



REPORT OF PROCEEDINGS

Date: August 21, 2025

PLAN COMMISSION/ZONING BOARD OF APPEALS VILLAGE OF SOUTH BARRINGTON PUBLIC HEARING/MEETING

Court Reporter: DEBORAH R. SANTI, CSR

Paszkiewicz Court Reporting

Phone: 847-598-0322

Toll-Free: 855-595-3577

Fax: 618-855-9513

www.spreporting.com

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF SOUTH BARRINGTON

PUBLIC HEARING/MEETING

Proposed Amendment to the Declaration of Covenants,
Conditions, Restrictions and Bylaws
for the Forest Knoll Subdivision

Proposed Residential Development
Park Pointe Property
(Located at Penny and Witt Roads, South Barrington)

* * * * *

Thursday, August 21, 2025
7:00 p.m.

PLAN COMMISSION
VILLAGE OF SOUTH BARRINGTON

* * * * *

Held on Thursday, August 21, 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
Anthony Abri, Commissioner
David Gillis, Commissioner
John Kazmier, Commissioner
Tom Shuff, Commissioner

ALSO PRESENT:

Paula McCombie, Mayor
Michael Garrigan, Village Attorney
Michael Dropka, Village Administrator
Damian Michalski, Building & Zoning Officer
Carissa Smith, Gewalt Hamilton Associates
Steve Sandley
Peter Perisin
Todd Shaffer, Haeger Engineering

REPORT OF PROCEEDINGS
August 21, 2025

Page 2

1 CHAIRMAN MCCOMBIE: So this is the Plan
2 Commission/Zoning Board of Appeals for Thursday,
3 August 21, 2025.

4 Roll call.

5 VILLAGE ADMINISTRATOR DROPKA: Commissioner
6 Shuff?

7 COMMISSIONER SHUFF: Here.

8 VILLAGE ADMINISTRATOR DROPKA: Commissioner
9 Gillis?

10 COMMISSIONER GILLIS: Here.

11 VILLAGE ADMINISTRATOR DROPKA: Commissioner
12 Abri?

13 COMMISSIONER ABRI: Here.

14 VILLAGE ADMINISTRATOR DROPKA: Commissioner
15 Kazmier?

16 COMMISSIONER KAZMIER: Here.

17 VILLAGE ADMINISTRATOR DROPKA: Chairman
18 McCombie?

19 CHAIRMAN MCCOMBIE: Yes.

20 VILLAGE ADMINISTRATOR DROPKA: You have a
21 quorum.

22 CHAIRMAN MCCOMBIE: Okay. The first item on
23 the agenda is the minutes from July 9th and August
24 5th.

REPORT OF PROCEEDINGS
August 21, 2025

Page 3

We'll take them together. Any comments or changes you wish to make on the minutes?

(No response.)

CHAIRMAN MCCOMBIE: Take a motion to approve.

COMMISSIONER GILLIS: You have a motion.

CHAIRMAN MCCOMBIE: Move to approve.

Second?

COMMISSIONER SHUFF: Second.

CHAIRMAN MCCOMBIE: Thank you.

All in favor, aye.

(Chorus of ayes.)

CHAIRMAN MCCOMBIE: Any opposed?

(No response.)

CHAIRMAN MCCOMBIE: Hearing none, minutes are approved.

Okay. The next item is for anybody who has anything, if you look at the agenda, who would like to talk before the agenda items, now is the time to come up and address this Committee.

(No response.)

CHAIRMAN MCCOMBIE: Okay. We'll get into the agenda items.

The first item is a proposed amendment to the Declaration of Covenants,

REPORT OF PROCEEDINGS
August 21, 2025

Page 4

1 Conditions, Restrictions and Bylaws for the Forest
2 Knoll Subdivision.

3 Do we have somebody here who is
4 going to do the presentation?

5 MR. SHANDLEY: Yes. Hello, I'm Steve
6 Shandley, I'm Vice President of the Homeowners
7 Association of Forest Knoll. And as we have been
8 going on as a board, we looked at our CCRs and
9 realized that they were out of date and probably out
10 of code with a lot of the items. And what really
11 brought it to light was in looking at the copy we
12 have been using was printed in dot matrix, so we knew
13 it was time to update.

14 We consulted with an attorney, who
15 is familiar with some of the rules and regulations
16 statewide, and he looked at the regulations and rules
17 and ordinances of South Barrington and put together
18 an updated version. I think I provided that to the
19 Village, and I did come up with a redline copy, which
20 I printed here, which shows all of the differences
21 and additions. And that might be helpful in making a
22 final decision.

23 CHAIRMAN MCCOMBIE: I read through it. I've
24 got a couple of questions for you.

REPORT OF PROCEEDINGS
August 21, 2025

Page 5

1 MR. SHANDLEY: Okay.

2 CHAIRMAN MCCOMBIE: So on page 7, Section
3 3(a), it says, the annual assessments shall be one
4 thousand twelve hundred dollars, and hen put it
5 twelve hundred dollars. You should eliminate one of
6 those.

7 MR. SHANDLEY: Yes. Yes. Okay. I can see
8 that is a typo.

9 CHAIRMAN MCCOMBIE: Okay. Not a problem.
10 And so this is -- shall be -- So
11 this is the assessment that's going to be every --

12 MR. SHANDLEY: That's the annual assessment
13 for the homeowners, each lot. That's been bumped up
14 since this. It would be adjusted annually. And it's
15 just been bumped up a little bit increased costs,
16 landscaping costs.

17 CHAIRMAN MCCOMBIE: Yeah, I'm surprised you
18 put the number in here at all, to tell you the truth.

19 MR. SHANDLEY: When I read through this,
20 that's going to be a floating number from year to
21 year.

22 CHAIRMAN MCCOMBIE: Yeah, it is. So
23 typically, they put in there that the assessment
24 shall be as required. Later on you can talk about

REPORT OF PROCEEDINGS
August 21, 2025

Page 6

1 all of that.

2 MR. SHANDLEY: Yes.

3 CHAIRMAN MCCOMBIE: That's all right. If
4 that is what they wanted.

5 MR. SHANDLEY: We can amend that too. We can
6 do some adjusting on this.

7 CHAIRMAN MCCOMBIE: Okay. You talk about
8 it -- How built out is this subdivision?

9 MR. SHANDLEY: There's only one lot that
10 isn't built on yet.

11 CHAIRMAN MCCOMBIE: So it's completely built
12 out.

13 MR. SHANDLEY: It is completely built out,
14 yes. It was George Hannigan that originally built
15 out that subdivision about 25 years ago, maybe even
16 longer than that. There's just one lot that is
17 just was repurchased within the past year, and I
18 think the homeowners are going through architectural
19 plans and plan to build a home on that lot.

20 CHAIRMAN MCCOMBIE: Okay. Is your
21 association pretty active still?

22 MR. SHANDLEY: Boy, it's tough getting people
23 within the community to be active.

24 CHAIRMAN MCCOMBIE: No, it is. It is.

REPORT OF PROCEEDINGS
August 21, 2025

Page 7

1 MR. SHANDLEY: There are only four of us on
2 the board right now, and we just need to people to
3 help to get projects. It's a challenge.

4 CHAIRMAN MCCOMBIE: Yeah. That was -- There
5 was one other thing I wanted to ask.

6 So it was interesting because we
7 have been going through the ordinances in the Village
8 as to size of homes and all of this, and we have area
9 A1 and all of that, your sizes are different than
10 what we have approved for the Village. They're
11 larger. I'm not saying they're bad. I'm just saying
12 they're larger than what the Village standard is. So
13 I guess as long as you're not smaller, I guess there
14 is not a problem.

15 The fences for the swimming pool,
16 different things about the fences, I -- I would -- A
17 fence is a fence. Even a hedge row, if you put it in
18 would really became a fence, and people complain
19 about it, because then they come to us and say hey,
20 that have hedge rows over there and that's the same
21 as a fence. So I would like to put a hedge row in my
22 front yard, and it's just like oh... So there are a
23 lot of hedge rows out there. I prefer that you not
24 have them than have them, because it makes people

REPORT OF PROCEEDINGS
August 21, 2025

Page 8

1 believe you can have fences.

2 MR. SHANDLEY: I could see that, yeah.

3 CHAIRMAN MCCOMBIE: Okay. And then this is
4 on page 21, Section 13, I did not understand this.
5 Perpetuates and restraints on alienation: If any
6 option, privilege or covenant or rights created by
7 this Declaration shall otherwise be unlawful or a
8 violation, the rule against the perpetuance or shall
9 in, boy -- statutory provisions, the rules and
10 restriction and restraint on alienation or any other
11 statutory or common law rules imposing time limits
12 shall then previously -- shall continue only until 21
13 years after the death of the now living lawful
14 descendants of the current President of the United
15 States.

16 Who makes this up?

17 MR. SHANDLEY: Probably our attorney.

18 CHAIRMAN MCCOMBIE: This is --

19 MR. SHANDLEY: I'm sure no one within our
20 association would dream that up.

21 CHAIRMAN MCCOMBIE: This is 20 years after
22 the death of the now living lawful decendents of the
23 current President of United States of America.

24 MR. SHANDLEY: You know, your guess is as

REPORT OF PROCEEDINGS
August 21, 2025

Page 9

1 good as mine on that.

2 CHAIRMAN MCCOMBIE: I read that, and I was
3 saying oh, my God, so...

4 MR. SHANDLEY: I'll take that back to the
5 board.

6 CHAIRMAN MCCOMBIE: No-no. Just leave it in
7 there.

8 ATTORNEY GARRIGAN: I can tell you it's very
9 common --

10 MR. SHANDLEY: Is it?

11 ATTORNEY GARRIGAN: I understand the
12 language. It's hard to understand in law school, but
13 they use it.

14 CHAIRMAN MCCOMBIE: Okay. Well, anyway,
15 those are the only items.

16 Does anybody else have any comments
17 about this?

18 I think they're cleaning up their
19 bylaws. I think it's a good idea. There is only
20 four of you, and I give you guys a lot of kudos for
21 spending the time to do it and going through it all.

22 So any comments or anything?

23 COMMISSIONER SHUFF: No.

24 COMMISSIONER GILLIS: No.

REPORT OF PROCEEDINGS
August 21, 2025

Page 10

1 CHAIRMAN MCCOMBIE: So I guess what you're
2 looking from us is to approve the proposed amendment
3 for the Declaration of the Covenants Conditions,
4 Restrictions and Bylaws for the Forest Knoll
5 Subdivision.

6 Are -- Is that something that we're
7 to do or are we going to make a recommendation to the
8 Board that they approve it?

9 ATTORNEY GARRIGAN: You're going to make a
10 recommendation to the Board.

11 CHAIRMAN MCCOMBIE: Okay. I think at this
12 point we can take a recommendation from our Committee
13 to approve these -- There's just a couple of small
14 things in there.

15 MR. SHANDLEY: I can take care of those.

16 CHAIRMAN MCCOMBIE: You can fix those up.

17 So with those changes, I take a
18 motion to approve the proposed amendment to the
19 Declaration.

20 COMMISSIONER GILLIS: You have a motion.

21 CHAIRMAN MCCOMBIE: Second?

22 COMMISSIONER ABRI: I second.

23 CHAIRMAN MCCOMBIE: Roll call.

24 CHAIRMAN MCCOMBIE: Commissioner Shuff?

REPORT OF PROCEEDINGS
August 21, 2025

Page 11

1 COMMISSIONER SHUFF: Yes.

2 VILLAGE ADMINISTRATOR DROPKA: Commissioner
3 Gillis?

4 COMMISSIONER GILLIS: Yes.

5 VILLAGE ADMINISTRATOR DROPKA: Commissioner
6 Abri?

7 COMMISSIONER ABRI: Aye.

8 VILLAGE ADMINISTRATOR DROPKA: Commissioner
9 Kazmier?

10 COMMISSIONER KAZMIER: Yes.

11 VILLAGE ADMINISTRATOR DROPKA: Chairman
12 McCombie?

13 CHAIRMAN MCCOMBIE: Yes.

14 Thank you. Good to see.

15 MR. SHANDLEY: All right, thanks.

16 CHAIRMAN MCCOMBIE: Okay. So now we have
17 before us a public hearing of the proposed
18 residential development Park Pointe property located
19 at Penny and Witt Roads in South Barrington.

20 So at this time I would take a motion to open
21 up the public hearing.

22 COMMISSIONER ABRI: I make a motion.

23 CHAIRMAN MCCOMBIE: Thank you. A second?

24 COMMISSIONER SHUFF: Second.

REPORT OF PROCEEDINGS
August 21, 2025

Page 12

1 CHAIRMAN MCCOMBIE: Roll call.

2 VILLAGE ADMINISTRATOR DROPKA: Commissioner
3 Shuff?

4 COMMISSIONER SHUFF: Yes.

5 VILLAGE ADMINISTRATOR DROPKA: Commissioner
6 Gillis?

7 COMMISSIONER GILLIS: Yes.

8 VILLAGE ADMINISTRATOR DROPKA: Commissioner
9 Abri?

10 COMMISSIONER ABRI: Aye.

11 VILLAGE ADMINISTRATOR DROPKA: Commissioner
12 Kazmier?

13 COMMISSIONER KAZMIER: Yes.

14 VILLAGE ADMINISTRATOR DROPKA: Chairman
15 McCombie?

16 CHAIRMAN MCCOMBIE: Yes.

17 Okay. Presentation?

18 (Witness sworn.)

19 CHAIRMAN MCCOMBIE: State your name.

20 MR. SHAFFER: Todd Shaffer, I'm a principal
21 with Haeger Engineering, 100 East State Parkway,
22 Schaumburg, Illinois.

23 So this is a -- the formal submittal
24 for the final plat of subdivision and the zoning

REPORT OF PROCEEDINGS
August 21, 2025

Page 13

1 revisions in which Haeger Engineering prepared and
2 the majority of all the supporting documents per the
3 Village code.

4 I understand from previous meetings
5 there were a couple of suggestions and concerns of
6 the adjacent neighbors. The first being from the
7 Plan Commission was the size of the lots. So the
8 revision that's in front of you is 1.5 acre lots for
9 lots 2 and 3. Before the previous and lot 3 was
10 larger. We moved it out to be 1.5 consistent to
11 the -- with the lots to the south. And then the
12 remainder, lot 1 is 1.725 acres. So that was a
13 change as a direct result from input from the Village
14 staff and coordination with our client.

15 As it relates to the drainage and
16 septic, the site is unique in that the drainage has
17 two distinct discharge points, one is under Witt Road
18 through a culvert, and the second is to the south
19 property line. There is some drainage that does go
20 to the north, Penny Road, but that water either a)
21 goes to Witt culvert or b) goes to the south property
22 line. So it wraps around. So there is no drainage
23 that goes across Penny Road from our site. It's all
24 contained on the south side of Penny Road.

REPORT OF PROCEEDINGS
August 21, 2025

Page 14

1 CHAIRMAN MCCOMBIE: So where does it go --
2 Excuse me, Todd. Where does it go, it goes
3 underneath Witt Road?

4 MR. SHAFFER: Yeah, there's a culvert that
5 goes underneath the road to the park, across the
6 street.

7 CHAIRMAN MCCOMBIE: Okay. And the one that
8 goes to the south, that -- that ends up in a swale?

9 MR. SHAFFER: It's a swale. There's a
10 discharge point that goes to the -- There's a vacant
11 lot that is to the south of us. There is -- on our
12 south property line, there are two subdivided lots,
13 one is developed, which is a Witt Road address, and
14 the second to the west of that lot is undeveloped.
15 That water drains naturally to the south into the
16 pond, and the stormwater management system for the
17 development to the south.

18 CHAIRMAN MCCOMBIE: Okay.

19 MR. SHAFFER: So Haeger prepared a detail
20 existing conditions drainage study to document the
21 flows and water surface elevations at the critical
22 points of discharge and then created a proposed
23 conditions drainage site. The intent of the proposed
24 condition was to mimic the existing conditions

REPORT OF PROCEEDINGS
August 21, 2025

Page 15

1 accounting for an additional impervious area from the
2 development. The lots are being designed currently
3 for 20 percent impervious.

4 The houses and driveways and pools
5 and patios that you see on the plans, those are
6 schematic in nature just to show proof of concept,
7 driveway locations, et cetera. These are the plans
8 that we use to support the drainage statement that I
9 have to make on the plat of subdivision, as well as
10 to Cook County Highway Department permit for the
11 driveway relocation on Penny Road. As we move
12 forward with the building process, each lot has to
13 submit their own independent detailed construction
14 drawings for the house, permit plats, septic
15 drawings, your typical drawings that you see for a
16 standard house that is being built. These drawings
17 will show the intent of where the drainage is
18 supposed to go, the storage, the intent of the septic
19 fields, location of the wells, and then again, once a
20 final house is done, they need to stay under the
21 proposed impervious area. If they exceed it, they
22 need to prove the calculations still work, et cetera.
23 So that will be worked out through the building
24 permit process when somebody comes in with a specific

REPORT OF PROCEEDINGS
August 21, 2025

Page 16

1 house.

2 CHAIRMAN MCCOMBIE: Okay.

3 MR. SHAFFER: We did receive the comment
4 letter from the Village engineer dated August 20th,
5 and that could be just entered into the record.
6 There was -- The comments are easy to address. I
7 just want to address comment number one,
8 specifically, that was a comment that addresses a
9 potential additional variance request.

