



HEARING
REPORT OF PROCEEDINGS

Date: December 16, 2025

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PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF SOUTH BARRINGTON

Continuation of Public Hearing:
Variance Request for the Planned Unit Development and
Other Land Use Relief for the Property Commonly Known
as 61 East Palatine Road, Village of South Barrington

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Held on Tuesday, December 16, 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
Louise Fox, Commissioner
David Gillis, Commissioner
John Kazmier, Commissioner
Julius Kwasek, Commissioner
Tom Shuff, Commissioner

ALSO PRESENT:
Mike Garrigan, Village Attorney
Michael Dropka, Village Administrator
Paula McCombie, Mayor of South Barrington
Damian Michalski, Building Officer
Jodi McCarthy, Manhard Consulting
Brooke Elias, Vintage
Members of the Public

1 CHAIRMAN MCCOMBIE: I think it's time to
2 start the meeting for this evening.

3 This is the Plan Commission and
4 Zoning Board of Appeals meeting. It's Tuesday,
5 December 16th.

6 Roll call.

7 VILLAGE ADMINISTRATOR DROPKA: Commissioner
8 Shuff?

9 COMMISSIONER SHUFF: Here.

10 VILLAGE ADMINISTRATOR DROPKA: Commissioner
11 Gillis?

12 COMMISSIONER GILLIS: Here.

13 VILLAGE ADMINISTRATOR DROPKA: Commissioner
14 Fox?

15 COMMISSIONER FOX: Here.

16 VILLAGE ADMINISTRATOR DROPKA: Commissioner
17 Kazmier?

18 COMMISSIONER KAZMIER: Here.

19 VILLAGE ADMINISTRATOR DROPKA: Commissioner
20 Kwasek?

21 COMMISSIONER KWASEK: Here.

22 VILLAGE ADMINISTRATOR DROPKA: Chairman
23 McCombie?

24 CHAIRMAN MCCOMBIE: Yes.

1 VILLAGE ADMINISTRATOR DROPKA: You have a
2 quorum.

3 CHAIRMAN MCCOMBIE: Okay. The first item on
4 the agenda is, did everybody get a chance to read the
5 minutes from the December 4th meeting?

6 COMMISSIONER GILLIS: It took a couple of
7 hours, but we got through it.

8 CHAIRMAN MCCOMBIE: I was surprised we got
9 them so quickly.

10 So make a motion to approve?

11 COMMISSIONER GILLIS: I'll make a motion.

12 CHAIRMAN MCCOMBIE: Second?

13 COMMISSIONER SHUFF: Second.

14 CHAIRMAN MCCOMBIE: All those in favor, aye.

15 (Chorus of ayes.)

16 CHAIRMAN MCCOMBIE: Any opposed?

17 COMMISSIONER FOX: I abstain.

18 CHAIRMAN MCCOMBIE: Okay. Thank you.

19 So the minutes are approved.

20 The next item is public comments.

21 Anybody from the group of the
22 audience here, do you want to discuss anything before
23 we get to the agenda?

24 (No response.)

1 CHAIRMAN MCCOMBIE: Okay. Let's move on, the
2 next item is a continuation of a public hearing for a
3 variance request for the planned unit development and
4 other land use relief for the property commonly known
5 as 61 East Palatine Road, in the Village of South
6 Barrington, Sundance of South Barrington.

