



Public Hearing

Date: March 20, 2025

Case: Village of South Barrington Public Hearing

Court Reporter: DEBORAH R. SANTI, CSR

Paszkiewicz Court Reporting

Phone: (618) 307-9320

Toll-Free: 855-595-3577

Fax: 618-855-9513

www.spreporting.com

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF SOUTH BARRINGTON

Public Hearing: Variance Request to Permit A Dog Run
5 Turning Shore Drive, South Barrington, Illinois

Consideration of Possible Recommendation to the
Village Board for Jade Estates, Formerly Known As
Forest View Estates

* * * * *

Held on Thursday, March 20, 2025,
Commencing at the hour of approximately 7:00 p.m. at
30 South Barrington Road, South Barrington, Illinois.

PLAN COMMISSION PRESENT:

Michael McCombie, Chairman

David Gillis, Commissioner

Shahzad Kazi, Commissioner

Julius Kwasek, Commissioner

ALSO PRESENT:

Eric Stach, Village Attorney

Daniel Zierk, Village Clerk

Paula McCombie, Mayor of South Barrington

Carissa Smith, Gewalt Hamilton Associates

Damian Michalski, Building Officer

Natalie Kearney

Members of the Public

1 CHAIRMAN MCCOMBIE: Okay. So this is a
2 meeting -- notice of a public hearing meeting for the
3 Plan Commission and Zoning Board of Appeals. It's a
4 little after 7:00. It's March 20th.

5 And roll call.

6 VILLAGE CLERK ZIERK: Fox?

7 (No response.)

8 VILLAGE CLERK ZIERK: Gillis?

9 COMMISSIONER GILLIS: Here.

10 VILLAGE CLERK ZIERK: Kazi?

11 COMMISSIONER KAZI: Yes.

12 VILLAGE CLERK ZIERK: Kwasek?

13 COMMISSIONER KWASEK: Yes.

14 VILLAGE CLERK ZIERK: McCombie?

15 CHAIRMAN MCCOMBIE: Yes.

16 We have a quorum.

17 Did everybody get a chance to read
18 the minutes from January 27th and also the minutes
19 from February 20th?

20 I think we have first the January
21 27th. We received these early. And we received the
22 February 20th meeting minutes.

23 Did everybody get a chance to read
24 both of those?

1 So I'll take a motion to approve.

2 COMMISSIONER KWASEK: You have to do them one
3 at a time because I'm abstaining. I wasn't here on
4 the 20th.

5 CHAIRMAN MCCOMBIE: One at a time.

6 First one, let's do the January 27th
7 minutes.

8 COMMISSIONER KAZI: So moved that the minutes
9 be approved.

10 CHAIRMAN MCCOMBIE: Second?

11 COMMISSIONER KWASEK: Second.

12 COMMISSIONER GILLIS: I abstain. I wasn't
13 here.

14 CHAIRMAN MCCOMBIE: All those in favor, aye.

15 (Chorus of ayes.)

16 CHAIRMAN MCCOMBIE: Any opposed?

17 (No response.)

18 CHAIRMAN MCCOMBIE: None, okay.

19 The next one is the vote for the
20 minutes of February 20th.

21 Motion to approve?

22 COMMISSIONER GILLIS: You have a motion.

23 CHAIRMAN MCCOMBIE: Second?

24 COMMISSIONER KAZI: Second.

1 MR. FAY: Yes, very visible. You could drive
2 by there tonight, and you'll see them. I counted
3 today. There is 45 of them. They're not little,
4 they're like basketballs.

5 CHAIRMAN MCCOMBIE: Have you talked to the
6 people at all?

7 MR. FAY: I've talked to the Village several
8 times, and they said there's no ordinance. There is
9 nothing they can do about it. And the whole
10 Homestead residents there are, you know, upset about
11 it. And there is -- I mean, so far. We've come
12 several times, and nobody is doing anything about it.

13 CHAIRMAN MCCOMBIE: Do you have a homeowners
14 association?

15 MR. FAY: We do not.

16 CHAIRMAN MCCOMBIE: Oh, you do not.

17 MR. FAY: No. You know, we want one, and
18 there's several residents that doesn't -- that don't
19 want to pay the homeowner thing. So I get that, I
20 understand that part. That same thing I'm asking
21 South Barrington to kind of take a look at it because
22 it's kind of -- it's rude.

23 COMMISSIONER KWASEK: I think the dilemma is
24 there is no basis to do anything about it. It's like

1 if somebody had 45 basketballs in their front yard,
2 it's their kids toys. You can't do nothing about
3 that either.

4 MR. FAY: Yeah, that's a little different,
5 sir. I disagree with that. It's obnoxious. It's
6 not landscaping, okay, and South Barrington is a
7 place where you guys have high standards, and this is
8 not high standards. And somebody should just take a
9 look at it. I think people have sent letters to them
10 saying how they object to it and how obnoxious it is,
11 and I just think that somebody should do something
12 about it. That's my opinion. But if you drive by,
13 it you'll see it.

14 COMMISSIONER KWASEK: I don't have an opinion
15 because you have to have an ordinance.

16 MR. FAY: Right. So why doesn't South
17 Barrington make an ordinance?

18 COMMISSIONER KWASEK: Well, we're the wrong
19 people. You want the Village Board. We're Plan
20 Commission.

21 MR. FAY: Who is that?

22 COMMISSIONER KWASEK: Okay. So you have the
23 Mayor, you have the Village Board, and then when they
24 have something from the Plan -- there's an outfit

1 that wants to build something, they come to Plan
2 Commission. We're Plan Commission. But for existing
3 problems, we're not it.

4 CHAIRMAN MCCOMBIE: Yeah, I think the Village
5 Board, so they -- They meet the second Thursday of
6 every month.

7 MR. FAY: The second Thursday. Right here?

8 CHAIRMAN MCCOMBIE: The Mayor, who is sitting
9 right here.

10 MR. FAY: I know the Mayor, thank you. I'm
11 sorry, when is that?

12 CHAIRMAN MCCOMBIE: The second Thursday of
13 every month.

14 COMMISSIONER KWASEK: It will be on the
15 website.

16 CHAIRMAN MCCOMBIE: It starts at seven
17 o'clock.

18 MR. MICHALSKI: If I may interject. The
19 resident of 2 Mohawk has installed a white globe
20 illuminated so-called landscaping light. He has many
21 of those in the front yard. We -- The Zoning code or
22 the Village code doesn't address those or didn't
23 address those. The new code, I have been working on,
24 we will specify the type of improved landscaping

1 lighting that may be installed. But at the time of
2 the installation, we didn't have -- we don't anything
3 to address that. That's why Ryan Murphy --

4 MR. FAY: I talked to Ryan.

5 MR. MICHALSKI: He tried to address it. He
6 reached out. He made multiple attempts to reach out
7 to the owners, and you know, to share your point of
8 view, as most of the residents from that subdivision.
9 But this is more between the neighbors situation.
10 The gentleman that installed it -- those, he doesn't
11 want to take it down. He thinks it looks pretty.
12 It's a white globe kind of light fixture.

13 MR. FAY: If you drive by it's --

14 MR. MICHALSKI: So if you drive by, it's a
15 corner lot to the southwest of the entrance, the
16 first house on the corner.

17 We don't have any ordinance that
18 dictates.

19 MR. FAY: Currently.

20 MR. MICHALSKI: That's correct. However --

21 MR. FAY: So should I bring it up to the
22 Board or are you guys going to work on that or how do
23 I approach this?

24 Because again, it's just not some of

1 the residents, it's all of the residents in the
2 Homestead. Nobody likes it.

3 MR. MICHALSKI: It would be very beneficial
4 for you if you guys could reestablish an HOA and put
5 CC&Rs rules and regulations, what is permitted within
6 that subdivision and what is not.