10 On the site, this is unique in that
11 South Barrington, you have your code, and then there
12 is another layer which is the MWRD code that is
13 referenced in your code. And when an MWRD permit is
14 required, in this case an MWRD permit is required,
15 you need to follow both. And the setbacks are more
16 stringent from the septic field to a -- what we call
17 a volume control facility. And so that was brought
18 to the attention, and I wanted to address it where we
19 cannot request a variance. It's requesting a site
20 constraint and how we are proposing to address it,
21 subject to review.

22 CHAIRMAN MCCOMBIE: It's addressing what?

23 MR. SHAFFER: It's addressing the setbacks
24 and specifically regulated to volume control.

REPORT OF PROCEEDINGS
August 21, 2025

Page 17

1 So with this project, we're required
2 to provide volume control, which is the initial
3 cleaning of the water. We're not required to provide
4 retention per the MWRD. That being said, from a
5 standpoint of the septic on the this job, water
6 control factors and look at the plans submitted, the
7 septic fields are about 9,000 plus or minus square
8 feet per lot. If you offset that field 75 feet per
9 the MWRD, it overlaps some of our volume control
10 facilities, which deviates from the MWRD code.

11 We're making the statement that we
12 have a site constraint in that because the septic
13 fields are larger because of the site constraints and
14 the high ground water table that the volume control
15 facilities are in essence detention, impervious
16 volume control and not subject to the setbacks of the
17 MWRD to the septic fields. And it would then revert
18 back to the Village code, which is a 25 foot setback
19 to the high water elevation, which our plan does
20 meet.

21 So if you could open up the
22 comparison. So what you see on the screen here is
23 the blue circles are the 100 foot radiuses for the
24 wells. The magenta circles are the 100 foot radius

REPORT OF PROCEEDINGS
August 21, 2025

Page 18

1 for septic tanks and the red outline is what we say
2 is a 75 foot offset from the septic fields. As you
3 can see, when the red offset, the underground storage
4 rectangles that we have are located within that red
5 limit. So with those being considered detention
6 versus volume control, it's not subject to the 75
7 feet. And the reason why it's a site constraint is
8 that because of the soil conditions and the ground
9 water table, which increases the size of the septic
10 field, it's creating a site constraint which allows
11 us to provide detention into a volume control. We're
12 still providing the same volume. It's functioning
13 the same way. Based on what we're proposing is a --
14 The soils are not so much conducive for infiltration
15 as it relates to stormwater management throughout the
16 large part of Cook County because there is not a lot
17 of sand, but it is conducive for septic fields. The
18 top 3 feet, plus or minus, are good for infiltration
19 and taking care of the means of the septic systems.

20 So I wanted to touch base that we do
21 not believe a variance request is needed. It's just
22 concurrence from Village engineering and MWRD as
23 they're calling it detention instead of volume
24 control.

REPORT OF PROCEEDINGS
August 21, 2025

Page 19

1 CHAIRMAN MCCOMBIE: Okay. So before you can
2 get approval for this then you're going to go to our
3 Village engineer to get approval and also the from
4 MWRD, right?

5 MR. SHAFFER: The Village engineer conveyed
6 the MWRD are in conversations already. We're just
7 waiting for that confirmation. I'll let Carissa
8 speak on the position of the Village engineer, Gewalt
9 Hamilton.

10 CHAIRMAN MCCOMBIE: So how much more water is
11 going to flow to the south lots, those two south lots
12 from this development?

13 MR. SHAFFER: So from the standpoint of
14 volume, whenever you do a development, and you add
15 impervious area, you increase the volume of flow.
16 It's just a fact. So you provide stormwater
17 management to offset that discharge, offset that
18 peak. So in essence, when we did our existing
19 conditions drainage model, we determined what is that
20 peak discharge from a flow perspective to the various
21 areas to the south and also to Witt Road. And we
22 have increased the size of the proposed underground
23 storage to hold back the water, to release it at a
24 slower amount, which is what the detention is for.

REPORT OF PROCEEDINGS
August 21, 2025

Page 20

1 CHAIRMAN MCCOMBIE: Okay. So that -- the
2 septic tank became larger then, is that what you're
3 saying?

4 MR. SHAFFER: No, the StormTech, what we
5 are --

6 MR. PERISIN: So just to point, these are
7 septic areas, and then these are the storm detentions
8 that Todd is talking about.

9 MR. SHAFFER: If you look at -- For example,
10 if you look at lot 2 in the upper right, you can see
11 that that square for the StormTech that we're showing
12 is much smaller than the ones for lot 1 and lot 3.
13 And that's because lot 1 and lot 3 is providing more
14 storage to mimic the existing conditions as it
15 relates to stormwater release to the south.

16 CHAIRMAN MCCOMBIE: Okay.

17 MR. SHAFFER: We're maintaining the flow to
18 Witt Road.

19 CHAIRMAN MCCOMBIE: So everything associated
20 with the homes is based on the number of bedrooms,
21 right?

22 MR. SHAFFER: For the septic.

23 CHAIRMAN MCCOMBIE: So how many bedrooms are
24 allowed in those homes?

REPORT OF PROCEEDINGS
August 21, 2025

Page 21

1 MR. SHAFFER: Five with a future expansion
2 area.

3 CHAIRMAN MCCOMBIE: Five with what?

4 MR. SHAFFER: With a 20 percent future
5 expansion area for the septic.

6 COMMISSIONER GILLIS: Of the septic?

7 MR. SHAFFER: Yes.

8 CHAIRMAN MCCOMBIE: Does that mean somebody
9 is thinking about a six-bedroom house?

10 MR. SHAFFER: They haven't been designed yet.

11 MR. MICHALSKI: I believe this is our code
12 that it's required to provide 20 percent of the
13 expansion, future expansion.

14 CHAIRMAN MCCOMBIE: Okay.

15 MR. PERISIN: Isn't five the minimum
16 requirement as well for septic?

17 MR. MICHALSKI: No.

18 MR. PERISIN: Or is it four?

19 MR. MICHALSKI: Just based on the bedroom
20 count.

21 MR. SHAFFER: The septic you're looking at
22 now is similar for five bedrooms.

23 CHAIRMAN MCCOMBIE: Okay. So thank you.
24 That is the presentation?

REPORT OF PROCEEDINGS
August 21, 2025

Page 22

1 MR. SHAFFER: Yes.

2 CHAIRMAN MCCOMBIE: Okay. Thank you.

3 COMMISSIONER GILLIS: Could I ask a question?

4 On the StormTech system, the one up
5 there on lot 2, how does that get down to lot 1, is
6 it underground pipe or what is it?

7 MR. SHAFFER: We are discharging that
8 underground storage area to the southwest corner of
9 lot 2. So there's a large elevation difference from
10 north to south, and so in essence, we're again
11 slowing down the water and spreading it out. We're
12 putting in a level spreader for all the discharges to
13 spread the water out so it's not a discharge directly
14 out of a pipe. If you can imagine your culvert under
15 your driveway and your roadway ditch, you have a
16 point of discharge from those sewers, and in this
17 case we're going to spread it out so it's not a point
18 discharge from each one of those lots.

19 So for lot 2 specifically, it is
20 just going to continue to the south like it normally
21 does, like it naturally does.

22 CHAIRMAN MCCOMBIE: So are those -- The
23 StormTechs, are they actually tanks?

24 MR. SHAFFER: No, they are -- They're arch

REPORT OF PROCEEDINGS
August 21, 2025

Page 23

1 pipe. So they're yellow, and they're basically half
2 of a pipe, and they sit on the stone bed. You can
3 pick them up with your hands. They are not heavy.
4 So they sit on stone bed, and they get backfilled
5 with stone, and the water -- the stormwater gets into
6 the system, and it slows down the water, provides
7 some storage, and there's a 4 inch underdrain pipe
8 which then conveys the water.

9 So in this case we're -- because we
10 don't know what houses are going to be built, if
11 somebody is a nature lover, for example, they may
12 want an aboveground rain garden in lieu of the
13 underground StormTech system. So when they come in
14 for the future building permits, we're going to
15 dictate how much storage is needed for each lot, and
16 they need to maintain that storage as they go through
17 the permit process for each individual house.

18 CHAIRMAN MCCOMBIE: So right now, for each of
19 those storm -- Is that just a big square of stones?

20 MR. SHAFFER: It's below ground.

21 MR. MICHALSKI: It's underground.

22 MR. SHAFFER: There is grass on top of it.

23 CHAIRMAN MCCOMBIE: Oh, okay.

24 MR. SHAFFER: So it's a usable backyard.

REPORT OF PROCEEDINGS
August 21, 2025

Page 24

1 MR. MICHALSKI: So --

2 CHAIRMAN MCCOMBIE: I have to swear you in
3 (Witness sworn.)

4 MR. MICHALSKI: So the way it's built is, you
5 know, you excavate the soil, then you put layers of
6 stone, then you put -- it's -- it looks like half of
7 the barrel. You're creating chambers, and then you
8 cover it with the ground. So the water goes into
9 that, stores it, and then percolates through.

10 CHAIRMAN MCCOMBIE: So is this a common thing
11 to do?

12 MR. MICHALSKI: In commercial establishments,
13 yes.

14 CHAIRMAN MCCOMBIE: Do we have any of them in
15 the Village?

16 MR. MICHALSKI: I don't think so. Not to my
17 knowledge.

18 MR. SHAFFER: So when you deal with your
19 systems, the Village of South Barrington has been
20 around for quite some time. The Village has not had
21 a significant number of subdivisions since the new
22 MWRD ordinance came in to effect. You have The
23 Enclave was approved, but I believe that is on --
24 Well, I'm sorry, public water with septic. You have

REPORT OF PROCEEDINGS
August 21, 2025

Page 25

1 the Sundance, and Sundance is on the NSF 350 system
2 with stormwater management facilities elsewhere.

3 So in this case, we don't have the
4 ability to use offsite storm management facilities,
5 so we're doing it on each lot.

6 But this is a product that has been
7 out there. It's -- It gives the ability to have more
8 usable backyard space instead of having an open
9 stormwater management area.

10 MR. PERISIN: So something like that --

11 CHAIRMAN MCCOMBIE: I have to swear you in.

12 (Witness sworn.)

13 CHAIRMAN MCCOMBIE: Thank you. State your
14 name.

15 MR. PERISIN: Pete Perisin.

16 So on the right-hand side is just --
17 that is probably a commercial view, much bigger.

18 MR. SHAFFER: Ours is 18 inches tall. So
19 from the top part of it to the bottom, the stone is
20 18 inches only.

21 COMMISSIONER ABRI: So how are they held in
22 place?

23 MR. SHAFFER: They're locked into each other
24 at the bottom, and they sit on compacted stone.

REPORT OF PROCEEDINGS
August 21, 2025

Page 26

1 CHAIRMAN MCCOMBIE: And they don't shift?

2 MR. SHAFFER: No.

3 COMMISSIONER ABRI: Do you need to backfill?

4 MR. SHAFFER: You backfill with stone, clean
5 stone. You wrap it with Geotech textile fabric, you
6 cap it with your topsoil, you seed it and blanket it,
7 and it looks like grass. You don't even know it's
8 there.

9 CHAIRMAN MCCOMBIE: Is there any maintenance
10 that has to be done on this?

11 MR. SHAFFER: They have what's called an
12 isolator row on here, with inspection ports, so
13 basically the first flush gets directed to one row of
14 those chambers, and you can review that. So that
15 will be part of the maintenance, MWRD recording
16 maintenance document that each homeowner is going to
17 have to do. And then when a certain amount of
18 sediment gets in it, you flush it and clean it. It's
19 no different than cleaning a septic tank.

20 CHAIRMAN MCCOMBIE: Oh, okay.

21 MR. SHAFFER: Just less frequent.

22 The most sediment that you're going
23 to get into the system is during construction. So
24 once the house is built, the grass is done, there's

REPORT OF PROCEEDINGS
August 21, 2025

Page 27

1 not going to be any -- you're going to have some of
2 your salts and sands from your tires that go down the
3 driveway that might get into the system, but
4 otherwise, it's your construction runoff that gets
5 into the system, and that would be cleaned before the
6 project is accepted by the owner or whoever the
7 selected subcontractors are.

8 CHAIRMAN MCCOMBIE: So are there limitations
9 on what you can put on top of this?

10 MR. SHAFFER: From the standpoint of loading,
11 it's designed for what we call HS-20 loading, which
12 is vehicular loading.

13 CHAIRMAN MCCOMBIE: What?

14 MR. SHAFFER: You can put vehicles on top of
15 it.

16 CHAIRMAN MCCOMBIE: Oh, you can.

17 MR. MICHALSKI: So those are being built
18 underneath the parking lots nowadays. If they don't
19 have retention, they would build that, and then build
20 parking lot on top of those.

21 MR. SHAFFER: And my first account in
22 Palatine we have this system under sidewalks and it
23 was built in 2005. It's still there. It's still
24 functioning. Nothing settled or anything. It's all

REPORT OF PROCEEDINGS
August 21, 2025

Page 28

1 good.

2 COMMISSIONER ABRI: What is the depth of the
3 backfill on top of this regular parking lot?

4 MR. SHAFFER: In a parking lot?

5 COMMISSIONER ABRI: Yeah.

6 MR. SHAFFER: Typically, it's a minimum of
7 six, but then you have your asphalt section above it,
8 which is typically a minimum of 12 inches. So you
9 just probably pick a number, 18 inches from the top
10 of pipe to the finished pavement. It's the minimum.
11 You could go deeper as well.

12 And you have to remember, the
13 smaller the pipe, the stronger it is. The bigger you
14 go, the more backfill you need to give it the
15 strength to spread the load on top.

16 MR. PERISIN: Or if one of the buyers wanted
17 it to be open, then it's like a rain garden type
18 thing where you wouldn't use this at all. Well,
19 explain that.

20 MR. SHAFFER: So if they didn't want to do
21 this, and from a standpoint of -- depending on house
22 size, the patio they choose, if they want a swimming
23 pool or not, you create more open available land.
24 You can create, as I said, a rain garden or bioswale,

REPORT OF PROCEEDINGS
August 21, 2025

Page 29

1 which is basically a wetland model. A lot of people
2 like seeing different colors with the wetland
3 plantings, et cetera, and you can get more storage in
4 an above ground facility. But it also takes up
5 useable backyard. So if you have kids that want to
6 play football or catch or something in the backyard,
7 that would create some nuisances for them.

8 So what we've submitted is the
9 document, the volumes that are needed, and we're
10 putting provisions that a homeowner can elect to do
11 an alternative system subject to the approval of the
12 Village.

13 CHAIRMAN MCCOMBIE: Okay. So each homeowner
14 is going to go through this process to get approval
15 for this system in -- on their own.

16 MR. SHAFFER: This system, or if they don't
17 like plastic, they can do a concrete system. If they
18 don't like concrete, they can come in with an open
19 system. There's a lot of different products out
20 there. We don't want to restrict the homeowner you
21 have to use this product. But you have to provide
22 the volume that we're specifying based on the percent
23 impervious that we have designed for.

24 CHAIRMAN MCCOMBIE: So with this system in

REPORT OF PROCEEDINGS
August 21, 2025

Page 30

1 place now, for this -- for these three lots, you're
2 going back to the original question, how much water
3 runoff will increase going to the south, to The
4 Coves?

5 MR. SHAFFER: From a flow perspective, it's
6 not increasing. So not to bore you with engineering
7 and technical stuff, but you typically deal with what
8 we call a hundred year, 24-hour storm. But what
9 we're required to do is called a critical duration
10 analysis. So a hundred-year storm can be broken into
11 30 minutes, 60 minutes, one hour, 40 hours, 72 hours.
12 We have to take the worst case under existing
13 conditions and the worse case under proposed
14 conditions, and make sure the numbers are the same or
15 better.

16 CHAIRMAN MCCOMBIE: And that is what you
17 submitted to Carissa or you're going to submit it?

18 MR. SHAFFER: That is part of our submittal
19 already.

20 CHAIRMAN MCCOMBIE: And then MWRD is going
21 to -- you're going to ask MWRD and Carissa to approve
22 this, right?

23 MR. SHAFFER: Well, the Village of South
24 Barrington is a waiver, an authorized municipality

REPORT OF PROCEEDINGS
August 21, 2025

Page 31

1 for the MWRD. So the Village engineer is just asking
2 for concurrence with our statements.

3 CHAIRMAN MCCOMBIE: Okay.

4 MR. PERISIN: Can we touch base on the west
5 side, because I know we had a neighbor that wanted to
6 know what is happening to the west. We talked about
7 south, but how about water to the west.

8 CHAIRMAN MCCOMBIE: Sure.

9 MR. SHAFFER: So the west, the -- in the
10 northwest corner of our site, which is the northeast
11 corner of the lot immediately west of it, there's a
12 low area. And in that low area, we have a certain
13 amount of our water goes there naturally and then
14 that overflows to the south, which then goes to our
15 south property line. That is what it does today,
16 that is what it's going to continue to do.

17 One of the comments from the Village
18 engineer was to add a drainage structure in the
19 northwest corner of our site to take some of our
20 water away from that low point and direct it to the
21 south, and we don't have any issue with doing that.
22 We're already proposing a roof collection system for
23 the downspouts and stuff for that house, so to add
24 another branch to pick up water so it doesn't go into

REPORT OF PROCEEDINGS
August 21, 2025

Page 32

1 that low spot, it basically continues and bypasses
2 that area. So those conditions will be equal to or
3 better than what they are today once we're finished.

