



## **REPORT OF PROCEEDINGS**

**Date:** May 20, 2025

### **PLAN COMMISSION/ZONING BOARD OF APPEALS VILLAGE OF SOUTH BARRINGTON**

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PLAN COMMISSION/ZONING BOARD OF APPEALS  
VILLAGE OF SOUTH BARRINGTON

Public Hearing: Consider a Text Amendment to  
the Village's Zoning Ordinance, Title 10

Exhibits

\* \* \* \* \*

Held on Tuesday, May 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  
Anthony Abri, Commissioner  
Louise Fox, Commissioner  
Julius Kwasek, Commissioner  
Tom Shuff, Commissioner  
John Kazmier, Commissioner

ALSO PRESENT:

Michael Carrigan, Attorney  
Michael Dropka, Village Administrator  
Paula McCombie, Mayor of South Barrington  
Damian Michalski, Building & Zoning Officer  
Chin Lee  
John O'keefe  
Pete Perisin  
Kirk Bishop  
Mike Rafferty  
Members of the Public

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1           CHAIRMAN MCCOMBIE: Okay. I would like to  
2 call the -- call to order. This is the Plan  
3 Commission Zoning Board of Appeals for  
4 Tuesday, May 20th.

5                     Roll call.

6           ADMINISTRATOR DROPKA: Commissioner Abri?

7           COMMISSIONER ABRI: Aye.

8           ADMINISTRATOR DROPKA: Commissioner Fox?

9           COMMISSIONER FOX: Yes.

10          ADMINISTRATOR DROPKA: Commissioner Gillis?

11          COMMISSIONER GILLIS: Here.

12          ADMINISTRATOR DROPKA: Commissioner Shuff?

13          COMMISSIONER SHUFF: Here.

14          ADMINISTRATOR DROPKA: Commissioner Kwasek?

15          COMMISSIONER KWASEK: Here.

16          ADMINISTRATOR DROPKA: Commissioner Kazmier?

17          COMMISSIONER KAZMIER: Here.

18          ADMINISTRATOR DROPKA: Chairman McCombie?

19          CHAIRMAN MCCOMBIE: Here.

20          ADMINISTRATOR DROPKA: We have a quorum.

21          CHAIRMAN MCCOMBIE: I just want to thank the  
22 two new people we have. Tom Shuff who -- Tom is a  
23 tennis player that I used to play against all the  
24 time and he used to beat the hell out of me, so I

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1     thought he might as well get on this group and  
2     really do a good job, so welcome, Tom.

3             COMMISSIONER SHUFF: Thank you.

4             CHAIRMAN MCCOMBIE: And then John Kazmier,  
5     John and I have been on a lot of different  
6     committees together over the years, and --

7             COMMISSIONER KAZMIER: That's why I left all  
8     the time.

9             CHAIRMAN MCCOMBIE: -- I want to thank you for  
10    saying yes to be here.

11            COMMISSIONER KAZMIER: Thank you. No problem.

12            CHAIRMAN MCCOMBIE: You guys are very welcome  
13    and I hope you'll enjoy the whole thing that we do.  
14    We really -- we do some really wonderful things for  
15    the Village, so welcome.

16            COMMISSIONER SHUFF: Looking forward. Thanks.

17            CHAIRMAN MCCOMBIE: Okay. So our first item  
18    is approval of the Zoning Commission -- the Plan  
19    Commission Zoning Board of Appeals meeting minutes  
20    from May 5th.

21                     Did everybody get a copy of that?

22                     (Chorus of ayes.)

23            CHAIRMAN MCCOMBIE: Any comments? Any  
24    questions?

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1 COMMISSIONER FOX: (Inaudible.)

2 CHAIRMAN MCCOMBIE: I understand that. Okay.

3 Well, I'll take a motion to approve.

4 COMMISSIONER GILLIS: You have a motion to  
5 approve.

6 CHAIRMAN MCCOMBIE: Second?

7 COMMISSIONER ABRI: Second.

8 CHAIRMAN MCCOMBIE: Roll call.

9 ADMINISTRATOR DROPKA: Commissioner Abri?

10 COMMISSIONER ABRI: Aye.

11 ADMINISTRATOR DROPKA: Commissioner Fox?

12 COMMISSIONER FOX: Abstain.

13 ADMINISTRATOR DROPKA: Commissioner Gillis?

14 COMMISSIONER GILLIS: Yes.

15 ADMINISTRATOR DROPKA: Commissioner Shuff?

16 COMMISSIONER SHUFF: Yes.

17 ADMINISTRATOR DROPKA: Commissioner Kwasek?

18 COMMISSIONER KWASEK: Yes.

19 ADMINISTRATOR DROPKA: Commissioner Kazmier?

20 COMMISSIONER KAZMIER: I have to abstain.

21 CHAIRMAN MCCOMBIE: Yes. Okay.

22 ADMINISTRATOR DROPKA: Chairman McCombie?

23 CHAIRMAN MCCOMBIE: Yes.

24 ADMINISTRATOR DROPKA: Motion passes.

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1           CHAIRMAN MCCOMBIE: Okay. The next minutes --  
2 I don't know why we have this on -- why do we have  
3 this on? Oh, the executive session. Did everybody  
4 get the executive session that we had? Did  
5 everybody read through that?

6           COMMISSIONER KWASEK: Yes. The one that was  
7 all the way at the end?

8           COMMISSIONER GILLIS: Yeah, it's on the end.

9           CHAIRMAN MCCOMBIE: Yes.

10          COMMISSIONER KAZMIER: I'm not going to  
11 question that. Is that this?

12          ADMINISTRATOR DROPKA: Yes.

13          CHAIRMAN MCCOMBIE: Yes, it is.

14          COMMISSIONER KWASEK: So for the agenda item  
15 it says "finance committee entered into executive  
16 session."

17          ADMINISTRATOR DROPKA: Yep. That's it.  
18 That's a typo. I will correct that.

19          COMMISSIONER KWASEK: Oh.

20          ADMINISTRATOR DROPKA: And the same thing  
21 under the second paragraph, I'll change "the  
22 committee" to "the commission."

23          COMMISSIONER KWASEK: Well, I mean, the whole  
24 paragraph talks about compensation employee of

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1 employee -- pursuant to whatever collective  
2 bargaining pursuant. I mean, that whole paragraph  
3 is the wrong paragraph.

4 CHAIRMAN MCCOMBIE: Should be voided, yes.  
5 Removed.

6 ADMINISTRATOR DROPKA: I could just say  
7 pending that -- we discussed pending recommended  
8 revision.

9 COMMISSIONER KWASEK: Okay.

10 ADMINISTRATOR DROPKA: Yeah.

11 CHAIRMAN MCCOMBIE: Okay. Any other comments?

12 (No response.)

13 CHAIRMAN MCCOMBIE: I'll take a motion to  
14 approve based on the revisions that were discussed.

15 COMMISSIONER KWASEK: So moved.

16 CHAIRMAN MCCOMBIE: Second?

17 COMMISSIONER GILLIS: Second.

18 CHAIRMAN MCCOMBIE: Roll call.

19 ADMINISTRATOR DROPKA: Commissioner Abri?

20 COMMISSIONER ABRI: Yes.

21 ADMINISTRATOR DROPKA: Commissioner Fox?

22 COMMISSIONER FOX: Yes.

23 ADMINISTRATOR DROPKA: Commissioner Gillis?

24 COMMISSIONER GILLIS: Yes.

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1 ADMINISTRATOR DROPKA: Commissioner Shuff?

2 COMMISSIONER SHUFF: Yes.

3 ADMINISTRATOR DROPKA: Commissioner Kwasek?

4 COMMISSIONER KWASEK: Yes.

5 ADMINISTRATOR DROPKA: Commissioner Kazmier?

6 COMMISSIONER KAZMIER: Abstain.

7 ADMINISTRATOR DROPKA: Chairman McCombie?

8 CHAIRMAN MCCOMBIE: Yes.

9 Okay. Next item is a public comment.

10 Is there anyone here who would like to have a  
11 public comment? We have several items on the  
12 agenda. All those items you still have an  
13 opportunity to talk about it then, but if you have  
14 a comment that -- now would be the time to talk  
15 about it.

16 Seeing none, then let's -- the first  
17 item is a proposed amendment to the Declaration of  
18 Covenants, Conditions, Restrictions, and Bylaws for  
19 the Woodhaven Subdivision.

20 Is there someone here who is here to  
21 talk about that?

22 Oh, please. Just come up and since  
23 we have a court reporter here you should really  
24 tell the court reporter who you are.



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1           MR. LEE: Okay. My name is Chin Lee. I'm the  
2 president of -- sorry. My name is Chin Lee. I am  
3 the president of Woodhaven HOA Association and --

4           MR. O'KEEFE: My name is John O'Keefe and I'm  
5 the secretary.

6           CHAIRMAN MCCOMBIE: Okay.

7           MR. LEE: We are doing -- amending and  
8 restatement of our declaration that has been quite  
9 old, 30 years old, and all our lots are occupied at  
10 this point and so we're just updating to bring the  
11 declaration up to date.

12           CHAIRMAN MCCOMBIE: You know, I think if  
13 almost all of the subdivisions had this thing that  
14 there was somebody who was from the board who is  
15 also supposed to be involved in the committee,  
16 architectural committee, and all that stuff.  
17 There's a lot of stuff that was very similar, a lot  
18 of subdivisions have already removed those things.  
19 The one thing that -- as I read it, I was -- I was  
20 concerned that your -- the building department  
21 needs to approve any real changes.

22                       So examples are, you know, you can --  
23 you can make the recommendations and you need to  
24 make the recommendations to the Village that you

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1 want this thing to be changed like this. The  
2 building department has to issue a building permit  
3 for that.

4 MR. LEE: Sure.

5 CHAIRMAN MCCOMBIE: I just -- I think you  
6 should add that to your minutes --

7 MR. LEE: Yes. I saw -- we have been kind of  
8 researching. I saw Glenn had some clause like that  
9 where in order to do any type of changes that that,  
10 you know, requires a Village permit as well.

11 CHAIRMAN MCCOMBIE: Right.

12 MR. LEE: But talked to lawyer and she said a  
13 subdivision is that -- because we are silencing our  
14 declaration, the Village -- obviously the Village  
15 law will kick in and residents should go and get a  
16 permit in order to do any construction, you know?

17 CHAIRMAN MCCOMBIE: Well, I -- I think rather  
18 than be silent, I think you should just state in  
19 there that you need to get a building permit that  
20 is issued through the Village.

21 MR. LEE: Okay. We'll go ahead and call that  
22 lawyer and insert that clause in there to ensure  
23 that building permit is --

24 CHAIRMAN MCCOMBIE: Right. I think that's

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1 really important, and just make sure that -- and  
2 there are some things in here you have about  
3 recreational vehicles, that's already an ordinance.  
4 You might think that -- you might think again about  
5 how you have phrased it because if you end up with  
6 a problem and your ordinance does not match the  
7 Village's ordinance, what will happen is that the  
8 people who would hand out fines and do things to  
9 people, they won't support your ordinance, but they  
10 will support the Village ordinance. So you might  
11 think, you know, to call up Damian and ask him  
12 about a couple of these things and how to rewrite  
13 them so they're a little more coherent with the  
14 Village. It might be a good idea for you.

15 MR. LEE: Yeah. We tried to differ as much to  
16 the Village ordinance, but, at the same time, these  
17 are fairly -- an old document and we also tried to  
18 do very minimal as well, so there's that -- so we  
19 might add a -- you know, went through every  
20 ordinance to make sure, but we can double check  
21 some of the clause with Damian and make sure that  
22 we have (inaudible.)

23 CHAIRMAN MCCOMBIE: Yeah. I think that going  
24 to Damian is just a really good idea. It's just he

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1 knows -- he lives this stuff. That's all he thinks  
2 about. He goes to -- do you ever see that  
3 commercial about the guy with the interest rates  
4 and he talks about the interest and what he does,  
5 he sleeps in the bag and what not? That's Damian.  
6 He lives with the ordinance books. So I would -- I  
7 would refer to him and ask him some questions.  
8 Okay?

9 MR. LEE: Okay.

10 MR. O'KEEFE: Sounds good.

11 CHAIRMAN MCCOMBIE: Okay. Does anybody else  
12 have any comments about this as you read it?

13 COMMISSIONER KWASEK: The only thing I noted  
14 is the cover letter says that they need the  
15 approval of the Village of Barrington.

16 MR. O'KEEFE: Yeah, before we can go on with  
17 the rest of the homes I think we have to have  
18 somebody sign off -- sign off as the next step.

19 COMMISSIONER KWASEK: Well we're South  
20 Barrington.

21 MR. O'KEEFE: Oh. It says Barrington. That  
22 was an oversight.

23 CHAIRMAN MCCOMBIE: That was a good catch,  
24 Julius.

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1                   John, do you have anything?

2           COMMISSIONER KAZMIER: Are we going to go  
3 through each one individually or should I just  
4 bring them all up or what --

5           CHAIRMAN MCCOMBIE: Sure. Just bring them up.

6           COMMISSIONER KAZMIER: Well, I mean,  
7 Article 5, they're striking that there's no -- not  
8 going to be representatives to check on models for  
9 houses -- are there models?

10          CHAIRMAN MCCOMBIE: No, they have built out  
11 the subdivision already.

12          MR. O'KEEFE: It's completely full.

13          CHAIRMAN MCCOMBIE: It's already built up. So  
14 this was put in --

15          COMMISSIONER KAZMIER: With elevations and  
16 everything?

17          CHAIRMAN MCCOMBIE: Every house is built on  
18 every lot. There's no open lots.

19          MR. O'KEEFE: So when this was first written  
20 it was in 1995, there was a lot of empty lots.  
21 Right now --

22          COMMISSIONER KAZMIER: What subdivision are we  
23 talking about?

24          CHAIRMAN MCCOMBIE: Woodhaven.

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1           COMMISSIONER KAZMIER: Is that the one at  
2           Mudhank and Freeman?

