



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

PLAN COMMISSION / ZONING BOARD OF APPEALS MINUTES

TUESDAY, September 17, 2025

AT 7:00 p.m.

CALL TO ORDER

Chairman McCombie called the meeting to order at 7:00 p.m.

ROLL CALL

Present:	Commission Chairman McCombie	Absent:	Commissioner Abri
	Commissioner Kazmier		Commissioner Fox
	Commissioner Kwasek		
	Commissioner Shuff		
	Commissioner Gillis		

Board Members Present: Mayor McCombie, Trustee Guranovich, Trustee Kazi

Staff present: Damian Michalski, Building Officer, Makayla Terfehn, Executive Administrative Assistant and Village Attorney Vasselli

Others present: None.

MINUTES

Motion was made by Commissioner Gillis to approve the minutes from the August 21, 2025, meeting. Seconded by Commissioner Kwasek. On a voice vote, the motion was approved unanimously.

PUBLIC COMMENT

None.

AGENDA ITEMS

1) A continuation of the public hearing from August 5, 2025, to consider a text amendment to the Village's Zoning Ordinance, Title 10, was submitted to the commission for approval.

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 Gillis. On a roll call vote, the motion was approved unanimously.

Sworn in by Chairman McCombie, Kirk Bishop of Duncan and Associates addressed the commission, noting that all previously discussed changes were highlighted in yellow and that he had no further comments. Chairman McCombie then asked the commissioners if they had any additional questions; none were raised aside from a few points he wanted to review. The topics discussed included the placement of the Safe Harbor Authorization, A2 and A3 zoning guidelines and variances, on which the Village Attorney and Kirk agreed to develop appropriate language or a qualifying statement, confirmation that columns B2 and B3 on pages 5-2 and 5-3 would be removed as previously agreed, and flagpole setback requirements. After brief discussion on these items, the committee unanimously agreed to recommend the final document to the Village Board for further action once Kirk incorporated the final changes.

There being no further comments, Chairman McCombie called for a motion to close the Public Hearing on the subject. Motion was made by Commissioner Kwasek, seconded by Commissioner Gillis. On a roll call vote, the motion was approved unanimously.

Motion to Recommend Text Amendment to the Village's Zoning Ordinance Title 10 by Commissioner Kwasek, seconded by Commissioner Shuff. On a roll call vote, the motion was approved unanimously.

OLD BUSINESS

None.

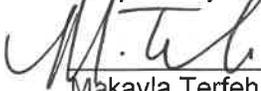
NEW BUSINESS

The next meeting of the Plan Commission / Zoning Board of Appeals is on Thursday, October 16, 2025 at 7:00 pm.

ADJOURNMENT

At 7:24 p.m., Chairman McCombie called for a motion to adjourn the meeting. Motion was made by Commissioner Kwasek, seconded by Commissioner Gillis. On a voice vote, the motion was approved unanimously.

Respectfully submitted,



Makayla Terfehn, Executive Administrative Assistant

These minutes were approved this
4th Day of December, 2025