

VILLAGE OF SOUTH BARRINGTON
30 South Barrington Road
South Barrington, IL 60010
BUILDING AND ZONING COMMITTEE MINUTES
WEDNESDAY, OCTOBER 16, 2024
AT 3:30 p.m.
MINUTES

CALL TO ORDER

Chairman Guranovich called the meeting to order at 3:31 p.m.

ROLL CALL

Present: Committee Chair Guranovich and Trustee Stagno

Absent: Trustee Patel

Board Members Present: Mayor McCombie

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

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

MINUTES

Motion was made by Stagno to approve the minutes from the September 11, 2024, meeting.
Second by Guranovich. On a voice vote, the motion was approved unanimously.

PUBLIC COMMENT

None.

AGENDA ITEMS

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

Kirk Bishop provided a section of the re-draft of the Zoning Ordinance for discussion (Chapter 12 – Review and Approval Procedures). Chairman Guranovich mentioned a few pending items from Chapter 10 to review. Mayor McCombie brought up discussion items under the Administrative Adjustments section. Bishop explained the section by noting that it covers minor variances that could be addressed at the staff level.

Michalski brought up some items he had discovered in the code that could possibly be addressed administratively. Michalski cited provisions for residential ceiling heights and the size of houses as examples. For example, the code specifies that the largest home will be no more than 12,000 sq. ft. However, there are existing houses that exceed this size without a variance. A height limit of 14' was another provision for residential uses specified in the ordinance. The Committee briefly discussed these items and how they could be addressed as an administrative adjustment. Following a brief discussion, the Committee's consensus was to not include a provision for administrative adjustment.

The Committee briefly discussed establishing a requirement for zoning petitioners to erect a sign notifying the public of a proposed zoning change. The Committee was in favor of establishing this provision. Other notification requirements would remain the same.

Bishop outlined that Chapters 14, 15 and 16 would be reviewed at the next meeting.

MAYOR'S REPORT

No report.

BUILDING OFFICER REPORT

No report.

NEW BUSINESS

Michalski brought up a property that had been purchased at a tax sale where the purchaser had anticipated that the property was a buildable lot. The Committee briefly discussed the background of the case.

Next meeting date was discussed and established for November 6, 2024, at 3:30 PM.

OLD BUSINESS

None.

ADJOURNMENT

At 5:53 p.m., Trustee Stagno made a motion to adjourn, seconded by Trustee Guranovich.

On a voice vote, the motion passed.

Respectfully submitted,

P.P. 

These minutes were approved this
6th Day of November, 2024