3           CHAIRMAN MCCOMBIE: No. No. No. No. That's  
4           Jade. Mudhank and Freeman is Jade.

5           COMMISSIONER KAZMIER: I'm new. Sorry.  
6           Where?

7           CHAIRMAN MCCOMBIE: Jade. That's called Jade.

8           COMMISSIONER KAZMIER: Jade?

9           CHAIRMAN MCCOMBIE: Jade. J-a-d-e.

10          COMMISSIONER KAZMIER: All right. Okay. So  
11          this is all built out then. Okay. So never mind  
12          about No. 2. Okay. Never mind. I'm sorry. I  
13          thought -- yeah, I was thinking the wrong  
14          subdivision.

15          CHAIRMAN MCCOMBIE: No problem. Any other  
16          comments? Any other thoughts? Anybody?

17                   Well, I think our whole thing here,  
18          we can -- I think we can do a roll call vote and  
19          tell you what we -- that we like this or do you  
20          want a couple more changes in there and make a  
21          couple suggestions, but, otherwise, I think it's  
22          good, what you guys are doing, updating things. So  
23          many people don't update their bylaws like they  
24          should, so we're very proud that you guys are doing

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1     that stuff, so congratulations.

2                     So, at this point, I would take a  
3     motion to approve their changes with the  
4     stipulation that they add in there something about  
5     a permit from the Village for any construction, and  
6     then also they review with Damian any of the  
7     miscellaneous ordinance changes. Okay?

8             MR. LEE: Yes.

9             COMMISSIONER ABRI: So moved.

10            CHAIRMAN MCCOMBIE: So moved. Second?

11            COMMISSIONER GILLIS: Second.

12            CHAIRMAN MCCOMBIE: Roll call.

13            ADMINISTRATOR DROPKA: Commissioner Abri?

14            COMMISSIONER ABRI: Yes.

15            ADMINISTRATOR DROPKA: Commissioner Fox?

16            COMMISSIONER FOX: Yes.

17            ADMINISTRATOR DROPKA: Commissioner Gillis?

18            COMMISSIONER GILLIS: Yes.

19            ADMINISTRATOR DROPKA: Commissioner Shuff?

20            COMMISSIONER SHUFF: Yes.

21            ADMINISTRATOR DROPKA: Commissioner Kwasek?

22            COMMISSIONER KWASEK: Yes.

23            ADMINISTRATOR DROPKA: Commissioner Kazmier?

24            COMMISSIONER KAZMIER: Yes.

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1 ADMINISTRATOR DROPKA: Chairman McCombie?

2 CHAIRMAN MCCOMBIE: Yes.

3 Okay. Thank you for coming. Thank  
4 you.

5 Okay. The next item is a referral  
6 from the Village Board to consider a presentation  
7 of a proposed residential development for property  
8 located near Penny and Witt Road in South  
9 Barrington.

10 MR. PERISIN: That is me.

11 CHAIRMAN MCCOMBIE: Okay. So I assume what  
12 you're looking here for is you're looking for us to  
13 say that we like the concept?

14 MR. PERISIN: Correct.

15 CHAIRMAN MCCOMBIE: And that we think for you  
16 to work and generate sufficient plans that we  
17 would -- we would agree with you to work on --

18 MR. PERISIN: Right.

19 CHAIRMAN MCCOMBIE: Okay.

20 MR. PERISIN: Right. Right. Right.

21 So for those -- good evening,  
22 everybody. For those that don't know me my name is  
23 Pete Perisin. I am a resident here in South  
24 Barrington.



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1                   So we're talking about 1 West Penny,  
2                   which is in the southwest corner of Penny and Witt  
3                   Road. So across the street from us is Dunteman  
4                   Park on the east side, we're directly on the west  
5                   side basically a mirror -- a mirror property of  
6                   that one -- of the -- of the park.

7                   So what's existing -- what's  
8                   currently on the property now is -- there's the  
9                   property. So what's currently on the property now,  
10                  it's just an old -- it's a single ranch home.

11                  We good?

12                  CHAIRMAN MCCOMBIE: Sorry. Yes.

13                  MR. PERISIN: What's currently on the property  
14                  now is a single ranch home, it was built 60, 63, 62  
15                  years ago. It's about 1,800 square feet. No one  
16                  has lived in it in years. I think it's inhabitable  
17                  is what kind of what I was being told by the  
18                  sellers. I walk Witt Road a lot so I know that  
19                  someone has been either renting or doing -- keeping  
20                  things on the property because I see trailers and  
21                  there's pipes and equipments in the backyard,  
22                  drainage pipes, so something has been going on  
23                  there as far as some activity, but no one has been  
24                  living in the house.

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1           COMMISSIONER FOX: So do you own this property  
2 now?

3           MR. PERISIN: It's under contract. We have it  
4 under contract. So we are the purchased buyers --  
5 or the contracted -- the contracted buyers, yeah.

6                       So that's what is existing. If you  
7 look around the perimeter it's five and a half  
8 acres, but about -- just over a half an acre is  
9 actually in the right of way. So the -- you can  
10 see our -- the east of our property line is in the  
11 middle of Witt. So the net lane is actually about  
12 4.9 acres, so just a hair under five acres.

13                      So what we're proposing to do on the  
14 property is subdivide it into four lots. We have  
15 one lot coming off of -- one lot coming off of  
16 Penny and then the other three would be coming off  
17 of Witt. The lots will all range from -- well,  
18 there's basically five acres divided by the four  
19 lots, they average about an acre and a quarter  
20 each, but in reality they're between just over an  
21 acre to just under an acre and a half. Right now  
22 with the existing driveway comes a lot closer to  
23 the -- to the intersection, and so you'll see how  
24 we kind of separated those out.

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1                   What we plan on doing is building  
2     four custom homes, I'm going to be working with the  
3     actual builder, developer. The owner will actually  
4     be Demonte Builders who has built here in town  
5     quite a bit. We have actually done -- in the last  
6     seven or eight years we have done five spec homes  
7     in town. We did three on Covered Bridge Road, we  
8     did one in (inaudible) in Nathan's Glen and we're  
9     actually closing on one next week in Cutters Run.  
10    When we do the custom homes, the specs, they have  
11    all been specs, and they have all -- the first one  
12    about eight years ago was started at a scope of one  
13    million dollars, and now the one we're closing on  
14    next week is well over two million dollars. So we  
15    are going to subdivide this and we're going to  
16    build it and we're going to sell it. This isn't  
17    break it up and sell the lots or anything like  
18    that. We're going to do the whole thing.

19                   So we have been putting kind of our  
20    money where our mouth is by actually putting up  
21    spec houses, and I think in the last seven or eight  
22    years now that (inaudible) Brothers stopped we're  
23    probably doing the only spec houses in town --  
24    there's one or two floating around, but not five.

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1 Not five in the last, you know, last eight years.

2           The way we situated just so you can  
3 see for -- just for scale sake, all of the -- all  
4 of the houses -- or properties are, they're about  
5 5,000 square foot, 5,200 square foot houses to give  
6 you some scale. We even put a big pool and a big  
7 pool deck around the backyard just for the heck of  
8 it to show the size of the lots. You can see what  
9 we did was we took the -- that Penny Road lot and  
10 pushed it over to -- so the driveway is farther  
11 away from Witt from the intersection, and then that  
12 Lot 2, that corner lot, we're going to put the  
13 driveway on the southernmost part of that lot to  
14 stay away from the Penny/Witt Road corner as well.  
15 We have discussed possibly cutting a 45 degree  
16 angel on the right of way and getting a little bit  
17 more right of way on that corner because I have  
18 been behind school buses that are going up on Witt  
19 and trying to get to Rose and they cannot see  
20 around that corner as people are coming down Penny,  
21 so I think we're going to open up that corner of  
22 the lot to -- for visibility because sight line is  
23 really bad on that intersection if you're trying to  
24 pull out to go left.

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1                   The reason why we kind of thought  
2   this would fit and this arrangement would fit in  
3   the -- in the -- with the lot sizes -- is this the  
4   engineering? Oh, this is engineering. It's hard  
5   to see with the property lines, but the engineering  
6   works. We can get into that much further, but we  
7   have already kind of brought that up to Haeger.  
8   Haeger is going to do all of the engineering.  
9   Haeger does tons of work in town. Everything kind  
10  of slopes to the southwest corner, so it lays  
11  out -- it lays out well. But the reason why we  
12  think that this -- this is a good use for this  
13  corner is because this is the current corner. So  
14  if you were to take a -- from the middle of -- of  
15  the property, which is this one, and put a big  
16  circle around it, the first 12 houses that we hit,  
17  there's two to the north, four to the west and six  
18  to the south and the southeast a little bit,  
19  there's 12 houses. Those first 12 houses that we  
20  hit, ten of them are at or less than the property  
21  sizes that we're proposing. So they're actually  
22  all smaller lots around us. So the four to the --  
23  to the -- directly to the west of us are just over  
24  one acre, they're smaller houses, a lot of ranches,

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1 a lot of cape cods, same thing with the south  
2 straight below us, and then even over on Witt  
3 there's a ranch over there. So on the immediate  
4 area around this -- this -- kind of the first end  
5 of the property on that east side, so the immediate  
6 area, the nearest 12 homes, ten of them are at or  
7 below the size lots that we're proposing, and  
8 that's why we think this site layout works for that  
9 corner.

10 So what we're asking for and what we  
11 will be asking for is currently it's zoned A-1,  
12 which is five acres. We're currently -- we're  
13 going to ask for A-3, which is one acre zoning and  
14 then with that we'll just ask for one variance  
15 A-1 -- A-3 has a 75-foot setback for the front. We  
16 would like to make that -- we're going to ask for  
17 60 because then we can match the two houses to the  
18 west and then the houses to the south on Witt.  
19 That way we have a better street scrape straight  
20 across without the new lots being farther back so  
21 they would match with the surrounding houses.

22 CHAIRMAN MCCOMBIE: There is a lot of dense  
23 foliage all the way around this.

24 MR. PERISIN: Yeah. It's all buckthorn. It's

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1 all garbage.

2 CHAIRMAN MCCOMBIE: Is that what it is?

3 MR. PERISIN: Yeah. So we had --  
4 everything -- we have already had the arborist out  
5 there, so all the trees have been tagged. They'll  
6 be put on the -- Haeger surveyed them all, they'll  
7 be put on the preliminary engineering. So there's  
8 some nicer trees around some of the perimeter, but  
9 around the Penny and Witt, it's all garbage. It's  
10 all buckthorn, even on Witt Road it's actually  
11 growing on to the street, so we're going to  
12 eliminate probably almost all of that because we  
13 want to open it open.

14 CHAIRMAN MCCOMBIE: Is that -- that is a  
15 dangerous intersection.

16 COMMISSIONER GILLIS: It is.

17 COMMISSIONER FOX: It is. But that could be  
18 cleaned without four houses being there, but the  
19 house -- the lot directly across from you is five  
20 acres. It looks like it's the exact same size.

21 MR. PERISIN: I think it's just under, yeah.

22 COMMISSIONER FOX: And then if you go down  
23 Penny Road there's another five acres, there are  
24 mostly two and a half, because those were all

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1 originally, I think, five acre lots and they were  
2 subdivided into two and a half, and the ones that  
3 you mentioned that, you know, you draw your circle  
4 around, they're part of The Coves and the reason  
5 that they're smaller lots there is because The  
6 Coves uses the lake there to adjust size for --

7 MR. PERISIN: For the -- yeah.

8 COMMISSIONER FOX: So it's -- the land is  
9 smaller, but that's because they have the lake. So  
10 that's why they're still A-2.

11 MR. PERISIN: Yep. Understood. Yep.

12 CHAIRMAN MCCOMBIE: So did you -- when you  
13 said the one acre, that didn't include the portion  
14 of the lake that's part of those --

15 MR. PERISIN: Correct.

16 COMMISSIONER FOX: They have -- they have no  
17 lake.

18 MR. PERISIN: No, for The Coves lake.

19 CHAIRMAN MCCOMBIE: But The Coves.

20 COMMISSIONER FOX: Yeah, no -- that's just the  
21 land.

22 MR. PERISIN: Yeah. We would have to go back  
23 out. I don't even know how to calculate. You  
24 know, if we were back when The Coves subdivided and



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1   it was two acre max, two acre max and then, of  
2   course, you know there's going to be -- there's an  
3   acre of all those houses on the lake somewhere.  
4   But just trying to match the neighborhood part, no  
5   one is doing the math and trying to figure that all  
6   out when they're -- you know, when you're trying to  
7   compare or build within an area to make it look  
8   like it blends. That's all we're trying to do.  
9   We're trying to make it look like it blends. So  
10   when we did the three houses on Covered Bridge Road  
11   seven, eight years -- six, seven years ago, there  
12   were three. It was just under four acres. We  
13   subdivided that out. It was just a hair bigger  
14   than our average, and that was put in the middle of  
15   Sunset Ridge Farms, which was the oldest  
16   subdivision here in town and we put it in there and  
17   subdivided it out. We had to build houses that  
18   kind of conformed with the neighborhood enough  
19   where they didn't stick out like sore thumbs and we  
20   did it and we did it successfully, and the  
21   neighbors were all okay with it, and the reason why  
22   I know that is because I'm the president of the  
23   association, so if anything was going wrong with  
24   it, I would be getting -- my neighborhoods would be

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1 knocking on my door. So we were able to put those,  
2 kind of blend with the neighborhood and make it all  
3 feel so it looks like it had always been there, and  
4 that's what we're trying to do with this one.

5 COMMISSIONER FOX: So would we be okay with  
6 everyone up and down Penny also taking their two  
7 and a half acres and making them, you know, 1., you  
8 know, 25 and then five acres, getting four out of  
9 that and the guy across the street getting four out  
10 of that? That's -- because if you, let's say, yes  
11 to this, there's no reason not to say yes to  
12 everyone else because then you're -- it's not  
13 conforming.

14 COMMISSIONER KWASEK: Let me step in for a  
15 second. This was a real hot issue for me when I  
16 started with the zoning ordinance.

