



VILLAGE OF SOUTH BARRINGTON

30 South Barrington Road
South Barrington, IL 60010

PLAN COMMISSION / ZONING BOARD OF APPEALS MINUTES

WEDNESDAY, JULY 9, 2025

AT 7:00 p.m.

CALL TO ORDER

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

ROLL CALL

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

Absent: Commissioner Fox

Board Members Present: Mayor McCombie

Staff present: Village Administrator Dropka, Damian Michalski, Building Officer, and Village Attorney Stach

Others present: Members of the Public at Large

MINUTES

Motion was made by Commissioner Gillis to approve the minutes from the May 20, 2025, meeting. Seconded by Commissioner Kwasek. On a voice vote, the motion was approved unanimously.

PUBLIC COMMENT

None.

AGENDA ITEMS

1) Legal notice was given for a proposed residential development located at 1 W. Penny Road in South Barrington and was submitted to the commission for review.

Chairman McCombie called for a motion to open the Public Hearing on the subject. Motion was made by Commissioner Kwasek, seconded by Commissioner Abri. On a roll call vote, the motion was approved unanimously.

Peter Perisin from DiMonte Builders, later joined by Len Kleinjan from Haeger Engineering, presented the application, under oath, seeking to change the zoning from an A-1 to an A-2 District, the approval of subdividing the subject property, and relief from the 75' setback ordinance from the right-of-way. After a short presentation and initial discussion, Peter proposed subdividing the subject property into 3 lots, and changing the setback on Lots 2 and 3 as presented in his preliminary plans to 60', while keeping Lot 1 at 75'.

Upon being sworn in, Bernadine Rosenthal spoke under oath to her concerns about how the land was originally listed for sale, as well as other topics. Further discussion ensued between the commissioners, Peter, and Bernie regarding the sales listing, zoning, and acreage of the subject property.

Upon being sworn in, Dennis Ritchie spoke under oath to his concerns about the acreage of the lots surrounding the subject property, as well as other topics. Further discussion ensued between the commissioners, Peter, and Dennis regarding the acreage of the subject property and its proposed subdivided lots.

Upon being sworn in, Mike Fox spoke under oath to his concerns about the proposed setback lines of the subject property and its proposed subdivided lots as well as the surrounding properties.

Upon being sworn in, Pat Lasota later joined by Mike Tomasheski spoke under oath to their concerns of storm water management, septic design, and landscape plans of the subject property and its proposed subdivided lots. Further discussion ensued between the commissioners, Peter, Len, Pat, and Mike regarding grading and topographical concerns.

Upon being sworn in, Deepa Kartha spoke under oath to her concerns about stormwater management currently taking place in the surrounding area and what the proposed subdivided lots mean for the future. Further discussion ensued between the commissioners, Peter, Len, and Deepa about water flow, and conducting a study on the proposed preliminary plans.

Discussion then ensued among the commissioners regarding the reasoning behind the setback lines being moved. There was a consensus with the commissioners and the presenters that Lots 2 and 3, which are proposed to face Witt Road, would blend more with the surrounding homes if the setbacks were moved to 60', while Lot 1, which is proposed to face Penny Road would be better if it stayed at 75'. Peter and Len answered further questions that the Chairman and Commissioners had while under oath.

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

Chairman McCombie called for a motion to recommend the approval of a request to change the Zoning District from A-1 to A-2 of the parcel of land located at 1 W. Penny

Road in South Barrington to the village board. Motion was made by Commissioner Kwasek, seconded by Commissioner Gillis. On a roll call vote, the motion was approved unanimously.

Chairman McCombie called for a motion to recommend the approval of a request to allow for the subdividing of 1 W. Penny Road in South Barrington into 3 lots and allow for Lots 2 and 3, proposed to face Witt Road, to have a setback of 60', and Lot 1, proposed to face Penny Road, to have a setback of 75' as presented on the preliminary plans to the village board. Motion was made by Commissioner Kwasek, seconded by Commissioner Abri. On a roll call vote, the motion was approved unanimously.

- 2) A continuation of the public hearing from May 20, 2025, to consider a text amendment to the Village's Zoning Ordinance, Title 10, was submitted to the commission for review.

Chairman McCombie called for a motion to open and continue the Public Hearing on the subject. Motion was made by Commissioner Gillis, seconded by Commissioner Abri. On a roll call vote, the motion was approved unanimously.

Kirk Bishop from Duncan and Associates and Damian Michalski, Building Officer for the Village of South Barrington presented the application under oath seeking various text amendments to the Village's Zoning Ordinance, Title 10. Kirk began by reminding the committee members what was discussed on May 20, 2025, and the updates that were made. Kirk then provided a high-level review of the ordinance, and a detailed discussion took place regarding a variety of topics within the ordinance. Topics that were covered included zoning and the zoning map, minimum house sizes, solar panels, accessory buildings, swimming pools, wireless communications towers, and parking limitations and requirements. After short discussions on these and various other topics, there was unanimous consent among the committee members to make further edits and modifications throughout.

There still being outstanding concerns and questions, Chairman McCombie called for a motion to recess the Public Hearing until Tuesday, August 5, 2025, at 7:00 pm. Motion was made by Commissioner Kwasek, seconded by Commissioner Abri. On a roll call vote, the motion was approved unanimously.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

At 10:20 p.m., Chairman McCombie called for a motion to adjourn the meeting. Motion was made by Commissioner Abri, seconded by Commissioner Gillis. On a voice vote, the motion was approved unanimously.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Mike Dropka", written over a horizontal line.

Mike Dropka, Village Administrator

These minutes were approved this

21st Day of August, 2025