4 CHAIRMAN MCCOMBIE: Okay. So there's going
5 to be no increase in flow to the west?

6 MR. SHAFFER: Correct.

7 CHAIRMAN MCCOMBIE: Okay.

8 MR. SHAFFER: The Village won't allow it.

9 CHAIRMAN MCCOMBIE: Thank you. Okay. That
10 is very good news.

11 Okay. Any other questions before we
12 ask the Village engineer?

13 COMMISSIONER GILLIS: One last one. The
14 water coming off from the houses, the roofs, does
15 that go into this StormTech system or does that just
16 go -- in different storm systems?

17 MR. SHAFFER: No, it will go through the
18 system. So right now one of the comments from the
19 Village was we were going to be discharging the
20 eastern part of lot 2, the roofs into Witt Road,
21 which maintains the existing drainage in that area.
22 We have been asked to maximize the amount of
23 impervious area to take into our StormTech system.
24 So there will a roof collection system as well for

REPORT OF PROCEEDINGS
August 21, 2025

Page 33

1 lot 2 that will collect that water and drain into
2 that system.

3 As we go through this, we're going
4 to work with the Village engineer to determine if,
5 from a project perspective, if we're better off
6 taking the lot 2 storage system and making the
7 storage system for lots 1 and 3 bigger. So we'll
8 work out those details as we provide plans. Overall
9 it's the same storage. All the water gets to the
10 south property line with the exception of what's
11 currently tributary to Witt Road.

12 CHAIRMAN MCCOMBIE: Okay. Any other
13 questions?

14 (No response.)

15 CHAIRMAN MCCOMBIE: Carissa?

16 (Witness sworn.)

17 MS. SMITH: Carissa Smith, Gewalt Hamilton,
18 Village engineer.

19 Todd has summarized what we found
20 from the plans that were submitted to us. We talked
21 about the offset for the septic, it's from the septic
22 to the volume control. We concur with Todd that it
23 is a restraint, and therefore, we can switch over to
24 detention, and we will -- We'll concur with MWRD that

REPORT OF PROCEEDINGS
August 21, 2025

Page 34

1 they agree with our understanding of the limitations
2 before this goes to the Board for final approval as
3 well. But if we can switch this to detention and we
4 can reduce that offset requirement, then we should be
5 able to continue with how they have it designed.

6 Most of our comments are for
7 permitting reasons. So therefore, our only concern
8 was the setbacks to both, but like I said, Todd has
9 explained that. And we will get agreeance with MWRD
10 to get that finalized before it goes back to the
11 Board if the Plan Commission approves it tonight
12 prior to the Board approving it.

13 CHAIRMAN MCCOMBIE: Okay. So I read through
14 the letter, and it was like a lot of stuff in here.

15 MS. SMITH: It does seem -- a lot of them are
16 connected. So as soon as you address one, you
17 address many type application. We just separated
18 them in case somebody deviates then we have a
19 tracking of what comments we have. But going through
20 and talking with Todd before this meeting, they're
21 able to address everything. And then with this
22 slight revision, we should be able to flush out all
23 of the rest of the comments once we get into
24 permitting.

REPORT OF PROCEEDINGS
August 21, 2025

Page 35

1 CHAIRMAN MCCOMBIE: So with -- You've got a
2 plan for the entire project, and it shows retentions
3 and it shows septic and all of that and water, where
4 it's going to be. And it's clear that you also don't
5 have any homes designed yet. So you're putting this
6 in here, and it sounds like every time you're going
7 to come with a new home, you're going to have to redo
8 all of your calculations for the septic. Is that
9 what I'm hearing?

10 MR. SHAFFER: If they're under the design
11 constraints. So as I said, we've designed for 20
12 percent impervious. And there's a certain volume
13 that needs to provide which is documented on these --
14 in the submittal. If they are under the 20 percent
15 and they build what is in our submittal, they're
16 covered.

17 CHAIRMAN MCCOMBIE: Okay.

18 MR. SHAFFER: If they want to reduce the
19 volume, because they have less imperviousness, then
20 they have to provide calculations for whatever the
21 Village needs to substantiate that.

22 CHAIRMAN MCCOMBIE: Okay.

23 MR. SHAFFER: So this is showing what I'll
24 say is their general design intent. So similar to --

REPORT OF PROCEEDINGS
August 21, 2025

Page 36

1 I'll just use Sundance. It's recent. Our firm
2 prepared the stormwater management plans, the roadway
3 plans, the lot layout, the lot grading, and we showed
4 areas where the septic could go. We showed the
5 general drainage. We showed everything. So when the
6 permit plats come in for each individual house, they
7 have to do a TOPO survey. If there is any deviation
8 from that TOPO survey, that doesn't match what has
9 been approved, then one of the comments from the
10 Village engineer, is hey, the swale wasn't put in,
11 put it in.

12 CHAIRMAN MCCOMBIE: Okay.

13 MR. SHAFFER: So there's a checks and
14 balance. But because you don't know what house is
15 being built, every lot is fluid. Someone could come
16 in with a longer house, a three-car garage instead of
17 a two-car garage or a four-car garage. Some people
18 don't want a patio with a pool. So all of those
19 things would be adjusted.

20 So we took what we said was the
21 worst case, what we showed on there which was 19
22 percent, we just chose 20 percent for each lot from
23 an calculation perspective, and that is what we're
24 running our models on. That's not saying somebody

REPORT OF PROCEEDINGS
August 21, 2025

Page 37

1 can't come in with a larger percentage, but then they
2 may have to provide more storage.

3 CHAIRMAN MCCOMBIE: So Damian, what's our
4 Village at right now? Typically, are we like around
5 20 percent right now?

6 MR. MICHALSKI: I'm not certain. However,
7 those requirements trigger -- are triggered only when
8 a subdivision is being built. So if you have empty
9 lots that are being built out, we don't have to or
10 they're not required to provide calculations.

11 MR. SHAFFER: And they're not required for
12 detention.

13 CHAIRMAN MCCOMBIE: This is because it's a
14 subdivision?

15 MR. MICHALSKI: Because that becomes a
16 subdivision, that's why they're required -- the MWRD
17 requirements are in play, and they're required to
18 provide detention.

19 So if these were existing lots,
20 three existing lots, they wouldn't have to do that.

21 CHAIRMAN MCCOMBIE: I see. I see. But now,
22 even though if they build out two, there's only one
23 left, they're still going to have to do this, right,
24 and do all the math?

REPORT OF PROCEEDINGS
August 21, 2025

Page 38

1 MR. MICHALSKI: Because that becomes a
2 subdivision, yes.

3 CHAIRMAN MCCOMBIE: And then the question is,
4 where are most of the subdivisions in South
5 Barrington now, are they around 20 percent
6 impervious?

7 MR. SHAFFER: Depending on the subdivision.

8 MR. MICHALSKI: That's a very difficult
9 question. It all varies per lot. Because if we --
10 if you think about a 5 acre lot, then you may have 30
11 percent of impervious. If we have a huge house and
12 pool and everything else. If you think about a 4.8
13 acre lot, then there's a lot. But I think the
14 general rule would be about 25, 30. I would not say
15 it's more.

16 CHAIRMAN MCCOMBIE: So 20 percent impervious
17 is not a real stretch for the Village?

18 MR. MICHALSKI: And those are 1.5 acre lots
19 in this situation, proposed. Again, taking under
20 consideration that these are relatively larger lots.
21 It varies per subdivision, and it varies per lot.
22 Whenever the subdivision is being created, they are
23 required to provide maximum impervious per lot so
24 that detention is provided, and that is what they're

REPORT OF PROCEEDINGS
August 21, 2025

Page 39

1 doing.

2 MR. SHAFFER: The house that you're looking
3 at here is one that Pete has built in South
4 Barrington recently, driveway is everything. These
5 are realistic houses. It's actually slightly larger
6 than one he just built. If you want to put something
7 on the table that is realistic.

8 Again, could somebody come in with a
9 larger house, sure, but then they have to adjust and
10 take in to consideration that when they come in for
11 drawings and final permit.

12 CHAIRMAN MCCOMBIE: Okay. Pete, on the
13 previous subdivisions, you had to go through ACC to
14 get approval for the architecture.

15 MR. PERISIN: Correct.

16 CHAIRMAN MCCOMBIE: That wasn't a bad
17 process; was it?

18 MR. PERISIN: No.

19 CHAIRMAN MCCOMBIE: So you feel that you're
20 going to do the same thing here?

21 MR. PERISIN: Yes.

22 CHAIRMAN MCCOMBIE: Okay. Good.

23 Anybody have any other questions?

24 COMMISSIONER ABRI: No.

REPORT OF PROCEEDINGS
August 21, 2025

Page 40

1 CHAIRMAN MCCOMBIE: So I guess I have one
2 question. I mean, are you looking for an approval --
3 a preliminary approval for this subdivision?

4 MR. SHAFFER: We're looking for final
5 approval of the subdivision subject to County Highway
6 Department review. They also have to sign the
7 subdivision. So if we make the submittal to them,
8 they have some minor comments about adding a
9 dimension here, adding a dimension there, whatever
10 they may say, we need to incorporate that into the
11 final plat, and that would be approved and signed by
12 the owner, Cook County, myself, the Village.

13 CHAIRMAN MCCOMBIE: All right. So Carissa, I
14 mean, are you comfortable giving them final approval
15 or should we wait for the things to be finalized?

16 MS. SMITH: I think we can confidently move
17 forward. And we just have a talk with MWRD, and I
18 think that our experience with MWRD, we just have to
19 get apples to apples with this limitation, what they
20 define it as. But our experience with development
21 and with MWRD, we don't see them fighting back too
22 hard on this. So we're comfortable with their change
23 to detention to allow this to continue forward. I
24 don't think that that would really cause too much of

REPORT OF PROCEEDINGS
August 21, 2025

Page 41

1 a hiccup that you will see them back in front of you.

2 CHAIRMAN MCCOMBIE: Okay. So your
3 recommendation is that we do give them --

4 MS. SMITH: The recommendation would be to
5 approve what this change, with the condition that
6 MWRD -- a confirmation from MWRD before it goes to
7 the Board for their final approval.

8 CHAIRMAN MCCOMBIE: And so do you think
9 you're going to be able to get the approval from MWRD
10 before the Board meeting?

11 MR. SHAFFER: In this case, it's the Village
12 getting the approval, because you're the authorized
13 municipality. The request has been made, and they
14 started the line of communication. Also, in this
15 case, the Village of South Barrington reviews
16 stormwater. So it's a hundred percent determination
17 by the authorized municipality. It's just on
18 occasion with an authorized municipality, they need
19 to seek guidance and input from the MWRD just for
20 concurrence.

21 MS. SMITH: We still need to get an MWRD
22 permit number quote/unquote for the development.
23 It's how they track it as an authorized municipality.
24 So that's the reason why we include MWRD because we

REPORT OF PROCEEDINGS
August 21, 2025

Page 42

1 do technically still have to submit to them, but they
2 typically turnaround as a boilerplate because we're
3 authorized. They know we've gone through the
4 scrutiny of reviewing everything.

5 CHAIRMAN MCCOMBIE: Okay. Damian, is there
6 any reason that you're hesitant to give them final
7 approval with the stipulation that they get the MWRD?

8 MR. MICHALSKI: No, I think we can approve
9 it. Engineering, it would vary, and I think we could
10 approve the subdivision as subject to engineering,
11 and engineering could be figured out in the
12 permitting process, because that will vary --
13 detention will vary based on impervious, which would
14 be the size of the house, sidewalks, you know,
15 driveway, patios and so on. So that would still have
16 to be checked by our engineer.

17 CHAIRMAN MCCOMBIE: Okay. So the one thing
18 that is not in here is landscaping, and I assume that
19 the landscaping is not in here because you're going
20 to have it matching with the houses. And that when
21 you go to ACC, they'll also bring all of the
22 landscaping information so they can approve the
23 landscaping and the style of the home.

24 MR. SHAFFER: Correct. It will be your

REPORT OF PROCEEDINGS
August 21, 2025

Page 43

1 normal process the Village goes through from the
2 standpoint of a house, the whole nine yards:
3 elevations, floor plans, architecture, landscaping.

4 CHAIRMAN MCCOMBIE: Okay.

5 MR. MICHALSKI: Excuse me, I have one
6 question. Todd, I believe that in the northeast
7 corner of the property, so that would be lot 2, I
8 believe there was originally proposed a berm. Is it
9 still the case or not?

10 MR. SHAFFER: No, we're not changing the
11 grade. We're -- Our goal right now is run along Witt
12 Road and Penny is to maintain the vegetation that's
13 there. We have included in our demolition plan tree
14 clearing for sight-distance purposes within the
15 right-of-way. But other than that, the vegetation is
16 meant to stay there. We are cleaning up the ditch in
17 the right-of-way and then also flushing and cleaning
18 the culvert under Witt Road. But with the exception
19 of driveways would cut through that vegetation and
20 connect to either Witt Road or Penny, it's meant to
21 stay and only be removed for what's necessary for the
22 lot construction.

23 COMMISSIONER GILLIS: I thought originally we
24 were going to clean up that corner for visibility

REPORT OF PROCEEDINGS
August 21, 2025

Page 44

1 purposes.

2 MR. SHAFFER: From the standpoint of that
3 corner, we're dedicating that corner. We're doing a
4 40 foot dedication right-of-way for Witt Road and a
5 33 right-of-way dedication for Penny Road.

6 From the standpoint if there is tree
7 clearing that is needed from a safety or site
8 visibility perspective, we can easily incorporate
9 that in the plan.

10 COMMISSIONER GILLIS: I think that's
11 important.

12 MR. PERISIN: Very good.

13 CHAIRMAN MCCOMBIE: I think so too. I think
14 that corner is kind of -- I drove past it again
15 today. I was like boy, there is some work that needs
16 to be done.

17 Okay. Any other questions or
18 comments by anybody?

19 (No response.)

20 CHAIRMAN MCCOMBIE: At this time, I would
21 take a motion to close -- Any public comment?

22 VILLAGE ADMINISTRATOR DROPKA: Yes. I
23 received a correspondence on public comment.

24 Hello, my name is Gwynne de Harde, I

REPORT OF PROCEEDINGS
August 21, 2025

Page 45

1 reside at 9 West Penny Road. My family and I have
2 been residents of South Barrington for 51 years. I'm
3 not able to attend the Village meeting on Thursday,
4 8/21, so I'm writing this to you to express my
5 thoughts on the matter.

6 My family and I relocated to South
7 Barrington in 1974 primarily for one reason, the
8 larger lots and the beauty of natural surroundings.
9 It distresses me to no end seeing builders
10 encroaching on the lots and the land.

11 This 5 acre parcel at 1 West Penny
12 was zoned with the intent of maintaining the openness
13 and beauty of South Barrington. To allow anyone a
14 variation of the zoning ordinances in place would be
15 a travesty. It would be a blow to all of those who
16 value quality of life over a profit margin.

17 I urge you to deny the ordinance
18 change choosing to preserve this beautiful area for
19 ourselves and for our families and their futures.

20 Thank you. Signed Gwynne de Harde.

21 Received Monday at 4:30.

22 CHAIRMAN MCCOMBIE: Okay. Any other comment?

23 Please.

24 (Witness sworn.)

REPORT OF PROCEEDINGS
August 21, 2025

Page 46

1 MR. RITCHIE: Good evening. I'm Dennis
2 Ritchie, 6 West Penny Road.

3 My home is directly across from this
4 property. I'm here tonight to encourage you to
5 maintain our 2A zoning of this property that was
6 discussed at the last meeting without any variances,
7 without any variances.

8 I would concur with what you just
9 heard from a fellow neighbor, and I guess before I
10 continue on, notice of this meeting was given to
11 property owners within 250 feet of this property.
12 Given South Barrington and given the location of this
13 property, that is about six homes. That could be why
14 we do not have a lot of residents from South
15 Barrington here, today, because they may or may not
16 know about it, because of their hectic life schedule
17 and only being given certified mail from this short
18 distance.

19 The property in question we're
20 talking about tonight I would say is in the heart of
21 South Barrington. I would guess that Penny Road is
22 one of the most traveled roads within the Village.
23 It probably provides visitors with the greatest
24 insight and perspective to South Barrington: what

REPORT OF PROCEEDINGS
August 21, 2025

Page 47

1 our homes are like, what our properties are like,
2 what we've grown to come and love here.

3 As you know, this proposal that is
4 front of you tonight has variances. It has a total
5 of seven variances. If we were to maintain the
6 potential zoning as it is today, there may be zero.
7 One of the variances are to reduce the lot sizes --
8 there are actually three variances with this one, to
9 less than the minimum required in 2A. The other
10 variances are for setbacks on all street sides of the
11 properties. Lot 1 I believe has one variance. Lot 2
12 now has proposed two setback variances and lot 3 has
13 one. I may be incorrect on this, but I couldn't
14 understand some of the conversations. That's what I
15 think Todd said.

16 I would like to call your attention
17 to the Village of South Barrington Comprehensive Plan
18 that was adopted in 2023. The plan says, it should
19 assist in the evaluation of public and private
20 development proposals, to help ensure proposed
21 developments support the long-term objectives and be
22 the foundation of the zoning regulation.

23 The plan mission statement says, the
24 community will continue to be a steward of the

REPORT OF PROCEEDINGS
August 21, 2025

Page 48

1 natural environment by preserving, enhancing its open
2 spaces, environmental features, lakes, ponds, tree
3 canopy and picturesque vistas. By developing this
4 property as requested, we'll be reducing the open
5 space. Yes, it's private open space, but it's open
6 space nonetheless. I believe there is a potential of
7 removing possibly a hundred trees on the west side of
8 the property. There is lot of trees there. I have
9 not gone and counted them, but there is a lot, thus
10 the nature perspective.