17 The zoning ordinance talks about A-2  
18 as two and a half acres and it just happened when I  
19 started to look through it, I jumped on that first  
20 because that's one of my lots. I don't have two  
21 and a half acres. I have 1.29 acres and a good --  
22 well, I think maybe part of that 29 is in the lake,  
23 so my lot line goes to the center of the lake in  
24 South Barrington Lakes and that is a drainage

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1     easement.

2                     When I look at this plat I can look  
3     at our whole development and there might be one or  
4     two that might get the two and a half acres in our  
5     development. Mike doesn't have anywhere near that.  
6     He is probably close to what I got. And it's easy  
7     to see. John, you're in The Glen. What did you  
8     say you have got?

9             COMMISSIONER KAZMIER: I think one and a  
10    third.

11            COMMISSIONER KWASEK: One and a third.

12            COMMISSIONER KAZMIER: Ish.

13            COMMISSIONER KWASEK: And you can look at that  
14    lake in The Glen and I guarantee you if you broke  
15    that up, you aren't going to get near -- and you  
16    just split it up with all the other lots, you  
17    aren't going to get anywhere near two acres let  
18    alone two and a half. The zoning here was screwed  
19    with since day one where they had the concept of  
20    where two and a half acres and it was to be two and  
21    a half acres with variance, so when a plat was done  
22    there was supposed to be variances granted. One of  
23    the things that that A-2 calls for is 100-foot  
24    setback. My survey says 60. You're supposed to

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1 have -- I forget -- it was 200 or 250 for a  
2 frontage. I have 155. You can look at this plat  
3 and see that mine is typical of just about a lot of  
4 the lots in South Barrington Lakes. Some are over,  
5 some flair out a little bit wider. Two and a half  
6 acre zoning has been a real misnomer. And if you  
7 take the area of the lake in The Coves and split  
8 that up, when you see it, it's a big lake. It  
9 looks huge. Sailboats, pontoon boats, all kinds of  
10 wonderful stuff, but when you actually take the  
11 numbers and break it apart, that's not going to get  
12 you near two acres either.

13 CHAIRMAN MCCOMBIE: Well...

14 COMMISSIONER KWASEK: There is no two and a  
15 half acre zoning unless somebody took a five acre  
16 lot and cut it in half. Yeah.

17 CHAIRMAN MCCOMBIE: So Louise is right about  
18 this. Once we start this, once we go down this  
19 road --

20 COMMISSIONER KWASEK: Start? It started 40,  
21 50 years ago.

22 CHAIRMAN MCCOMBIE: I know. But once we allow  
23 smaller lots to break up into this stuff -- it's  
24 one thing for a big development like The Coves or a

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1 big development like South Barrington Lakes or  
2 something like that, but this is -- this is under  
3 five acres, 4.96 or something you said. It's under  
4 five acres or near five acres. The point to this  
5 is that, you know, we're going to end up every time  
6 there's a lot that's for sale, and it's five acres,  
7 they're going to want to break it up into four  
8 lots.

9 COMMISSIONER KWASEK: Well, so what?

10 MR. PERISIN: Excuse me, if I may --

11 COMMISSIONER KWASEK: It's not like you have  
12 five acres, five acres, five acres. They're  
13 onesies.

14 COMMISSIONER FOX: No, but if you look at this  
15 doesn't that look -- I mean, that looks like a lot  
16 of lots on that property.

17 COMMISSIONER KWASEK: That doesn't look much  
18 different than mine and they are given a 40 foot to  
19 Witt Road. Now, you ever see Witt Road being four  
20 lanes when you need an 80-foot right of way on Witt  
21 Road?

22 CHAIRMAN MCCOMBIE: No. I'm not worried about  
23 that.

24 MR. MICHALSKI: Excuse me, Julius. So I asked

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1 Mike Rafferty to join us for tonight.

2 COMMISSIONER KWASEK: Right.

3 MR. MICHALSKI: Because he is the only one, I  
4 believe, that has the knowledge of what had  
5 happened in A-2 zoning in the past, so, if you  
6 don't mind, Mike, would you speak -- would you  
7 explain what had happened in the past?

8 MR. RAFFERTY: Pete is correct about --

9 CHAIRMAN MCCOMBIE: Mike, would you come up to  
10 the microphone? Would that be all right?

11 MR. MICHALSKI: Yeah.

12 CHAIRMAN MCCOMBIE: Thank you, Mike.

13 MR. RAFFERTY: I have been involved in  
14 development in South Barrington since 1984  
15 primarily with Sunset Ridge, The Coves and The Glen  
16 under Bill Rose. I was surprised a couple weeks  
17 ago when I heard discussion about all of the  
18 nonstandard lots in South Barrington that aren't  
19 two and a half acres. The vast majority of this  
20 Village has what's called A-2 with variance zoning,  
21 and that's based on the concept you take your  
22 number of acres, in this case it's five or 4.9,  
23 whatever, divide that number by two, and that's the  
24 number of lots that you can expect provided you

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1 have got some kind of compensatory amenity package.  
2 Every development in town has a different kind of  
3 amenity package. A lot of them involve open water,  
4 lakes, ponds, some of them are tennis courts, some  
5 of them are landscaped islands. Depending on the  
6 nature of the amenity package, you -- you --  
7 there's flexibility in terms of the number of lots  
8 that is going to be yielded by a certain number of  
9 raw acres. When I was on the Plan Commission in  
10 the late '80s we approved all of the -- all of the  
11 newer subdivisions in town; Cutters Run, Hunters  
12 Ridge. If you look at the zoning map, I was  
13 surprised to see that the A-2 with variance wasn't  
14 in the legend on the zoning map. Unlike what Pete  
15 said earlier, it's not two and a half acres with  
16 variance, it's two acres with variance. A-1 is  
17 five acres, A-2 is two and a half acres, A-3 is one  
18 acre, but in between there is that A-2 with  
19 variance, which is the tool that was used to create  
20 The Glen, to create The Coves, South Barrington  
21 Lakes.

22 MR. PERISIN: We did it when I did Hidden  
23 Lakes.

24 MR. RAFFERTY: Hidden Lakes.

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1           MR. PERISIN: I did the same thing. I  
2 developed Hidden Lakes in the '90s.

3           COMMISSIONER FOX: But those were much larger  
4 than five acres so there's room for amenities to be  
5 put in there, there's room for something that  
6 offsets the tiny -- you know, not tiny, but the  
7 small size of the lots. It's -- on five acres,  
8 it's just five -- you know, or whatever it is, a  
9 little under five acres, it's just five acres.  
10 There's not going to be an amenity there, you know?  
11 And landscaping and other requirements that are  
12 going to be put in place are going to be required  
13 of you even if you kept it -- well, not kept it at  
14 the size it is, but even if you subdivided it, you  
15 know, there would be some expectations of things  
16 you would do there, you know, if you did two acres.  
17 I just think that this is a very small parcel to be  
18 now be treating like a subdivision, even though it  
19 could technically be a subdivision. I think four  
20 lots is too many lots on there.

21           MR. MICHALSKI: Thank you, Mike.

22           MR. PERISIN: So I put up the zoning map so  
23 you can see that there's very -- so besides -- I  
24 don't know how many other five acre parcels -- I



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1 don't think there are any in town. So you can see  
2 the one we're talking about, which is that one  
3 right there, but, otherwise, the -- like down the  
4 street from you on 40 West Penny, see, the market  
5 doesn't want big lots anymore. It's gone.  
6 After -- and we let Toll Brothers in. As soon as  
7 that happened we decided, as a community, that we  
8 don't want big lots anymore. They're not  
9 marketable. So 40 West Penny, that was -- the last  
10 one of the three acres and it sat there vacant --  
11 well, it was for sale for 15 years we couldn't sell  
12 it. No one could sell it. No one wants three  
13 acres. It finally sold and now it's back on the  
14 market again. I have a lot in The Glen, 18 Kitson,  
15 it's just under two acres. I showed it last week  
16 and they said, "can you cut it in half?" Nobody  
17 wants a big lot. Because what happened was when  
18 those lots -- and Mike can correct me -- when all  
19 that happened, when Mr. Rose subdivided and when he  
20 was working with Mike when he subdivided it all and  
21 we had those big lots, guess what else we had, we  
22 had detached garages, so someone could put a garage  
23 in the back, we had sheds allowed, so someone could  
24 use the other part for a shed. We had -- swimming

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1 pools could go anywhere on the property. I had a  
2 swimming pool in my subdivision, it's about 150  
3 feet from the house because they wanted it close to  
4 Poplar Creek. Mr. Rose said you could even have  
5 chicken coops back in the day and kids would ride  
6 their bikes around, dirt bikes. We eliminated all  
7 that but we kept the zoning. It doesn't make  
8 sense. We're not keeping up with -- the zoning is  
9 antiquated. And I understand your point of then  
10 everyone is going to do it. Well, this lot allows  
11 itself, because it's on a corner, to have multiple  
12 driveways in it. Other lots, like your lot with  
13 the big -- there's drainage, there's water on it,  
14 you know, there's -- you can't subdivide those out.  
15 So I don't know how many more parcels there are in  
16 town that are like this lot that are high and dry  
17 for the full five acres without having some kind of  
18 drainage swale or something in it.

19 CHAIRMAN MCCOMBIE: So what's the deal with  
20 the lot that's just north of this? What's that  
21 lot?

22 COMMISSIONER FOX: Right across the street.

23 CHAIRMAN MCCOMBIE: Yeah, across the street.

24 COMMISSIONER FOX: I think that just sold,

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1     didn't it?  No --

2             MR. PERISIN:  Is that the one that's for sale  
3     now?

4             COMMISSIONER FOX:  Was that Bill Brough's  
5     old...

6             CHAIRMAN MCCOMBIE:  Is that the yellow  
7     farmhouse?

8             COMMISSIONER FOX:  No, that's -- the farmhouse  
9     is over one, so I don't know -- but --

10            CHAIRMAN MCCOMBIE:  Just across the street.

11            COMMISSIONER SHUFF:  Yeah.  Yeah.

12            MR. PERISIN:  Does it have a wetland in it?  
13     Is that a wetland?

14            COMMISSIONER FOX:  I don't know.

15            MR. MICHALSKI:  So the lot that just recently  
16     sold was 40 West Penny.  40 West Penny.  It was --

17            COMMISSIONER FOX:  That's the yellow  
18     farmhouse.

19            MR. PERISIN:  No.  No.  You're talking about  
20     vacant lots.

21            MR. MICHALSKI:  Yep, that's vacant.

22            COMMISSIONER FOX:  You're talking about East  
23     Penny.  East Penny is the farmhouse.  There's a  
24     farmhouse --

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1           MR. PERISIN: There's something on -- yeah.

2           COMMISSIONER FOX: But I don't know that it  
3 even is there, so I don't know what that is.

4           MR. MICHALSKI: Yeah. It is a small  
5 yellow ish farmhouse with a barn on the side.

6           COMMISSIONER FOX: Yeah.

7           MR. PERISIN: With a barn on the side. Yeah  
8 because that's what we could have back in the day,  
9 but I believe that there's wetlands on that  
10 property.

11          MR. MICHALSKI: There is a pond, yes.

12          MR. PERISIN: Yes. Thank you. So you can't  
13 subdivide that out.

14          COMMISSIONER FOX: So if you had three lots on  
15 there, that wouldn't be sellable, instead of four?

16          MR. PERISIN: Oh, yeah. Maybe. Maybe. I  
17 don't know. Right now the market doesn't want  
18 that. Not in South Barrington. Go a mile west to  
19 Barrington Hills where they can have all those  
20 things I just said that we have eliminated from  
21 South Barrington's rules because they can do all  
22 that. They can do detached garages and sheds and  
23 things.

24          MR. RAFFERTY: How big is the Cutters Run lot

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1     that you're closing on shortly?

2             MR. PERISIN: 1.3, but it's -- some of it is  
3     in the water, to Julius' point. So, what's netted?  
4     I don't know what's netted.

5             MR. RAFFERTY: Yeah. It used to be considered  
6     51,000 square feet per lot was the minimum. If you  
7     look across the street --

8             CHAIRMAN MCCOMBIE: 51,000 is more than a  
9     quarter --

10            MR. PERISIN: Well because acre lots used to  
11     be 40,000, right? Wouldn't that -- 42 by 60 is an  
12     acre, but I think they used to consider an acre lot  
13     40,000 square feet.

14            MR. RAFFERTY: Maybe some people did, but not  
15     South Barrington.

16            MR. PERISIN: No. Okay. But good point. And  
17     how long has -- that Cutters Run lot that we're  
18     closing on next week, it has been vacant for -- I  
19     landscaped it in the late '90s, so that's how long  
20     it has been sitting.

21            MR. MICHALSKI: Excuse me. So the lot that  
22     Pete is referring to is 2 Morgan. It's a corner  
23     lot off Bartlett Road and Morgan in Cutters Run.

24            MR. PERISIN: Yeah.

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1           MR. MICHALSKI: And that lot goes -- it has a  
2 lake in the back.

3           MR. PERISIN: So it just seems like, to your  
4 point, the market just doesn't want it, and so --  
5 and we certainly don't need any more vacant lots in  
6 town.

7           MR. MICHALSKI: So, Pete, I know that just  
8 sight info, I know that Village Administrator is  
9 trying to obtain grants for a bike path that may be  
10 going to the north of your property. Okay. On  
11 your side.

12          MR. PERISIN: I hope so. I hope so. And then  
13 Damian just gave me -- I did read this, so -- from  
14 the Village engineer, took a quick look and it has  
15 six points, and all six points are well within what  
16 we were going to do or what we will do. So nothing  
17 from the Village engineer, just from a quick 30,000  
18 foot view had any huge issues with our subdivision  
19 of the four.

20          CHAIRMAN MCCOMBIE: Well, I am a little  
21 concerned that -- that I know this is -- I know  
22 this was sent from the Village Board to us. I'm a  
23 little concerned that we're going to be setting  
24 some precedence here that I don't know that the

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1 Village wants us to set this precedent. Maybe what  
2 we should do is we should ask the Village Board if  
3 they want to start -- that they think that these  
4 are the right size lots.