7 Motion to open the public hearing?

8 COMMISSIONER FOX: So moved.

9 CHAIRMAN MCCOMBIE: Second?

10 COMMISSIONER GILLIS: Second.

11 CHAIRMAN MCCOMBIE: Roll call.

12 VILLAGE ADMINISTRATOR DROPKA: Commissioner
13 Shuff?

14 COMMISSIONER SHUFF: Here.

15 VILLAGE ADMINISTRATOR DROPKA: Commissioner
16 Gillis?

17 COMMISSIONER GILLIS: Here.

18 VILLAGE ADMINISTRATOR DROPKA: Commissioner
19 Fox?

20 COMMISSIONER FOX: Yes.

21 VILLAGE ADMINISTRATOR DROPKA: Commissioner
22 Kazmier?

23 COMMISSIONER KAZMIER: Here.

24 VILLAGE ADMINISTRATOR DROPKA: Commissioner

1 Kwasek?

2 COMMISSIONER KWASEK: Yes.

3 VILLAGE ADMINISTRATOR DROPKA: Chairman
4 McCombie?

5 CHAIRMAN MCCOMBIE: Yes.

6 Okay. I assume there's someone here
7 to do a presentation.

8 (Witness sworn.)

9 CHAIRMAN MCCOMBIE: State your name.

10 MS. ELIAS: I'm Brooke Elias, 9 Brooke Lane,
11 South Barrington.

12 Well, thank you all for coming
13 tonight, I appreciate it, and the opportunity for a
14 continuation. I don't really have much more to
15 present. We provided what was requested, the
16 proposed and the correct setbacks on all of the lots,
17 and I will defer to you all and any questions you
18 have or comments.

19 CHAIRMAN MCCOMBIE: Okay. At the last time
20 we wanted to do two things, I think, 1) is we wanted
21 to look at -- One thing we wanted to look at and see
22 how the lots were set up originally, and one was to
23 see how the lots would be now at these reduced
24 dimensions.

1 One of the Board members had said to
2 me what did they do on their other developments,
3 which I thought was an interesting comment. And so
4 what we did is we looked it up, and we had the
5 Village look to see what Hidden Lakes and also what
6 the Enclave were -- were dimensioned at, and both of
7 them were 25 and 40.

8 So my concern remains the same, is
9 that the development is really Joe's development
10 where he said he could get whatever number of lots he
11 wanted but with the setbacks that we had agreed to
12 for the PUD.

13 If we're going to reduce the PUD
14 dimension and the rest of it, we need to come in and
15 change the entire PUD, and I don't know that any of
16 us here feel that that's a necessity, because you can
17 get the lots to work at 25 and 40. And if they want
18 to really build bigger homes in there, and it seems
19 like the homes are pretty big that you're building,
20 they really want to build bigger homes and get them
21 up to the lots, there is going to have to be a
22 reduction in the number of lots to make the
23 dimensions of the lots remain true.

24 I think that the dimensions of the

1 lots remain true is very important for this village.
2 This village gave up land to Inverness, because they
3 would not honor the dimensions of the lots that were
4 required to make the project work. And so what is
5 it, it's the Ridge over there, Inverness Ridge.
6 Inverness Ridge we gave up that land because we
7 weren't willing to do the dimensions that were
8 needed.

9 I really want to see -- I want to
10 see you and Joe do well in this development, but I
11 really think that if we reduce these lots or if we
12 reduce the setbacks, I think we're going to end up
13 with problems and we're going to end up with a lot of
14 big homes. And 30 feet between homes is -- I think
15 what's the alleyways in Chicago, are they 34 feet? I
16 mean, this is -- These are very -- This is -- This is
17 very small spaces for very big homes. I don't think
18 I would like to see it.

19 Now, I'm not -- I'm just speaking
20 for myself, and there's other people here, and we
21 need to listen to what they think also. And I would
22 also like Damian and Jodi here to discuss it.

23 So Damian.

24 MR. MICHALSKI: Thank you, sir.

1 (Witness sworn.)

2 CHAIRMAN MCCOMBIE: For the reporter, state
3 your name.

4 MR. MICHALSKI: Damian Michalski, Building
5 and Zoning Officer. Thank you.

6 In my opinion, the Village is a
7 beautiful village with the setbacks that we have
8 established in the past. Most of the subdivisions
9 maintain that 25 feet setback, side setbacks, with
10 the exception of one of the older subdivisions, which
11 is Sunset Ridge Farms, which has 35 feet side
12 setbacks. The rest of them are 25.