11 The plan's first goal, which is
12 listed on page 13, is to protect the Village's
13 established neighborhood and predominant large lot,
14 single-family residential character.

15 The current lot proposal, what size
16 are those?

17 MR. SHAFFER: Lot 1 is 1.7, Lot 2 is 1.5, Lot
18 3 is 1.5 which is consistent with the adjacent lots.

19 MR. RITCHIE: Thank you.

20 I've done calculations on lot sizes
21 on Penny Road from Bartlett to Algonquin Road. I'll
22 call this the Penny Road residential neighborhood,
23 because this is what visitors coming through our
24 community see as they travel down Penny Road. The

REPORT OF PROCEEDINGS
August 21, 2025

Page 49

1 average there is over 2 acres and my rough
2 calculation came up to about 2 and a quarter plus,
3 but over 2 acres.

4 Consequently, when you approve this
5 proposal, in my opinion you are not preserving the
6 neighborhood character that is described in Chapter 5
7 of our Comprehensive Plan.

8 Another one of the plan's goal's is
9 to enhance pedestrian connectivity and mobility
10 throughout the areas of the Village. This goal and
11 the effect of the proposal is especially concerning
12 to me. In transportation building section of our
13 plan, as well in other places, such as a map of
14 Village, shows a bike path down Penny Road all the
15 way from 59 to Algonquin. The current proposal asks
16 for a variance on lot 2 to have a setback of only 60
17 feet from Penny Road.

18 If you approve this, and the bike
19 path is ultimately approved sometime in the future,
20 almost by default the bike path will end up on the
21 north side of Penny Road, which means it will be by
22 default on my property. So what, what does that
23 mean, well, what this would mean would be the removal
24 of 150 200-year-old trees, Black Walnut trees.

REPORT OF PROCEEDINGS
August 21, 2025

Page 50

1 I would like to give you something
2 to fact prove that point, if you don't mind.

3 (Document tendered.)

4 MR. RITCHIE: What you see in these pictures
5 are -- is a picture from circa 1865, a photo that
6 appeared in the Barrington Township Newsletter in
7 1997 and has appeared in Barrington Township
8 Newsletter since then and a Pioneer Press article
9 that has a better picture of those same trees that
10 line Penny Road on my property. And yes, you heard
11 me right, 1865, not 1965, 1865. These trees are over
12 a 160 years old. I highly doubt that if a future
13 bike path is approved it will made to have -- it
14 won't be made to be close to the property in
15 question, next to the new home that has only a 60
16 foot setback. Just think how the future homeowner of
17 that house would argue against the bike path being
18 put so close to their home. Consequently, where else
19 is the bike path going to go, it's going to go on the
20 other side of the street. There goes my 160-plus-
21 year-old trees. That is against the plan's vision of
22 being a steward of the natural environment.

23 The 60 foot setback, even though
24 they're planning to maintain some trees and shrubbery

REPORT OF PROCEEDINGS
August 21, 2025

Page 51

1 that are there will reduce the visual appeal of our
2 Village as commuters and other -- and as other car
3 transportation goes up and down Penny Road.

4 Most likely, there will be a large
5 two-story wall against Penny Road there within that
6 60 feet. It will be one that will be I think last
7 time I heard something like architecturally
8 four-sided architecture, but what does that mean?
9 Someone driving down the road is going to see this
10 big wall, maybe a couple of windows with a couple
11 shutters on it. That's not consistent with what you
12 see as you drive down the other parts of Penny Road.

13 A friend of mine that owns property
14 along Algonquin Road. When the Village wanted to
15 annex that several years back, it was told to him
16 that we have 2A zoning, which means it's a 2 1/2 acre
17 minimum. That was the selling point to get him to
18 agree to the annexation. Funny how now several years
19 later, maintaining our 2 1/2 acre minimum doesn't
20 seem to matter to the Village. Why is that?

21 In conclusion, please do not approve
22 this proposal. Make the development meet the current
23 South Barrington zoning rules without variances. If
24 you feel you must approve the three lots, then do not

REPORT OF PROCEEDINGS
August 21, 2025

Page 52

1 approve the setback variances. The ramifications of
2 reducing the setbacks are to detract from the visual
3 appeal of the heart of South Barrington that many,
4 many, many people see as well as what I would call,
5 at least to me the most important thing, is the
6 destruction of -- potential destruction of 175-plus-
7 year-old trees, some of the oldest, if not the
8 oldest, in South Barrington and our surrounding
9 communities.

10 As one of our arborists said, these
11 are the biggest and oldest Black Walnut trees he has
12 ever seen, and you hold in your hands today a
13 potential to have them torn down.

14 Finally, when I looked out of my
15 home today, what do I see, I see nature, I see a lot
16 of land, and if I sit on my porches, I see nature and
17 open spaces. It's almost difficult to see another
18 home from where I live. With this proposal, I will
19 see multistory walls that violate our city
20 regulations. This is not right. This is not what
21 our Comprehensive Plan says we should do.

22 Oh, by the way, another resident in
23 South Barrington would like to speak tonight,
24 however -- speak tonight to express their opinion,

REPORT OF PROCEEDINGS
August 21, 2025

Page 53

1 however they have been prevented from doing so by a
2 legal threat from the developer and their legal
3 counsel. Not everything may be as rosy as they seem
4 in South Barrington.

5 Please do not approve this proposal
6 that is in front of you tonight. Stay with what is
7 required. Go to 2A zoning with no variances.

8 Thank you.

9 (Applause.)

10 CHAIRMAN MCCOMBIE: Anyone else that would
11 like to talk?

12 (No response.)

13 CHAIRMAN MCCOMBIE: Okay. At this time
14 then --

15 MR. SHAFFER: Do you want us to respond?

16 CHAIRMAN MCCOMBIE: You can. That's fine.

17 MR. SHAFFER: So as it relates to the
18 presentation, this one made a couple of statements of
19 fact. From the standpoint of the lot sizes: The lot
20 sizes are consistent with the adjacent subdivision to
21 the south and to the west of us. The setbacks from
22 previous meetings to the south of us is 60 foot front
23 yard setback and to the west of us is a 60 foot front
24 yard setback. In coordination with the Village, it's

REPORT OF PROCEEDINGS
August 21, 2025

Page 54

1 a 75 foot setback for lot 1 off Penny Road. It's a
2 corner yard setback for lot 2, because the access for
3 lot 2 is to Witt Road, not to Penny Road. There is
4 an access restriction that we are showing on the
5 subdivision that access to lot 2 must be --

6 CHAIRMAN MCCOMBIE: Wait, one second. So
7 what is this setback from Penny Road to the house on
8 lot 2?

9 MR. SHAFFER: That's a 60 foot corner
10 sideyard setback.

11 As it relates to the bike paths, in
12 the area there is currently a proposed and funded
13 bike path on Barrington Road. The next north/south
14 is Bartlett Road, which is proposed, not funded.
15 There is a bike-path route proposed on Penny Road,
16 but that is also not funded.

17 We have no objection of
18 incorporating a 10 foot bike path on our north
19 property line to entice the County to look to the
20 south with their bike path. But when the County does
21 a bike-path plan, they have to do a corridor study to
22 determine where is right-of-way, right-of-way access
23 position, environmental impacts, et cetera. It's a
24 long process.

REPORT OF PROCEEDINGS
August 21, 2025

Page 55

1 So from the standpoint of we have no
2 objection of grating a 10 foot bike-path easement to
3 try to entice the County to consider coming on the
4 south side of the road. We don't feel a bike path
5 easement is necessary on Witt Road, because we're in
6 a 40 foot right-of-way dedication versus a 33 foot.
7 So there's an additional 7 feet of right-of-way
8 that's being given to the Village as part of this
9 subdivision process.

10 CHAIRMAN MCCOMBIE: Okay. Damian, a question
11 for you --

12 MR. MICHALSKI: Yes.

13 CHAIRMAN MCCOMBIE: -- for the new zoning
14 requirements, what are setbacks going to be for the
15 new ordinance?

16 MR. MICHALSKI: So for the new ordinance,
17 whenever it's adopted, we will be eliminating the A2
18 with variance. So the setbacks will be -- as they
19 are platted for the existing subdivisions, and for
20 the new subdivisions, it would be a hundred feet.

21 CHAIRMAN MCCOMBIE: Okay.

22 MR. MICHALSKI: 99 percent or 90 percent of
23 the Village, the front setback is 60, and 80 percent
24 of the Village is A2 with variance.

REPORT OF PROCEEDINGS
August 21, 2025

Page 56

1 When we learned about that map that
2 was never approved and never filed, we have -- we
3 cannot find it. We have learned that for a number of
4 years, the Village Board or Plan Commission approved
5 A2 with variance, you know, and the variance were --
6 variance would vary per subdivision. So there was no
7 strict or clear answer what the variance might be.
8 We have learned that this map was in the former
9 Village architect's files. It was -- We couldn't
10 locate it in the village hall. I wasn't aware of
11 that zoning district. But just for your information,
12 sir, we do have different zoning districts other than
13 A2 or A1. There are allowed smaller lots in the
14 Village. A3 is 1 acre lots and A4 is I believe 0.8
15 of an acre lot, either 0.6 or 0.8, I don't recall
16 right now. So there are different zoning districts
17 within the Village as well. But we all agreed on the
18 past -- in the past meetings that we will not go to
19 MA2 with variance zoning. We would -- We would make
20 all of the lots that are already approved, already
21 built, confirming based on the approved plat, which
22 all of them are less than 2 1/2 acres.

23 We haven't adopted the plan yet,
24 therefore, the existing plan is still in place. And

REPORT OF PROCEEDINGS
August 21, 2025

Page 57

1 I believe we all agreed that this would be the last
2 subdivision that we would do A2 with variances, that
3 type of variances on the lot sizes.

4 CHAIRMAN MCCOMBIE: Please.

5 MR. RITCHIE: So I understand that A2
6 variance is still possible out there with a strong
7 thought that it will go away in the future, once the
8 work gets done to make it so. That's very
9 interesting.

10 But in front of you tonight you are
11 not forced to do A2 with variance. With the
12 foresight that you have and knowing what may be
13 coming forward or most likely definitely coming
14 forward, you can say thank you very much, we are
15 going to go with what we envision in the near future
16 of A2. And if you did that, a lot of the questions
17 and concerns of stormwater retention and all of that
18 will be diminished quite a bit, because you will no
19 longer have essentially three or two 1 1/2 acre lots
20 than one 2 1/2 half acre lot with large amount of
21 impervious structures or pavers or others.

22 If you stay with 2A, no variance,
23 knowing what you know today, what we've heard and
24 what your vision is for the future and what our --

REPORT OF PROCEEDINGS
August 21, 2025

Page 58

1 think about what our Comprehensive Plan says, and I
2 still go back to the Penny Road neighborhood, because
3 all down Penny Road we're all -- There's lots of 5
4 acre lots, 2 plus, 3 acre lots. There's a few that
5 are smaller, no doubt. They all seem to congregate
6 in that little area for whatever reason. You have
7 the opportunity to maintain all large area, a large
8 space and large lots. So please think about what the
9 future is going to hold for South Barrington and do
10 not make the mistake of what has happened in the past
11 of not having things documented, maps lost and
12 everything else. Do what is right. Please do what
13 is right.

14 MR. MICHALSKI: So if I may, sir, if they
15 technically would have come in front of the Board and
16 asked for a rezoning of this parcel to A3, which
17 would be five lots of 1 acre, technically, they can
18 ask for it. The Board will not agree with it, but
19 by recognized or approving zoning district that we
20 have in the Village, they could ask for it.

21 I asked the same question to the
22 Building and Zoning Committee when Ms. Rosenthal
23 approached me about that, and I was told by the
24 chairperson that because it is A2 around it, we would

REPORT OF PROCEEDINGS
August 21, 2025

Page 59

1 agree to A2, which this is the information I gave.
2 At that time, none of us was aware about what had
3 happened in the Village in the past, and we started
4 questioning -- Julius actually started questioning
5 the existing lots, because his lot did not comply
6 with A2 requirements. So this is what -- This is
7 what had happened.

8 In my personal opinion, 1.5 acres,
9 this is in my personal opinion, this is a large,
10 large lot. Those are very similar to the lots next
11 to it, and I understand where you're coming from, but
12 most of the questions that I have were from investors
13 are can I build seven townhomes on a 2 acre lot or if
14 we have -- how many lots can I divide it for. So
15 that's what the tendency is right now on the market,
16 and that's what I'm dealing with the questions
17 basically every week I have a question like that.

18 So I think the Commissioners agree
19 that three lots instead of four would match all the
20 residents to the south and to the west of it. I
21 understand you're living in the existing home that
22 used to be a farm. Just for your information, the
23 lady to the east of you, she wanted to subdivide that
24 property as well to be able to build a house and have

REPORT OF PROCEEDINGS
August 21, 2025

Page 60

1 access from Penny Road. She doesn't have enough
2 frontage. She doesn't have enough land right now
3 because that lake overfills. So she doesn't have
4 enough land to build a house. But these are the
5 questions that we are dealing with.

6 And please also remember that people
7 that move to the Village, they may be living in
8 Chicago. They may be living in other villages that
9 lot sizes are a lot smaller. So if they used to live
10 on a quarter of an acre lot and they're getting 1.5
11 acre lot or 1 acre lot, that is a huge lot for them.

12 So I understand your concern. I
13 understand where you're coming from, and I respect
14 it. I truly do. I think this is a beautiful village
15 to live in. I think the Commissioners and the Board
16 maintain it really well not allowing the fences and
17 so on. I'm still dealing with those issues, but in
18 general, it's a beautiful -- it's a beautiful
19 village.

20 I would like to change the code
21 whenever we get to that with the building code to ask
22 for if you are cutting out one tree, you're required
23 to plant a tree, okay. We don't have it right now.
24 So on the private property, if you want to cut out --

REPORT OF PROCEEDINGS
August 21, 2025

Page 61

1 cut down a private tree, you can definitely do so,
2 and we don't have the ordinance for that at this
3 time. But that's to come.

4 We started -- We started re-writing
5 or re-visiting the zoning code. That is what we're
6 working on right now. The next one on my list is the
7 building code. It has not been updated probably
8 since the Village was established.

9 So like I said, I truly understand
10 where you're coming from. I don't think it looks
11 very bad. I think that Pete listened to all of the
12 comments. We just spoke in the morning today about
13 stormwater detention so he -- so the neighbors to the
14 south or neighbors to the east don't receive more
15 water runoff. They are coming up with this proposal.
16 I'm familiar with this proposal from different
17 municipalities and studies. I worked on projects
18 where 4 foot tanks were required to be buried
19 underground. It was a different situation. That may
20 be new for the Village, but again, existing
21 subdivisions did not even go through this process
22 that they're doing right now.

23 MR. RITCHIE: I understand. I understand
24 what you say about this being not bad. It could be

REPORT OF PROCEEDINGS
August 21, 2025

Page 62

1 better. Why do we not want the best? That is my
2 only question to you. They purchased this property
3 for essentially for the price of two lots, so it's
4 not like they're in financial straits because it gets
5 reduced from three to two and oh, by the way, they
6 came with four, nice, but you know, negotiation
7 tactics. You can -- Seriously, I mean, seriously,
8 you know.

9 MR. MICHALSKI: Sure.

10 MR. RITCHIE: Because I'm going to ask for 10
11 when I sell my property, and if I get two, maybe I'll
12 be happy, but that's besides the point.

13 If you look around, I've got 5
14 acres. The Foxes have 5 acres. There are, you
15 know -- You've got large country homes, estate lots
16 all up and down Penny Road, and here we're just going
17 to cram some not too bad onto this lot when we can
18 make it much better.

19 MR. MICHALSKI: So I've also spoke to a
20 couple of the residents in larger homes, Magnolia
21 Pointe. There were a couple of residents that
22 couldn't sell their house because it was too large.
23 So they decided to install elevators inside because
24 they have a hard time moving up the stairs right now,

REPORT OF PROCEEDINGS
August 21, 2025

Page 63

1 and they decided to stay in the house because they
2 couldn't get what they were asking for for whatever
3 they built.

4 So also, in my opinion, the market
5 tendency is for this smaller homes. I was
6 inspecting -- Pete was working on as well, on Cottage
7 Run on Morgan Lane, that house -- in my opinion, they
8 did a very nice job on the house. They maintained
9 the visual look of the subdivision. They built a
10 nice house in my opinion. The lot was -- It was
11 smaller I think than this.

12 MR. RITCHIE: Do you know if Barrington Hills
13 has enforced or are they reducing their minimum lot
14 sizes?

15 MR. MICHALSKI: No.

16 MR. RITCHIE: What are theirs?

17 MR. MICHALSKI: I believe those are 5 acres,
18 but I don't work there, so I don't know.

19 MR. RITCHIE: I know.

20 MR. MICHALSKI: But you can also have a horse
21 there which you cannot here.

22 CHAIRMAN MCCOMBIE: Okay. So I just want to
23 state again because we've been looking at the
24 construction ordinances, and maybe the biggest thing

REPORT OF PROCEEDINGS
August 21, 2025

Page 64

1 he said, which is true, is that 90 percent of the
2 lots in South Barrington, 90 percent are 2 1/2 acres
3 with variance, so that most of the lots, for example,
4 on this map that shows, there is a lot of 1 acre lots
5 in The Coves. You know most of the -- All of the
6 homes in South Barrington Lakes are under 1 1/2
7 acres. So the majority of all of the homes and all
8 of the lots in South Barrington are close to 1 1/2
9 acres.