5 COMMISSIONER KWASEK: You know what would be  
6 really helpful, I would like to see our plat and  
7 I'll look at some of the other plats. I would like  
8 to see what the areas really are.

9 CHAIRMAN MCCOMBIE: I know Damian is doing  
10 research on this already.

11 MR. MICHALSKI: Not necessarily on your lot,  
12 but, yes, I -- it came up -- it came to my  
13 attention when I spoke to Mike Rafferty regarding  
14 zoning map, and Kelly Rafferty has always mentioned  
15 that those were A-2 with variance, which the maps  
16 that I acquired after I started with the Village  
17 did not recognize that zoning type. So I started  
18 looking for those, I had my staff look for any  
19 approved maps on that date and we couldn't find  
20 anything recorded. So I also --

21 COMMISSIONER KWASEK: Maps or for plats of  
22 subdivision?

23 MR. MICHALSKI: No, I'm talking about the map.

24 COMMISSIONER KWASEK: Yeah, I want to see a

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1 plat of subdivision because that's going to tell  
2 you what was approved.

3 MR. MICHALSKI: We can -- I'm sure we have  
4 that. Yeah.

5 MR. PERISIN: So, to your point, Mike, so if  
6 everyone can see this and know where this is, so  
7 this is the Enclave here, right, and so this major  
8 parcel recently went from A-1 to A-4.

9 CHAIRMAN MCCOMBIE: That was seven acres, that  
10 was a piece of land that they held out on and I  
11 know that -- you know, that our friend had already  
12 gotten the roads sort of bent over so when he  
13 finally got that parcel of land he could build  
14 there, but the Enclave was small lots.

15 MR. PERISIN: I know, but, to your point, but  
16 it's going from A-1 to A-4, so the precedent kind  
17 of has already been set, not to mention --

18 CHAIRMAN MCCOMBIE: I don't think so.

19 MR. PERISIN: Okay.

20 CHAIRMAN MCCOMBIE: That piece of land right  
21 there was landlocked. If they didn't do this there  
22 was no way to get a driveway in there. They had to  
23 go to his subdivision.

24 MR. PERISIN: Well, why did they have to go --



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1 oh, if that was --

2 CHAIRMAN MCCOMBIE: There's no road that you  
3 can get to --

4 MR. PERISIN: Oh, no. No. I know. Not until  
5 that little corner opened up and then a planned  
6 development.

7 CHAIRMAN MCCOMBIE: Right. Right. Right.  
8 Yeah. Yes.

9 MR. PERISIN: So it's kind of --

10 CHAIRMAN MCCOMBIE: I know. Yeah.

11 MR. PERISIN: Okay. Okay.

12 CHAIRMAN MCCOMBIE: Yeah.

13 MR. PERISIN: Yeah.

14 CHAIRMAN MCCOMBIE: I just want to say that if  
15 we go down this road, and I -- again, I don't know  
16 that this is a bad way to do it. I mean, I'm not  
17 saying it's bad at all, I'm just saying that we  
18 have to be ready for some repercussions as  
19 people -- people sell their lots or they move out  
20 or they want to do it, this is -- this is the  
21 smallest subdivision we have ever been involved in,  
22 you know, five acres and -- or --

23 MR. PERISIN: No. I just did one --

24 COMMISSIONER FOX: They were called

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1 subdivisions, you know, like 17 and 19 and then  
2 that corner before you get into The Coves over  
3 there, those were both two and a half and they were  
4 subdivided from five and they called them a  
5 subdivision, you know, but they were given and they  
6 came for, you know, a redo of plat and variance and  
7 everything else. This is just going, you know,  
8 another, you know, dimension down. It's four on  
9 five acres and there are other A-1s, which maybe  
10 that's what the market will call for. I have no  
11 idea. But if you do it for this, you can't really  
12 say no to anyone else.

13 CHAIRMAN MCCOMBIE: No, I know.

14 COMMISSIONER FOX: And maybe that's where the  
15 market is going. I don't know.

16 MR. PERISIN: But I subdivided Covered Bridge  
17 and we were at just under four acres, and I  
18 subdivided it into three lots and we just did  
19 that -- you might have been -- I know Mike was on  
20 it.

21 CHAIRMAN MCCOMBIE: I was definitely on it.

22 MR. PERISIN: Yeah. Yeah. Yeah.

23 MR. RAFFERTY: Those lots are one -- are 1.32  
24 acres.

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1           MR. PERISIN:  Yep.  Yep.

2           MR. RAFFERTY:  And it's purposely -- it is the  
3 same size as the Sunset Ridge lots just to the east  
4 of it.

5           MR. PERISIN:  I know.

6           MR. RAFFERTY:  It was important not to set a  
7 precedent that suddenly changed the lot size.

8           MR. PERISIN:  But that also wasn't part of  
9 Sunset Ridge Farm.  That's a bump out.  It was  
10 never part --

11          MR. RAFFERTY:  It was never platted as part of  
12 Sunset Ridge.  It was never platted as part of  
13 Dirabeta (phonetic.)  It was a standalone piece  
14 of --

15          MR. PERISIN:  It was just a little donut,  
16 yeah.

17          CHAIRMAN MCCOMBIE:  Yeah.  And it made sense  
18 to melt it into Sunset Ridge when we did it.

19          MR. RAFFERTY:  Right.

20          CHAIRMAN MCCOMBIE:  And the homes are nice.  
21 You built some nice homes in there.  We got it  
22 through ACC.  And I'm just worried.  I mean, maybe  
23 it is -- but I think we're setting -- we're setting  
24 the table on this whole thing.  Your -- I mean,

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1     you're really looking for us to say that we like  
2     the idea and that we're going to allow you to do  
3     this, right?

4             MR. PERISIN: Yeah, I'm looking for -- yeah,  
5     I'm looking for, yeah, maybe a vote on it. I don't  
6     know. Give me some direction of -- so we can get  
7     into, you know, engineering.

8             COMMISSIONER KWASEK: Can I ask a question?

9             MR. PERISIN: Yeah.

10            COMMISSIONER KWASEK: So on Witt you gave a 40  
11     foot right of way. If you only gave a 33 foot  
12     right of way you would pick up some ground. Why  
13     did you give a 40 foot right of way? Witt is not  
14     going to grow.

15            MR. PERISIN: No, it's not going to grow.

16            COMMISSIONER KWASEK: And as far as a right of  
17     way line driving up and down, take a good look a  
18     Mudhank. That puppy goes up and down the whole  
19     length.

20            MR. PERISIN: Does it? Yeah. I don't -- that  
21     was just kind of dealing with Haeger, they had  
22     suggested it, the engineer, but, yeah, I could -- I  
23     could keep squeezing this, making this bigger just  
24     to make the math a little bit better, you know,

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1 just trying to --

2 COMMISSIONER KWASEK: Well, you're dedicating  
3 land that is yours, right?

4 MR. PERISIN: Yep.

5 COMMISSIONER KWASEK: You don't have to  
6 dedicate that land, more than what is the minimum  
7 required.

8 MR. PERISIN: True. True. Yeah, so --

9 COMMISSIONER KWASEK: Area is area.

10 MR. PERISIN: Yeah. So, yes, Julius, we could  
11 probably squeeze out another quarter of an acre.

12 COMMISSIONER KWASEK: And isn't Penny the same  
13 deal?

14 MR. PERISIN: Well, Penny is a county road. I  
15 don't know. I don't know. But then, you know --

16 COMMISSIONER KWASEK: Penny is a county road  
17 then 66 by me.

18 MR. PERISIN: Oh, is it 66 by you?

19 COMMISSIONER KWASEK: By me. There are places  
20 that got subletter, but it's 66 by me.

21 MR. PERISIN: But I also like the idea of  
22 maybe being ready in the future if we can get that  
23 path to go all the way to Rose. That would be  
24 awesome. If we did whole back -- whole (inaudible)

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1 a little bit down so there is room to get that  
2 path.

3 COMMISSIONER KWASEK: Do an easement.

4 MR. PERISIN: Okay. I'll give you an  
5 easement.

6 MR. MICHALSKI: So, Julius, I had a  
7 conversation with our engineer, Karisa (phonetic)  
8 and she mentioned from Penny it would be 100 feet  
9 of easement -- or right of way.

10 COMMISSIONER KWASEK: 100 foot right of way?

11 MR. MICHALSKI: Mm-hmm.

12 COMMISSIONER KWASEK: For a two lane road?  
13 You know, I get told a lot of stuff by consultants,  
14 engineers, and if it doesn't make sense, I kind of  
15 wonder.

16 COMMISSIONER FOX: Is it because it's a county  
17 road? Does that --

18 COMMISSIONER KWASEK: Oh, Mudhank is a county  
19 road. 100 foot right of way is when you definitely  
20 want a four lane road. Do you ever see Penny going  
21 to four lanes? Or Witt? Or, God help us, Mudhank?

22 MR. PERISIN: No. No.

23 MR. RAFFERTY: Witt is a 66 foot right of way  
24 right now.

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1           COMMISSIONER KWASEK: Okay. Well he is giving  
2 too much land. Shouldn't have listened to the  
3 engineers.

4           MR. PERISIN: Let me note that so I can do it  
5 over so I can --

6           COMMISSIONER ABRI: Mike, do you want to get  
7 some feedback from the Village before we just,  
8 like, vote?

9           CHAIRMAN MCCOMBIE: I'm thinking that's what  
10 we really need. We need to -- because I think that  
11 once we do this I think there's going to be other  
12 lots that we have to do this for.

13          COMMISSIONER KWASEK: Well, if you're going to  
14 look for feedback, you have to give out correct  
15 information. So you need to have a whole table of  
16 all the lots, all the developments so people can  
17 see exactly what they are, because if he is saying  
18 that the lots that he's backing up against are one  
19 acre, he's going to look just like them.

20          CHAIRMAN MCCOMBIE: Well I think that what he  
21 is doing he is saying they're one acre of land, but  
22 that there's water involved, so we have to take  
23 that into account, you know what I mean?

24          MR. PERISIN: Yeah. But you can't even see --

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1 from some of those lots you can't even see the  
2 water, so I don't know -- how do you take that into  
3 account?

4 COMMISSIONER FOX: They have access to the  
5 water, though. They have rights to the water.

6 MR. PERISIN: Oh, yeah. They can go all the  
7 way around through the -- yeah, to the --

8 COMMISSIONER FOX: And they can use the beach  
9 that is part of The Coves and everything else, so  
10 that's one of the amenities that was probably, you  
11 know, part of a deal to allow the lots to be  
12 the size they were. There's no amenity that's  
13 going to come from a, you know, five acre lot, but  
14 I don't know what the future of South Barrington  
15 is, so...

16 MR. PERISIN: Well I can tell you the way the  
17 market has been going for the last 25 years since I  
18 have been selling in town, so...

19 CHAIRMAN MCCOMBIE: Well, no, and I believe  
20 you. I mean --

21 MR. PERISIN: And let's say some of the other  
22 ones do this, if it fits and it conforms with the  
23 neighborhood and it's good for the Village, I don't  
24 understand that it's a bad precedent. I don't



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1 understand that.

2 COMMISSIONER GILLIS: Well, the question is  
3 what do you do with the next five acres where maybe  
4 there isn't the blending in like you have. You're  
5 right next to -- I think what you drew fits right  
6 with what's next to you, but now the guy down the  
7 road has a five acre, but all around him are other  
8 five acres. How do you tell that guy he can't do  
9 it?

10 MR. PERISIN: Yeah, because -- well, we really  
11 don't have that in town a lot. So I think --

12 COMMISSIONER GILLIS: That's the interesting  
13 thing --

14 MR. PERISIN: Well, I guess --

15 COMMISSIONER FOX: We have two and a half acre  
16 lots. There aren't a lot of five acres. There's a  
17 guy across the street, there's us down, you know, a  
18 little further down, but most of the rest are the  
19 two and a half or three. There's threes down  
20 Penny, too, but they're long and narrow lots, but I  
21 have seen some of them become two lots, you know,  
22 with a driveway that is kind of, you know -- I  
23 mean, it's pretty down Penny right now. This would  
24 allow other people up and down Penny to go, why do

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1 I have to only put one or two houses here when I  
2 can put three or four, you know? I mean, that  
3 really is the question we have to ask if that's  
4 okay.

5 CHAIRMAN MCCOMBIE: Yeah.

6 COMMISSIONER FOX: And I would like to know  
7 what the guy across the street thinks, although I  
8 don't know that anyone is there. I don't know that  
9 anyone is living there. I have never seen -- I  
10 walk around, you know, there all the time, and I  
11 always wonder what that is and I wondered if it  
12 belongs to the person next door to them and they  
13 just have two separate parcels, so I don't know.

14 MR. PERISIN: It looks like it's -- it doesn't  
15 look like it's five acres. It's smaller because I  
16 think they gave up some right of way to the  
17 entrance to --

18 COMMISSIONER FOX: I know, but they might want  
19 to put three houses on there, you know? I mean --

20 MR. PERISIN: That's a good point.

21 COMMISSIONER FOX: -- if that's what they do,  
22 you know, then maybe they won't -- they'll be glad  
23 you did what you did, but I don't know.

24 MR. PERISIN: Yeah.

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1           CHAIRMAN MCCOMBIE: So here is the thing. The  
2 next thing that would happen for us would -- that  
3 we would have a public hearing to get the zoning  
4 approved for this.

5           COMMISSIONER FOX: Well I think he wants to  
6 know if we even are on board before he starts  
7 doing --

8           MR. PERISIN: I'm fine with the public --  
9 yeah, bring it to the public.

10          CHAIRMAN MCCOMBIE: Public hearing I think is  
11 the next thing to figure out. If we do the public  
12 hearing then we can figure out what everybody is  
13 thinking, I think.