7 Unfortunately, you don't have your
8 own HOA because residents voted not to have it, and
9 that -- this is the problem that you are facing right
10 now. And again, the Village does not have an
11 ordinance at this time that dictates it.

12 CHAIRMAN MCCOMBIE: So are you working on it
13 now, Damian?

14 MR. MICHALSKI: Ryan is, yes, Code
15 Enforcement Officer.

16 COMMISSIONER KAZI: So the challenge you may
17 face, even if the Village puts it in an ordinance
18 today, a lot of these things will be grandfathered,
19 and we cannot go retrospective. So it will be
20 applied prospectively. So if you have an ordinance
21 that comes under force today, it will typically --
22 typically, it does not follow with anything that
23 happens prior. It's for future implementation. So
24 there may be a challenge for you. So I think the

1 suggestion that you go down the HOA route is probably
2 the best.

3 MR. FAY: Yeah, that's not going to happen.
4 I mean, we've already gone through this.

5 So if I come to the Village Board, I
6 could bring it up though.

7 CHAIRMAN MCCOMBIE: You can definitely bring
8 it up. Just like this, they have the same thing
9 where they ask for public comment.

10 COMMISSIONER KWASEK: And bring lots of
11 people. The more people you've got, the better.

12 MR. FAY: Even better. Thank you. I
13 appreciate it. Thank you for your time.

14 MR. MICHALSKI: Thank you.

15 CHAIRMAN MCCOMBIE: Thank you.

16 Okay. Any other public comment?

17 (No response.)

18 CHAIRMAN MCCOMBIE: Okay. So let's continue
19 on then. We're going to have a public hearing on a
20 variance request to permit a dog run on 5 Turning
21 Shore Drive in South Barrington.

22 Motion to open.

23 COMMISSIONER GILLIS: You have a motion.

24 CHAIRMAN MCCOMBIE: Second?

1 COMMISSIONER KAZI: Second.

2 CHAIRMAN MCCOMBIE: Okay. So who is going
3 to --

4 ATTORNEY STACH: Chairman, we need a quick
5 vote.

6 CHAIRMAN MCCOMBIE: Roll-call vote.

7 VILLAGE CLERK ZIERK: Gillis?

8 COMMISSIONER GILLIS: Here.

9 VILLAGE CLERK ZIERK: Kazi?

10 COMMISSIONER KAZI: Yes.

11 VILLAGE CLERK ZIERK: Kwasek?

12 COMMISSIONER KWASEK: Yes.

13 VILLAGE CLERK ZIERK: McCombie?

14 CHAIRMAN MCCOMBIE: Yes.

15 Okay. Now, raise your right hand.

16 (witness sworn.)

17 CHAIRMAN MCCOMBIE: Okay. State your name.

18 MR. SULLIVAN: My name is Timothy Sullivan,
19 S-u-l-l-i-v-a-n. I am the owner and the occupant
20 petitioning.

21 CHAIRMAN MCCOMBIE: Okay.

22 MR. SULLIVAN: We're here because we want to
23 put up a dog run, as you mentioned. The dog run will
24 be installed per the municipal code.

1 The only variance we're seeking is
2 our home is oriented a little diagonally with respect
3 to the road in front. The phrase within your
4 ordinance that says attached to the rear wall is a
5 bit ambiguous. What we're looking to do is we're
6 attach it to the rear deck, which is attached to the
7 rear wall, and it will be attached to the sidewall in
8 the far corner of the property.

9 So here is Turning Shore Road. The
10 property is a little --

11 CHAIRMAN MCCOMBIE: Just -- Excuse me. Did
12 you bring a drawing or a sketch?

13 MR. SULLIVAN: They should all be exhibits to
14 everything that you have.

15 COMMISSIONER KAZI: It's in the back of the
16 packet.

17 MR. SULLIVAN: And the answer is yes, I do
18 have a drawing, if you want to look at it.

19 CHAIRMAN MCCOMBIE: Okay. I'm sorry. Okay,
20 sir. Thank you.

21 MR. SULLIVAN: Here, I can show you on mine
22 what I'm talking about, if it makes it easier, if you
23 want me to.

24 COMMISSIONER KWASEK: So what are you going

1 to use to as a fence for the dog run?

2 MR. SULLIVAN: We're going to match the
3 fencing that is actually on the deck, which is kind
4 of a post and then a wire railing, which is the
5 horizontal. We're not intending to put up a chain
6 link or anything like that. We intend to put up the
7 size, per the municipal ordinance. Really, the only
8 variance we're seeking is the attached to the rear
9 wall. It's not attached to the rear wall, it's
10 actually on a diagonal house. It's on the corner of
11 the house farthest away from the street. So you
12 can't see it from the street. But technically, I
13 think the Village recommended hey, we have our
14 ordinance, and we need you to seek a variance under
15 these circumstances because of the way it's worded.

16 So Mr. McCombie, do you want me to
17 show you what I'm talking about?

18 So this is Turning Shore. This is
19 the dog run. This is a deck. So the ordinance,
20 itself, says you attach your dog run, the fencing is
21 attached to the rear wall of the house. Well,
22 unfortunately, we can't do that, based on where our
23 deck is. This is all contoured and the patio goes
24 down. So we're attaching it to the deck. There's a

1 door on the deck, dog run, per the size in the
2 ordinance, no deviations there, and then it will run
3 along the side of the house and attach to the -- what
4 is kind of the side yard. You can see the whole
5 dwelling is sort of diagonal to the street.

6 So it's kind of tricky. We're
7 seeking -- We're asking for a variance today because
8 we don't want to have any kind of problems when we go
9 and get a permit.

10 MR. MICHALSKI: If I may, I -- I'm sorry, I
11 believe I met with your wife, and it was very cold
12 that day, so we both had hats and so on, bundled up.

13 So anyway, the rear of the house --

14 CHAIRMAN MCCOMBIE: Wait a second. I have to
15 swear you in.

16 (Witness sworn.)

17 CHAIRMAN MCCOMBIE: Okay.

18 MR. MICHALSKI: So the rear of the house
19 is -- half of the rear wall is a walkout basement.
20 So that is lower patio. Then you have on the ground
21 level, you have a deck that is raised by two or three
22 stairs, if I recall properly. And the -- and so
23 that's basically the other half of the rear wall.
24 Towards the lake, there is landscaping beds.

1 And are you planning to installing
2 that dog run now where the landscaping beds were?

3 MS. SULLIVAN: Where the ground cover, yeah.

4 MR. MICHALSKI: So in the situation that it
5 is constructed right now, the homeowner is unable to
6 attach it to the rear wall. It could be attached to
7 the rear corner of the house, right?

8 MR. SULLIVAN: You're absolutely right.

9 And we had the architectural
10 director for the HOA was out two days ago, absolutely
11 fine with the plan. And the HOA is meeting tonight
12 to see if any of the other directors have any issue
13 whatsoever.

14 MS. SULLIVAN: Actually, it's already
15 approved. They sent a letter on the 18th, but I
16 don't know if it's in your packet.

17 MR. MICHALSKI: Can I see the sketch?

18 MR. SULLIVAN: The one on the plat?

19 MR. MICHALSKI: Yes.

20 CHAIRMAN MCCOMBIE: So there's no setback or
21 anything that you're going into or anything, right?

22 MS. SULLIVAN: Uh-uh.

23 COMMISSIONER KWASEK: If you look at the
24 front corner is 44 feet away from the property line,

1 the rear corner is 54. So there is 10 foot
2 difference where the rear corner is further back from
3 the property line than the front corner. They're
4 only coming back 9 foot with the dog run. I don't
5 see a problem.

