

VILLAGE OF SOUTH BARRINGTON

MINUTES OF THE PLAN COMMISSION/ZONING  
BOARD OF APPEALS MEETING AND PUBLIC HEARING

THURSDAY, APRIL 28, 2022

AT 6:00 P.M.

CALL TO ORDER

Chairman McCombie called the meeting to order at 6:18 p.m.

ROLL CALL

Deputy Village Clerk Moeller called roll and a quorum was noted present.

Commissioners Present: Chairman: Mike McCombie  
Commissioners: Anthony Abri, David Gillis, Julius Kwasek,  
Dr. Narayan Murarka

Commissioners Absent: Commissioners: Dr. Louise Fox

Staff Present: Administrator Robert Palmer, Village Engineer Natalie Karney,  
Executive Assistant/Deputy Clerk Melissa Moeller

Others Present: Village Attorney James Vasselli, Court Reporter Debra Lura, Jodi  
McCarthy with Manhard Consulting, Fire Chief Jim Kreher with  
Barrington Countryside Fire Protection District, Developer Joe  
Elias with Vintage Inc., Nichole Aylward with Vintage, Inc., Mike  
Anderson with Haeger Engineering

MINUTES

Commissioner Gillis made a motion to approve the Special Joint Village Board and Plan  
Commission Zoning Board of Appeals meeting for March 14, 2022. Commissioner Kwasek  
seconded the motion. **Motion carried by unanimous voice vote.**

Commissioner Kwasek made a motion to approve the Special Joint Village Board and Plan  
Commission Zoning Board of Appeals meeting for April 7, 2022. Commissioner Gillis seconded  
the motion. **Motion carried by unanimous voice vote.**

Commissioner Abri made a motion to approve the Plan Commission Zoning Board of Appeals  
meeting for April 12, 2022. Commissioner Murarka seconded the motion. **Motion carried by  
unanimous voice vote.**

Commissioner Gillis made a motion to approve the Plan Commission Zoning Board of Appeals  
meeting for April 13, 2022. Commissioner Kwasek seconded the motion. **Motion carried by  
unanimous voice vote.**

### **PUBLIC COMMENT**

Chairman McCombie invited members of the public to address the Commission. Hearing none, the meeting proceeded with the published agenda items.

### **PRESENTATION**

The following attendees provided sworn testimony in regard to the proposed development at 61 East Palatine Road, South Barrington, Illinois (Sundance South Barrington): Jodi McCarthy, P.E., with Manhard Consulting; Natalie Karney, P.E., with Village of South Barrington; Jim Kreher, Fire Chief with Barrington Countryside Fire Protection; Joe Elias, Developer with Vintage, Inc.; Mike Anderson, Vice President of Haeger Engineering.

Ms. Jodi McCarthy was questioned by Mr. Vasselli and Commissioners. She provided a letter and made additional comments indicating that further evaluation and engineering details need to be provided by the applicant regarding the proposed development.

Ms. Natalie Karney was questioned by Mr. Vasselli and Commissioners. She provided a letter and made additional comments indicating concerns with septic systems and soil maps provided by the applicant regarding the proposed development.

Mr. Vasselli asked the letters and comments made by Ms. McCarthy and Ms. Karney be entered into the record as Exhibit A.

Mr. Steve Ludwig, with Great Lakes Urban Forestry Management, was not in attendance but provided a letter to the Commission. Mr. Vasselli asked that Mr. Ludwig's letter be entered into the record as Exhibit B.

Mr. Jim Kreher was questioned by Mr. Vasselli and Commissioner. He provided a letter and made additional comments regarding house addresses, dry hydrants, and emergency access roads.

Mr. Joe Elias was questioned by Mr. Vasselli and Commissioners. He indicated he was seeking preliminary approval at tonight's meeting. Mr. Elias addressed some of the comments made earlier in the meeting.

Mr. Mike Anderson was questioned by Mr. Vasselli and Commissioners. Mr. Anderson prepared the preliminary site documents for the Commission.

Mr. Vasselli and Chairman McCombie thanked the presenters for their presentations and comments on the proposed development.

### **MOTION FOR CONSIDERATION**

Approve the Findings of Fact for Land Use Adjustments for the Proposed Project: Commissioner Abri made a motion to approve the Findings of Fact for Land Use Adjustments for the Proposed Project Contingent on Exhibit A. Commissioner Murarka seconded the motion. Roll Call: Commissioner Abri-Aye, Commissioner Fox-Absent, Commissioner Gillis-Aye, Commissioner Kwasek-Aye, Commissioner Murarka-Aye, Chairman-McCombie-Aye. Ayes-5, Nays-0, Absent-1. **Motion carried.**


Rezone the Property to a Planned Unit Development: Commissioner Gillis made a motion to approve the Rezone of the Property to a Planned Unit Development Contingent on Exhibit A. Commissioner Abri seconded the motion. Roll Call: Commissioner Abri-Aye, Commissioner Fox-Absent, Commissioner Gillis-Aye, Commissioner Kwasek-Aye, Commissioner Murarka-Aye, Chairman-McCombie-Aye. Ayes-5, Nays-0, Absent-1. **Motion carried.**

Adjustments to the Rezoning Ordinance: Commissioner Kwasek made a motion to approve Adjustments to the Rezoning Ordinance Contingent on Exhibit A. Commissioner Abri seconded the motion. Roll Call: Commissioner Abri-Aye, Commissioner Fox-Absent, Commissioner Gillis-Aye, Commissioner Kwasek-Aye, Commissioner Murarka-Aye, Chairman-McCombie-Aye. Ayes-5, Nays-0, Absent-1. **Motion carried.**

### **ADJOURNMENT**

There being no further business, Commissioner Gillis made a motion to adjourn the meeting at 7:57 p.m. Commissioner Abri seconded the motion. **Motion carried by unanimous voice vote.**

Respectfully submitted by:

  
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Melissa Moeller/Deputy Village  
Clerk

These minutes were approved this  
30 Day of August, 2022