14          MR. PERISIN: What's the radius for the public  
15 hearing notifications? Is it 200 feet? 250 feet?  
16 Anybody --

17          ADMINISTRATOR DROPKA: I'll --

18          MR. PERISIN: Do you know?

19          ADMINISTRATOR DROPKA: We can talk tomorrow  
20 about --

21          MR. PERISIN: Do you know what it -- I'm just  
22 curious.

23          ADMINISTRATOR DROPKA: Not offhand. Not off  
24 the top --

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1 MR. PERISIN: Usually it's 200, 250.

2 ATTORNEY CARRIGAN: The statute is 250. 250.

3 MR. PERISIN: 250. Thank you. Okay. So I  
4 knew something. Okay. So, yeah, I would  
5 definitely get that one and it would get the one to  
6 the east of that one, and then it would get  
7 everybody else that's smaller than us, so --

8 CHAIRMAN MCCOMBIE: So why don't we just take  
9 this and everybody can think about this and let's  
10 move it over, let's see if Damian can get us some  
11 information from subdivisions about the sizes of  
12 lots in subdivisions, which I know he has been  
13 working on, so...

14 COMMISSIONER KWASEK: I have a question on the  
15 250 because of the zoning ordinance that we were  
16 supposed to review, it says that if there is a  
17 right of way, so the 250 comes and then there's a  
18 right of way, you don't count the distance of the  
19 right of way. It's like there's a gap.

20 ATTORNEY CARRIGAN: Right.

21 COMMISSIONER KWASEK: Okay.

22 CHAIRMAN MCCOMBIE: Please.

23 MAYOR MCCOMBIE: Paula McCombie, Mayor of  
24 South Barrington. I would just suggest that I

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1 think that as a Board, probably, we would like to  
2 see some kind of an aerial of the surrounding area  
3 maybe, you know, a block or two over across the  
4 street, and then have that subdivided into four or  
5 into three, which is the other option that you have  
6 been talking about, so that you can actually  
7 visualize what it's going to look like and how it  
8 fits into the rest of the neighborhood. Because he  
9 did an excellent job fitting it into Sunset Ridge  
10 just as Mike Rafferty got done saying, and see how  
11 this fits into that particular area. I mean, it's  
12 fine to talk about it, but to see it is a different  
13 thing.

14 MR. PERISIN: So on this just because it would  
15 be that exact picture. Just subdivided -- just put  
16 my four on there?

17 MAYOR MCCOMBIE: Yeah. Yeah. Basically yes.

18 MR. PERISIN: Okay. And that's --

19 CHAIRMAN MCCOMBIE: And he has already drawn  
20 the four.

21 MAYOR MCCOMBIE: Yeah, let's see -- like  
22 let's, like, make it into not just a square lot.  
23 Let's put, like, a few trees or something on it, or  
24 just a big house on it, you know, so that you get

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1 an idea of what it's going to look like. Because I  
2 know when it gets to the Board, if I have to break  
3 a tie on this, I'm going to want to know that  
4 information, what it actually looks like.

5 CHAIRMAN MCCOMBIE: Okay.

6 MR. PERISIN: So you want just -- like this  
7 one just pulled back a little bit? Because it --

8 COMMISSIONER KWASEK: What if you superimpose  
9 that on that other sheet.

10 MAYOR MCCOMBIE: Right. Yeah. On this sheet  
11 you just have that, but I don't see what the  
12 neighborhood looks like, and that's what we're  
13 talking so it fits in like Sunset Ridge.

14 MR. PERISIN: Right. Right. Right. Well,  
15 okay, so that one just pulled back a little bit  
16 because you can see the houses to the west already,  
17 so just pulled back a little bit?

18 MAYOR MCCOMBIE: Yeah, that's not showing the  
19 neighborhood. All that is showing is the street.

20 MR. PERISIN: Yeah. Okay.

21 COMMISSIONER KWASEK: Take the other one and  
22 superimpose this on to that.

23 MR. PERISIN: Okay. Sure.

24 MAYOR MCCOMBIE: And then maybe, you know, you

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1     can have an idea of if you only had to do three,  
2     what would that look like compared to the four if  
3     the four looks out of place in particular.  Maybe  
4     it will look fine.  I don't know.

5             MR. PERISIN:  Right.

6             MR. RAFFERTY:  The closest comparable  
7     subdivision is probably Hilltop -- Pinetree  
8     Estates, it's called, Dalton Court.  It's on the  
9     east side of Witt Road just south of Dunteman Park.  
10    You probably share a little bit in common, you  
11    know, the southeast corner of your piece probably  
12    meets the northwest corner of Pinetree Estates.  
13    That was a ten acre piece and they wound up getting  
14    five lots on it.  Again, the two acre with  
15    variance.

16            MR. PERISIN:  Oh.  Because that -- okay.  
17    Gross lots because they're smaller net.

18            MR. RAFFERTY:  Right.  Right.

19            MR. PERISIN:  Yeah.

20            MR. RAFFERTY:  But they have an amenity  
21    package.  They --

22            MR. PERISIN:  They got a lake that's -- a pond  
23    there.

24            MR. RAFFERTY:  And two of the five lots have

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1     been resubdivided into one lot. So right now it --  
2     there's a total of four lots on that 20 acres.

3             MR. PERISIN: Ten acres.

4             MR. RAFFERTY: Ten acres. I'm sorry. Ten  
5     acres. Ten acres.

6             MR. PERISIN: Yeah.

7             CHAIRMAN MCCOMBIE: Okay.

8             MR. RAFFERTY: Yeah.

9             THE WITNESS: Well, yeah, the guys in Hidden  
10    Lakes, too, they combined some lots.

11            MR. RAFFERTY: Right.

12            MR. PERISIN: Yeah.

13            MR. RAFFERTY: Right. But I would argue,  
14    Pete, with the idea that ten out of the 12 closest  
15    houses to this property are -- are an acre in size.  
16    I just saw it tonight for the first time. I'm  
17    seeing one lot that is 1.4, I think, and then four  
18    lots that are 1.0. I don't know --

19            MR. PERISIN: Yeah, I'll show you, Mike.  
20    These are all -- one, two, three, four, five, six,  
21    seven, eight -- let's see. That was bigger. One,  
22    two, three, four, five, six, seven, eight, nine,  
23    where is my tenth one? Maybe this is ten. I'm not  
24    sure -- 100 percent sure, but these four and these



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1 one, two, three, four, five -- those nine are all  
2 one acre.

3 MR. RAFFERTY: I have a hard time believing  
4 that, Pete.

5 MR. PERISIN: Lucky Monk is right across the  
6 street if you want a shake.

7 MR. MICHALSKI: So -- excuse me. The empty  
8 parcel that you're showing as a pizza slice has a  
9 driveway in here.

10 MR. PERISIN: Yep. Yep. It's like a flag  
11 off.

12 MR. MICHALSKI: Yeah.

13 MR. PERISIN: Yep.

14 MR. RAFFERTY: Yeah, that's part of The Coves.

15 MR. MICHALSKI: Yes.

16 MR. RAFFERTY: You know, which has an 85 acre  
17 lake as part of their amenity package.

18 MR. PERISIN: Which is a good point to Julius'  
19 because there no -- how many lots are in The Coves?

20 MR. RAFFERTY: I don't remember, but it --

21 MR. PERISIN: It has got to be -- is it 100?  
22 110? 120? But, to Julius' point, there's no -- if  
23 you divide out that 85 acres, I don't think you're  
24 getting two acre gross, but maybe you are.

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1           MR. MICHALSKI: So, Mike, were the streets  
2 part of the package as well, so all the roads were  
3 accounted for in it as well, forming the  
4 subdivision?

5           MR. RAFFERTY: Yes. Yeah.

6           MR. MICHALSKI: Okay.

7           MR. RAFFERTY: Yeah. Like I said, Hilltop --  
8 or Pinetree Estates, Dalton Court nearby was ten  
9 acres gross, not including Witt Road right of way,  
10 and they got five lots on it.

11          MR. PERISIN: Yeah, there are some big lots.  
12 That one lot that just sold last year at the  
13 southeast corner of that is one of the one acres.  
14 That little ranch.

15          MR. RAFFERTY: In what subdivision?

16          MR. PERISIN: In the -- off of Dalton Court.

17          MR. RAFFERTY: There's no little ranch in  
18 Dalton Court.

19          MR. PERISIN: Right here. This one.

20          MR. RAFFERTY: Oh, no. That's the original  
21 farmhouse, right.

22          MR. PERISIN: It's still part of it, isn't it?  
23 Or does it go around that?

24          MR. RAFFERTY: No. It's on one of the lots.

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1           MR. PERISIN: Yeah, it's one acre.

2           MR. MICHALSKI: No.

3           MR. PERISIN: A hair over one acre.

4           MR. RAFFERTY: That lot, Pete, is 54,270  
5 square feet.

6           MR. PERISIN: Okay.

7           MR. RAFFERTY: That's 1.3, not 1.0. 1.3.

8           MR. PERISIN: The land that it's on? Okay,  
9 then the County is wrong, then.

10          MR. RAFFERTY: That's Lot 5 in Hilltop -- or  
11 Pinetree Estates.

12          MR. PERISIN: Yep. You got that from County  
13 records? Okay. Okay. Okay. Because I got a  
14 County record that has that different. But, I  
15 mean, we're talking about 4,000 square feet. What  
16 are we doing?

17          CHAIRMAN MCCOMBIE: So, again, we'll set up  
18 for a public hearing then where the public can come  
19 in and look at this and see what they have to say  
20 and we can think about it.

21          MR. PERISIN: Okay.

22          CHAIRMAN MCCOMBIE: I really would like the  
23 Village to voice their opinion, what they think  
24 about this.

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1           MR. PERISIN: I don't understand the -- I  
2 mean, I'm confused of what the Planning is for if  
3 we're going to the Village first to ask them if we  
4 can go to Planning again. I don't understand.

5           CHAIRMAN MCCOMBIE: Well we're -- they're  
6 going to have a vote at the end of this anyway, so  
7 we're going to make a recommendation to them, and  
8 then they're going to go into their meeting and  
9 they're going to vote weather they approve our  
10 recommendation or not.

11          MR. PERISIN: Yeah. Okay. So then is the  
12 public -- so we put notice out on the property and  
13 all that. Okay. How quickly can we -- how long is  
14 it -- how quickly can that happen? I want to go.  
15 I want to build a house.

16          ATTORNEY CARRIGAN: Yeah, you have certain  
17 publication and notice requirement, so a minimum of  
18 15 to 30 days and for Staff to review it. I mean,  
19 realistically you're looking at probably a month  
20 and a half before you can get before a public  
21 hearing.

22          MR. PERISIN: So beginning of July?

23          ATTORNEY CARRIGAN: Yes, just time wise.

24          MR. PERISIN: Yeah. Yeah. Yeah. Understood.

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1 Understood. Yeah.

2 CHAIRMAN MCCOMBIE: Well, is there a way that  
3 we can get to it -- I mean, I don't know that you  
4 can prepare the documents and get everything done  
5 by the end of June to give it to Staff so they can  
6 look at it so that we can look at it. Yeah, so why  
7 don't you think about how long it is going to take  
8 you to get --

9 MR. PERISIN: What additional documents are we  
10 talking about? What are we -- because I'm already  
11 at preliminary engineering. I mean, we're moving  
12 so what -- how much more -- I don't know what else  
13 additional do we need?

14 CHAIRMAN MCCOMBIE: I would envision that what  
15 we need on these drawings is we need a lot of  
16 dimensions on these drawings.

17 MR. PERISIN: Oh, okay. They're done. It's  
18 on them. Yep.

19 MAYOR MCCOMBIE: Is the attorney -- would you  
20 like -- I think he's trying to talk to you, Mike --

21 ATTORNEY CARRIGAN: Yes. I would do, to  
22 start, I mean, at a minimum, a preliminary plat.  
23 You'll have to work with Staff whether a -- some  
24 type of a planned unit development is required for

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1 the (inaudible), which required a public hearing or  
2 even formal variances, so obviously, a minimum is,  
3 you know, a preliminary plat starting point.

4 MR. PERISIN: Yeah.

5 ATTORNEY CARRIGAN: And all the required  
6 variances or for Staff whether they would do a PUD  
7 for some type of relief, but you will need relief  
8 from -- so that would be, at a minimum, where I  
9 would start. So I think that would probably be an  
10 offline discussion appropriate to have --

11 MR. PERISIN: What would I need if I'm doing  
12 A-3?

13 ATTORNEY CARRIGAN: Well, I'm not -- well, in  
14 regards to -- well, we'll have to go through all of  
15 the zoning ordinance and make sure there is no  
16 required variances that's required, so I don't want  
17 to --

18 MR. PERISIN: Understood. Understood.

19 ATTORNEY CARRIGAN: Okay. I think that's an  
20 offline discussion, but clearly a public hearing  
21 will be required.

22 MR. PERISIN: Yep.

23 ATTORNEY CARRIGAN: And a preliminary plat.

24 MR. PERISIN: And I got a preliminary plat.

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1 Gotcha. Okay.

2 CHAIRMAN MCCOMBIE: Okay, Pete.

3 MR. PERISIN: Gotcha. Gotcha. Gotcha.

4 Anything else from me?

5 COMMISSIONER SHUFF: When do you close on the  
6 property?

7 MR. PERISIN: We haven't yet.

8 COMMISSIONER SHUFF: When?

9 MR. PERISIN: Oh. Oh. I'm sorry. In June.  
10 Next month.

11 COMMISSIONER SHUFF: Okay.

12 MR. PERISIN: I can push that off a little  
13 bit.

14 COMMISSIONER SHUFF: Do you have a date set?

15 MR. PERISIN: Yeah, we do have a date, but I  
16 have an extension on it.

17 COMMISSIONER SHUFF: Okay.

18 MR. PERISIN: Which puts me into the middle of  
19 July, that's why if we can -- now we're talking  
20 about beginning of July --

21 COMMISSIONER SHUFF: Is it contingent? Okay.

22 MR. PERISIN: I'm still --

23 COMMISSIONER SHUFF: Yes. No, I'm kidding.

24 MR. PERISIN: More or less, yeah.

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1           COMMISSIONER SHUFF: Okay.

