



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

**BUILDING AND ZONING COMMITTEE MINUTES**

**WEDNESDAY, JANUARY 21, 2026**

**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 and Damian Michalski, Building Officer

Others present: None

**MINUTES**

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

**PUBLIC COMMENT**

None.

**AGENDA ITEMS**

1) Building Officer Michalski led a discussion revisiting a topic from the previous committee meeting regarding window replacement, specific materials allowed, as well as general building department involvement and review. Building Officer Michalski presented sample window materials to the committee for review while providing a detailed analysis on different kinds of windows. Discussion ensued, and there was unanimous consent among the committee members to leave the village code as is but to change the requirements for building permits, and make an addition to the definition of guesthouses.

Chairman Guranovich called for a motion to direct staff to create an ordinance as discussed and to send the ordinance to the Village Board with recommended approval. Motion was made by Trustee Stagno, seconded by Chairman Guranovich. On a voice vote, the motion was approved unanimously.

2) Building Officer Michalski provided some background on solar shingles and their uses. A high-level review of the topic took place. Discussion ensued, and there was unanimous consent among the committee members to direct staff to further review the topic for possible consideration at a future committee meeting.

### **MAYOR REPORT**

None.

### **STAFF REPORTS**

Administrator Dropka reported that the Village of South Barrington Zoning Map needs to be updated per state statute every year by March 31<sup>st</sup> unless it has not been changed in the previous year. There were in fact some changes that occurred with the zoning map in the past year, so therefore, a new zoning map will be made and will come before the committee next month. Discussion ensued, and Administrator Dropka answered further questions that the committee had.

Building Officer Michalski provided an update to the new building and finance software that was recently adopted by the Village Board. He also discussed using the opportunity to update our building permit fee schedule. Discussion ensued, and there was unanimous consent among the committee members to direct staff to begin reviewing the building permit fees, and to research different consultants who would be able to assist in providing the village with a new building permit fee schedule.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

Building Officer Michalski brought up the topic of prefabricated fireplaces, asking for a general clarification from the committee on the topic. Discussion ensued, and there was unanimous consent among the committee members on the verbiage in the village code, and its interpretation / implementation.

### **ADJOURNMENT**

At 5:15 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,

A handwritten signature in blue ink, appearing to read "Mike Dropka".

Mike Dropka, Village Administrator

These minutes were approved this  
26<sup>th</sup> Day of May, 2026