6 MR. MICHALSKI: So I believe our regulations,
7 our Zoning code states that the dog run is not
8 permitted in the side yard, which on that sketch it's
9 encroaching slightly on the side yard.

10 MR. SULLIVAN: Well, it's on the side where
11 it's not visible from the street.

12 COMMISSIONER KWASEK: The side setback is
13 only 20 feet.

14 MR. MICHALSKI: Right.

15 COMMISSIONER KWASEK: So is that the side
16 yard we're talking about, the 20 feet?

17 I mean, typically a side yard is the
18 side setback.

19 MR. MICHALSKI: The side yard is on the side
20 of the house, yes.

21 COMMISSIONER KWASEK: Well, it's not the
22 whole side of the house. The side yard is the side
23 setback, which in this case is 20 feet.

24 MS. SULLIVAN: Our side yard is a bigger than

1 that.

2 COMMISSIONER KWASEK: It's 44 feet. Okay.
3 If you look at the dash line on the survey that says
4 20 foot -- 20 foot building line, that's the
5 sideyard. It's a sideyard setback.

6 MR. MICHALSKI: So yes, they have 24 feet
7 from the corner of the house to the -- to this
8 building setback, yes.

9 COMMISSIONER KWASEK: How tall is it going to
10 be?

11 MS. SULLIVAN: 4 feet.

12 COMMISSIONER KWASEK: So the worst case, they
13 could put some bushes, right?

14 CHAIRMAN MCCOMBIE: Yeah. If anybody -- Your
15 homeowners association already gave you approval on
16 this?

17 MR. SULLIVAN: Correct.

18 CHAIRMAN MCCOMBIE: That's really a big deal,
19 obviously.

20 MR. SULLIVAN: That's the Lake of the Coves
21 Property Association.

22 CHAIRMAN MCCOMBIE: Yes.

23 MR. SULLIVAN: Is our HOA.

24 MR. MICHALSKI: And there is no other

1 location for -- If you were to install the dog run,
2 there is no other location for that unless you attach
3 it to the rear of the deck.

4 CHAIRMAN MCCOMBIE: Yeah.

5 Okay. Does anybody have any other
6 comments?

7 (No response.)

8 CHAIRMAN MCCOMBIE: No, okay.

9 MR. SULLIVAN: Thank you very much.

10 CHAIRMAN MCCOMBIE: I'll take a motion to
11 close the public hearing.

12 COMMISSIONER GILLIS: You have a motion.

13 COMMISSIONER KWASEK: Second.

14 CHAIRMAN MCCOMBIE: Roll call.

15 VILLAGE CLERK ZIERK: Gillis?

16 COMMISSIONER GILLIS: Yes.

17 VILLAGE CLERK ZIERK: Kazi?

18 COMMISSIONER KAZI: Yes.

19 VILLAGE CLERK ZIERK: Kwasek?

20 COMMISSIONER KWASEK: Yes.

21 VILLAGE CLERK ZIERK: McCombie?

22 CHAIRMAN MCCOMBIE: Yes.

23 Okay. We have before us asking for
24 a variance to connect the dog run to the deck, which

1 is attached to the back of the house, in lieu of the
2 ordinance which says the dog run has to be attached
3 to the back of the house.

4 So I would take a motion to allow
5 this variance to recommend to the Village or that we
6 accept this variance.

7 COMMISSIONER KWASEK: So moved.

8 COMMISSIONER GILLIS: Second.

9 CHAIRMAN MCCOMBIE: Roll call.

10 VILLAGE CLERK ZIERK: Gillis?

11 COMMISSIONER GILLIS: Yes.

12 VILLAGE CLERK ZIERK: Kazi?

13 COMMISSIONER KAZI: Yes.

14 VILLAGE CLERK ZIERK: Kwasek?

15 COMMISSIONER KWASEK: Yes.

16 VILLAGE CLERK ZIERK: McCombie?

17 CHAIRMAN MCCOMBIE: Yes.

18 Okay. You have a recommendation
19 from Planning and Zoning which will go to the Board.
20 And you heard their meetings are Thursdays, the first
21 Thursday of each month. So that's before when they
22 will vote on this.

23 MS. SULLIVAN: All right. And we appear then
24 too?

1 CHAIRMAN MCCOMBIE: You should probably come
2 just in case someone has a question.

3 MS. SULLIVAN: Okay.

4 CHAIRMAN MCCOMBIE: It would be prudent.

5 MS. SULLIVAN: Thank you.

6 MR. SULLIVAN: Thank you.

7 CHAIRMAN MCCOMBIE: Okay. The next item
8 before us -- I'm glad you switched up the items so
9 this was the first one.

10 The next item before us is a
11 consideration of possible recommendation to the
12 Village Board for final approval of planned and plat
13 of subdivision for Jade Estates, formerly known as
14 Forest View Estates.

15 At this time, a motion to -- This
16 isn't a public hearing. I was unaware of that.

17 So at this time then we will take a
18 motion for the presentation or --

19 MR. STACH: You don't need a motion if you
20 have a presentation.

21 MR. GOTTEMOLLER: Good evening, Joe
22 Gottemoller on behalf of Petitioner, who is here and
23 present along with engineering and several people
24 with them.

1 We have an engineering report that
2 talks specifically about what needs to be done to get
3 from here to recording the plat. We're happy to
4 answer questions that you might have about that. You
5 know you already seen it before. So I don't think it
6 will be problem on your front, but we'll be happy to
7 answer any question.

8 CHAIRMAN MCCOMBIE: Okay. A few items, we --
9 During the course of this, which has lasted a long
10 time, one of the things that you sent before us or we
11 had before us was the CC -- the rules and regulations
12 associated with the subdivision. That all of the
13 people who are going to be moving there they must
14 comply with. You had -- It had been submitted quite
15 a while ago, and we had a lot of recommendations or
16 not -- different people think a lot differently. We
17 had a dozen recommendations. That was accepted. I
18 don't know if it got changed.

19 MR. PRASHANTHA: We didn't change anything
20 from the last, since that.

21 CHAIRMAN MCCOMBIE: Okay. Remember we made a
22 lot of recommendations and you had agreed with them
23 in the minutes?

24 MR. PRASHANTHA: I don't recall exactly

1 what -- I mean, the density we talked about.

2 CHAIRMAN MCCOMBIE: No, not in terms to
3 density. There was phrases in there, different
4 things inside the CRCs that we had said we want
5 changed. Specifically one of them was that you were
6 going to get the approval of the ACC of the Village
7 for any home you were going to be putting in your
8 subdivision.

9 MR. PRASHANTHA: So it's going to be a new
10 homes coming in front of the Village to get approval.

11 CHAIRMAN MCCOMBIE: I'm sorry what?

12 MR. PRASHANTHA: We are taking -- We have the
13 frame work that is put in the CC&Rs, but in terms --

14 CHAIRMAN MCCOMBIE: So -- So we had said that
15 one of the conditions that building there was that
16 you were going to present to ACC the buildings before
17 they got built, and they would approve them.

18 MR. PRASHANTHA: Yes.

19 CHAIRMAN MCCOMBIE: That was going to be put
20 in the CRCs -- the CCRs whatever.

21 MR. PRASHANTHA: CC&Rs.

22 CHAIRMAN MCCOMBIE: You were going to put
23 that in the CC&Rs. I want to make sure it's in
24 there.

1 MR. PRASHANTHA: We'll make sure it is.

2 CHAIRMAN MCCOMBIE: Okay. There was a series
3 of things that we had. Now, I know we've had a lot
4 of meetings. All of this is documented, and all of
5 it is in the minutes. So I want you to go back. I
6 want you to pick up the minutes that we had all of
7 this information in there, and we had gone through,
8 and you have to add it and then you have to submit it
9 to show that you added it correctly, okay?