10 MR. RITCHIE: The majority of those homes are
11 not surrounded by 5 acre lots within close proximity.

12 CHAIRMAN MCCOMBIE: Well, there's a group of
13 homes that are right along the -- in South Barrington
14 Lakes that lot behind them is the 80 acre lot of
15 property.

16 MR. RITCHIE: I understand.

17 CHAIRMAN MCCOMBIE: Okay. So at this point,
18 I would take a motion, unless there is anything else.
19 At this point --

20 COMMISSIONER SHUFF: I would like to say that
21 Mike read the letter from 9 West Penny, and just for
22 the record, they're 1.09 acres, and the house next to
23 them is 1.06 right next to what they're developing.

24 We're all trying to keep this in

REPORT OF PROCEEDINGS
August 21, 2025

Page 65

1 consideration of the -- I know there's some big lots,
2 but there's plenty of small ones too.

3 MR. RITCHIE: Just a few. Just a few.

4 COMMISSIONER SHUFF: I can go through a bunch
5 if you want. I'm just saying. And I go by there
6 every day.

7 MR. RITCHIE: But as you drive down Penny,
8 those are an anomaly right there I would say. That
9 section. Other homes between there and Bartlett,
10 many, many larger lots.

11 COMMISSIONER SHUFF: Yep.

12 COMMISSIONER GILLIS: Just a comment too. I
13 love the picture, by the way.

14 MR. RITCHIE: Thank you.

15 COMMISSIONER GILLIS: But you know, and I
16 lived here a long time. But I've got to tell you,
17 you talked a lot about the beauty of South Barrington
18 and why people move here. I can tell you people look
19 at that corner with that house there they should be
20 tearing down and something should be put there.

21 So where I'm coming from is, I hear
22 what you're saying with that -- this, across the
23 street, but on the other hand, I think if this is
24 done right and we control it so we get the right kind

REPORT OF PROCEEDINGS
August 21, 2025

Page 66

1 of homes in there, I think you're going to be happy
2 to have that across the street. I think you will.

3 MR. RITCHIE: We heard they're going to keep
4 all the vegetive matter as it appears, you know, and
5 you're going to see something that is much taller
6 right on Penny Road there within a stone's throw that
7 even I can -- old me can throw a rock that far and
8 break a window. And they're not following the rules
9 that we have set forth within the Village, the
10 setbacks.

11 CHAIRMAN MCCOMBIE: Okay. So at this
12 moment -- Unless there is any other comments, at this
13 moment we take a motion to close the public hearing.

14 COMMISSIONER GILLIS: You have a motion.

15 CHAIRMAN MCCOMBIE: Second?

16 COMMISSIONER ABRI: I second.

17 CHAIRMAN MCCOMBIE: Roll call.

18 VILLAGE ADMINISTRATOR DROPKA: Commissioner
19 Shuff?

20 COMMISSIONER SHUFF: Yes.

21 VILLAGE ADMINISTRATOR DROPKA: Commissioner
22 Gillis?

23 COMMISSIONER GILLIS: Yes.

24 VILLAGE ADMINISTRATOR DROPKA: Commissioner

REPORT OF PROCEEDINGS
August 21, 2025

Page 67

1 Abri?

2 COMMISSIONER ABRI: Aye.

3 VILLAGE ADMINISTRATOR DROPKA: Commissioner
4 Kazi or Kazmier, I'm sorry?

5 COMMISSIONER KAZMIER: Yes.

6 VILLAGE ADMINISTRATOR DROPKA: Chairman
7 McCombie?

8 CHAIRMAN MCCOMBIE: Yes.

9 So we want to put in place the
10 motions for the variances.

11 VILLAGE ADMINISTRATOR DROPKA: On the zoning.

12 CHAIRMAN MCCOMBIE: And also for setbacks.
13 So what are the -- What are the variances that we're
14 looking for?

15 VILLAGE ADMINISTRATOR DROPKA: It would be
16 change the zoning district from A1 to A2.

17 CHAIRMAN MCCOMBIE: Okay. So do each of
18 these have to be done separately?

19 ATTORNEY GARRIGAN: They should be, yes.

20 CHAIRMAN MCCOMBIE: So it's really changing
21 it from A1 to A2 with variances and then listing the
22 variances.

23 ATTORNEY GARRIGAN: Yes.

24 CHAIRMAN MCCOMBIE: So we could have that as

REPORT OF PROCEEDINGS
August 21, 2025

Page 68

1 one motion?

2 ATTORNEY GARRIGAN: Yes, you can.

3 CHAIRMAN MCCOMBIE: Okay. So the thing that
4 they're looking for is a motion to change the zoning
5 from A1 to A2 with variances and the variances being
6 a front yard setback of 60 feet instead of the
7 required a hundred feet setback on lot 2, and a
8 sideyard setback along Penny Road of 60 feet, instead
9 of 100 foot setback. And lot 1 proposed to face
10 Penny Road to have a frontage yard setback of 75 feet
11 instead of the required 100 foot setback.

12 So that's what we're looking for on
13 this.

14 VILLAGE ADMINISTRATOR DROPKA: So it would be
15 changing the zoning district from an A1 to an A2 of
16 the parcel of land located 1 West Penny Road in South
17 Barrington to the Village Board.

18 CHAIRMAN MCCOMBIE: Yes, with the variances.

19 VILLAGE ADMINISTRATOR DROPKA: And then the
20 approval of request to allow for the subdividing of 1
21 West Penny Road into three lots, for lots 2 and 3
22 proposed to face Witt Road to have a setback of 60
23 feet and lot 1 proposed to face Penny Road to have a
24 setback of 75 feet. Is that correct?

REPORT OF PROCEEDINGS
August 21, 2025

Page 69

1 CHAIRMAN MCCOMBIE: Yes.

2 At this point, I would take a
3 motion.

4 COMMISSIONER GILLIS: You have a motion.

5 CHAIRMAN MCCOMBIE: Second?

6 COMMISSIONER ABRI: Second.

7 CHAIRMAN MCCOMBIE: Roll call.

8 VILLAGE ADMINISTRATOR DROPKA: Commissioner
9 Shuff?

10 COMMISSIONER SHUFF: Yes.

11 VILLAGE ADMINISTRATOR DROPKA: Commissioner
12 Gillis?

13 COMMISSIONER GILLIS: Yes.

14 VILLAGE ADMINISTRATOR DROPKA: Commissioner
15 Abri?

16 COMMISSIONER ABRI: Aye.

17 VILLAGE ADMINISTRATOR DROPKA: Commissioner
18 Kazmier?

19 COMMISSIONER KAZMIER: Yes.

20 VILLAGE ADMINISTRATOR DROPKA: Chairman
21 McCombie?

22 CHAIRMAN MCCOMBIE: Yes.

23 Okay. So at this point we can make
24 a recommendation then on the existing drawings and

REPORT OF PROCEEDINGS
August 21, 2025

Page 70

1 information to give them a final approval based on
2 approval from MWRD.

3 ATTORNEY GARRIGAN: Right.

4 CHAIRMAN MCCOMBIE: For -- All of these
5 recommendations -- We're making recommendations to
6 the Board. We're not making any decision. We're
7 making a recommendation to the Board for this final.

8 So at this point, make a motion for
9 that, to approve the drawings as they exist with the
10 stipulation that they also get final approval before
11 they go to the Board from MWRD or in conjunction with
12 MWRD.

13 VILLAGE ADMINISTRATOR DROPKA: So that would
14 be preliminary and final plat and plans with
15 conditional approval from the Village engineer.

16 CHAIRMAN MCCOMBIE: Right. I'll take a
17 motion for that.

18 COMMISSIONER KAZMIER: Motion.

19 CHAIRMAN MCCOMBIE: Second?

20 COMMISSIONER SHUFF: Second.

21 CHAIRMAN MCCOMBIE: Roll call.

22 VILLAGE ADMINISTRATOR DROPKA: Commissioner
23 Shuff?

24 COMMISSIONER SHUFF: Yes.

REPORT OF PROCEEDINGS
August 21, 2025

Page 71

1 VILLAGE ADMINISTRATOR DROPKA: Commissioner
2 Gillis?

3 COMMISSIONER GILLIS: Yes.

4 VILLAGE ADMINISTRATOR DROPKA: Commissioner
5 Abri?

6 COMMISSIONER ABRI: Aye.

7 VILLAGE ADMINISTRATOR DROPKA: Commissioner
8 Kazmier?

9 COMMISSIONER KAZMIER: Yes.

10 VILLAGE ADMINISTRATOR DROPKA: Chairman
11 McCombie?

12 CHAIRMAN MCCOMBIE: Yes.

13 Okay. So old business?

14 (No response.)

15 CHAIRMAN MCCOMBIE: New business?

16 (No response.)

17 CHAIRMAN MCCOMBIE: Take a motion to adjourn.

18 COMMISSIONER ABRI: I'll make a motion.

19 COMMISSIONER GILLIS: Second.

20 CHAIRMAN MCCOMBIE: All those in favor, aye.

21 (Chorus of ayes.)

22 CHAIRMAN MCCOMBIE: Any opposed?

23 (No response.)

24 CHAIRMAN MCCOMBIE: Hearing none, we are

REPORT OF PROCEEDINGS
August 21, 2025

Page 72

1 adjourned.

2 Thank you, everyone.

3 (The meeting adjourned
4 at 8:30 p.m.)

5
6 * * * * *

7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
Paszkiewicz Court Reporting

(847) 598-0322 / Toll-Free (855) 595-3577

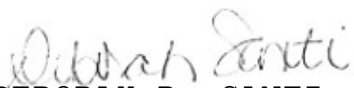
REPORT OF PROCEEDINGS

August 21, 2025

Page 73

1 STATE OF ILLINOIS)
)
2 COUNTY OF COOK)

3
4 I, DEBORAH R. SANTI, Certified Shorthand
5 Reporter, of the State of Illinois, do hereby certify
6 that I reported in shorthand the proceedings had in
7 the aforesaid matter, and that the foregoing is a
8 true, complete and correct transcript of the
9 proceedings had as appears from the stenographic
10 notes so taken to the best of my ability.

11
12
13
14 
15 DEBORAH R. SANTI, CSR
16 CSR # 084-004107
17
18
19
20
21
22
23
24

A	63:17 64:2,7,9 64:22	agreeance 34:9	58:23	asked 32:22
A1 7:9 56:13	active 6:21,23	agreed 56:17	approval 19:2,3	58:16,21
67:16,21 68:5	add 19:14 31:18	57:1	29:11,14 34:2	asking 31:1 63:2
68:15	31:23	Algonquin	39:14 40:2,3,5	asks 49:15
A2 55:17,24	adding 40:8,9	48:21 49:15	40:14 41:7,9	asphalt 28:7
56:5,13 57:2,5	additional 15:1	51:14	41:12 42:7	assessment 5:11
57:11,16 58:24	16:9 55:7	alienation 8:5,10	68:20 70:1,2	5:12,23
59:1,6 67:16	additions 4:21	allow 32:8 40:23	70:10,15	assessments 5:3
67:21 68:5,15	address 3:19	45:13 68:20	approve 3:4,6	assist 47:19
A3 56:14 58:16	14:13 16:6,7	allowed 20:24	10:2,8,13,18	associated 20:19
A4 56:14	16:18,20 34:16	56:13	30:21 41:5	Associates 1:23
ability 25:4,7	34:17,21	allowing 60:16	42:8,10,22	association 4:7
73:10	addresses 16:8	allows 18:10	49:4,18 51:21	6:21 8:20
able 34:5,21,22	addressing	alternative	51:24 52:1	assume 42:18
41:9 45:3	16:22,23	29:11	53:5 70:9	attend 45:3
59:24	adjacent 13:6	amend 6:5	approved 3:15	attention 16:18
aboveground	48:18 53:20	amendment 1:4	7:10 24:23	47:16
23:12	adjourn 71:17	3:24 10:2,18	36:9 40:11	attorney 1:21
Abri 1:17 2:12	adjourned 72:1	America 8:23	49:19 50:13	4:14 8:17 9:8
2:13 10:22	72:3	amount 19:24	56:2,4,20,21	9:11 10:9
11:6,7,22 12:9	adjust 39:9	26:17 31:13	approves 34:11	67:19,23 68:2
12:10 25:21	adjusted 5:14	32:22 57:20	approving 34:12	70:3
26:3 28:2,5	36:19	analysis 30:10	58:19	August 1:9,14
39:24 66:16	adjusting 6:6	annex 51:15	approximately	2:3,23 16:4
67:1,2 69:6,15	Administrator	annexation	1:14	authorized
69:16 71:5,6	1:22 2:5,8,11	51:18	arborists 52:10	30:24 41:12,17
71:18	2:14,17,20	annual 5:3,12	arch 22:24	41:18,23 42:3
ACC 39:13	11:2,5,8,11	annually 5:14	architect's 56:9	available 28:23
42:21	12:2,5,8,11,14	anomaly 65:8	architectural	average 49:1
accepted 27:6	44:22 66:18,21	answer 56:7	6:18	aware 56:10
access 54:2,4,5	66:24 67:3,6	Anthony 1:17	architecturally	59:2
54:22 60:1	67:11,15 68:14	anybody 3:16	51:7	aye 3:10 11:7
account 27:21	68:19 69:8,11	9:16 39:23	architecture	12:10 67:2
accounting 15:1	69:14,17,20	44:18	39:14 43:3	69:16 71:6,20
acre 13:8 38:10	70:13,22 71:1	anyway 9:14	51:8	ayes 3:11 71:21
38:13,18 45:11	71:4,7,10	appeal 51:1 52:3	area 7:8 15:1,21	
51:16,19 56:14	adopted 47:18	Appeals 1:1 2:2	19:15 21:2,5	B
56:15 57:19,20	55:17 56:23	appeared 50:6,7	22:8 25:9	b 13:21
58:4,4,17	aforesaid 73:7	appears 66:4	31:12,12 32:2	back 9:4 17:18
59:13 60:10,11	agenda 2:23	73:9	32:21,23 45:18	19:23 30:2
60:11 64:4,11	3:17,18,22	Applause 53:9	54:12 58:6,7	34:10 40:21
64:14	ago 6:15	apples 40:19,19	areas 19:21 20:7	41:1 51:15
acres 13:12 49:1	agree 34:1 51:18	application	36:4 49:10	58:2
49:3 56:22	58:18 59:1,18	34:17	argue 50:17	backfill 26:3,4
59:8 62:14,14		approached	article 50:8	28:3,14

backfilled 23:4	berm 43:8	37:22 59:13,24	33:15,17 40:13	42:5,17 43:4
backyard 23:24	best 62:1 73:10	60:4	case 16:14 22:17	44:13,20 45:22
25:8 29:5,6	better 30:15	builders 45:9	23:9 25:3	53:10,13,16
bad 7:11 39:16	32:3 33:5 50:9	building 1:22	30:12,13 34:18	54:6 55:10,13
61:11,24 62:17	62:1,18	15:12,23 23:14	36:21 41:11,15	55:21 57:4
balance 36:14	big 23:19 51:10	49:12 58:22	43:9	63:22 64:12,17
barrel 24:7	65:1	60:21 61:7	catch 29:6	66:11,15,17
Barrington 1:2	bigger 25:17	built 6:8,10,11	cause 40:24	67:6,8,12,17
1:7,11,15,15	28:13 33:7	6:13,14 15:16	CCRs 4:8	67:20,24 68:3
4:17 11:19	biggest 52:11	23:10 24:4	certain 26:17	68:18 69:1,5,7
16:11 24:19	63:24	26:24 27:17,23	31:12 35:12	69:20,22 70:4
30:24 38:5	bike 49:14,18,20	36:15 37:8,9	37:6	70:16,19,21
39:4 41:15	50:13,17,19	39:3,6 56:21	certified 46:17	71:10,12,15,17
45:2,7,13	54:11,13,18,20	63:3,9	73:4	71:20,22,24
46:12,15,21,24	55:4	bumped 5:13,15	certify 73:5	chairperson
47:17 50:6,7	bike-path 54:15	bunch 65:4	cetera 15:7,22	58:24
51:23 52:3,8	54:21 55:2	buried 61:18	29:3 54:23	challenge 7:3
52:23 53:4	bioswale 28:24	business 71:13	Chairman 1:17	chambers 24:7
54:13 58:9	bit 5:15 57:18	71:15	2:1,17,19,22	26:14
63:12 64:2,6,8	Black 49:24	buyers 28:16	3:4,6,9,12,14	change 13:13
64:13 65:17	52:11	bylaws 1:4 4:1	3:21 4:23 5:2,9	40:22 41:5
68:17	blanket 26:6	9:19 10:4	5:17,22 6:3,7	45:18 60:20
Bartlett 48:21	blow 45:15	bypasses 32:1	6:11,20,24 7:4	67:16 68:4
54:14 65:9	blue 17:23		8:3,18,21 9:2,6	changes 3:2
base 18:20 31:4	board 1:1 2:2	C	9:14 10:1,11	10:17
based 18:13	4:8 7:2 9:5	calculation	10:16,21,23,24	changing 43:10
20:20 21:19	10:8,10 34:2	36:23 49:2	11:11,13,16,23	67:20 68:15
29:22 42:13	34:11,12 41:7	calculations	12:1,14,16,19	Chapter 49:6
56:21 70:1	41:10 56:4	15:22 35:8,20	14:1,7,18 16:2	character 48:14
basically 23:1	58:15,18 60:15	37:10 48:20	16:22 19:1,10	49:6
26:13 29:1	68:17 70:6,7	call 2:4 10:23	20:1,16,19,23	checked 42:16
32:1 59:17	70:11	12:1 16:16	21:3,8,14,23	checks 36:13
beautiful 45:18	boilerplate 42:2	27:11 30:8	22:2,22 23:18	Chicago 60:8
60:14,18,18	bore 30:6	47:16 48:22	23:23 24:2,10	choose 28:22
beauty 45:8,13	bottom 25:19,24	52:4 66:17	24:14 25:11,13	choosing 45:18
65:17	boy 6:22 8:9	69:7 70:21	26:1,9,20 27:8	Chorus 3:11
bed 23:2,4	44:15	called 26:11	27:13,16 29:13	71:21
bedroom 21:19	branch 31:24	30:9	29:24 30:16,20	chose 36:22
bedrooms 20:20	break 66:8	calling 18:23	31:3,8 32:4,7,9	circa 50:5
20:23 21:22	bring 42:21	canopy 48:3	33:12,15 34:13	circles 17:23,24
believe 8:1 18:21	broken 30:10	cap 26:6	35:1,17,22	city 52:19
21:11 24:23	brought 4:11	car 51:2	36:12 37:3,13	clean 26:4,18
43:6,8 47:11	16:17	care 10:15 18:19	37:21 38:3,16	43:24
48:6 56:14	build 6:19 27:19	Carissa 1:23	39:12,16,19,22	cleaned 27:5
57:1 63:17	27:19 35:15	19:7 30:17,21	40:1,13 41:2,8	cleaning 9:18