2           MR. PERISIN: Yeah. Yeah.

3           CHAIRMAN MCCOMBIE: Okay. Any other  
4 questions? Okay. Thank you for coming.

5           MR. PERISIN: Okay. Thanks.

6                       Okay. Next item on the agenda is a  
7 public hearing to consider a text amendment to the  
8 Village's Zoning Ordinance Title 10.

9                       I would like to have a motion to open  
10 up a public hearing.

11          COMMISSIONER ABRI: So moved.

12          CHAIRMAN MCCOMBIE: Second? Second?

13          COMMISSIONER SHUFF: Yep.

14          CHAIRMAN MCCOMBIE: Okay. Roll call.

15          ADMINISTRATOR DROPKA: Commissioner Abri?

16          COMMISSIONER ABRI: Yes.

17          ADMINISTRATOR DROPKA: Commissioner Fox?

18          COMMISSIONER FOX: Yes.

19          ADMINISTRATOR DROPKA: Commissioner Gillis?

20          COMMISSIONER GILLIS: Yes.

21          ADMINISTRATOR DROPKA: Commissioner Shuff?

22          COMMISSIONER SHUFF: Yes.

23          ADMINISTRATOR DROPKA: Commissioner Kwasek?

24          COMMISSIONER KWASEK: Yes.



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1 ADMINISTRATOR DROPKA: Commissioner Kazmier?

2 COMMISSIONER KAZMIER: Yes.

3 ADMINISTRATOR DROPKA: Chairman McCombie?

4 CHAIRMAN MCCOMBIE: Yes.

5 Okay. So who is going to be doing  
6 the presentation?

7 MR. MICHALSKI: Thank you.

8 CHAIRMAN MCCOMBIE: Raise your hand.

9 (Damian Michalski duly sworn.)

10 MR. MICHALSKI: So the Village has been  
11 working on the -- updating the Zoning Code Title 10  
12 and the code has been -- I believe it was  
13 established about 40 years ago and hasn't been  
14 updated.

15 Did anyone have the chance to read  
16 that -- through the whole code?

17 COMMISSIONER KWASEK: Up to Chapter 12.

18 MR. MICHALSKI: Chapter 12. Okay.

19 CHAIRMAN MCCOMBIE: I did not get one.

20 COMMISSIONER GILLIS: I didn't either.

21 COMMISSIONER KWASEK: Didn't you get my email?

22 CHAIRMAN MCCOMBIE: I got your email.

23 COMMISSIONER KWASEK: Well, why didn't you  
24 question it, then?

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1           CHAIRMAN MCCOMBIE: I assumed that there was  
2 something somewhere for me and I just looked  
3 through all my emails and couldn't find anything.

4           ADMINISTRATOR DROPKA: I apologize. I thought  
5 that this was sent out to everybody on April 17th,  
6 the whole packet.

7           COMMISSIONER GILLIS: Oh, that thing?

8           ADMINISTRATOR DROPKA: This thing. Yes.

9           COMMISSIONER GILLIS: We got that.

10          ADMINISTRATOR DROPKA: Okay. Okay. All  
11 right.

12          MR. MICHALSKI: Mike, did you get this? You  
13 did?

14          CHAIRMAN MCCOMBIE: I did not get it.

15          COMMISSIONER GILLIS: If you got that you  
16 would know.

17          COMMISSIONER SHUFF: Even I got it.

18          CHAIRMAN MCCOMBIE: You got it also?

19          COMMISSIONER SHUFF: Yeah. I wasn't home, but  
20 he dropped it off. Yeah.

21          CHAIRMAN MCCOMBIE: The only thing that I have  
22 is I got this, which was this information that we  
23 reviewed this evening.

24          COMMISSIONER ABRI: This was part of the

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1 previous to that.

2 COMMISSIONER GILLIS: Yeah.

3 COMMISSIONER ABRI: So if you got this  
4 earlier, then you got that.

5 COMMISSIONER GILLIS: Yes. At least a month  
6 ago. Yeah.

7 CHAIRMAN MCCOMBIE: Okay. Okay. Let's  
8 continue.

9 MR. MICHALSKI: So I apologize that you  
10 weren't given a copy of it. So we were -- we  
11 provided a -- two copies, existing and underlying  
12 copy as well with the code changes. I supposed we  
13 will push that vote until the next meeting so you  
14 would have a chance to review it. I think the -- a  
15 couple things to outline was that we are proposing  
16 a change to the code regarding a fence enclosure  
17 for pool equipment. So the proposed plans would be  
18 wooden fence to enclose the pool equipment so it  
19 would not be exposed. As of right now, as of  
20 current code, we have only a screen allowed with  
21 bushes. Nothing else. I have received a lot of  
22 complaints from residents, they don't want to see  
23 the equipment, they would rather have it enclosed  
24 if it's possible, so that's one of the changes.

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1 And we also changed the minimum size of structure.  
2 So minimum size of the house to be 2,500 square  
3 feet. In our code it's stated at the pent of -- of  
4 the zoning, but it was anywhere from 1,300 per  
5 floor, 1,500 per floor, depends on the zoning. So  
6 that would -- those are, I think, the two biggest  
7 changes to the code -- to the existing code, in my  
8 opinion.

9 Kirk, do you have anything to add?

10 CHAIRMAN MCCOMBIE: Okay. So for those two  
11 changes?

12 MR. MICHALSKI: No. No. No. No.

13 CHAIRMAN MCCOMBIE: I just want to be -- we  
14 have a document here that is an inch thick for two  
15 small changes.

16 MR. MICHALSKI: No. No.

17 Kirk.

18 MR. BISHOP: Good evening, Mr. Chairman and  
19 Commissioners. My name is Kirk Bishop with Duncan  
20 Associates. I have had the pleasure of working  
21 with your Staff and Building and Zoning Committee  
22 for the past several months on the -- this proposed  
23 comprehensive update of the Zoning Ordinance. As  
24 Damian said, it has been decades, probably longer

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1    than 40 years since the last complete overhaul.  
2    Now, I know that over -- over the years there have  
3    been piecemeal amendments as response to issues  
4    that arise in the community, and to some extent  
5    that is part of the reason for this comprehensive  
6    overhaul is because the piecemeal amendments over  
7    time kind of made the ordinance a little bit  
8    difficult to navigate and it kind of lacks some  
9    modern kind of user-friendly features that are  
10   typical on more modern zoning ordinances.

11                   So, also, it's important to note that  
12   the update of the Zoning Ordinance was one of the  
13   specific recommendations coming out of the  
14   Comprehensive Land Meeting that you completed a  
15   couple of years ago. I believe that was one of the  
16   top recommendations for that.

17                   When we were brought on board to  
18   assist with this update there were several general  
19   objectives that we were given; make sure that  
20   it's -- these regulations as one of the key ways  
21   that you implement local comprehensive plan and  
22   local policies that it's more closely aligned with  
23   current thinking about future of the Village,  
24   that's it's modern, well organized, easy to use,

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1 easy to find information and easy to understand it  
2 once you do find it. We were also tasked with  
3 making sure that it's resident friendly, business  
4 friendly in terms of receptive to the type of  
5 investment that the Village would like to see  
6 overtime and then it's consistent with other  
7 Village code provisions and with the law in  
8 general. So that was kind of the overarching  
9 objectives.

10                   Damian pointed out a couple of  
11 changes. It is by no means the -- that is by no  
12 means the universe of proposed changes in this.  
13 Because of the comprehensive nature of the  
14 reorganization and presenting information and  
15 tables, it wasn't possible to -- oftentimes when  
16 you're presented with an ordinance to amend a  
17 section of a Village Code you get a cross through,  
18 a strike though, underline kind of legislative  
19 format document that makes it really clear, okay,  
20 we're changing this to say this and this to say  
21 that. Because we have -- it's a comprehensively  
22 edited, reorganized, it wasn't possible to do that,  
23 but we have endeavored in this document that most  
24 of you, but not all of you got, to show those

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1 changes either as footnotes in the document or as  
2 stripe through and underlined so that you see what,  
3 in our mind, represent the key substantive changes  
4 proposed.

5               There are -- in terms of the general  
6 improvements, the use of tables, illustrations to  
7 help convey the meaning of sometimes kind of  
8 complex, regulatory concepts, updated page layout,  
9 you know, much more robust table of contents that  
10 allows users to find information, and then, as  
11 Damian pointed out, strategic revisions throughout,  
12 proposed revisions throughout to address issues  
13 that have arisen in the Village over time and that  
14 have been kind of -- that the current ordinance  
15 didn't adequately deal with.

16               It is important to point out that  
17 this is an amendment to the text of the Village  
18 Zoning Ordinance, but not to the zoning map. No  
19 property is proposed to be rezoned as a result of  
20 this zoning update.

21               I can highlight, if -- I guess I'll  
22 look to you, Mr. Chairman and Commission, what's  
23 your pleasure? I can walk you through a number of  
24 proposed changes or I can respond, for those of you

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1     that have had an opportunity to look at it, to  
2     questions or comments that you have at this time.  
3     I just want to make this the most productive for  
4     you.

5             CHAIRMAN MCCOMBIE:  So over the years we have  
6     upgraded a bunch of things and done exactly what  
7     you said, we redlined stuff and added them, so did  
8     you take all of those and embody them into this  
9     document?  Is that what has happened?

10            MR. BISHOP:  I started with the ordinance that  
11     existed at the time I began this project in 2023,  
12     and if -- and if there were amendments made in the  
13     interim, I also took those into consideration.  So  
14     this -- this starts with a baseline document of  
15     your existing regulations and what we have shown as  
16     proposed to changes -- changes from what you have  
17     today.

18            CHAIRMAN MCCOMBIE:  So this will have, for  
19     example, the driveway thing that we did?

20            MR. MICHALSKI:  Yes.

21            MR. BISHOP:  Yes.

22            CHAIRMAN MCCOMBIE:  That will be in there.  
23     Okay.  And things like that, and it will be an easy  
24     way to follow it, then -- and then stuff where we



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1 had about camping vehicles and --

2 MR. BISHOP: Yes, the recreational vehicles.  
3 Yes. Yes. All of that stuff is in there, the  
4 short-term rental stuff that you addressed a few  
5 years back. All of that is in there. If we have  
6 proposed it, edited -- you know substantively  
7 edited it in any way, we endeavored to show that as  
8 a proposed change so that you can easily identify  
9 what we're up to.

10 CHAIRMAN MCCOMBIE: Okay. Well, I think  
11 probably since you're here, since I think a lot of  
12 people -- why don't you start to go through some of  
13 the things?

14 MR. BISHOP: Okay. I can take you on a brief  
15 tour.

16 Chapter 1 kind of boilerplate  
17 provisions. The chapter is called "Introductory  
18 Provisions." It kind of sets the stage, statutory  
19 authority, the effective date of the ordinance once  
20 it's adopted, establishes kind of those general  
21 rules. Real kind of boilerplate provisions. We  
22 have included a section on the transition from  
23 the -- today's ordinance to the new ordinance and  
24 made it clear that anybody who is sort of caught in

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1 the middle of a project isn't -- you know, isn't  
2 sent back to square one, that if you have a  
3 complete application being viewed and processed,  
4 you can proceed with that application so the rug is  
5 not pulled out from anyone.

6 CHAIRMAN MCCOMBIE: But you're not -- you're  
7 not creating any changes to any ordinances, right?  
8 You're just -- you're just taking all the changes  
9 that we have done and adding them to the ordinance,  
10 right?

11 MR. BISHOP: No. No. And that's not correct.  
12 I am certainly including changes that you have made  
13 in the past. Those have been incorporated. But  
14 we're also proposing substantive changes to your  
15 existing regulatory framework.

16 CHAIRMAN MCCOMBIE: Oh, okay.

17 MR. BISHOP: Yeah. Yeah. So it was more than  
18 just --

19 COMMISSIONER GILLIS: Some of it is just  
20 wording. I mean, changing --

21 MR. BISHOP: Well, some of it is, yes. A  
22 great deal of it is just expressing it in a little  
23 more plain English style, putting it -- as I say,  
24 putting information in tables, in table format that

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1 allows for a little bit more at-a-glance comparison  
2 of what A-1 versus A-3, you know, as per the  
3 discussion tonight, but some of it is, for  
4 example -- well, Damian mentioned clarification of  
5 the Village's longstanding prohibition on sheds and  
6 fences. We're unable to find that in today's  
7 Zoning Ordinance and we have made that clear in the  
8 ordinance, we have added that as a provision, and  
9 included information about backyard play equipment  
10 and tree houses and things like that. Kind of the  
11 stuff that doesn't rise to the level of, you know,  
12 world changing, but in terms of the day-to-day  
13 administration of the zoning, kind of important  
14 stuff and kind of important stuff for neighbors.  
15 So that kind of stuff is throughout. We have  
16 updated the approval procedure for planned unit  
17 developments. I don't know that it's that  
18 different, but we have kind of clarified the  
19 various staff's pre-application to preliminary  
20 plans, for example, and included a lot more detail  
21 basically from Illinois statutes about the way that  
22 you process zoning map amendments and variances in  
23 the future. Just kind of updated all of that  
24 stuff.

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1           CHAIRMAN MCCOMBIE: Okay.

2           MR. BISHOP: So introductory provisions, as I  
3 say, nothing substantive there that really rises to  
4 the level of discussion.