10 MR. PRASHANTHA: Sure.

11 CHAIRMAN MCCOMBIE: Okay. That's I want to
12 make sure that that is done, because we spent the
13 time to do it. You spent the time to put it
14 together. We took the time to read it and spent the
15 time to look at it.

16 MR. PRASHANTHA: We'll make sure we get all
17 the meetings, whatever, all those things --

18 THE COURT REPORTER: I'm sorry, I can't hear
19 you. Can you speak into the microphone?

20 We'll make sure?

21 THE WITNESS: We'll go through the meeting
22 minutes and we will have all of the things that we
23 agreed on will be put in the CCR.

24 CHAIRMAN MCCOMBIE: Okay. Thank you.

1 So I -- It seems like we can go
2 through a couple of the things here. It seems like,
3 and I didn't understand your landscaping. We need to
4 spend some more time. I think we -- I know that our
5 consultant had looked at the landscaping, but when I
6 looked at it, I could not figure out why we have 8
7 foot Pine trees next to lots 3, 4 and 5 looking at
8 the water, the lake, and also next to buildings 20,
9 19 and 18. These are 8 foot tall Pine trees. And
10 why don't we have them shielding the subdivision,
11 which is just to the west, and why are they placed --
12 It's like you guys don't want to see each other's
13 homes or you don't want to see this beautiful pond
14 you guys built. It didn't make any sense to me. You
15 are -- These are 8 foot high Pine trees.

16 MR. PRASHANTHA: We'll ask the landscape
17 architect, and we'll revise it. Because what we are
18 trying to do is make sure each homeowner has an
19 option to modify the landscape.

20 CHAIRMAN MCCOMBIE: Sure. Sure. And I --
21 and you have quite a bit of lack of trees on the
22 lots, and I have seen that you have a few locust on
23 there and a few other. I don't want to say -- not
24 very dense trees or there's quite a bit. There's

1 quite of bit of open space there. There is not very
2 much landscaping on any of the home lots. I was
3 surprised. I was thinking there was going to be more
4 landscaping there between the homes. But you have
5 the minimum amount of landscaping between the homes.

6 MR. PRASHANTHA: No, I mean, when we go for
7 each individual home, we will customize it to that
8 particular home, because each home will have unique
9 configuration. We don't know where the driveway is
10 going to come, how it aligns with the next one. We
11 have -- We are in works with the nine homes, in sync
12 with the setback and what the standards are.

13 CHAIRMAN MCCOMBIE: Okay. Can I get some of
14 these 8 feet trees --

15 COMMISSIONER KWASEK: I think what they're
16 showing is perimeter screening on the common area,
17 and the perimeter of the development. Those aren't
18 on the lots.

19 CHAIRMAN MCCOMBIE: There is no -- So when
20 you look at 306, those trees, which are on 20, 19 and
21 18, those are 8 foot tall trees. That is on an
22 outlot -- It's on the outlot for the pond between the
23 two segments.

24 COMMISSIONER KWASEK: Yeah. So it gives the

1 property owners some screening and privacy on their
2 patio.

3 CHAIRMAN MCCOMBIE: In the mean time, the
4 people --

5 COMMISSIONER KWASEK: It's not like it's a 20
6 or 30 acre lake.

7 MR. PRASHANTHA: Exactly.

8 CHAIRMAN MCCOMBIE: There is -- But Julius,
9 right in front of the lake, which looks at the
10 homeowners association directly to the west, there is
11 no screening in there, and the only trees that are
12 there are existing trees.

13 COMMISSIONER GILLIS: Yeah, and you've got a
14 whole row to the south.

15 COMMISSIONER KWASEK: Oh, so you want them
16 along the --

17 COMMISSIONER GILLIS: The back.

18 CHAIRMAN MCCOMBIE: I want them --

19 COMMISSIONER KWASEK: You want them on the
20 west line.

21 CHAIRMAN MCCOMBIE: Where they do some good
22 for the subdivision which is --

23 MR. PRASHANTHA: We will add that.

24 COMMISSIONER KWASEK: I can't argue with

1 that. That's fine. If that was my house, I wouldn't
2 mind having those trees. And 8 foot, when they're 10
3 foot apart at planting, they're not touching.

4 CHAIRMAN MCCOMBIE: I know.

5 COMMISSIONER KWASEK: In six years they'll
6 touch.

7 CHAIRMAN MCCOMBIE: I think it gives a -- the
8 look of privacy. It helps the people to the west.

9 COMMISSIONER KWASEK: Yeah, that's fine.

10 MR. GOTTEMOLLER: Just so I'm clear what
11 we're looking at, you're talking about along the
12 pond, particular in the setback north and south?

13 CHAIRMAN MCCOMBIE: I'm talking about these
14 trees right here.

15 MR. GOTTEMOLLER: You want to move them
16 towards the west end.

17 CHAIRMAN MCCOMBIE: Right along here. You
18 can see these trees, there is very few trees that
19 have actually been treated by Jade. Most of these
20 trees are already existing and on the other property
21 line already. So I would like some additional Pine
22 trees in there.

23 MR. GOTTEMOLLER: So primarily along the
24 western edge of this property.

1 CHAIRMAN MCCOMBIE: Yes.

2 MR. GOTTEMOLLER: You would like more
3 landscaping between the neighbors.

4 CHAIRMAN MCCOMBIE: Yes.

5 MR. PRASHANTHA: We'll look at that.

6 CHAIRMAN MCCOMBIE: Okay. I was trying to
7 understand and going back to the landscaping plan
8 406. I read through, it seems like every tree there
9 is either fair, poor or just poor.

10 MR. PRASHANTHA: Yes.

11 CHAIRMAN MCCOMBIE: It sounds like you're
12 going to take every single one of them down.

13 MR. PRASHANTHA: If the tree is not in our
14 way, we'll leave it the way it is.

15 CHAIRMAN MCCOMBIE: Yeah, you're even taking
16 down quite a few along that western border. That was
17 the reason that as you were taking those out, I was
18 saying you should be replacing some of those.

19 MR. PRASHANTHA: I mean, if it's not -- if
20 it's not in our way, you know, there is no point --

21 CHAIRMAN MCCOMBIE: No, but I mean, I
22 understand taking out trees that are poor quality and
23 that, you know, add nothing to the beautification of
24 it.

1 MR. PRASHANTHA: Sure.

2 CHAIRMAN MCCOMBIE: They're not even in good
3 shape, it's just a bad tree. I get it. But when you
4 are taking out so many along this western line, I
5 think you -- You're not adding very many trees in
6 there. You need to do something to bolster that
7 landscaping, okay?

8 MR. PRASHANTHA: Okay.

9 THE COURT REPORTER: Is your microphone on,
10 because I'm having a hard time hearing you.

11 MR. PRASHANTHA: Yes.

12 THE COURT REPORTER: Maybe you can raise it.

13 CHAIRMAN MCCOMBIE: Yeah, you guys are going
14 to have to talk more into the microphone.

15 So these -- So one of the things
16 also that I missed as I was going through this, is
17 last time what you had done, is you had put down the
18 square footage of the homes, number of bedrooms and a
19 lot of details. This time all of that was skipped.

20 MR. PRASHANTHA: I mean, it's the same thing
21 what we had. Nothing changed.

22 CHAIRMAN MCCOMBIE: Okay. So I can take that
23 list of the square footage for the homes, and I can
24 use it for --

1 MR. PRASHANTHA: Yes, there is no changes.

2 CHAIRMAN MCCOMBIE: Okay. So I would need a
3 copy of that so I can review that.

4 COMMISSIONER KWASEK: Well, they've got to
5 resubmit the CC&Rs. So that list can be submitted --
6 it's got to be part of the submittal package.

