

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 Upper Level of the
South Barrington Village Hall

MONDAY MARCH 15, 2010

7:30 P.M.

MINUTES

CALL TO ORDER

At 7:35 P.M. Chairman Guranovich called the meeting to order.

ROLL CALL

Committee Members present: Chairman Guranovich, Trustee Abbate, and Trustee Pecora.

Village Officials present: President Munao and Trustee McCombie.

Village Staff present: Building and Zoning Officer Ray Wolfel and Village Engineer Mark Lattner.

Members of the Public present: Barrington Pools Owner Dale Overson.

MINUTES

Approval of the February 15, 2010 Building and Zoning Committee Meeting Minutes.

A motion was made by Trustee Abbate, and seconded by Chairman Guranovich, to approve the February 15, 2010 meeting minutes. By voice vote of Chairman Guranovich and Trustee Abbate the motion carried. Trustee Pecora had not yet joined the meeting.

AGENDA

1. Discussion of the Barrington Pools Annexation request.

Chairman Guranovich stated that he believed that the two main points to address were the request for sewer and water connections and the existence of the cell phone towers. Dale Overson stated that he would withdraw his request for sewer and water and that he would agree to terminate the cell phone tower contracts upon his request to develop the property for residential purposes.

Trustee McCombie asked if there were any ground contamination issues at the property. Dale Overson stated that he purchased the property from Kottke Nursery in 1985 and that there is no contamination. He stated that the pool filtration systems employed today do not "backwash" but use a disposable cartridge filter system that can be cleaned once a year. Water

quality today is accomplished using ozone, salt, or nickel/copper solutions. Very little chlorine is used in today's pools. These chemicals are used at the pool site and are not brought back to the Barrington Pools property. The Village President stated that if the annexation proceeds as requested that the septic system is to be inspected to verify its viability prior to proceeding. Dale Overson stated that an accurate survey of the property was performed and that he would have a copy sent to the Village. The Village President stated that the Committee would need access to the phase II Woods of South Barrington plans to ascertain the proximity of the Barrington Pools property to occupied houses. Trustee McCombie stated that she would like to be reminded of the tax ramifications previously reported by the Village Attorney.

2. Discussion of the Village Hall Expansion project.

The Village President described for the Committee the accumulation of design plans for the Village Hall expansion project on a table in the lower level of the Village Hall. Plan sets include the architectural, site, electrical, and HVAC disciplines. He is in the process of reviewing these plans for content and coordination.

The Building and Zoning Committee agreed to function as an interior furnishing and finish committee. There already exists a furnishing layout for the police department lower level provided by Trustee Guanovich's firm. A storage area for donated materials will need to be found. Chairman Guranovich stated that he would get an inventory of the office furniture involved.

The Village President would like to begin construction on the lower level by gutting the future lunchroom and current squad room and relocating the separating wall to the south as described by the current architectural set. The squad room will need to be relocated to the current lunchroom during this demolition and construction.

The Village President stated that at some point during the construction the council chamber functions will have to be moved off-site. Likely sites include the Park District and Willow Creek Church.

The Village President stated that the Electrical Designer has stated that the current sanitary sewer lift station generator is not large enough to accommodate the loads anticipated at the new Village Hall. He will be meeting with the Architect, Mike Rafferty, to go through design questions and changes. He stated that he and the Village Engineer would be walking the Village Hall property discussing modifications to the current site design including the possible connection of the Harris Bank building to the AMC Theatre sewer. He stated that when all of the plan sets are completed and reviewed that 15+/- sets of bid documents would be needed. He intends for the bidding contractors to pay for the plan set or at least to post a returnable deposit.

3. Discussion of Water Softener information.

The Building Officer explained that the material distributed in the packet were of a very preliminary nature. The materials describe the basis for four different systems of water softening; salt, salt free, reverse osmosis, and magnetism. The Trustees will study the provided materials and the Building Officer will provide additional information for their consideration in the future.

BUILDING OFFICER REPORT

The Building Officer informed the Committee that he would be out of the office on both Tuesday and Wednesday of the next week attending emergency management seminars in Rockford Illinois. The two seminars are on damage assessment and debris management. All phone calls will be forwarded to his cell phone on those days.

NEW BUSINESS

None.

OLD BUSINESS

The Village President brought up a letter received by the Village Board asking that they reconsider their position on the proposed Higgins Road property development and offering to buy the residentially zoned property owned by the Village on Bartlett Road. He stated that the Bartlett Road property has both sewer and water rights. He also stated that the property value estimate from 5-years ago is most likely out of date.

ADJOURNMENT

At 8:58 P.M. Trustee Abbate made a motion, seconded by Trustee Pecora, to adjourn.

No discussion.

By unanimous voice vote the motion carried.