5                     The second chapter contains all the  
6 information pertaining to residential districts or  
7 the A districts as we have been discussing in the  
8 previous agenda item tonight. All the existing A  
9 districts are retained. The standards are pretty  
10 much the same. Damian did mention that we -- that  
11 we have modified the minimum house size  
12 requirements, which are very complex today based on  
13 whether it's one story or two story and how many  
14 bathrooms you have to have, kind of thrown that out  
15 and just said minimum house size in the Village of  
16 South Barrington is 2,400 square feet. Just a  
17 simple line item in the table. We have added a  
18 maximum impervious cover standard for the first  
19 time in the Zoning Ordinance and that varies based  
20 on zoning category between 15 and 30 percent of the  
21 overall lot area is allowed to be impervious, and  
22 that would include the building as well as paved  
23 areas on the -- paved areas impervious to rain  
24 water infiltration. Increase the garage size

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1 requirement, which today stands at a minimum two  
2 car garage for all houses in the A districts to a  
3 three car minimum garage requirement, and that was  
4 based on -- all of these changes are really kind of  
5 based on discussions at the building and zoning  
6 committee monthly meetings that we have held over  
7 the past many months. It also addresses the issue  
8 that was front and center in the previous  
9 discussion, and that is early on it came to -- I  
10 came to realize that the vast majority of the A-2  
11 zoning in the Village doesn't meet the two and a  
12 half acre minimum requirement. I have since  
13 learned and welcomed the context about this sort of  
14 blanket variance that was granted, kind of a  
15 legislative variance that was granted. A kind of  
16 unique practice in my experience. The way we have  
17 addressed it is to simply clarify that lots --  
18 legally established lots in the A-2 zoning that  
19 don't meet the minimum requirements are buildable,  
20 you can put principal buildings on them and  
21 accessory buildings and accessory uses without  
22 regard to the -- the platted lot area and lot  
23 width, they just have to meet the other standards  
24 in the ordinance. They have to comply with the

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1 minimum building height requirements, they have to  
2 comply with the minimum setbacks, which, in some  
3 cases is going to mean they need to request a  
4 variance, but we have addressed that in the  
5 residential districts chapter.

6 Now there is more than one way to do  
7 that, and it sounds like, per the discussion in the  
8 previous case, you may, as you contemplate this  
9 zoning change, that is likely going to come back to  
10 you for the A-3 zoning, may want to do it a  
11 different way, but right now all the A-2 zoning  
12 that is out there is good to go. It is -- I will  
13 say that in my experience, which is about 40 years  
14 of assisting communities with updating zoning  
15 codes, it is a bit unusual to have a zoning map  
16 that shows all this A-2 zoning with at least 90  
17 percent of it being nonconforming. It creates for  
18 a confusing or misleading zoning map, in my  
19 professional opinion, for what it's worth.

20 COMMISSIONER KWASEK: And that's a bad phrase.  
21 Technically nonconforming, that can't exist in the  
22 Zoning Ordinance because all those lots were  
23 platted with Village Board approval, so they had  
24 the Village Board approval for all those variances

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1 as illustrated on those plats. They are not  
2 technically nonconforming. That would mean that if  
3 an attorney came and I wanted to sell my house and  
4 one guy decided to do due diligence and read the  
5 zoning ordinance, he would say, oh, this is  
6 technically nonconforming. I want something from  
7 the Village that says you're good. That's a bad  
8 language.

9 MR. BISHOP: Respectfully that's exactly what  
10 nonconforming means in the parlance of zoning. It  
11 is what was lawfully established but no longer  
12 meets the requirements as stated in your --

13 COMMISSIONER KWASEK: I cannot support this  
14 Zoning Ordinance with those words in it.

15 MR. BISHOP: Okay.

16 COMMISSIONER KWASEK: When you refer to my  
17 lot, his lot, Mike's lot, I'm going to assume  
18 Gillis' lot, unless you guys want to vote and say  
19 your stuff is nonconforming so you can have a  
20 problem.

21 CHAIRMAN MCCOMBIE: So what Mike was talking  
22 about, he was talking about A-2 with --

23 MR. RAFFERTY: With a variance.

24 CHAIRMAN MCCOMBIE: With a variance.

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1           MR. RAFFERTY: A-2 two acre with a variance.  
2 Not two and a half. Two.

3           CHAIRMAN MCCOMBIE: Right. So A-2 with a  
4 variance. So is that what, for example, South  
5 Barrington Lakes got, A-2 with a variance?

6           MR. RAFFERTY: Yes.

7           CHAIRMAN MCCOMBIE: What is --

8           COMMISSIONER KWASEK: Well, I can tell you  
9 that A-2 in here talks about two and a half acres  
10 and it talks about 100-foot setback and it talks  
11 about a minimum lot width of 200 feet. You haven't  
12 got that. My survey doesn't show that.

13          CHAIRMAN MCCOMBIE: So is that what the A-2  
14 with a variance allows you to do to build on that  
15 lot that doesn't conform with those requirements?

16          MR. RAFFERTY: Right. Right.

17          CHAIRMAN MCCOMBIE: But what are the  
18 requirements for A-2 with a variance?

19          COMMISSIONER KWASEK: What the plat shows.

20          COMMISSIONER GILLIS: Yeah.

21          MR. RAFFERTY: For instance, one of the  
22 variances that is granted reduces the front yard  
23 setback from 100 feet to 60 feet and, you know, it  
24 probably changes from subdivision to subdivision.



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1 But, again, it's also -- part of it is based on the  
2 scale of the amenity package. The Coves with an 85  
3 acre lake, in essence, negotiated the ability to  
4 have small lots at the smaller end of the spectrum.

5 CHAIRMAN MCCOMBIE: But they really are  
6 conforming with the plat.

7 MR. RAFFERTY: Sure they are.

8 CHAIRMAN MCCOMBIE: But how does --

9 MR. RAFFERTY: But the zoning map that Damian  
10 handed to me tonight, all of the green in the -- in  
11 the heart of the Village, you know, 90 percent of  
12 this map is flat out wrong. All these subdivisions  
13 are not A-2 zoned. They're not two and a half acre  
14 zoning. It's two acre with variance.

15 CHAIRMAN MCCOMBIE: But where do they talk in  
16 existing ordinances about two acre -- A-2 with  
17 being two acres with variance?

18 MR. RAFFERTY: I --

19 COMMISSIONER KWASEK: It doesn't.

20 CHAIRMAN MCCOMBIE: Oh, okay. That's a  
21 problem, isn't it?

22 MR. RAFFERTY: Well...

23 MR. BISHOP: It's a confusing situation.

24 CHAIRMAN MCCOMBIE: So I -- right now, and I

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1 know Damian is doing his research on all these  
2 lots --

3 MR. BISHOP: As we speak.

4 CHAIRMAN MCCOMBIE: Yeah, as we speak he is  
5 doing it. I think you're right.

6 All I can say is that at the end we  
7 need to create -- if it doesn't exist now, A-2 with  
8 a variance that says so if it doesn't exist we have  
9 to create then an A-2 plus or something that says  
10 it's two acres with variance that allows all the  
11 homes in my subdivision, in so many of the other  
12 subdivisions to be --

13 MR. BISHOP: Conforming.

14 CHAIRMAN MCCOMBIE: And they have to be  
15 conforming. I agree with Julius, I am not going to  
16 do a new ordinance that says all the homes in South  
17 Barrington are nonconforming.

18 MR. BISHOP: Well, you have had that ordinance  
19 for 40 years.

20 COMMISSIONER KWASEK: And no one had touched  
21 it because it was screwed up for 40 years.

22 MR. BISHOP: I understand the point. I -- and  
23 I think that there will likely need to be more than  
24 one new A given the wide variation in lot sizes

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1     that I see on the zoning map. But that's fine.  
2     That can be done. It will -- you know, I will be  
3     interested in seeing the research that comes out of  
4     Damian's office.

5             CHAIRMAN MCCOMBIE: See, everyone is looking  
6     forward to your information.

7             MR. BISHOP: But I think that -- I think  
8     creating a zoning map category that actually fits  
9     the platted patterns that exist is a better way to  
10    go.

11            CHAIRMAN MCCOMBIE: I absolutely agree and I  
12    think that if this requires that we add some  
13    classifications, I'll call it, to it that were, you  
14    know, an A-2 plus or an A-2 something with  
15    variations. Now, whatever that is that we create a  
16    couple of additional ones and we do the map the  
17    right way and that will fix the map.

18            MR. BISHOP: That A-3 category that you have  
19    and have had for years fits very well a large  
20    portion of the lots I see here. So you may only  
21    need to -- you know, the A-3 is the one acre  
22    minimum, doesn't mean you can't have more, just  
23    means you need to have at least an acre and however  
24    much frontage -- I can look it up -- and maybe

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1     there's a -- maybe there's an A-2.5 that kind of  
2     splits the difference between the two and a half  
3     acre that is the existing A-2 minimum and has been  
4     forever, so, you know, one and one and a half,  
5     something like that. Probably -- yeah, we could  
6     probably do that pretty easily, frankly.

7           MR. RAFFERTY: The official South Barrington  
8     zoning map before this one had all of this green  
9     area labeled as A-2 asterisks, and if you looked in  
10    the legend, the asterisks meant A-2 with a  
11    variance. I don't know where that ever went to,  
12    but it's gone. When I look at this, 90 percent of  
13    the Village, The Coves, The Glen, Sunset Ridge,  
14    everything is A-2 and that's flat out wrong. It's  
15    not A-2.

16          MR. BISHOP: Well, even if it had asterisks  
17    for the A-2 as the old map that you provided to  
18    Damian, it wouldn't tell us the information we need  
19    like what does that mean, right? On a lot by lot  
20    basis. So it's important for us to get either the  
21    information that comes from the files somewhere  
22    that explains what the variance granted was or we  
23    come up with a best fit situation that renders at  
24    least 90 percent of the lots in the Village

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1 conforming in the sense of what the legal meaning  
2 of conforming means in the sense of something. I  
3 think we're all in agreement on that.

4 MR. MICHALSKI: So my understanding is that  
5 A-2 with variance, the variance was approved for --  
6 different variance was approved so it was not based  
7 standard for what type of variance it was per  
8 subdivision. To uncover it right now we're going  
9 through all the paperwork, all the papers that we  
10 have to find out what those variances were. So I  
11 think to approach it properly, in my mind, would be  
12 to set a standard what was the variance or general  
13 variance that was approved at that time because,  
14 again, every subdivision has different variances.

15 CHAIRMAN MCCOMBIE: So do you think you'll be  
16 able to discover --

17 MR. MICHALSKI: Oh, my God.

18 CHAIRMAN MCCOMBIE: -- what the variances were  
19 that they approved? I mean, this is...

20 COMMISSIONER KWASEK: Isn't it going to be a  
21 function of how much info is on the plat?

22 MR. MICHALSKI: Yeah.

23 COMMISSIONER KWASEK: If all the lots show the  
24 setbacks, so the front, side, the rear, and you can

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1 look in a subdivision and find the narrowest lot so  
2 then that would be the minimum width for that  
3 subdivision.

4 MR. MICHALSKI: So, for instance, Nathan's  
5 Glen has variances per lot of existing homes.

6 MR. RAFFERTY: Do you know that Nathan's Glen  
7 was originally a subdivision in the County before?

8 MR. MICHALSKI: Yes, I am aware of that.

9 MR. RAFFERTY: Okay.

10 COMMISSIONER KWASEK: That's going to make it  
11 very nasty if you have to do that, if every lot in  
12 every subdivision as its own deal.

13 MR. MICHALSKI: Thank you.

14 COMMISSIONER KWASEK: You're going to need  
15 some generalizations, but everybody needs to be  
16 whole at the end of this deal. You can't leave  
17 anybody hanging in the breeze nonconforming.

18 MR. MICHALSKI: Yeah.

19 MR. RAFFERTY: I don't understand why you  
20 can't just leave it A-2 asterisks or A-2.1. You  
21 know, pick a convention. It should appear on the  
22 legend as A-2 with variance. And then variances  
23 differ from one subdivision to another. Generally  
24 speaking the subdivisions with the biggest amenity

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1 packages have the smallest lots. The Coves is  
2 proof of that. There are lots in The Coves that  
3 are way too small to -- you know, if they were a  
4 standalone subdivision, but because of the 85 acre  
5 lake, it was deemed approvable at the time.

6 CHAIRMAN MCCOMBIE: But wouldn't it be better  
7 to really change it to some of these to just be A-3  
8 and just --

9 MR. RAFFERTY: No because now you're giving  
10 people one acre zoning.

11 CHAIRMAN MCCOMBIE: But they have it.

12 MR. RAFFERTY: Right now they got two acre  
13 zoning.

14 CHAIRMAN MCCOMBIE: But they have one acre.

15 COMMISSIONER FOX: Is has it one here with the  
16 asterisks with variance.

17 CHAIRMAN MCCOMBIE: On the old map.

18 COMMISSIONER FIX: On the old map.

19 MR. RAFFERTY: On the old map.

20 COMMISSIONER FOX: Yeah, it's on this one.

21 MR. RAFFERTY: Yeah.

22 COMMISSIONER FOX: But if you do go to A-3 now  
23 you're going to have subdivisions being made by  
24 every person who has a two acre lot, who says I can

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1 have two -- you know, I don't think that that's a  
2 good idea.

3 COMMISSIONER KWASEK: I'm going to tell you  
4 there aren't too many twos.

5 COMMISSIONER FOX: That's probably true.

6 COMMISSIONER KWASEK: That's why I would like  
7 to see the plat. You can tell really quick what  
8 the numbers are.

9 MR. BISHOP: The best way to do this is to use  
10 GAS data (phonetic), that will tell us the range of  
11 lot sizes, lot widths, setbacks, so I think it's --  
12 if anybody knows if that data exists in the files  
13 somewhere.

14 COMMISSIONER FOX: But what does that do for  
15 the -- you know, because it sounds like it was  
16 supposed to be two acres, but then we made it  
17 different, but you gave us, you know, an 85 acre  
18 lake, so there were amenity packages, so how do --  
19 you need to have that sort of still in there,  
20 otherwise it messes everybody's, you know, lots up  
21 in terms of what, you know, is acceptable for  
22 somebody to come in wanting to develop something  
23 does. I mean, there was a reason you were given  
24 variances for -- you know, to go against the



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1 original A -- you know, 2 zoning. You did it  
2 because they, you know, put in a -- whatever. They  
3 had a lake or they put in other things. Now if  
4 it's just, you know, changed, you could just have  
5 smaller and smaller lots.

