use of a Construction Manager. The Committee discussed reserving certain components of the construction for in house bidding and contract issuance. Examples might include carpet, tile, and interior wall finishes.

The Village President explained that the Architectural plans are for all intents complete but that the mechanical drawings, consisting of HVAC and Electrical, have yet to be completed. A Committee to look into interior finishes and materials will have to be established. The Committee will also need to look at new parking lot lighting requirements. The Bartlett Road lift station generator is being considered for relocation and use at the Village Hall expansion. The President explained that once the sewer connection is

completed we can shift all parking to the rear lot so that mass grading can begin.

The Committee asked if ex-Trustee Merci would be willing to act as project manager for the construction. The Village President stated that he would ask him if he was interested.

**3. Discussion of the Toll Brothers Custom Home Lot Aesthetics.**

Village President Munao explained to the Committee Toll Brother's application to the Woods of South Barrington Architectural Control Commission of a house for the custom lots backing up to Bartlett Road. The house is proposed to be brick on the major elevations and to transition to siding on the rear elevation. He explained that he and the ARC have taken the position that the elevation that faces Bartlett Road should also be sided with brick veneer. Toll Brothers has protested this stand stating that the PUD only "encourages" masonry, it does not require it. The Village President stated that siding unto itself is not objectionable if done as a style with the appropriate details. He objects to the transitioning to a plain sided elevation strictly for monetary purposes. The Committee expressed support for the views and position expressed by President Munao.

**4. Discussion of the 2010/2011 Building Department proposed budget.**

The Building Officer explained the proposed 2010/2011 Building Department budget. It assumes very little construction activity for the fiscal year. The 2009/2010 budget was already reduced do to economic conditions and the proposed budget assumes a similar level of activity with minimization of the use of outside resources.

A motion was made by Trustee Abbate, and seconded by Chairman Guranovich, that the budget be forwarded to the Finance Committee for their consideration. By unanimous voice vote the motion carried.

## **BUILDING OFFICER REPORT**

- Building Officer Wolfel explained his progress in creating draft swimming pool ordinance changes for the Plan Commission and Building and Zoning Committee.
- The Committee discussed the "car parking on the grass" concern. The Building Officer was asked to look into a sign ordinance change prohibiting car for sale signs in the front yard of a residential property.
- Building Officer Wolfel explained that all of the census forms have been returned to the Census Bureau correcting their latest submittal and providing the new construction homes that will be under roof and enclosed by April 1, 2010.
- Building Officer Wolfel explained the Cook County Health Department difficulties being experienced at the Arboretum's Nozumi restaurant kitchen. The Committee directed that the Building Officer stay on top of the situation.

**NEW BUSINESS**

None.

**OLD BUSINESS**

The Village President discussed the Village's emergency management program. He stated that the Village is now "NIMS compliant" qualifying us to apply for federal grant money. Upcoming grants include money that could help with the construction on an Emergency Operations Center on the lower level of the Village Hall expansion project. An emergency exercise may be necessary to improve the Village's credentials for grant application purposes.

**ADJOURNMENT**

At 10:00 P.M. Trustee Abbate made a motion, seconded by Chairman Guranovich, to adjourn. No discussion.

By unanimous voice vote the motion carried.