17:3 26:19 43:16,17 clear 35:4 56:7 clearing 43:14 44:7 client 13:14 close 44:21 50:14,18 64:8 64:11 66:13 code 4:10 13:3 16:11,12,13 17:10,18 21:11 60:20,21 61:5 61:7 collect 33:1 collection 31:22 32:24 colors 29:2 come 3:19 4:19 7:19 23:13 29:18 35:7 36:6,15 37:1 39:8,10 47:2 58:15 61:3 comes 15:24 comfortable 40:14,22 coming 32:14 48:23 55:3 57:13,13 59:11 60:13 61:10,15 65:21 commencing 1:14 comment 16:3,7 16:8 44:21,23 45:22 65:12 comments 3:2 9:16,22 16:6 31:17 32:18 34:6,19,23 36:9 40:8 44:18 61:12 66:12 commercial	24:12 25:17 Commission 1:11,16 13:7 34:11 56:4 Commission/... 1:1 2:2 Commissioner 1:17,18,18,19 2:5,7,8,10,11 2:13,14,16 3:5 3:8 9:23,24 10:20,22,24 11:1,2,4,5,7,8 11:10,22,24 12:2,4,5,7,8,10 12:11,13 21:6 22:3 25:21 26:3 28:2,5 32:13 39:24 43:23 44:10 64:20 65:4,11 65:12,15 66:14 66:16,18,20,21 66:23,24 67:2 67:3,5 69:4,6,8 69:10,11,13,14 69:16,17,19 70:18,20,22,24 71:1,3,4,6,7,9 71:18,19 Commissioners 59:18 60:15 Committee 3:19 10:12 58:22 common 8:11 9:9 24:10 communication 41:14 communities 52:9 community 6:23 47:24 48:24 commuters 51:2 compacted 25:24	comparison 17:22 complain 7:18 complete 73:8 completely 6:11 6:13 comply 59:5 Comprehensive 47:17 49:7 52:21 58:1 concept 15:6 concern 34:7 60:12 concerning 49:11 concerns 13:5 57:17 conclusion 51:21 concrete 29:17 29:18 concur 33:22,24 46:8 concurrence 18:22 31:2 41:20 condition 14:24 41:5 conditional 70:15 conditions 1:4 4:1 10:3 14:20 14:23,24 18:8 19:19 20:14 30:13,14 32:2 conducive 18:14 18:17 confidently 40:16 confirmation 19:7 41:6 confirming 56:21 congregate 58:5 conjunction	70:11 connect 43:20 connected 34:16 connectivity 49:9 Consequently 49:4 50:18 consider 55:3 consideration 38:20 39:10 65:1 considered 18:5 consistent 13:10 48:18 51:11 53:20 constraint 16:20 17:12 18:7,10 constraints 17:13 35:11 construction 15:13 26:23 27:4 43:22 63:24 consulted 4:14 contained 13:24 continue 8:12 22:20 31:16 34:5 40:23 46:10 47:24 continues 32:1 control 16:17,24 17:2,6,9,14,16 18:6,11,24 33:22 65:24 conversations 19:6 47:14 conveyed 19:5 conveys 23:8 Cook 15:10 18:16 40:12 73:2 coordination 13:14 53:24 copy 4:11,19 corner 22:8	31:10,11,19 43:7,24 44:3,3 44:14 54:2,9 65:19 correct 32:6 39:15 42:24 68:24 73:8 correspondence 44:23 corridor 54:21 costs 5:15,16 Cottage 63:6 counsel 53:3 count 21:20 counted 48:9 country 62:15 County 15:10 18:16 40:5,12 54:19,20 55:3 73:2 couple 4:24 10:13 13:5 51:10,10 53:18 62:20,21 covenant 8:6 Covenants 1:4 3:24 10:3 cover 24:8 covered 35:16 Coves 30:4 64:5 cram 62:17 create 28:23,24 29:7 created 8:6 14:22 38:22 creating 18:10 24:7 critical 14:21 30:9 CSR 73:15,15 culvert 13:18,21 14:4 22:14 43:18 current 8:14,23 48:15 49:15
---	--	--	---	--

51:22 currently 15:2 33:11 54:12 cut 43:19 60:24 61:1 cutting 60:22	38:7 depth 28:2 descendants 8:14 described 49:6 design 35:10,24 designed 15:2 21:10 27:11 29:23 34:5 35:5,11 destruction 52:6 52:6 detail 14:19 detailed 15:13 details 33:8 detention 17:15 18:5,11,23 19:24 33:24 34:3 37:12,18 38:24 40:23 42:13 61:13 detentions 20:7 determination 41:16 determine 33:4 54:22 determined 19:19 detract 52:2 developed 14:13 developer 53:2 developing 48:3 64:23 development 1:6 11:18 14:17 15:2 19:12,14 40:20 41:22 47:20 51:22 developments 47:21 deviates 17:10 34:18 deviation 36:7 dictate 23:15 difference 22:9	differences 4:20 different 7:9,16 26:19 29:2,19 32:16 56:12,16 61:16,19 difficult 38:8 52:17 dimension 40:9 40:9 diminished 57:18 direct 13:13 31:20 directed 26:13 directly 22:13 46:3 discharge 13:17 14:10,22 19:17 19:20 22:13,16 22:18 discharges 22:12 discharging 22:7 32:19 discussed 46:6 distance 46:18 distinct 13:17 distresses 45:9 district 56:11 58:19 67:16 68:15 districts 56:12 56:16 ditch 22:15 43:16 divide 59:14 document 14:20 26:16 29:9 50:3 documented 35:13 58:11 documents 13:2 doing 25:5 31:21 39:1 44:3 53:1 61:22	dollars 5:4,5 dot 4:12 doubt 50:12 58:5 downspouts 31:23 drain 33:1 drainage 13:15 13:16,19,22 14:20,23 15:8 15:17 19:19 31:18 32:21 36:5 drains 14:15 drawings 15:14 15:15,15,16 39:11 69:24 70:9 dream 8:20 drive 51:12 65:7 driveway 15:7 15:11 22:15 27:3 39:4 42:15 driveways 15:4 43:19 driving 51:9 Dropka 1:22 2:5 2:8,11,14,17 2:20 11:2,5,8 11:11 12:2,5,8 12:11,14 44:22 66:18,21,24 67:3,6,11,15 68:14,19 69:8 69:11,14,17,20 70:13,22 71:1 71:4,7,10 drove 44:14 duration 30:9	61:14 eastern 32:20 easy 16:6 effect 24:22 49:11 either 13:20 43:20 56:15 elect 29:10 elevation 17:19 22:9 elevations 14:21 43:3 elevators 62:23 eliminate 5:5 eliminating 55:17 empty 37:8 Enclave 24:23 encourage 46:4 encroaching 45:10 ends 14:8 enforced 63:13 engineer 16:4 19:3,5,8 31:1 31:18 32:12 33:4,18 36:10 42:16 70:15 engineering 1:24 12:21 13:1 18:22 30:6 42:9,10 42:11 enhance 49:9 enhancing 48:1 ensure 47:20 entered 16:5 entice 54:19 55:3 entire 35:2 environment 48:1 50:22 environmental 48:2 54:23 envision 57:15
D Damian 1:22 37:3 42:5 55:10 date 4:9 dated 16:4 David 1:18 day 65:6 de 44:24 45:20 deal 24:18 30:7 dealing 59:16 60:5,17 death 8:13,22 DEBORAH 73:4,15 decendents 8:22 decided 62:23 63:1 decision 4:22 70:6 Declaration 1:4 3:24 8:7 10:3 10:19 dedicating 44:3 dedication 44:4 44:5 55:6 deeper 28:11 default 49:20,22 define 40:20 definitely 57:13 61:1 demolition 43:13 Dennis 46:1 deny 45:17 Department 15:10 40:6 depending 28:21			E easement 55:2,5 easily 44:8 east 12:21 59:23	

equal 32:2	facility 16:17	find 56:3	21:18 59:19	10:20 11:3,4
especially 49:11	29:4	fine 53:16	62:6	12:6,7 21:6
essence 17:15	fact 19:16 50:2	finished 28:10	four-car 36:17	22:3 32:13
19:18 22:10	53:19	32:3	four-sided 51:8	43:23 44:10
essentially 57:19	factors 17:6	firm 36:1	Foxes 62:14	65:12,15 66:14
62:3	familiar 4:15	first 2:22 3:23	frequent 26:21	66:22,23 69:4
established	61:16	13:6 26:13	friend 51:13	69:12,13 71:2
48:13 61:8	families 45:19	27:21 48:11	front 7:22 13:8	71:3,19
establishments	family 45:1,6	five 21:1,3,15,22	41:1 47:4 53:6	give 9:20 28:14
24:12	far 66:7	58:17	53:22,23 55:23	41:3 42:6 50:1
estate 62:15	farm 59:22	fix 10:16	57:10 58:15	70:1
et 15:7,22 29:3	favor 3:10 71:20	floating 5:20	68:6	given 46:10,12
54:23	features 48:2	floor 43:3	frontage 60:2	46:12,17 55:8
evaluation 47:19	feel 39:19 51:24	flow 19:11,15,20	68:10	gives 25:7
evening 46:1	55:4	20:17 30:5	functioning	giving 40:14
example 20:9	feet 17:8,8 18:7	32:5	18:12 27:24	go 13:19 14:1,2
23:11 64:3	18:18 46:11	flows 14:21	funded 54:12,14	15:18 19:2
excavate 24:5	49:17 51:6	fluid 36:15	54:16	23:16 27:2
exceed 15:21	55:7,20 61:18	flush 26:13,18	Funny 51:18	28:11,14 29:14
exception 33:10	68:6,7,8,10,23	34:22	future 21:1,4,13	31:24 32:15,16
43:18	68:24	flushing 43:17	23:14 49:19	32:17 33:3
Excuse 14:2	fellow 46:9	follow 16:15	50:12,16 57:7	36:4 39:13
43:5	fence 7:17,17,18	following 66:8	57:15,24 58:9	42:21 50:19,19
exist 70:9	7:21	foot 17:18,23,24	futures 45:19	53:7 56:18
existing 14:20	fences 7:15,16	18:2 44:4		57:7,15 58:2
14:24 19:18	8:1 60:16	50:16,23 53:22	G	61:21 65:4,5
20:14 30:12	field 16:16 17:8	53:23 54:1,9	garage 36:16,17	70:11
32:21 37:19,20	18:10	54:18 55:2,6,6	36:17	goal 43:11 48:11
55:19 56:24	fields 15:19 17:7	68:9,11	garden 23:12	49:10
59:5,21 61:20	17:13,17 18:2	football 29:6	28:17,24	goal's 49:8
69:24	18:17	forced 57:11	Garrigan 1:21	God 9:3
expansion 21:1	fighting 40:21	foregoing 73:7	9:8,11 10:9	goes 13:21,21,23
21:5,13,13	figured 42:11	foresight 57:12	67:19,23 68:2	14:2,5,8,10
experience	filed 56:2	Forest 1:5 4:1,7	70:3	24:8 31:13,14
40:18,20	files 56:9	10:4	general 35:24	34:2,10 41:6
explain 28:19	final 4:22 12:24	formal 12:23	36:5 38:14	43:1 50:20
explained 34:9	15:20 34:2	former 56:8	60:18	51:3
express 45:4	39:11 40:4,11	forth 66:9	George 6:14	going 4:4,8 5:11
52:24	40:14 41:7	forward 15:12	Geotech 26:5	5:20 6:18 7:7
	42:6 70:1,7,10	40:17,23 57:13	getting 6:22	9:21 10:7,9
F	70:14	57:14	41:12 60:10	19:2,11 22:17
fabric 26:5	finalized 34:10	found 33:19	Gewalt 1:23	22:20 23:10,14
face 68:9,22,23	40:15	foundation	19:8 33:17	26:16,22 27:1
facilities 17:10	Finally 52:14	47:22	Gillis 1:18 2:9	27:1 29:14
17:15 25:2,4	financial 62:4	four 7:1 9:20	2:10 3:5 9:24	30:2,3,17,20

30:21 31:16 32:4,19 33:3 34:19 35:4,6,7 37:23 39:20 41:9 42:19 43:24 50:19,19 51:9 55:14 57:15 58:9 62:10,16 66:1 66:3,5 good 9:1,19 11:14 18:18 28:1 32:10 39:22 44:12 46:1 grade 43:11 grading 36:3 grass 23:22 26:7 26:24 grating 55:2 greatest 46:23 ground 17:14 18:8 23:20 24:8 29:4 group 64:12 grown 47:2 guess 7:13,13 8:24 10:1 40:1 46:9,21 guidance 41:19 guys 9:20 Gwynne 44:24 45:20	52:12 Hannigan 6:14 happened 58:10 59:3,7 happening 31:6 happy 62:12 66:1 hard 9:12 40:22 62:24 Harde 44:24 45:20 hear 65:21 heard 46:9 50:10 51:7 57:23 66:3 hearing 3:14 11:17,21 35:9 66:13 71:24 HEARING/M... 1:3 heart 46:20 52:3 heavy 23:3 hectic 46:16 hedge 7:17,20 7:21,23 held 1:14 25:21 Hello 4:5 44:24 help 7:3 47:20 helpful 4:21 hen 5:4 hesitant 42:6 hey 7:19 36:10 hiccup 41:1 high 17:14,19 highly 50:12 Highway 15:10 40:5 Hills 63:12 hold 19:23 52:12 58:9 home 6:19 35:7 42:23 46:3 50:15,18 52:15 52:18 59:21 homeowner	26:16 29:10,13 29:20 50:16 homeowners 4:6 5:13 6:18 homes 7:8 20:20 20:24 35:5 46:13 47:1 62:15,20 63:5 64:6,7,10,13 65:9 66:1 horse 63:20 hour 1:14 30:11 hours 30:11,11 house 15:14,16 15:20 16:1 21:9 23:17 26:24 28:21 31:23 36:6,14 36:16 38:11 39:2,9 42:14 43:2 50:17 54:7 59:24 60:4 62:22 63:1,7,8,10 64:22 65:19 houses 15:4 23:10 32:14 39:5 42:20 HS-20 27:11 huge 38:11 60:11 hundred 5:4,5 30:8 41:16 48:7 55:20 68:7 hundred-year 30:10	impacts 54:23 impervious 15:1 15:3,21 17:15 19:15 29:23 32:23 35:12 38:6,11,16,23 42:13 57:21 imperviousness 35:19 important 44:11 52:5 imposing 8:11 inch 23:7 inches 25:18,20 28:8,9 include 41:24 included 43:13 incorporate 40:10 44:8 incorporating 54:18 incorrect 47:13 increase 19:15 30:3 32:5 increased 5:15 19:22 increases 18:9 increasing 30:6 independent 15:13 individual 23:17 36:6 infiltration 18:14,18 information 42:22 56:11 59:1,22 70:1 initial 17:2 input 13:13 41:19 inside 62:23 insight 46:24 inspecting 63:6 inspection 26:12 install 62:23	intent 14:23 15:17,18 35:24 45:12 interesting 7:6 57:9 investors 59:12 isolator 26:12 issue 31:21 issues 60:17 item 2:22 3:16 3:23 items 3:18,22 4:10 9:15
<hr/>				
J				
<hr/>				
job 17:5 63:8 John 1:18 Julius 59:4 July 2:23				
<hr/>				
K				
<hr/>				
Kazi 67:4 Kazmier 1:18 2:15,16 11:9 11:10 12:12,13 67:4,5 69:18 69:19 70:18 71:8,9 keep 64:24 66:3 kids 29:5 kind 44:14 65:24 knew 4:12 Knoll 1:5 4:2,7 10:4 know 8:24 23:10 24:5 26:7 31:5 31:6 36:14 42:3,14 46:16 47:3 56:5 57:23 62:6,8 62:15 63:12,18 63:19 64:5 65:1,15 66:4 knowing 57:12 57:23				