7 CHAIRMAN MCCOMBIE: Okay. So I can get that
8 list back sent to us again then. Okay. Good. Thank
9 you. That was important, and I needed to see that or
10 I felt I should see it.

11 So there's a few changes to the
12 spacing of the lots and the setbacks. I was a little
13 surprised on how they came about. I mean, I really
14 want to make sure that to the west, which is the
15 homeowners association that we're abutting up next
16 to, which will have the most effect to, that we keep
17 that area there to the south, that we keep that good
18 so that these people, you know, you set it up, that
19 is the one that I'm most concerned about, okay?

20 MR. PRASHANTHA: Okay.

21 CHAIRMAN MCCOMBIE: All along that western
22 line there. So don't encroach on the setbacks.

23 MR. PRASHANTHA: We are not going to. We'll
24 come to -- I mean, it's not like I can -- We'll come

1 with the drawing, you know, I'm pretty sure it will
2 be reviewed through many agencies. We'll follow all
3 the guidelines.

4 CHAIRMAN MCCOMBIE: Okay. Julius, do you
5 have some comments?

6 COMMISSIONER KWASEK: I have some
7 observations to share. I recognize that what's
8 shown, and just for reference, I'm looking at sheet
9 L-2, which is number 732, is the geometric plan, and
10 a number of the lots you're basically putting the
11 walls of the structure on the conceptual plan right
12 on the setback line. If everybody's having a great
13 day, everybody is on the top of their game, and
14 everybody is operating flawlessly, they will not be
15 off and they will not encroach. When people encroach
16 and they get their foundation survey and it goes to
17 Damian, and he says well, you're over the setback,
18 you need a variance. Then they come before us, and I
19 scratch my head and say, well, common sense says stay
20 3 or 4 or 6 inches. Depending on the skill of your
21 people, whatever you're comfortable with, stay off
22 the setback line, because for a variance you have to
23 prove hardship. Hardship is not generated by
24 incompetence. That's not a hardship. So if you go

1 to the property line or setback to setback, which on
2 line 14, whoever was doing the dimensions here has
3 9.75 feet on one side and 9.98 on the other. I would
4 talk to that guy and see if he really wants to keep
5 his job. I mean, to put that on a submittal form
6 that he's already over the setback line. Somebody is
7 not thinking there. But for my -- And a lot of these
8 lots, you know, you have for example number 18, you
9 are 20 foot off the front. Make it 20 foot 4, make
10 it 20 foot 6. You have lots of room on the other
11 side. A lot of these lots, there's plenty of space.

12 I just caution you that I get very
13 persnickety when things come in on the setback line,
14 which most people with experience know it's very
15 unlikely that you're going to hit a hundred percent
16 on that. I don't know if you could even hit 50
17 percent on that. But don't look at me for a
18 variance, because I'm going to say no, tear it out.

19 MR. PRASHANTHA: Sure.

20 COMMISSIONER KWASEK: And people have had to
21 tear out foundations, and that's expensive.

22 MR. PRASHANTHA: Oh, yes.

23 COMMISSIONER KWASEK: The other thing that I
24 noticed that's very nice is none of the patios, as

1 shown, go beyond the building setback. And just as a
2 reminder, that was one of the things we talked about
3 earlier, no patios will be allowed to encroach in the
4 building setback. I notice that driveway maneuvering
5 do, and I believe that is more normal.

6 Damian, do we have a standard for
7 that?

8 MR. MICHALSKI: I would have to research
9 that.

10 COMMISSIONER KWASEK: That's going to get
11 into personal opinion what's normal.

12 What I see here, I don't have a
13 problem with personally, but I don't know if there's
14 an ordinance that's going to have a problem with
15 that.

16 CHAIRMAN MCCOMBIE: I don't know either if
17 there's an ordinance with it. Because I -- You see
18 that --

19 COMMISSIONER KWASEK: I think most houses, we
20 have 25 and my driveway goes to like 5 feet off the
21 property line.

22 MR. MICHALSKI: Julius, to answer your
23 question, driveways are allowed to encroach on the
24 building setback lines.

1 COMMISSIONER KWASEK: Right. How much? How
2 far off the property line?

3 MR. MICHALSKI: They are required to be out
4 of easements. So you cannot install a driveway in
5 the -- so whatever easement is now. With this
6 subdivision, please keep in mind that they may be
7 limited by impervious, impervious area.

8 MR. PRASHANTHA: Also, when you look at these
9 homes, you know, these homes are probably like 6, 7
10 thousand square feet homes. The majority of the
11 homes will be around 28 to 35 hundred square feet.

12 CHAIRMAN MCCOMBIE: Yeah, that -- That was
13 the reason when I started to look at these homes and
14 took some measurements and did some math, I was like
15 holy cats.

16 MR. PRASHANTHA: We just want to put the
17 biggest one that you can think of, and we can fit
18 here. Nobody is coming here building 10,000 square
19 foot home. It would will always 25, 26 to 35.

20 CHAIRMAN MCCOMBIE: Yeah, so if you could
21 show that list, that would give me some flavor for
22 how big these are actually going to be, not the size
23 of these homes.

24 MR. PRASHANTHA: The biggest one is probably

1 like around lot 6 or something, around 5,000.

2 Except, you know, the majority of them are like 32,
3 33 hundred square feet.

4 CHAIRMAN MCCOMBIE: For a while there I was
5 thinking there was going to have to be some retention
6 walls built in here. Are there any retention walls
7 built for the land or not?

8 MR. PRASHANTHA: There is some on the south
9 and by the retention pond.

10 CHAIRMAN MCCOMBIE: Oh, this is circular
11 right here, and then also on the other side.

12 MR. PRASHANTHA: Yes. Yes.

13 CHAIRMAN MCCOMBIE: So those are the
14 retention walls.

15 MR. PRASHANTHA: Retention walls, yeah.

16 CHAIRMAN MCCOMBIE: So did you put together
17 details on those how to build those?

18 MR. PRASHANTHA: We will be. We just talked
19 to the engineer.

20 CHAIRMAN MCCOMBIE: Okay. So that will be
21 something that --

22 MR. MICHALSKI: 4 feet or higher is required
23 for the structural.

24 CHAIRMAN MCCOMBIE: Okay. Are these going to

1 be higher than 4 feet?

2 MR. PATEL: Yes.

3 MR. PRASHANTHA: I think around 6 feet is the
4 max we have.

5 CHAIRMAN MCCOMBIE: And that would be
6 submitted during --

7 MR. GOTTEMOLLER: The building process.

8 MR. PRASHANTHA: Permitting process.

9 CHAIRMAN MCCOMBIE: Do those go in before
10 this road goes in or is the road going to be the
11 first thing that goes in?

12 MR. PRASHANTHA: I mean -- The sequence -- We
13 will address the road and all detention and all of
14 this stuff. Then all of the retaining walls and the
15 roads and -- then landscape and road scape.

16 CHAIRMAN MCCOMBIE: Okay. The road is going
17 to be the first thing you end up putting in then?

18 MR. PRASHANTHA: I mean, we want to have it
19 because people can drive around, and you know, see
20 it, but it's not technically -- If somebody wants to
21 see it --

22 MR. MICHALSKI: Are you thinking of binder
23 coating or finish?

24 MR. PRASHANTHA: Binder.

1 MR. PATEL: Typically, what happens in a
2 situation like this when you have a lot of fill, so
3 block goes in, fill behind it, block goes in, fill
4 behind it. That's how we build it side by side. You
5 cannot build a wall and then fill it or fill and then
6 wall. It needs two sides.

7 CHAIRMAN MCCOMBIE: Oh, okay.

8 MR. PATEL: No, no geogrid. It's all
9 grapple. It's all grapple walls.

10 CHAIRMAN MCCOMBIE: Oh, Okay.

11 MR. PRASHANTHA: You can do it in two ways,
12 one is geogrid that we are -- We could it, but
13 grapple wall is the best way.