13 We've encountered an issue with 7
14 Enclave where a proposed patio was over building
15 setbacks because the lots are small, the houses are
16 beautiful and large, so the amenities do not fit that
17 people want to have.

18 Also, let's not forget that
19 driveways are permitted to encroach into building
20 setbacks. They are not permitted to encroach into
21 easements. So technically, if you would have a
22 driveway all the way to 5 feet from the property line
23 on both sides you have only 10 feet of green space in
24 between the impervious area. That is only my

1 opinion. The Commissioners definitely make the
2 recommendations to the Board.

3 And Brooke, Vintage is building
4 beautiful home. There is no question about it. In
5 my personal opinion, compared to the rest of the
6 village, the lots are relatively small for the homes
7 that you are building.

8 Again, Commissioners are making the
9 recommendations.

10 The impervious that we are working
11 with right now are 10,000 square feet per lot, which
12 the -- on the engineering review, most of the
13 submitted permits are cutting very close. Either
14 they're 900 -- 9800, 9900, one was 10,000, 8900. It
15 depends on the house. I understand that you
16 requested that the impervious would not change. You
17 just want the front of the lots to be wider so you
18 can build or rearrange or arrange those homes
19 differently. I understand. I think, you know, you
20 guys are living in a beautiful village. That is my
21 opinion. And I think the -- In my personal opinion,
22 25 feet for those large homes should stay. That is
23 my personal opinion, but I'm not making a decision,
24 okay. Thank you.

1 CHAIRMAN MCCOMBIE: Thank you, Damian.

2 Jodi?

3 (Witness sworn.)

4 MS. MCCARTHY: I do. Jodi McCarthy, Manhard
5 Consulting, engineer -- review engineer.

6 In front of you tonight the large
7 exhibit is something that I had put together to give
8 you a better visual representation of what was
9 previously approved compared to what is being
10 proposed right now. The applicant had given us two
11 sheets. I wanted to make sure that you guys saw what
12 the overlay was so you could see the difference. So
13 on the sheet that you have in front of you, and thank
14 you, Mike, for getting all of these printed out. The
15 red is the originally approved setback line, and then
16 the green is the proposed setback line. The blue
17 lots are those that Damian had referred to, that have
18 already been permitted and are under construction or
19 soon-to-be under construction that are following
20 under those old setback lines. So you guys can see
21 relatively where those would lie if you were to
22 approve a new setback how that would, you know,
23 relate to the upcoming future houses.

24 I know one of the requests was

1 density calculation. So you know, Brooke had
2 provided that, the applicant had provided that, with
3 no change in density.

4 In my review memo, I do speak to --
5 you know, kind of alluding to what Damian had spoken
6 to, maybe a little bit more technical, is visual
7 density. As you come into the subdivision if the
8 houses are 30 feet away rather than 50 feet apart,
9 you know, the subdivision will not have more homes,
10 but it will look denser than a lot of your other
11 subdivisions. So I just want you to kind of imagine
12 you're going through a street view and trying to
13 visualize based on what you have in front of you.

14 As Damian had mentioned, the 10,000
15 square feet per lot impervious was what the developer
16 had proposed they size their detention basins, and
17 that is the amount of impervious allowed based on the
18 detention basins that they proposed.

19 So as Damian had said, one of the
20 challenges that is happening right now is the new
21 development is coming in, and 10,000 is max per
22 lifetime of this lot. So if the houses are built and
23 then they want to come in and do a patio later, if
24 they're already at 9800, they can't add more than 200

1 square feet. So this goes with this lot for forever.

2 As the building envelope gets
3 larger, if the setbacks are increased, that will be
4 more potential building area for that 10,000 square
5 feet. So I'm just trying to give you a visual
6 representation.