knowledge 24:17	limitations 27:8 34:1	61:10	64:4,8,11 65:1 65:10 68:21,21	73:7
kudos 9:20	limits 8:11	lost 58:11	love 47:2 65:13	maximize 32:22
<hr/> L <hr/>	line 13:19,22 14:12 31:15	lot 4:10 5:13 6:9 6:16,19 7:23	lover 23:11	maximum 38:23
lady 59:23	33:10 41:14	9:20 13:9,12	low 31:12,12,20 32:1	Mayor 1:21
lake 60:3	50:10 54:19	14:11,14 15:12	<hr/> M <hr/>	McCombie 1:17
lakes 48:2 64:6 64:14	list 61:6	17:8 18:16	MA2 56:19	1:21 2:1,18,19
land 28:23 45:10	listed 48:12	20:10,12,12,13	magenta 17:24	2:22 3:4,6,9,12
52:16 60:2,4	listened 61:11	20:13 22:5,5,9	Magnolia 62:20	3:14,21 4:23
68:16	listing 67:21	22:19 23:15	mail 46:17	5:2,9,17,22 6:3
landscaping	little 5:15 58:6	25:5 27:20	maintain 23:16	6:7,11,20,24
5:16 42:18,19	live 52:18 60:9 60:15	28:3,4 29:1,19	43:12 46:5	7:4 8:3,18,21
42:22,23 43:3	lived 65:16	31:11 32:20	47:5 50:24	9:2,6,14 10:1
Lane 63:7	living 8:13,22 59:21 60:7,8	33:1,6 34:14	58:7 60:16	10:11,16,21,23
language 9:12	load 28:15	34:15 36:3,3	maintained 63:8	10:24 11:12,13
large 18:16 22:9	loading 27:10,11 27:12	36:15,22 38:9	maintaining	11:16,23 12:1
48:13 51:4	locate 56:10	38:10,13,13,21	20:17 45:12	12:15,16,19
57:20 58:7,7,8	located 1:7 11:18 18:4	38:23 43:7,22	51:19	14:1,7,18 16:2
59:9,10 62:15	68:16	46:14 47:7,11	maintains 32:21	16:22 19:1,10
62:22	location 15:19 46:12	47:11,12 48:8	maintenance	20:1,16,19,23
larger 7:11,12	locations 15:7	48:9,13,15,17	26:9,15,16	21:3,8,14,23
13:10 17:13	locked 25:23	48:17,17,20	majority 13:2	22:2,22 23:18
20:2 37:1	long 7:13 54:24 65:16	49:16 52:15	64:7,10	23:23 24:2,10
38:20 39:5,9	long-term 47:21	53:19,19 54:1	making 4:21	24:14 25:11,13
45:8 62:20	longer 6:16 36:16 57:19	54:2,3,5,8	17:11 33:6	26:1,9,20 27:8
65:10	look 3:17 17:6 20:9,10 54:19	56:15 57:3,16	70:5,6,7	27:13,16 29:13
law 8:11 9:12	62:13 63:9	57:20 59:5,10	management	29:24 30:16,20
lawful 8:13,22	65:18	59:13 60:9,9	14:16 18:15	31:3,8 32:4,7,9
layer 16:12	looked 4:8,16 52:14	60:10,11,11,11	19:17 25:2,4,9	33:12,15 34:13
layers 24:5	looking 4:11 10:2 21:21	62:17 63:10,13	36:2	35:1,17,22
layout 36:3	39:2 40:2,4	64:4,14,14	map 49:13 56:1	36:12 37:3,13
learned 56:1,3,8	63:23 67:14	65:17 68:7,9	56:8 64:4	37:21 38:3,16
leave 9:6	68:4,12	68:23	maps 58:11	39:12,16,19,22
left 37:23	looks 24:6 26:7	lots 13:7,8,9,11	margin 45:16	40:1,13 41:2,8
legal 53:2,2		14:12 15:2	market 59:15	42:5,17 43:4
letter 16:4 34:14 64:21		19:11,11 22:18	63:4	44:13,20 45:22
level 22:12		27:18 30:1	match 36:8	53:10,13,16
lieu 23:12		33:7 37:9,19	59:19	54:6 55:10,13
life 45:16 46:16		37:20 38:18,20	matching 42:20	55:21 57:4
light 4:11		45:8,10 48:18	math 37:24	63:22 64:12,17
limit 18:5		51:24 56:13,14	matrix 4:12	66:11,15,17
limitation 40:19		56:20 57:19	matter 45:5	67:7,8,12,17
		58:3,4,4,8,17	51:20 66:4	67:20,24 68:3
		59:5,10,14,19		68:18 69:1,5,7
		62:3,15 64:2,3		69:21,22 70:4
				70:16,19,21

71:11,12,15,17 71:20,22,24 mean 21:8 40:2 40:14 49:23,23 51:8 62:7 means 18:19 49:21 51:16 meant 43:16,20 meet 17:20 51:22 meeting 34:20 41:10 45:3 46:6,10 72:3 meetings 13:4 53:22 56:18 Michael 1:17,21 1:22 Michalski 1:22 21:11,17,19 23:21 24:1,4 24:12,16 27:17 37:6,15 38:1,8 38:18 42:8 43:5 55:12,16 55:22 58:14 62:9,19 63:15 63:17,20 Mike 64:21 mimic 14:24 20:14 mind 50:2 mine 9:1 51:13 minimum 21:15 28:6,8,10 47:9 51:17,19 63:13 minor 40:8 minus 17:7 18:18 minutes 2:23 3:2 3:14 30:11,11 mission 47:23 mistake 58:10 mobility 49:9 model 19:19 29:1	models 36:24 moment 66:12 66:13 Monday 45:21 Morgan 63:7 morning 61:12 motion 3:4,5 10:18,20 11:20 11:22 44:21 64:18 66:13,14 68:1,4 69:3,4 70:8,17,18 71:17,18 motions 67:10 move 3:6 15:11 40:16 60:7 65:18 moved 13:10 moving 62:24 multistory 52:19 municipalities 61:17 municipality 30:24 41:13,17 41:18,23 MWRD 16:12 16:13,14 17:4 17:9,10,17 18:22 19:4,6 24:22 26:15 30:20,21 31:1 33:24 34:9 37:16 40:17,18 40:21 41:6,6,9 41:19,21,24 42:7 70:2,11 70:12	nature 15:6 23:11 48:10 52:15,16 near 57:15 necessary 43:21 55:5 need 7:2 15:20 15:22 16:15 23:16 26:3 28:14 40:10 41:18,21 needed 18:21 23:15 29:9 44:7 needs 35:13,21 44:15 negotiation 62:6 neighbor 31:5 46:9 neighborhood 48:13,22 49:6 58:2 neighbors 13:6 61:13,14 never 56:2,2 new 24:21 35:7 50:15 55:13,15 55:16,20 61:20 71:15 news 32:10 Newsletter 50:6 50:8 nice 62:6 63:8 63:10 nine 43:2 No-no 9:6 normal 43:1 normally 22:20 north 13:20 22:10 49:21 54:18 north/south 54:13 northeast 31:10 43:6	northwest 31:10 31:19 notes 73:10 notice 46:10 nowadays 27:18 NSF 25:1 nuisances 29:7 number 5:18,20 16:7 20:20 24:21 28:9 41:22 56:3 numbers 30:14	66:11 67:17 68:3 69:23 71:13 old 50:12 66:7 71:13 oldest 52:7,8,11 once 15:19 26:24 32:3 34:23 57:7 ones 20:12 65:2 open 11:20 17:21 25:8 28:17,23 29:18 48:1,4,5,5 52:17 openness 45:12 opinion 49:5 52:24 59:8,9 63:4,7,10 opportunity 58:7 opposed 3:12 71:22 option 8:6 ordinance 24:22 45:17 55:15,16 61:2 ordinances 4:17 7:7 45:14 63:24 original 30:2 originally 6:14 43:8,23 outline 18:1 Overall 33:8 overflows 31:14 overlaps 17:9 overspills 60:3 owner 27:6 40:12 owners 46:11 owns 51:13
	<hr/> N <hr/>		<hr/> O <hr/>	
	name 12:19 25:14 44:24 natural 45:8 48:1 50:22 naturally 14:15 22:21 31:13		objection 54:17 55:2 objectives 47:21 occasion 41:18 Officer 1:22 offset 17:8 18:2 18:3 19:17,17 33:21 34:4 offsite 25:4 oh 7:22 9:3 23:23 26:20 27:16 52:22 62:5 okay 2:22 3:16 3:21 5:1,7,9 6:7,20 8:3 9:14 10:11 11:16 12:17 14:7,18 16:2 19:1 20:1 20:16 21:14,23 22:2 23:23 26:20 29:13 31:3 32:4,7,9 32:11 33:12 34:13 35:17,22 36:12 39:12,22 41:2 42:5,17 43:4 44:17 45:22 53:13 55:10,21 60:23 63:22 64:17	<hr/> P <hr/>
				p.m 1:10,14 72:4

page 5:2 8:4 48:12	percent 15:3 21:4,12 29:22	28:13	points 13:17 14:22	48:5 60:24 61:1
Palatine 27:22	35:12,14 36:22	place 25:22 30:1 45:14 56:24	pond 14:16	privilege 8:6
parcel 45:11	36:22 37:5	67:9	ponds 48:2	probably 4:9 8:17 25:17
58:16 68:16	38:5,11,16	places 49:13	pool 7:15 28:23 36:18 38:12	28:9 46:23 61:7
park 1:6 11:18 14:5	41:16 55:22,22 55:23 64:1,2	plan 1:1,11,16 2:1 6:19 13:7 17:19 34:11	pools 15:4	problem 5:9 7:14
parking 27:18 27:20 28:3,4	percentage 37:1	35:2 43:13	porches 52:16	proceedings 73:6,9
Parkway 12:21	percolates 24:9	44:9 47:17,18 47:23 49:7,13	ports 26:12	process 15:12,24 23:17 29:14
part 18:16 25:19 26:15 30:18	Perisin 1:24 20:6 21:15,18 25:10,15,15	52:21 54:21 56:4,23,24 58:1	position 19:8 54:23	39:17 42:12 43:1 54:24 55:9 61:21
32:20 55:8	28:16 31:4 39:15,18,21 44:12	plan's 48:11 49:8 50:21	possible 57:6	product 25:6 29:21
parts 51:12	permit 15:10,14 15:24 16:13,14	planning 50:24	possibly 48:7	products 29:19
path 49:14,19,20 50:13,17,19	23:17 36:6 39:11 41:22	plans 6:19 15:5 15:7 17:6 33:8 33:20 36:2,3 43:3 70:14	potential 16:9 47:6 48:6 52:6 52:13	profit 45:16
54:13,18,20 55:4	permits 23:14	plant 60:23	predominant 48:13	project 17:1 27:6 33:5 35:2
paths 54:11	permitting 34:7 34:24 42:12	plantings 29:3	prefer 7:23	projects 7:3 61:17
patio 28:22 36:18	perpetuance 8:8	plastic 29:17	preliminary 40:3 70:14	proof 15:6
patios 15:5 42:15	Perpetuates 8:5	plat 12:24 15:9 40:11 56:21 70:14	prepared 13:1 14:19 36:2	properties 47:1 47:11
Paula 1:21	personal 59:8,9	plats 15:14 36:6	PRESENT 1:16 1:20	property 1:6 11:18 13:19,21 14:12 31:15 33:10 43:7 46:4,5,11,11 46:13,19 48:4 48:8 49:22 50:10,14 51:13 54:19 59:24 60:24 62:2,11 64:15
pavement 28:10	perspective 19:20 30:5 33:5 36:23 44:8 46:24 48:10	platted 55:19	presentation 4:4 12:17 21:24 53:18	proposal 47:3 48:15 49:5,11 49:15 51:22 52:18 53:5 61:15,16
pavers 57:21	Pete 25:15 39:3 39:12 61:11 63:6	play 29:6 37:17	preserve 45:18	proposals 47:20
pedestrian 49:9	Peter 1:24	please 45:23 51:21 53:5 57:4 58:8,12 60:6	preserving 48:1 49:5	proposed 1:4,6
peek 19:18,20	photo 50:5	plenty 65:2	President 4:6 8:14,23	
Penny 1:7 11:19 13:20,23,24	pick 23:3 28:9 31:24	plus 17:7 18:18 49:2 58:4	Press 50:8	
15:11 43:12,20	picture 50:5,9 65:13	point 10:12 14:10 20:6 22:16,17 31:20 50:2 51:17 62:12 64:17,19 69:2,23 70:8	pretty 6:21	
44:5 45:1,11	pictures 50:4	Pointe 1:6 11:18 62:21	prevented 53:1	
46:2,21 48:21	picturesque 48:3		previous 13:4,9 39:13 53:22	
48:22,24 49:14	Pioneer 50:8		previously 8:12	
49:17,21 50:10	pipe 22:6,14 23:1,2,7 28:10		price 62:3	
51:3,5,12 54:1			primarily 45:7	
54:3,7,15 58:2			principal 12:20	
58:3 60:1			printed 4:12,20	
62:16 64:21			prior 34:12	
65:7 66:6 68:8			private 47:19	
68:10,16,21,23				
people 6:22 7:2 7:18,24 29:1 36:17 52:4 60:6 65:18,18				

3:23 10:2,18 11:17 14:22,23 15:21 19:22 30:13 38:19 43:8 47:12,20 54:12,14,15 68:9,22,23 proposing 16:20 18:13 31:22 protect 48:12 prove 15:22 50:2 provide 17:2,3 18:11 19:16 21:12 29:21 33:8 35:13,20 37:2,10,18 38:23 provided 4:18 38:24 provides 23:6 46:23 providing 18:12 20:13 provisions 8:9 29:10 proximity 64:11 public 1:3 11:17 11:21 24:24 44:21,23 47:19 66:13 purchased 62:2 purposes 43:14 44:1 put 4:17 5:4,18 5:23 7:17,21 24:5,6 27:9,14 36:10,11 39:6 50:18 65:20 67:9 putting 22:12 29:10 35:5	60:10 question 22:3 30:2 38:3,9 40:2 43:6 46:19 50:15 55:10 58:21 59:17 62:2 questioning 59:4 59:4 questions 4:24 32:11 33:13 39:23 44:17 57:16 59:12,16 60:5 quite 24:20 57:18 quorum 2:21 quote/unquote 41:22	61:14 received 44:23 45:21 recognized 58:19 recommendati... 10:7,10,12 41:3,4 69:24 70:7 recommendati... 70:5,5 record 16:5 64:22 recording 26:15 rectangles 18:4 red 18:1,3,4 redline 4:19 redo 35:7 reduce 34:4 35:18 47:7 51:1 reduced 62:5 reducing 48:4 52:2 63:13 referenced 16:13 regular 28:3 regulated 16:24 regulation 47:22 regulations 4:15 4:16 52:20 relates 13:15 18:15 20:15 53:17 54:11 relatively 38:20 release 19:23 20:15 relocated 45:6 relocation 15:11 remainder 13:12 remember 28:12 60:6 removal 49:23 removed 43:21	removing 48:7 reported 73:6 Reporter 73:5 repurchased 6:17 request 16:9,19 18:21 41:13 68:20 requested 48:4 requesting 16:19 required 5:24 16:14,14 17:1 17:3 21:12 30:9 37:10,11 37:16,17 38:23 47:9 53:7 60:22 61:18 68:7,11 requirement 21:16 34:4 requirements 37:7,17 55:14 59:6 reside 45:1 resident 52:22 residential 1:6 11:18 48:14,22 residents 45:2 46:14 59:20 62:20,21 respect 60:13 respond 53:15 response 3:3,13 3:20 33:14 44:19 53:12 71:14,16,23 rest 34:23 restraint 8:10 33:23 restraints 8:5 restrict 29:20 restriction 8:10 54:4 Restrictions 1:4	4:1 10:4 result 13:13 retention 17:4 27:19 57:17 retentions 35:2 revert 17:17 review 16:21 26:14 40:6 reviewing 42:4 reviews 41:15 revision 13:8 34:22 revisions 13:1 rezoning 58:16 right 6:3 7:2 11:15 19:4 20:10,21 23:18 30:22 32:18 37:4,5,23 40:13 43:11 50:11 52:20 56:16 58:12,13 59:15 60:2,23 61:6,22 62:24 64:13,23 65:8 65:24,24 66:6 70:3,16 right-hand 25:16 right-of-way 43:15,17 44:4 44:5 54:22,22 55:6,7 rights 8:6 Ritchie 46:1,2 48:19 50:4 57:5 61:23 62:10 63:12,16 63:19 64:10,16 65:3,7,14 66:3 road 1:15 13:17 13:20,23,24 14:3,5,13 15:11 19:21 20:18 32:20
Q quality 45:16 quarter 49:2	R R 73:4,15 radius 17:24 radiuses 17:23 rain 23:12 28:17 28:24 ramifications 52:1 re-visiting 61:5 re-writing 61:4 read 4:23 5:19 9:2 34:13 64:21 real 38:17 realistic 39:5,7 realized 4:9 really 4:10 7:18 40:24 60:16 67:20 reason 18:7 41:24 42:6 45:7 58:6 reasons 34:7 recall 56:15 receive 16:3			