14 MR. PATEL: It stays forever.

15 And to your question about setbacks,
16 when we do the permit, we always give about 6 inches
17 more. If it's tight, we pin the foundations.

18 COMMISSIONER KWASEK: 6 inches is prudent.

19 MR. PATEL: So usually there's room for it.
20 And there is no error when we pin the foundation.
21 That is how we do it.

22 CHAIRMAN MCCOMBIE: So Damian, do you have
23 any questions?

24 MR. MICHALSKI: No.

1 CHAIRMAN MCCOMBIE: Does that make sense what
2 he's talking about for the walls?

3 MR. MICHALSKI: Yes.

4 CHAIRMAN MCCOMBIE: Okay. So right now the
5 things that we need to see are CC&Rs coming back to
6 us. We need the -- What else, the landscaping. We
7 need to get that landscaping looked at. We really
8 need someone in the village to -- I know you looked
9 at the landscaping originally, and I appreciate that.
10 I really want to make sure we get a landscape person,
11 you know, tighten the landscaping. That's important
12 to us.

13 So there was a lot of things that
14 Cassie wrote. Cassie, right?

15 MS. SMITH: Carissa.

16 CHAIRMAN MCCOMBIE: That you had written.

17 So tell us a little bit about your
18 report and what you found as you looked through
19 several pages long.

20 MS. SMITH: We do have several comments. If
21 you recall our previous reviews, the big red flag was
22 getting that seasonal high runoff water level
23 elevation, because that really dictates your
24 detention, your volume control, everything that is

1 according to MWRD and Village ordinance. So they did
2 get that elevation, and we checked everything with
3 their calculations. So we're set on that.

4 So realistically, everything that
5 was left is really conditional. A lot of it is -- it
6 shows one test in one place a certain way and then
7 slightly different in another. So we're really --
8 obviously, we're trying to get everything aligned.
9 You're looking at a certain elevation on this plan
10 should align with the sheet on this plan.

11 There is some tweaks to some of the
12 detention calcs. It should not skew it by any means,
13 just very minor things. So that's the reason why we
14 gave it a conditional approval. I know, again,
15 there's a lot of comments on there, but there are a
16 lot of things we'll work through in permitting.
17 Anything that gets revised per our comments would not
18 change the overall site plan. There's nothing that
19 would be drastic changes where we have to go back to
20 the drawing boards or all of a sudden they're going
21 to come back and take out 10 homes or anything like
22 that. All this is just, as we call it ticky-tacky,
23 back of forth, just making sure things align and some
24 minor changes to some calculations.

1 CHAIRMAN MCCOMBIE: Okay. I did read the
2 thing, and it was -- I thought it was smaller
3 details.

4 MR. SMITH: We did set it up when they come
5 in to permitting, when they go through that protocol,
6 they know what we're looking for, and that helps that
7 ease that whole construction permitting process.
8 Once they get there, they know what we're looking
9 for. Instead of giving them two comments here, and
10 all of a sudden they're going for permitting and we
11 give them something like this. They're anticipating
12 to try to start at a certain time. We're giving them
13 basically everything upfront.

14 CHAIRMAN MCCOMBIE: Okay. Does anybody have
15 any questions?

16 COMMISSIONER KWASEK: No.

17 COMMISSIONER GILLIS: It just seems to me
18 that this whole book is about water, and you've got
19 the number one pond and number two pond and the pond
20 that stands by itself.

21 My question is, on number one pond,
22 that actually has a drainage under Freeman Road; is
23 that correct?

24 MS. SMITH: Mmm-huh.

1 COMMISSIONER GILLIS: So worst case scenario,
2 that they're wrong on that estimates of a hundred-
3 year flood, at least there's a way to relieve the
4 water.

5 MS. SMITH: Correct, and that's required per
6 the ordinance. They have to show their hundred-year
7 overland flow, and we have to agree to it. So
8 correct, that pond which fills up and hits the
9 hundred year and brinks, it will just travel over
10 land and most likely go on to the forest preserve.

11 COMMISSIONER GILLIS: How about the pond two
12 to the south, that has no drain, correct?

13 MS. SMITH: So you have your volume control
14 with your underdrain, so it percolates; but there's
15 not an exact outfall like pond one does.

16 COMMISSIONER GILLIS: Because right across
17 Freeman at that point there's water on the other side
18 of the road. I was just wondering, you know, that's
19 a low spot over there. So if that pond -- would that
20 pond ever rise to overflow Freeman or the entry road
21 to the subdivision?

22 MS. SMITH: No, their overland flow actually
23 goes through and up north. So therefore -- and you
24 don't want -- that's forest preserve, and so you're

1 flirting with a very high regulatory body that most
2 likely will not allow you to make that connection to
3 their property easily. I'm not saying you can't.
4 You just have a lot to go through. So therefore,
5 that's the reason why you try to realize what's
6 currently there for any type of overland flow. I'm
7 not saying that they're bad. You have another agency
8 that you have to try and get approval from. You
9 would basically need approval from Hoffman because
10 that's Hoffman jurisdiction on Freeman and then the
11 forest preserve to make that point of discharge.

12 COMMISSIONER GILLIS: But you're
13 comfortable --

14 MS. SMITH: Uh-huh. Yeah.

15 COMMISSIONER GILLIS: Okay. That's all I
16 have.

17 CHAIRMAN MCCOMBIE: So I guess we're using
18 that 350 system for the -- It seems like you made
19 sure that all of them were in the setbacks, the
20 tanks.

21 MR. PRASHANTHA: Yes.

22 CHAIRMAN MCCOMBIE: Except for one, which is
23 22, lot 22. 22 is outside of the setbacks. I didn't
24 understand why that was.

1 MS. KEARNEY: You could put them in the
2 setbacks.

3 CHAIRMAN MCCOMBIE: I'm sorry.

4 MS. KEARNEY: You can't put treatment system
5 in easements, but you can put them in the building
6 setbacks.

7 CHAIRMAN MCCOMBIE: But this is the only one.
8 All the rest of them were neatly tucked inside of the
9 setbacks, which I kind of like.

10 So could you neatly tuck 22 inside
11 the setback?

12 COMMISSIONER KWASEK: So again, this is not
13 what's being built. This is kind of a place holder,
14 right. It's an example of what could be.

15 So are you saying that it is
16 prohibited for them to have them in the building
17 setback?

18 Because just because one of these
19 lots shows it within the building setback pad, this
20 is not what is being proposed. This is an example of
21 what could be in there. Do you know what I'm saying?

22 CHAIRMAN MCCOMBIE: I do. I do. I'm trying
23 to phrase my reply correctly.

24 I would like to see them not in the

1 setbacks, and if they were consistently not in the
2 setbacks, then as your designers are laying out the
3 homes, they would probably say there's a reason
4 they're not in the setbacks, because he doesn't want
5 them in the setbacks. Does that make sense?

6 MR. PRASHANTHA: Yes. I mean, this is just
7 a --

8 COMMISSIONER KWASEK: They won't look at
9 this. It's whatever is going to be written in the
10 ordinance.

11 CHAIRMAN MCCOMBIE: Okay.

12 MR. MICHALSKI: Excuse me, Mr. Chairman, I
13 believe at some stage of the approval they did do the
14 study and kept all of the septic fields within or
15 outside the required distance from the well of the
16 adjacent existing subdivision. And I think we're
17 still in the very beginning stage, because they
18 haven't submitted any plans, any patios, any
19 drawings.

20 So me, personally, if one or two or
21 a couple of them fall into the building setback line,
22 which is -- They're still permitted. I, personally,
23 don't see a problem with it.

