



VILLAGE OF SOUTH BARRINGTON

30 South Barrington Road
South Barrington, IL 60010

PLAN COMMISSION / ZONING BOARD OF APPEALS MINUTES

TUESDAY, AUGUST 5, 2025

AT 7:00 p.m.

CALL TO ORDER

Chairman McCombie called the meeting to order at 7:04 p.m.

ROLL CALL

Present: Commission Chairman McCombie
Commissioner Kazmier
Commissioner Kwasek
Commissioner Shuff

Absent: Commissioner Abri
Commissioner Fox
Commissioner Gillis

Board Members Present: Trustee Guranovich

Staff present: Village Administrator Dropka, Damian Michalski, Building Officer, and Village Attorney Garrigan

Others present: Members of the Public at Large

MINUTES

After a short discussion, there was unanimous consent among the committee members to postpone accepting the minutes until next meeting.

PUBLIC COMMENT

None.

AGENDA ITEMS

1) A continuation of the public hearing from July 9, 2025, to consider a text amendment to the Village's Zoning Ordinance, Title 10, was submitted to the commission for review.

Chairman McCombie called for a motion to open and continue the Public Hearing on the subject. Motion was made by Commissioner Kwasek, seconded by Commissioner Kazmier. On a roll call vote, the motion was approved unanimously.

Kirk Bishop from Duncan and Associates and Damian Michalski, Building Officer for the Village of South Barrington presented the application under oath seeking various text amendments to the Village's Zoning Ordinance, Title 10. Kirk began by reminding the commission members what was discussed on July 9, 2025, and the updates that were made. Kirk then provided a high-level review of the ordinance, and a detailed discussion took place regarding a variety of topics within the ordinance. Topics that were covered included zoning and the zoning map, landscaping and screening, signage, drive-throughs, window signage, subdivision signage, banners, lighting, subdivision review fees and the structure of the fee schedule, the posting of public notice, various aspects within the section concerning planned unit developments, the appeal process, flagpoles, and various aspects within the terminology section. After short discussions on these and other topics, there was unanimous consent among the committee members to make further edits and modifications throughout. Kirk will prepare a final document for the commission to review and upon favorable commission recommendation, the ordinance will be sent to the Village Board for further action.

There still being outstanding concerns and questions, Chairman McCombie called for a motion to recess the Public Hearing until Wednesday, September 17, 2025, at 7:00 pm. Motion was made by Commissioner Kazmier, seconded by Commissioner Shuff. On a roll call vote, the motion was approved unanimously.

OLD BUSINESS

None.

NEW BUSINESS

The next meeting of the Plan Commission / Zoning Board of Appeals is on Thursday, August 21, 2025 at 7:00 pm.

ADJOURNMENT

At 8:38 p.m., Chairman McCombie called for a motion to adjourn the meeting. Motion was made by Commissioner Kwasek, seconded by Commissioner Shuff. On a voice vote, the motion was approved unanimously.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Mike Dropka", is written over a horizontal line.

Mike Dropka, Village Administrator

These minutes were approved this

21st Day of August, 2025