7 Engineering-wise, as I've outlined
8 in my letter, it really does not impact any of the
9 engineering. Everything still falls outside of the
10 roadway right-of-way. One of the Commissioners had
11 asked, what is the roadway right-of-way. The roadway
12 that you're seeing on the exhibit is 25 foot, that is
13 back to back. Just so you have a representation of,
14 you know, when we're talking about these, you know,
15 40-foot setbacks or 45-foot setbacks, that is from
16 the back of the curb.

17 Are there any other technical
18 questions that you had about this exhibit or?

19 COMMISSIONER FOX: I'm sure that when you say
20 impervious, that includes the driveway, that includes
21 even if you put a pool in that would still be
22 considered impervious. Anything that goes in
23 addition to the footprint of the house would be part
24 of that 10,000 limit.

1 MS. MCCARTHY: Correct.

2 COMMISSIONER FOX: And what is the average
3 size of the houses currently?

4 MS. ELIAS: I don't know the average size --

5 MS. MCCARTHY: And to clarify, impervious
6 also includes gravel, pathways, driveways, rooftop,
7 gazebos, even large stone cropping walls because they
8 are stone, you can't infiltrate, soak in water.
9 Those are all considered to be impervious.

10 COMMISSIONER FOX: Okay.

11 MR. MICHALSKI: So if I may, I believe the
12 lots are 0.6 acres in Sundance. 11 Sundance the
13 impervious is 0.23 acres and the 5 Canter Court is
14 0.23 as well.

15 COMMISSIONER KWASEK: One thing I would
16 clarify, so when you go through a typical
17 subdivision, like our subdivision, South Barrington
18 Lakes, that right-of-way is not pavement edge. That
19 right-of-way is either 60 or 66 feet. That's what's
20 normal. What Joe has done in these, he has gone and
21 shrunk the right-of-way to back the curb, so the
22 visual is going to be a lot different. So when you
23 see 40 feet off a back of curb and you're looking at
24 a two-story house plus a big roof, it's a big, solid

1 mass very close to the street. Now, that's what he's
2 done before, and those developments look quite nice.
3 And as I recall, when he came before us for this
4 development, I mean, personally I just looked at oh,
5 it's going to be same as those. And as far as the
6 lot sizes, he's an experienced developer, he ought to
7 know what fits. I don't know who laid out the lots,
8 if he had a hand in it or not, but I would think as a
9 developer, the first thing you do is you look at your
10 smallest problem lots, the wedge lots, and say okay,
11 how am I going to get a house on this and how big of
12 a house can I get, right. Kind of common sense.

13 So I have a hard time finding where
14 is the hardship. In order to approve a variance, I
15 believe it's the law, that there has to be a
16 hardship. What's the hardship?

17 MS. ELIAS: Could it be a PUD amendment --

18 COMMISSIONER KWASEK: No. To have a
19 variance, you have to have a hardship. What is the
20 hardship?

21 MS. ELIAS: I guess the hardship would be the
22 pie-shape lots that you're referring to.

23 COMMISSIONER KWASEK: But who created it?

24 MS. ELIAS: Us. But respectfully, I think

1 that this process exists and PUD amendments exist so
2 that changes can be made.

3 CHAIRMAN MCCOMBIE: But you went from a PUD
4 that had all of these rules to now if there's a few
5 lots that you're struggling with, which is what I
6 asked you about last time, how many lots, you said
7 all of them. I said there's a lot of lots here.
8 There's not a struggle. There really isn't, unless
9 you are building some monster houses in here. But
10 I'm thinking that if you had a couple of lots, we can
11 have a discussion on it; but I really, really don't
12 think the Village is going to approve the entire PUD
13 being changed to 15. It's just -- There is no room
14 between the houses, and I think -- I just feel it's
15 too small. The whole village is 25. And even your
16 developments are 25. So I'm thinking you're asking
17 for something that just on the surface it just
18 doesn't feel right to me.