24 CHAIRMAN MCCOMBIE: Okay. I'll not raise my

1 concern then.

2 MR. MICHALSKI: Thank you.

3 CHAIRMAN MCCOMBIE: I'll withdraw my concern,
4 how is that.

5 Okay. I don't know that there's
6 anything else that I'm looking for on these.

7 COMMISSIONER KWASEK: Just those couple of
8 things, the CC&Rs, your list.

9 CHAIRMAN MCCOMBIE: The landscaping.

10 COMMISSIONER KWASEK: And the recognition
11 that, you know, stay off the setback lines.

12 CHAIRMAN MCCOMBIE: Yeah.

13 COMMISSIONER KWASEK: Be prudent.

14 CHAIRMAN MCCOMBIE: We would like to see what
15 the size of the homes are going to be, give me that
16 list, right; get the CC&Rs; and also, take a look at
17 the landscaping. Because I think there's a better
18 way to do that.

19 MR. PRASHANTHA: I mean, there are some
20 things we've had to address, and I've addressed this
21 before. You ask for a month, and we are going back
22 and forth.

23 CHAIRMAN MCCOMBIE: Oh, I think that, yeah,
24 we're not trying to have you come here for the rest

1 of your life, before you build the subdivision.

2 You have finally put together a set
3 of drawings that I think represent more what we were
4 looking for.

5 MR. PRASHANTHA: I have asked our customer to
6 stay, you know, however, they have options to go
7 build somewhere else. Because there are needs.
8 Some, you know -- Every time will be like a month and
9 people want to figure out their lifestyle to figure
10 out where they're going to live.

11 CHAIRMAN MCCOMBIE: Well, I think we can give
12 them -- If we want to, we can give them approval for
13 this, with the stipulations they bring before us
14 these items, as they're going to the Village to get
15 the permits also.

16 MR. PRASHANTHA: Okay.

17 MR. GOTTEMOLLER: That would work well.

18 MR. STACH: Subject to the conditions stated
19 in the record.

20 CHAIRMAN MCCOMBIE: Yes, okay.

21 COMMISSIONER KWASEK: I don't think we need
22 to see these again.

23 CHAIRMAN MCCOMBIE: No, I don't think so.

24 COMMISSIONER KWASEK: All we need is the

1 CC&Rs, that list and a one sheet revision to the
2 landscape plan. Is that right? Did I get it all?

3 CHAIRMAN MCCOMBIE: Probably more than one
4 sheet, but...

5 COMMISSIONER KWASEK: They can do it on a
6 small scale.

7 CHAIRMAN MCCOMBIE: We just we need to have a
8 better idea of the landscape plan. But yes, the
9 CC&Rs we want to take a look at. But as far as I'm
10 concerned, you could be in discussions with the
11 Village about final permitting as you're -- as you
12 get those things complete, bring them in and we can
13 look at them. I don't think that will hold you up
14 from getting a permit, Damian, to build these homes.

15 MR. MICHALSKI: As long as all the
16 engineering is addressed and any concerns are
17 addressed and we see all the CC&Rs and all the
18 requests, I think we can proceed with that -- of
19 the -- for developing of the site. You're still
20 going to come back with design and in front of the
21 ACC, right?

22 CHAIRMAN MCCOMBIE: Yes, they still have to
23 come to design and ACC.

24 Are you getting ready to -- Do you

1 have some homes pretty well laid out?

2 MR. PRASHANTHA: Four of them, yeah.

3 CHAIRMAN MCCOMBIE: Four of them, okay.

4 Good. Good.

5 MS. SMITH: I would like to state real quick,
6 there is a list of permits you will need to have
7 before we start anything.

8 MR. GOTTEMOLLER: Yes.

9 MS. SMITH: I want to reiterate, we talk
10 about work with --

11 MR. PRASHANTHA: Yeah, Hoffman Estates is the
12 only one that -- everything else is kind of we are
13 ahead.

14 MS. SMITH: I'm making sure you guys
15 understand too they have a list of permits they need
16 from outside agencies before we can give our
17 approval.

18 CHAIRMAN MCCOMBIE: These are the ones that
19 you had listed.

20 MS. SMITH: Correct.

21 CHAIRMAN MCCOMBIE: Okay.

22 MS. SMITH: I just want to make sure we were
23 all clear of that. Those are going to be required
24 and approved before we move forward.

1 CHAIRMAN MCCOMBIE: Yes, I agree with that.

2 MR. MICHALSKI: And excuse me, since you
3 already have the four structures in works, maybe this
4 is what we could see and take a look at what you have
5 in mind of building and in regards to the design.

6 MR. PRASHANTHA: Sure.

7 MR. MICHALSKI: Would you like to see that?

8 CHAIRMAN MCCOMBIE: You know, so that's going
9 to go to ACC. It's not going to come through us.
10 For us, the things that we wanted was the landscape,
11 the --

12 MR. MICHALSKI: Anything zoning.

13 CHAIRMAN MCCOMBIE: That's what we just like
14 to see just to make sure we're following through
15 correctly.

16 MR. GOTTEMOLLER: And we will be following
17 through correctly too.

18 CHAIRMAN MCCOMBIE: Yes. Yes.

19 So, as far as I'm concerned, I think
20 that they're ready to go to permit, and I guess --

21 COMMISSIONER KWASEK: So you're going to vote
22 on final approval.

23 CHAIRMAN MCCOMBIE: Yes.

24 MAYOR MCCOMBIE: Michael, excuse me, I think

1 there was some confusion about this being a public
2 hearing, and I think -- Would like to say something,
3 chime in or something?

4 MR. FAY: Yes.

5 MAYOR MCCOMBIE: Is that okay, will you take
6 public comment?

7 CHAIRMAN MCCOMBIE: Of course. Of course.

8 MR. FAY: Thank you, Mr. Chairman.

9 So 19 Mohawk, Homestead. So I'm the
10 closest property to the -- What is it called now?

11 CHAIRMAN MCCOMBIE: Jade.

12 MR. FAY: Jade Estates.

13 So I came here a couple of times
14 looking for like a drawing, and they said they didn't
15 have one, because it hasn't been approved. So I was
16 just wondering if I could get a drawing on how that
17 looks and how far are they from my property line
18 number one.

19 And then I do also appreciate you
20 with the trees, because there are tons of -- Those
21 trees are -- need to be knocked down. They're dying.
22 The branches are falling, and I appreciate that.

23 So I also wanted to say, you know,
24 it's a quiet area, and that's why I moved here. So

1 my concern, and I met the gentleman building at the
2 AT&T Center, I think it was just me and him showed
3 up. My concern was how close they're going to be to
4 my property, and then are we going to have enough
5 barrier from the Homestead in there that they're
6 building.

7 So I don't know what the distance is
8 from my property line to where they start, and I was
9 wondering if there's a way -- I know they're going to
10 put these trees up, and that's great and get rid of
11 the trees that are dying or in bad shape, like you
12 had said, and I appreciate that.

13 Is there going to be any kind of a
14 berm on just going to be 8 foot trees, number 1; and
15 number 2, how -- What is the distance from like that
16 cul-de-sac and my property line to where the back of
17 their houses --

18 CHAIRMAN MCCOMBIE: Okay.

19 MR. FAY: -- start?

20 CHAIRMAN MCCOMBIE: So are you on lot 19, is
21 that it?

22 MR. FAY: I'm on 19 Mohawk. So yes, I'm
23 right -- I'm right north of the cul-de-sac. So
24 there's a house south and then there's a house north.

