



VILLAGE OF SOUTH BARRINGTON

30 South Barrington Road
South Barrington, IL 60010

BUILDING AND ZONING COMMITTEE MINUTES

WEDNESDAY, March 19, 2025

AT 3:00 p.m.

CALL TO ORDER

Chairman Guranovich called the meeting to order at 3:02 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 to accept the minutes from the January 15, 2025 meeting was postponed.

PUBLIC COMMENT

None.

AGENDA ITEMS

1) Building Officer Michalski led a comprehensive review of the entire revised Zoning Ordinance that was presented to the committee by Kirk Bishop. After a short discussion on selected topics, 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 the adoption of the updated zoning ordinance. Kirk will conduct a final review and put together two packets; one will be the proposed version as amended, and one will be the original version. In this way, the commissioners on the Plan Commission / Zoning Board of Appeals will be able to compare the two versions and see the revisions that are being proposed.

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.

Chairman Guranovich called for a motion to send the revised zoning ordinance to the Village Board with recommended referral to the Plan Commission / Zoning Board of Appeals. Motion was made by Trustee Stagno, seconded by Chairman Guranovich. On a voice vote, the motion was approved unanimously.

2) The topic of a general nuisance ordinance was not discussed and will be brought up at the next meeting.

3) Administrator Dropka led a discussion concerning outdoor holiday illumination. Discussion ensued, and there was unanimous consent among the committee members to defer this issue to the homeowners' associations for further action if warranted.

4) Administrator Dropka led a discussion concerning the current zoning map for the village, and the necessity to have the map formally adopted by the village board. Discussion ensued and a final staff review of the zoning map will take place before a resolution is drafted for board adoption at the next meeting.

5) 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. This topic will be brought up for further discussion at the next committee meeting.

6) The topic of water rights was not discussed and has been resolved.

7) 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 by the village. A further discussion on updating the building codes will take place at a future committee meeting.

8) Administrator Dropka led a discussion on the Responsible Outdoor Lighting Control Act that took effect on January 1, 2025. The law encourages local governments to follow Dark Sky International lighting guidelines to reduce energy usage, mitigate the effects of light pollution, and serve as a model of responsible lighting for residents and businesses. International Dark Sky Week is April 21-28, 2025.

OLD BUSINESS

None.

NEW BUSINESS

None.


STAFF REPORTS

Building Officer Michalski led a discussion regarding the previous administration's policy on repairing partially damaged roofs. Discussion ensued about general uniformity and aesthetic concerns; as well as making sure repairs covered by insurance companies protect the residents in a practical and financially sensible manner. There was unanimous consent among the committee members to have staff conduct research on the issue and potentially draft an ordinance to be reviewed at the next committee meeting.

ADJOURNMENT

At 6:39 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

15th Day of October, 2025