19 COMMISSIONER FOX: I have a question. Even
20 if there are a few lots, I mean, there's not houses
21 on these lots. So the lots don't have to stay
22 exactly as they are. They could be shifted. You
23 might lose a few lots here and there if that's really
24 the problem or if some of the lots could be for

1 smaller homes, you know, that don't have to, you
2 know, be as large as would be a problem for the
3 setbacks.

4 You know, the PUD you guys got came
5 with these setbacks, side lots and everything else,
6 and you allowed up to this many lots, but you didn't
7 have to take all of those lots. You know, as Julius
8 was saying, there is other ways to, you know, fix
9 those corner lots first.

10 I don't see any reason for, you
11 know, changing this. I think that even if there were
12 a few lots, you know, it's kind of hard if you are
13 the one who buys a lot and your neighbors, you're
14 very close to each other, and you're already pretty
15 close with these very large homes. I think it's just
16 going to look too dense. That's my opinion.

17 CHAIRMAN MCCOMBIE: I agree. That, to me,
18 was what the problem was when we started this, when
19 we started to look at it, is that this group, this
20 Board, did not choose the lots and the locations and
21 whatnot. It's really -- It's really been you and
22 your dad coming up with a system of creating the lots
23 and creating the whole system on this land. So --
24 And I know -- I mean, I look at some of the lots

1 you're building on, and I'm like oh, they're kind of
2 nice locations and whatnot on these things, but there
3 is other locations that aren't quite as nice, but
4 that happens to any development that they're going to
5 pick some of the nicest lots to begin with.

6 I think you need to look at these
7 lots that you really are concerned about and see if
8 there's a way to shift them around or to change them.
9 And maybe you end up losing one lot because you had
10 to shift it around, and I know you don't want to do
11 that. I get it. I get it. But at the end of the
12 day, I think changing this from 25 feet to 15 feet
13 for the entire subdivision is just -- our village
14 will be less because of it. That's my opinion.

15 COMMISSIONER KWASEK: I do have a question.

16 Did you say that you can't build on
17 an easement?

18 So if I have my garage facing the
19 lot line and then there's a 10 foot easement, I can't
20 put my driveway in that 10 foot easement or my --

21 MR. MICHALSKI: That's correct.

22 COMMISSIONER KWASEK: Why not?

23 MR. MICHALSKI: On the utility easements,
24 it's not permitted to be built.

1 COMMISSIONER KWASEK: Why do all of these
2 lots have utility easements on all sides? What is
3 going through there front to back?

4 MR. MICHALSKI: It may be drainage. It may
5 be a dry utility.

6 COMMISSIONER KWASEK: So the drainage is
7 probably a swale, right?

8 MR. MICHALSKI: Yes.

9 COMMISSIONER KWASEK: So I don't have that.

10 MR. MICHALSKI: What do you mean?

11 COMMISSIONER KWASEK: Well, one side I have a
12 25 feet and I've got a ditch that was a ditch that's
13 now a pipe that I put it, reinforced concrete, 24
14 inch.

15 MR. MICHALSKI: We're not going to go there.

16 COMMISSIONER KWASEK: And that drains to the
17 County right-of-way.

18 MR. MICHALSKI: Yeah.

19 COMMISSIONER KWASEK: But on the other side
20 I've got like 3 feet of green space to the property
21 line and then my moving area. My neighbor has the
22 same.

23 So what's so unique about this that
24 every one of these lots has to have 10 foot on each

1 side?

2 MR. MICHALSKI: So there are lots in the
3 older part of the village that may have utilities on
4 one side of the lot not on the other. There are
5 plated lots like that in the village. I do not know
6 why it was proposed this way.

