



VILLAGE OF SOUTH BARRINGTON
30 South Barrington Road
South Barrington, IL 60010

BUILDING AND ZONING COMMITTEE MINUTES

WEDNESDAY, OCTOBER 15, 2025

AT 3:30 p.m.

CALL TO ORDER

Chairman Guranovich called the meeting to order at 3:40 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, Ryan Murphy, Public Works / Code Compliance, and Damian Michalski, Building Officer

Others present: None

MINUTES

Motion was made by Trustee Stagno to approve the minutes from the March 19, 2025, meeting. Seconded by Chairman Guranovich. On a voice vote, the motion was approved.

PUBLIC COMMENT

None.

AGENDA ITEMS

- 1) Administrator Dropka led a discussion revisiting a topic from the previous committee meeting regarding the prior 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 to protect the residents in a practical and financially

sensible manner. There was unanimous consent among the committee members to review a draft ordinance on the issue and further review at the next committee meeting.

2) Administrator Dropka led a discussion regarding a concern that was brought up at a recent Architectural Control Commission meeting. Discussion ensued about window replacement, specific materials allowed, as well as general building department involvement and review. There was unanimous consent among the committee members to review a draft ordinance on the issue and further review at the next committee meeting.

3) Mayor McCombie led a discussion regarding home occupations and car rental services in the Village of South Barrington. There was unanimous consent among the committee members to have staff conduct research on the issue and report back at the next committee meeting.

MAYOR REPORT

None.

STAFF REPORTS

Administrator Dropka provided a review of the status of the new software that village staff and elected officials have been discussing for many months. Administrator Dropka, Building Officer Michalski, and Finance Director Frerichs will be meeting with representatives from BS&A on October 16th to discuss implementation and project status. Staff will report back at a future committee meeting once the status of the project has been investigated. The plan is to also have a discussion in the future about business licensing and updating building permit fees once the new software system is up and running.

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.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

At 5:35 p.m., Chairman Guranovich called for a motion to adjourn the meeting. Motion was made by Trustee Patel, seconded by Trustee Stagno. On a voice vote, the motion was approved unanimously.

Respectfully submitted,



Mike Dropka, Village Administrator

These minutes were approved this
19th Day of November, 2025