6 COMMISSIONER KWASEK: That assumes there's a  
7 lot of lots that are empty. I think lots that may  
8 be, you know, an acre and a third, whatever size,  
9 if it has got a dwelling on it that has value, or  
10 say you have one lot that is two acres, it has got  
11 a house on it, it would be strange to be configured  
12 such that you can divide in half. So in order to  
13 sell this other lot, somebody would have to tear  
14 down a house that probably is worth more than that  
15 lot.

16 COMMISSIONER FOX: Well there's that house on  
17 Penny that was a junk house and then they  
18 subdivided, but I think they had -- they must have  
19 had three acres or more, and they put, like, this  
20 narrow strip to each house and now somebody has  
21 bought it and put a garden in the front, so it went  
22 back to being a single --

23 MR. MICHALSKI: Excuse me. Are you talking  
24 about 55 and 58 Penny?

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1           COMMISSIONER FOX: That may be, yeah, because  
2 remember for a while there was that house that was  
3 just an eye sore.

4           MR. MICHALSKI: So it was already torn down  
5 before I started with the Village, however those  
6 are two lots, two and a half acres.

7           COMMISSIONER FOX: Yeah, they were two lots,  
8 but, you know, like the one lot was a mess and they  
9 reconnected them, didn't they?

10          MR. MICHALSKI: I'm not sure of that. I don't  
11 know.

12          COMMISSIONER FOX: So now it seems like  
13 it's -- you know, it's sold and they have tore down  
14 the house and --

15          COMMISSIONER GILLIS: It's a big garden.

16          COMMISSIONER FOX: They put a garden in the  
17 front.

18          CHAIRMAN MCCOMBIE: Okay. So getting back to  
19 where we're going --

20          COMMISSIONER FOX: The subject at hand.

21          CHAIRMAN MCCOMBIE: Yes. I think that Damian  
22 creating this list and seeing what's really out in  
23 the Village right now will be good. We'll be able  
24 to make and then to have some suggestions on some

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1 different classifications, I think that -- I think  
2 that also would be added to the ordinances that we  
3 can do, and I think that's probably our approach to  
4 the zoning map, which is to put the information  
5 there that's really there that represents what  
6 is --

7 MR. MICHALSKI: That's what I'm trying to  
8 uncover.

9 COMMISSIONER GILLIS: So we don't want  
10 nonconforming.

11 CHAIRMAN MCCOMBIE: No. No. I agree with  
12 Julius about that. To say your lot is a  
13 nonconforming lot, it just -- I don't think that's  
14 the right way to approach these.

15 COMMISSIONER FOX: But is there some way to,  
16 like, make a note of the amenity packages. That's  
17 the thing I don't want -- because I don't know that  
18 people realize that, you know, that's part of  
19 why --

20 CHAIRMAN MCCOMBIE: I think that -- I think  
21 that how this ordinance is being done, we have a  
22 professional ordinance writer here, right? And  
23 we're going to rely on him to make sure that he has  
24 a way to -- that we can memorialize this in our

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1 ordinances, so we have a professional here. We  
2 should utilize him.

3 MR. MICHALSKI: I think if we could uncover  
4 some of the subdivisions, let's say two, three of  
5 the largest subdivisions in our Village and find  
6 out what were the variances, we could have a  
7 general idea what we could put in to an additional  
8 zoning district, in my opinion, to make sure that  
9 all those lots fit.

10 COMMISSIONER KWASEK: I think the amenities  
11 are going to be really squirrely. So in our  
12 subdivision there's a lake, but my -- that lake is  
13 over my property. So part of my 1.29 acres is that  
14 lake. The only amenity we have is a park. Now, I  
15 don't think The Ponds have a park and The Ponds,  
16 the way it looks, their lots go into the lake also,  
17 so where is their amenity? I look at The Coves, I  
18 don't see that they have a park.

19 MR. MICHALSKI: They do. They have a beach.  
20 That little island.

21 COMMISSIONER KWASEK: The Coves?

22 CHAIRMAN MCCOMBIE: Yep, they have a beach.

23 COMMISSIONER KWASEK: Oh, I'm sorry, not The  
24 Coves. Cutters Run. Cutters Run that comes off

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1 Bartlett Road. Isn't that this one? The one that  
2 is just above the --

3 MR. PERISIN: Yeah.

4 CHAIRMAN MCCOMBIE: Oh. Oh. Yes. That's the  
5 one that they built that house there. How big is  
6 that house? It's off of Bartlett when you're going  
7 south on Mudhank there -- oh, no, that's -- I'm  
8 sorry. That's not Cutters, that's --

9 COMMISSIONER KWASEK: You're talking about  
10 Magnolia.

11 CHAIRMAN MCCOMBIE: Yeah.

12 COMMISSIONER KWASEK: When you look at -- what  
13 is it -- Hunters Ridge that comes off Mudhank,  
14 what's their amenity? It looks like the lake is --  
15 you can't tell because it's blacked out on this  
16 one.

17 MR. RAFFERTY: There's a park in Hunters  
18 Ridge.

19 CHAIRMAN MCCOMBIE: Again, I think the  
20 important thing here is what we need to do is we  
21 need to get this information from Damian what's  
22 really going on in the Village and then we need to  
23 look at how we want to write the ordinance out for  
24 the lots. We're not going to be able to do this.

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1 We need to get Damian to tell us what all the lots  
2 are, we have a grab on everything and what the  
3 amenities are and we can make a decision. I mean,  
4 somebody obviously gave them, for the variance they  
5 said, oh, wow that's more than enough. Good.

6 COMMISSIONER KWASEK: And this happened over  
7 time.

8 CHAIRMAN MCCOMBIE: That's right.

9 COMMISSIONER KWASEK: And I'm sure that  
10 standard changed over time.

11 CHAIRMAN MCCOMBIE: That's right. That's  
12 right.

13 MR. MICHALSKI: So Kirk has a couple of  
14 comments regarding it. Would you speak about it,  
15 please?

16 MR. BISHOP: Well, I think I do have some  
17 thoughts, but they're not fully formed, so I prefer  
18 to do this research, come back to you and offer up  
19 some options for resolving this issue in a way that  
20 I think everybody wants it to be resolved.

21 CHAIRMAN MCCOMBIE: I think that's really good  
22 and I think you hear from us --

23 MR. BISHOP: I hear you.

24 CHAIRMAN MCCOMBIE: -- what we're saying so

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1     that it gives you some direction.

2           MR. BISHOP: Yeah. It's an interesting  
3     challenge. It's the first time -- despite the fact  
4     that I am a professional and I have been doing it a  
5     long time, this is kind of a unique situation, but  
6     I know we can solve it. I know we can solve it in  
7     a way that I think satisfies everyone.

8           CHAIRMAN MCCOMBIE: Okay. So we have a couple  
9     of choices here. What we can do is we can  
10    change -- we can just continue it -- continue this  
11    on a public hearing for --

12          ATTORNEY CARRIGAN: Define a date.

13          CHAIRMAN MCCOMBIE: Do we have to define the  
14    date?

15          ATTORNEY CARRIGAN: You should identify --  
16    because it's going to be continued to a public --  
17    -- a future plan commission meeting.

18          CHAIRMAN MCCOMBIE: Yeah, I mean, we don't  
19    have a definite date for our next -- I think the  
20    next one is going to be with Pete and, Peter, are  
21    you going to try to get in some time around  
22    July 4th then, is that what you're...

23          MR. PERISIN: Yeah. Yes. As soon as  
24    possible. So if you're thinking 30 to 45 days

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1 realistically, so, yeah, first week in July.

2 CHAIRMAN MCCOMBIE: Okay.

3 MR. PERISIN: I'll be ready.

4 CHAIRMAN MCCOMBIE: So it everybody going to  
5 be here at the beginning of July? Does that  
6 look...

7 COMMISSIONER KWASEK: So then the stuff I  
8 found going page by page -- and I took it as if  
9 it's all -- so even if it's original wording that  
10 didn't make sense, I went at it --

11 CHAIRMAN MCCOMBIE: Yes.

12 COMMISSIONER KWASEK: So I'm going to save all  
13 that for then?

14 CHAIRMAN MCCOMBIE: Yes.

15 COMMISSIONER KWASEK: Okay.

16 CHAIRMAN MCCOMBIE: Is that all right?

17 COMMISSIONER KWASEK: That's fine.

18 I did take exception to some of your  
19 parking. What else did I take? There's a few  
20 places where it looked like words were missing or a  
21 word needed to be removed, but we'll save that all  
22 for July.

23 MR. BISHOP: All right.

24 CHAIRMAN MCCOMBIE: So July 4th is a Friday.



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1     How about -- how about we try it for the 10th,  
2     which would be --

3             MR. MICHALSKI:   July or June?

4             CHAIRMAN MCCOMBIE:  July because we can't  
5     do --

6             MR. MICHALSKI:  Okay.

7             CHAIRMAN MCCOMBIE:  And I think you guys are  
8     going to need a little bit of time.  Or are you  
9     going to be ready in two weeks, do you think?

10            ADMINISTRATOR DROPKA:  Well you can do it the  
11     last week of June.

12            COMMISSIONER FOX:  I won't be here July 10th.

13            CHAIRMAN MCCOMBIE:  Okay.  The last week of  
14     June will you be here?

15            COMMISSIONER FOX:  Yes.  I should be.

16            CHAIRMAN MCCOMBIE:  So that would be -- let's  
17     say Thursday would be the 26th.

18            COMMISSIONER FOX:  Oh, shoot I'm not here  
19     then.

20            CHAIRMAN MCCOMBIE:  Are you gone the whole  
21     week?

22            COMMISSIONER FOX:  I'm gone the whole week and  
23     then I'm gone the 10th of July.  If we did it the  
24     9th of July I can do it.  8th or 9th of July.

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1           CHAIRMAN MCCOMBIE: Let's do it the 9th.  
2           Wednesday the 9th. Oh, Thursday we can't do it  
3           anyway, it's the Village Board meeting. They're  
4           not going to want us to --

5           MAYOR MCCOMBIE: It's July 10th.

6           CHAIRMAN MCCOMBIE: Yeah, so we'll do the 9th.

7           MAYOR MCCOMBIE: The Board meeting is on --  
8           according to this calendar it's on the 10th, the  
9           Board meeting.

10          CHAIRMAN MCCOMBIE: Right.

11          COMMISSIONER FOX: So if we did the 9th --

12          CHAIRMAN MCCOMBIE: So we did the 9th, which  
13          was Wednesday, that would be all right?

14          MAYOR MCCOMBIE: Mike would know more of if  
15          there's anything on the calendar, but I don't  
16          know -- I don't have a calendar here.

17          ADMINISTRATOR DROPKA: July 9th in the  
18          evening.

19          CHAIRMAN MCCOMBIE: July 9th at 7:00.

20          ADMINISTRATOR DROPKA: If you're all going to  
21          make it then that will give us plenty of time to  
22          put the posting for you guys and then we'll work on  
23          this.

24          CHAIRMAN MCCOMBIE: Good. Okay. So at this

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1 time we're going to have a vote to continue this  
2 public hearing on July 9th.

3 COMMISSIONER KWASEK: So moved.

4 COMMISSIONER ABRI: You said 10th.

5 COMMISSIONER FOX: 9th.

6 CHAIRMAN MCCOMBIE: No. 9th. It will be a  
7 Wednesday. Sorry. The 9th.

8 Okay. July 9th. Okay. Roll call.

9 ADMINISTRATOR DROPKA: Commissioner --

10 COMMISSIONER FOX: Second.

11 CHAIRMAN MCCOMBIE: Oh, yes.

12 COMMISSIONER SHUFF: I thought she said  
13 "second."

14 ADMINISTRATOR DROPKA: You have a motion.

15 CHAIRMAN MCCOMBIE: Good.

16 COMMISSIONER FOX: Second.

17 ADMINISTRATOR DROPKA: Commissioner Abri?

18 COMMISSIONER ABRI: Aye.

19 ADMINISTRATOR DROPKA: Commissioner Fox?

20 COMMISSIONER FOX: Yes.

21 ADMINISTRATOR DROPKA: Commissioner Gillis?

22 COMMISSIONER GILLIS: Yes.

23 ADMINISTRATOR DROPKA: Commissioner Shuff?

24 COMMISSIONER SHUFF: Yes.

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1 ADMINISTRATOR DROPKA: Commissioner Kwasek?

2 COMMISSIONER KWASEK: Yes.

3 ADMINISTRATOR DROPKA: Commissioner Kazmier?

4 COMMISSIONER KAZMIER: Yes.

5 ADMINISTRATOR DROPKA: Chairman McCombie?

6 CHAIRMAN MCCOMBIE: Yes.

7 Okay. So, at this time, I would  
8 wonder if there's any old business?

9 (No response.)

10 CHAIRMAN MCCOMBIE: Any new business?

11 (No response.)

12 CHAIRMAN MCCOMBIE: I'll take a motion to  
13 recess.

14 COMMISSIONER FOX: So moved.

15 CHAIRMAN MCCOMBIE: Second?

16 COMMISSIONER SHUFF: Sure.

17 CHAIRMAN MCCOMBIE: Thank you.

18 All those in favor aye?

19 (Chorus of ayes.)

20 CHAIRMAN MCCOMBIE: Any opposed?

21 (No response.)

22 CHAIRMAN MCCOMBIE: Okay. Thank you.

23 (The meeting concluded

24 at 8:49 p.m.)

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1     STATE OF ILLINOIS.     )  
                                      ) SS:  
2     COUNTY OF COOK         )

3             I, Hailey M. Schoot, a Certified Shorthand  
4     Reporter of the State of Illinois, do hereby certify  
5     that I reported in shorthand the proceedings had at  
6     the meeting aforesaid, and that the foregoing is a  
7     true and correct excerpt transcript of the  
8     proceedings of said meeting as appears from my  
9     stenographic notes so taken and transcribed under my  
10    personal direction.

11            In witness whereof, I do hereunto set my hand  
12    this 3rd day of June, 2025.

13  
14                             Hailey M. Schoot  
15                             Hailey M. Schoot, CSR, RPR  
16                             Certified Shorthand Reporter  
17                             C.S.R. Certificate No. 084-004897  
18  
19  
20  
21  
22  
23  
24

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