1 I'm right there on the north.

2 CHAIRMAN MCCOMBIE: Okay. So the homes
3 that -- So where --

4 COMMISSIONER KWASEK: Why don't you come up
5 and just show him.

6 MR. FAY: Thank you. That would be great.

7 CHAIRMAN MCCOMBIE: So here -- Is this your
8 home here?

9 MR. FAY: There's the cul-de-sac.

10 CHAIRMAN MCCOMBIE: And that's the one just
11 north of the cul-de-sac. They call that lot 19. So
12 maybe it is.

13 MR. FAY: It's 19 Mohawk, so yes.

14 CHAIRMAN MCCOMBIE: So these homes that are
15 right here, 20, 21. So the setback -- This setback,
16 this line from right here to right here is 45 feet.

17 COMMISSIONER KWASEK: 40 feet. Where are you
18 seeing 45? I'm looking at L-2. It's 40 feet.

19 CHAIRMAN MCCOMBIE: Oh, is it 40 feet?

20 COMMISSIONER KAZI: Page 6.

21 COMMISSIONER KWASEK: Here is his house,
22 right. Here is his garage. So you have a lot here
23 and a lot there. There's the cul-de-sac. They have
24 to keep 40 foot -- remember, we were talking about

1 the patio. The patio can't come up beyond that. So
2 if they're leaving some space for the patio, the
3 house is going to be beyond 40 feet.

4 CHAIRMAN MCCOMBIE: So this shows the house
5 at 71 -- Remember, these are concept and not -- There
6 is no home designed yet.

7 MR. FAY: Correct.

8 CHAIRMAN MCCOMBIE: So you've got 40 foot
9 setback here.

10 COMMISSIONER KWASEK: To the patio.

11 CHAIRMAN MCCOMBIE: And I don't know what
12 your setback from your garage is. But so that's
13 what -- But then the patio is here, and then you'll
14 have the house back probably -- This is 20 feet back.

15 COMMISSIONER KWASEK: But the house could
16 come and be close to that line too and do something
17 like that. So the closest they can be is 40 feet.

18 MR. MICHALSKI: To the property line.

19 MR. FAY: And then they're going to put those
20 trees in, right, for barrier.

21 COMMISSIONER KWASEK: Well, the trees that
22 Mike was talking about they were showing them here.
23 He wants them here. I think they've got swales going
24 on in here. I don't know what their --

1 CHAIRMAN MCCOMBIE: It didn't seem there was
2 a lot. When I was looking at the elevations, it
3 didn't seem there was lot of swales in there, look at
4 the landscape plan --

5 COMMISSIONER KWASEK: They are showing trees,
6 a lot of trees.

7 CHAIRMAN MCCOMBIE: These are 8 foot trees
8 all up in here. And then here and here. So these
9 are the other trees that we're talking about, and I
10 really wanted them to be here, you know, in general.

11 COMMISSIONER KWASEK: He is here.

12 CHAIRMAN MCCOMBIE: Yeah. But he's got --

13 MR. FAY: 40 feet is fine. That was my
14 concern.

15 CHAIRMAN MCCOMBIE: Okay. But it seems like
16 you've got a fair amount of trees.

17 COMMISSIONER KWASEK: You'll have good
18 screening.

19 MR. FAY: And then my only other concern is
20 what you brought up is those other trees. They're
21 falling down basically, so they need to be --

22 COMMISSIONER KWASEK: The grading will take
23 care of them.

24 MR. FAY: Thank you for your time.

1 CHAIRMAN MCCOMBIE: Absolutely. Okay. So I
2 guess at this point I'm thinking that we recommend to
3 the Village Board. That we give them final permit
4 approval with them still requiring Cook County
5 Department of Highway, MWRD stormwater, Village of
6 Hoffman Estates permit, North Cook County Soil and
7 Water Conservation District permit and Cook County
8 Forest Preserve cursory submittal, no permit
9 required.

10 So I just read all of the things
11 that you have in there, and those are the ones that
12 you wanted, correct?

13 MS. SMITH: Uh-huh.

14 CHAIRMAN MCCOMBIE: In addition, that you
15 submit to Planning and Zoning, the CC&Rs, the
16 landscape plan and the size of the homes that are
17 scheduled to be built. And I think it's -- You can
18 go -- I guess -- I mean, Damian, do they go before
19 you now to get the permit, is that how the thing
20 works or?

21 MR. MICHALSKI: No. It still needs to be
22 approved by the Board, right, and then as soon as you
23 have all of the permitting done with other agencies,
24 then yes, then they can go in front of us.

1 CHAIRMAN MCCOMBIE: Okay.

2 MR. GOTTEMOLLER: In order to get the plat
3 recorded, ultimately we have to have all of those
4 permits in hand before they're going to sign the
5 plat.

6 CHAIRMAN MCCOMBIE: Okay. So you've always
7 know that.

8 MR. PRASHANTHA: Yes.

9 CHAIRMAN MCCOMBIE: Okay. So that gives us a
10 little bit of time, not too much time to get this
11 stuff, but then you're just going to come back before
12 us just for a cursory review of those three items,
13 okay, that we wanted.

14 MR. PRASHANTHA: Sure.

15 CHAIRMAN MCCOMBIE: Okay. So -- And then the
16 permits they know about that. Village Board is going
17 to have a meeting, and they'll approve this
18 hopefully, and then we can go from there.

19 Okay. Do you need anything else?

20 MR. GOTTEMOLLER: I assume you're going to
21 vote on a motion.

22 CHAIRMAN MCCOMBIE: We are. We're going to
23 vote on that right now.

24 MR. GOTTEMOLLER: We're fine with what you

1 suggested.

2 CHAIRMAN MCCOMBIE: Okay. At this time I'll
3 take a motion for those things that I just discussed.

4 COMMISSIONER KWASEK: So moved.

5 COMMISSIONER GILLIS: Second.

6 CHAIRMAN MCCOMBIE: Roll call.

7 VILLAGE CLERK ZIERK: Gillis?

8 COMMISSIONER GILLIS: Yes.

9 VILLAGE CLERK ZIERK: Kazi?

10 COMMISSIONER KAZI: Yes.

11 VILLAGE CLERK ZIERK: Kwasek?

12 COMMISSIONER KWASEK: Yes.

13 VILLAGE CLERK ZIERK: McCombie?

14 CHAIRMAN MCCOMBIE: Yes.

15 MR. GOTTEMOLLER: Thank you, folks.

16 MR. PRASHANTHA: Thank you.

17 CHAIRMAN MCCOMBIE: Thank you.

18 Okay. So the next item on our
19 agenda, is there any old business?

20 (No response.)

21 CHAIRMAN MCCOMBIE: Is there any new
22 business?

23 (No response.)

24 CHAIRMAN MCCOMBIE: I'll take a motion to

1 adjourn.

2 COMMISSIONER KWASEK: So moved.

3 CHAIRMAN MCCOMBIE: Second?

4 COMMISSIONER KAZI: Second.

5 CHAIRMAN MCCOMBIE: Okay. All those in
6 favor, aye.

7 (Chorus of ayes.)

8 CHAIRMAN MCCOMBIE: Any opposed?

9 (No response.)

10 CHAIRMAN MCCOMBIE: Hearing none, this
11 meeting is adjourned.

12 Thank you for coming.

13 (The meeting concluded
14 at 8:10 p.m.)

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1 STATE OF ILLINOIS)
)
2 COUNTY OF COOK)

3

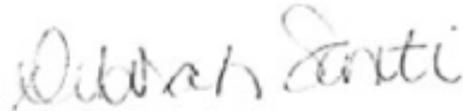
4 I, DEBORAH R. SANTI, Certified Shorthand
5 Reporter, of the State of Illinois, do hereby certify
6 that I reported in shorthand the proceedings had in
7 the aforesaid matter, and that the foregoing is a
8 true, complete and correct transcript of the
9 proceedings had as appears from the stenographic
10 notes so taken to the best of my ability.

11

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DEBORAH R. SANTI, CSR
CSR # 084-004107

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