



VILLAGE OF SOUTH BARRINGTON

30 South Barrington Road
South Barrington, IL 60010

BUILDING AND ZONING COMMITTEE MINUTES

WEDNESDAY, JANUARY 15, 2025

AT 3:00 p.m.

CALL TO ORDER

Chairman Guranovich called the meeting to order at 3:01 p.m.

ROLL CALL

Present: Chairman Guranovich Absent: Trustee Patel
Trustee Stagno

Board Members Present: Mayor McCombie and Trustee Abbate

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

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

MINUTES

Motion was made by Trustee Stagno to approve the minutes from the November 6, 2024, meeting. Seconded by Chairman Guranovich. On a voice vote, the motion was approved unanimously.

PUBLIC COMMENT

None.

AGENDA ITEMS

1) Building Officer Michalski brought forward questions on a variety of sections in the revised Zoning Ordinance that was presented to the committee by Kirk Bishop. Among the items that were brought up and discussed were the sections on split-zoned lots, residential districts, accessory uses and structures, and parking. Kirk Bishop then led a discussion regarding updates that took place since the committee meeting in November. He reminded the committee members what was discussed, and the updates that were made. After a short discussion on

each topic, there was unanimous consent among the committee members to make further edits and modifications throughout. A discussion took place regarding the time frame of future steps regarding updating the zoning ordinance. Kirk will make the edits as suggested, and the committee members are tasked with going through the ordinance one more time. The committee will meet on March 19, 2025 to review one last time before setting a Public Hearing in April for Village Board review and possible approval. Kirk recommends that the committee further reviews the zoning ordinance between 3 and 6 months after Village Board adoption to evaluate the how the new zoning ordinance is operating.

2) Building Officer Michalski reported on new software for the village that will be proposed in conjunction with the Finance Committee. This new software will assist with the building permit process, and he is looking to have a discussion in the future about the building permit fees once the new software system is up and running.

3) The topic of water rights was not discussed and will be brought up at the next meeting.

4) Building Officer Michalski reviewed the different kinds of building codes and provided a synopsis of how the standards are updated year after year. He reviewed which codes the Village of South Barrington has adopted, and noted which ones have and have not been approved over the years. Building Officer Michalski led a discussion regarding the research he has conducted and his recommendations going forward. He noted that there is a discrepancy regarding the codes that have been adopted, and there was unanimous consent among the committee members to reach out to the attorney for review. Building Officer Michalski will report back after consulting with the village attorney.

OLD BUSINESS

None.

NEW BUSINESS

None.

STAFF REPORTS

None.

ADJOURNMENT

At 5:10 p.m., Chairman Guranovich called for a motion to adjourn the meeting. Motion was made by Trustee Stagno, seconded by Chairman Guranovich. On a voice vote, the motion was approved unanimously.

Respectfully submitted,



Mike Dropka, Village Administrator

These minutes were approved this

17th Day of November, 2025