33:11 43:12,18 43:20 44:4,5 45:1 46:2,21 48:21,21,22,24 49:14,17,21 50:10 51:3,5,9 51:12,14 54:1 54:3,3,7,13,14 54:15 55:4,5 58:2,3 60:1 62:16 66:6 68:8,10,16,21 68:22,23 roads 1:7 11:19 46:22 roadway 22:15 36:2 rock 66:7 Roll 2:4 10:23 12:1 66:17 69:7 70:21 roof 31:22 32:24 roofs 32:14,20 Rosenthal 58:22 rosy 53:3 rough 49:1 route 54:15 row 7:17,21 26:12,13 rows 7:20,23 rule 8:8 38:14 rules 4:15,16 8:9 8:11 51:23 66:8 run 43:11 63:7 running 36:24 runoff 27:4 30:3 61:15	SANTI 73:4,15 saying 7:11,11 9:3 20:3 36:24 65:5,22 says 5:3 47:18 47:23 52:21 58:1 Schaumburg 12:22 schedule 46:16 schematic 15:6 school 9:12 screen 17:22 scrutiny 42:4 second 3:7,8 10:21,22 11:23 11:24 13:18 14:14 54:6 66:15,16 69:5 69:6 70:19,20 71:19 section 5:2 8:4 28:7 49:12 65:9 sediment 26:18 26:22 see 5:7 8:2 11:14 15:5,15 17:22 18:3 20:10 37:21,21 40:21 41:1 48:24 50:4 51:9,12 52:4,15,15,15 52:16,17,19 66:5 seed 26:6 seeing 29:2 45:9 seek 41:19 seen 52:12 selected 27:7 sell 62:11,22 selling 51:17 separated 34:17 separately 67:18 septic 13:16	15:14,18 16:16 17:5,7,12,17 18:1,2,9,17,19 20:2,7,22 21:5 21:6,16,21 24:24 26:19 33:21,21 36:4 septics 35:3,8 seriously 62:7,7 set 66:9 setback 17:18 47:12 49:16 50:16,23 52:1 53:23,24 54:1 54:2,7,10 55:23 68:6,7,8 68:9,10,11,22 68:24 setbacks 16:15 16:23 17:16 34:8 47:10 52:2 53:21 55:14,18 66:10 67:12 settled 27:24 seven 47:5 59:13 sewers 22:16 Shaffer 1:24 12:20,20 14:4 14:9,19 16:3 16:23 19:5,13 20:4,9,17,22 21:1,4,7,10,21 22:1,7,24 23:20,22,24 24:18 25:18,23 26:2,4,11,21 27:10,14,21 28:4,6,20 29:16 30:5,18 30:23 31:9 32:6,8,17 35:10,18,23 36:13 37:11 38:7 39:2 40:4	41:11 42:24 43:10 44:2 48:17 53:15,17 54:9 Shandley 4:5,6 5:1,7,12,19 6:2 6:5,9,13,22 7:1 8:2,17,19,24 9:4,10 10:15 11:15 shift 26:1 short 46:17 shorthand 73:4 73:6 show 15:6,17 showed 36:3,4,5 36:21 showing 20:11 35:23 54:4 shows 4:20 35:2 35:3 49:14 64:4 shrubbery 50:24 Shuff 1:19 2:6,7 3:8 9:23 10:24 11:1,24 12:3,4 64:20 65:4,11 66:19,20 69:9 69:10 70:20,23 70:24 shutters 51:11 side 13:24 25:16 31:5 48:7 49:21 50:20 55:4 sides 47:10 sidewalks 27:22 42:14 sideyard 54:10 68:8 sight-distance 43:14 sign 40:6 signed 40:11 45:20	significant 24:21 similar 21:22 35:24 59:10 single-family 48:14 sir 56:12 58:14 sit 23:2,4 25:24 52:16 site 13:16,23 14:23 16:10,19 17:12,13 18:7 18:10 31:10,19 44:7 situation 38:19 61:19 six 28:7 46:13 six-bedroom 21:9 size 7:8 13:7 18:9 19:22 28:22 42:14 48:15 sizes 7:9 47:7 48:20 53:19,20 57:3 60:9 63:14 slight 34:22 slightly 39:5 slower 19:24 slowing 22:11 slows 23:6 small 10:13 65:2 smaller 7:13 20:12 28:13 56:13 58:5 60:9 63:5,11 Smith 1:23 33:17,17 34:15 40:16 41:4,21 soil 18:8 24:5 soils 18:14 somebody 4:3 15:24 21:8 23:11 34:18 36:24 39:8
<hr/> S <hr/> safety 44:7 salts 27:2 sand 18:17 Sandley 1:23 sands 27:2				

soon 34:16	staff 13:14	30:8,10 32:16	63:9	switch 33:23
sorry 24:24 67:4	stairs 62:24	StormTech 20:4	subdivisions	34:3
sounds 35:6	standard 7:12	20:11 22:4	24:21 38:4	sworn 12:18
south 1:2,7,11	15:16	23:13 32:15,23	39:13 55:19,20	24:3 25:12
1:15,15 4:17	standpoint 17:5	StormTechs	61:21	33:16 45:24
11:19 13:11,18	19:13 27:10	22:23	subject 16:21	system 14:16
13:21,24 14:8	28:21 43:2	stormwater	17:16 18:6	22:4 23:6,13
14:11,12,15,17	44:2,6 53:19	14:16 18:15	29:11 40:5	25:1 26:23
16:11 19:11,11	55:1	19:16 20:15	42:10	27:3,5,22
19:21 20:15	started 41:14	23:5 25:2,9	submit 15:13	29:11,15,16,17
22:10,20 24:19	59:3,4 61:4,4	36:2 41:16	30:17 42:1	29:19,24 31:22
30:3,23 31:7	state 12:19,21	57:17 61:13	submittal 12:23	32:15,18,23,24
31:14,15,21	25:13 63:23	straits 62:4	30:18 35:14,15	33:2,6,7
33:10 38:4	73:1,5	street 14:6 47:10	40:7	systems 18:19
39:3 41:15	statement 15:8	50:20 65:23	submitted 17:6	24:19 32:16
45:2,6,13	17:11 47:23	66:2	29:8 30:17	
46:12,14,21,24	statements 31:2	strength 28:15	33:20	T
47:17 51:23	53:18	stretch 38:17	substantiate	table 17:14 18:9
52:3,8,23 53:4	States 8:15,23	strict 56:7	35:21	39:7
53:21,22 54:20	statewide 4:16	stringent 16:16	suggestions 13:5	tactics 62:7
55:4 58:9	statutory 8:9,11	strong 57:6	summarized	take 3:1,4 9:4
59:20 61:14	stay 15:20 43:16	stronger 28:13	33:19	10:12,15,17
64:2,6,8,13	43:21 53:6	structure 31:18	Sundance 25:1,1	11:20 30:12
65:17 68:16	57:22 63:1	structures 57:21	36:1	31:19 32:23
southwest 22:8	stenographic	studies 61:17	support 15:8	39:10 44:21
space 25:8 48:5	73:9	study 14:20	47:21	64:18 66:13
48:5,6 58:8	Steve 1:23 4:5	54:21	supporting 13:2	69:2 70:16
spaces 48:2	steward 47:24	stuff 30:7 31:23	supposed 15:18	71:17
52:17	50:22	34:14	sure 8:19 30:14	taken 73:10
speak 19:8 52:23	stipulation 42:7	style 42:23	31:8 39:9 62:9	takes 29:4
52:24	70:10	subcontractors	surface 14:21	talk 3:18 5:24
specific 15:24	stone 23:2,4,5	27:7	surprised 5:17	6:7 40:17
specifically 16:8	24:6 25:19,24	subdivide 59:23	surrounded	53:11
16:24 22:19	26:4,5	subdivided	64:11	talked 31:6
specifying 29:22	stone's 66:6	14:12	surrounding	33:20 65:17
spending 9:21	stones 23:19	subdividing	52:8	talking 20:8
spoke 61:12	storage 15:18	68:20	surroundings	34:20 46:20
62:19	18:3 19:23	subdivision 1:5	45:8	tall 25:18
spot 32:1	20:14 22:8	4:2 6:8,15 10:5	survey 36:7,8	taller 66:5
spread 22:13,17	23:7,15,16	12:24 15:9	swale 14:8,9	tank 20:2 26:19
28:15	29:3 33:6,7,9	37:8,14,16	36:10	tanks 18:1 22:23
spreader 22:12	37:2	38:2,7,21,22	swear 24:2	61:18
spreading 22:11	stores 24:9	40:3,5,7 42:10	25:11	tearing 65:20
square 17:7	storm 20:7	53:20 54:5	swimming 7:15	technical 30:7
20:11 23:19	23:19 25:4	55:9 56:6 57:2	28:22	technically 42:1

58:15,17 tell 5:18 9:8 65:16,18 tendency 59:15 63:5 tendered 50:3 textile 26:5 thank 3:9 11:14 11:23 21:23 22:2 25:13 32:9 45:20 48:19 53:8 57:14 65:14 72:2 thanks 11:15 theirs 63:16 thing 7:5 24:10 28:18 39:20 42:17 52:5 63:24 68:3 things 7:16 10:14 36:19 40:15 58:11 think 4:18 6:18 9:18,19 10:11 24:16 38:10,12 38:13 40:16,18 40:24 41:8 42:8,9 44:10 44:13,13 47:15 50:16 51:6 58:1,8 59:18 60:14,15 61:10 61:11 63:11 65:23 66:1,2 thinking 21:9 thought 43:23 57:7 thoughts 45:5 thousand 5:4 threat 53:2 three 30:1 37:20 47:8 51:24 57:19 59:19 62:5 68:21	three-car 36:16 throw 66:6,7 Thursday 1:9,14 2:2 45:3 time 3:19 4:13 8:11 9:21 11:20 24:20 35:6 44:20 51:7 53:13 59:2 61:3 62:24 65:16 tires 27:2 today 31:15 32:3 44:15 46:15 47:6 52:12,15 57:23 61:12 Todd 1:24 12:20 14:2 20:8 33:19,22 34:8 34:20 43:6 47:15 told 51:15 58:23 Tom 1:19 tonight 34:11 46:4,20 47:4 52:23,24 53:6 57:10 top 18:18 23:22 25:19 27:9,14 27:20 28:3,9 28:15 TOPO 36:7,8 topsoil 26:6 torn 52:13 total 47:4 touch 18:20 31:4 tough 6:22 townhomes 59:13 Township 50:6,7 track 41:23 tracking 34:19 transcript 73:8 transportation 49:12 51:3	travel 48:24 traveled 46:22 travesty 45:15 tree 43:13 44:6 48:2 60:22,23 61:1 trees 48:7,8 49:24,24 50:9 50:11,21,24 52:7,11 tributary 33:11 trigger 37:7 triggered 37:7 true 64:1 73:8 truly 60:14 61:9 truth 5:18 try 55:3 trying 64:24 turnaround 42:2 twelve 5:4,5 two 13:17 14:12 19:11 37:22 47:12 57:19 62:3,5,11 two-car 36:17 two-story 51:5 type 28:17 34:17 57:3 typical 15:15 typically 5:23 28:6,8 30:7 37:4 42:2 typo 5:8	9:11,12 13:4 47:14 57:5 59:11,21 60:12 60:13 61:9,23 61:23 64:16 understanding 34:1 undeveloped 14:14 unique 13:16 16:10 United 8:14,23 unlawful 8:7 update 4:13 updated 4:18 61:7 upper 20:10 urge 45:17 usable 23:24 25:8 use 9:13 15:8 25:4 28:18 29:21 36:1 useable 29:5	vary 42:9,12,13 56:6 vegetation 43:12 43:15,19 vegetive 66:4 vehicles 27:14 vehicular 27:12 version 4:18 versus 18:6 55:6 Vice 4:6 view 25:17 village 1:2,11,21 1:22 2:5,8,11 2:14,17,20 4:19 7:7,10,12 11:2,5,8,11 12:2,5,8,11,14 13:3,13 16:4 17:18 18:22 19:3,5,8 24:15 24:19,20 29:12 30:23 31:1,17 32:8,12,19 33:4,18 35:21 36:10 37:4 38:17 40:12 41:11,15 43:1 44:22 45:3 46:22 47:17 49:10,14 51:2 51:14,20 53:24 55:8,23,24 56:4,9,10,14 56:17 58:20 59:3 60:7,14 60:19 61:8,20 66:9,18,21,24 67:3,6,11,15 68:14,17,19 69:8,11,14,17 69:20 70:13,15 70:22 71:1,4,7 71:10 Village's 48:12 villages 60:8
--	--	--	---	---

REPORT OF PROCEEDINGS
August 21, 2025

Page 87

violate 52:19	30:2 31:7,13	13:17,21 14:3	zoned 45:12	175-plus- 52:6
violation 8:8	31:20,24 32:14	14:13 19:21	zoning 1:22	18 25:18,20 28:9
visibility 43:24	33:1,9 35:3	20:18 32:20	12:24 45:14	1865 50:5,11,11
44:8	61:15	33:11 43:11,18	46:5 47:6,22	19 36:21
vision 50:21	way 18:13 24:4	43:20 44:4	51:16,23 53:7	1965 50:11
57:24	49:15 52:22	54:3 55:5	55:13 56:11,12	1974 45:7
visitors 46:23	62:5 65:13	68:22	56:16,19 58:19	1997 50:7
48:23	we'll 3:1,21 33:7	work 15:22 33:4	58:22 61:5	
vistas 48:3	33:24 48:4	33:8 44:15	67:11,16 68:4	2
visual 51:1 52:2	we're 10:6 17:1	57:8 63:18	68:15	2 13:9 20:10
63:9	17:3,11 18:11	worked 15:23		22:5,9,19
volume 16:17,24	18:13 19:6	61:17	0	32:20 33:1,6
17:2,9,14,16	20:11,17 22:10	working 61:6	0.6 56:15	43:7 47:11
18:6,11,12,23	22:11,17 23:9	63:6	0.8 56:14,15	48:17 49:1,2,3
19:14,15 29:22	23:14 25:5	worse 30:13	084-004107	49:16 51:16,19
33:22 35:12,19	29:9,22 30:9	worst 30:12	73:15	54:2,3,5,8
volumes 29:9	31:22 32:3	36:21	1	56:22 57:20
	33:3,5 36:23	wouldn't 28:18		58:4 59:13
W	40:4,22 42:2	37:20	1 13:12 20:12,13	64:2 68:7,21
wait 40:15 54:6	43:10,11 44:3	wrap 26:5	22:5 33:7	20 8:21 15:3
waiting 19:7	44:3 46:19	wraps 13:22	45:11 47:11	21:4,12 35:11
waiver 30:24	55:5 58:3 61:5	writing 45:4	48:17 54:1	35:14 36:22
wall 51:5,10	62:16 64:24		56:14 57:19	37:5 38:5,16
walls 52:19	67:13 68:12	X	58:17 60:11	200-year-old
Walnut 49:24	70:5,6,6		64:4,6,8 68:9	49:24
52:11	we've 29:8 35:11	Y	68:16,20,23	2005 27:23
want 16:7 23:12	42:3 47:2	yard 7:22 53:23	1.06 64:23	2023 47:18
28:20,22 29:5	57:23 63:23	53:24 54:2	1.09 64:22	2025 1:9,14 2:3
29:20 35:18	week 59:17	68:6,10	1.5 13:8,10	20th 16:4
36:18 39:6	wells 15:19	yards 43:2	38:18 48:17,18	21 1:9,14 2:3 8:4
53:15 60:24	17:24	yeah 5:17,22 7:4	59:8 60:10	8:12
62:1 63:22	west 14:14 31:4	8:2 14:4 28:5	1.7 48:17	24-hour 30:8
65:5 67:9	31:6,7,9,11	year 5:20,21	1.725 13:12	25 6:15 17:18
wanted 6:4 7:5	32:5 45:1,11	6:17 30:8	1/2 51:16,19	38:14
16:18 18:20	46:2 48:7	year-old 50:21	56:22 57:19,20	250 46:11
28:16 31:5	53:21,23 59:20	52:7	64:2,6,8	2A 46:5 47:9
51:14 59:23	64:21 68:16,21	years 6:15 8:13	10 54:18 55:2	51:16 53:7
wasn't 36:10	wetland 29:1,2	8:21 45:2	62:10	57:22
39:16 56:10	window 66:8	50:12 51:15,18	100 12:21 17:23	
water 13:20	windows 51:10	56:4	17:24 68:9,11	3
14:15,21 17:3	wish 3:2	yellow 23:1	12 28:8	3 13:9,9 18:18
17:5,14,19	Witness 12:18	Yep 65:11	13 8:4 48:12	20:12,13 33:7
18:9 19:10,23	24:3 25:12		150 49:24	47:12 48:18
22:11,13 23:5	33:16 45:24	Z	160 50:12	58:4 68:21
23:6,8 24:8,24	Witt 1:7 11:19	zero 47:6	160-plus- 50:20	3(a) 5:3

REPORT OF PROCEEDINGS
August 21, 2025

Page 88

30 1:15 30:11 38:10,14 33 44:5 55:6 350 25:1 <hr/> 4 <hr/> 4 23:7 61:18 4.8 38:12 4:30 45:21 40 30:11 44:4 55:6 <hr/> 5 <hr/> 5 38:10 45:11 49:6 58:3 62:13,14 63:17 64:11 51 45:2 59 49:15 5th 2:24 <hr/> 6 <hr/> 6 46:2 60 30:11 49:16 50:15,23 51:6 53:22,23 54:9 55:23 68:6,8 68:22 <hr/> 7 <hr/> 7 5:2 55:7 7:00 1:10,14 72 30:11 75 17:8 18:2,6 54:1 68:10,24 <hr/> 8 <hr/> 8/21 45:4 8:30 72:4 80 55:23 64:14 <hr/> 9 <hr/> 9 45:1 64:21 9,000 17:7 90 55:22 64:1,2 99 55:22	9th 2:23			
--	-----------------	--	--	--