7 MS. MCCARTHY: It's been standard practice in
8 order to give the dry utility companies, you know,
9 abilities to maneuver in the side and rear yards.
10 Like say, for instance, any sort of like Xfinity or
11 I3, any sort of electric, gas, to give them the
12 ability to go in and either put in trunk lines or
13 also, you know, service lines. There are also dry
14 hydrant lines in some of these public utility
15 easements. And then you're right, there are to what
16 Damian had said, there is a number of --

17 COMMISSIONER KWASEK: So it's got pavement.
18 They're going to come in -- Easement or not, they're
19 going to come in, they're going to dig it up, and if
20 it's an easement, it's the property owner's job to
21 fix it. They're not going to fix it.

22 MS. MCCARTHY: No. Well, so that --

23 COMMISSIONER KWASEK: They don't even fix it
24 in the right-of-way. They leave for a half a year or

1 a year.

2 MS. MCCARTHY: And that is the problem. So
3 that is what we want to avoid is damage to property,
4 like retaining walls or pavement. And the utility
5 companies are actually --

6 COMMISSIONER KWASEK: Most of the time
7 nothing happens. I've been there 36 years. My
8 electrical hasn't been touched. My gas line hasn't
9 been touched. Yes, the cable company ran their
10 itty-bitty cable, which you can move that yourself.
11 It's not a big deal. Why can't they pave over that
12 easement? And standard practice is kind of a BS
13 answer. It really is. I mean, I think you've got to
14 look at reality in the village. Don't you think so?
15 When did they modify your gas or your electric?

16 COMMISSIONER FOX: Mine had --

17 MR. MICHALSKI: Excuse me, Julius --

18 COMMISSIONER FOX: Mine had a leak.

19 COMMISSIONER KWASEK: Yours had a leak?

20 COMMISSIONER FOX: Yeah, years ago.

21 COMMISSIONER KWASEK: What did they do to it?

22 COMMISSIONER FOX: I could smell it and no
23 one believed there was a leak. I finally called the
24 gas company, and they came out and they cut through

1 my driveway. And then my gas line runs along like
2 the probably 50 feet in along the side of my
3 driveway, and then they fixed it, but that thing
4 breaks up every time because they didn't fix it well.

5 COMMISSIONER KWASEK: Usually they don't do
6 anything. They come back and just pound the stone
7 down. If they do that much, you're lucky.

8 COMMISSIONER FOX: No, they put asphalt. It
9 was a bad job.

10 MR. MICHALSKI: Excuse me, Julius, I think
11 we're drifting away from the subject matter.

12 COMMISSIONER KWASEK: Well, but that easement
13 and not being able to pave on it affects what they
14 can do on the lots.

15 MR. MICHALSKI: In regards to the driveways
16 only.

17 COMMISSIONER KWASEK: Well, the driveway and
18 the maneuvering area sets how far back the house has
19 to be off that property line. So the driveway can't
20 start for 10 feet, now you've got a maneuvering area
21 of what, 30?

22 MR. MICHALSKI: I guess.

23 COMMISSIONER KWASEK: If you have 20, you
24 better be a really good driver with a small car. So

1 at that point, you're really chopping a big chunk out
2 of the lots, every lot.

3 MR. MICHALSKI: So let me ask you another
4 question then, would you like to see houses in the
5 village that have a mere reflection garage to garage
6 and paved areas from property line to the property
7 line?

8 COMMISSIONER KWASEK: No, I think you need a
9 green strip between, But a hedge row works. That's
10 what I got with my neighbor. And I have no problem
11 watching my neighbor come and go, because that way I
12 see if somebody is coming to see them, they can see
13 if somebody is coming to see me. They have a camera
14 that shines on my garage doors, and I'm always
15 looking out my window. So anybody is coming to rob
16 us and driving in, I see it.

17 MR. MICHALSKI: So I think the question that
18 we all gathered here for is what precedence you want
19 to set for the future -- for the village moving
20 forward, not necessarily whether an easement is --
21 would be permitted to be paved or not.

22 I think that if this is what the
23 village is willing to do, to have the paved
24 easements, then I suppose we would have to work in

1 the future with the developer to have easements on
2 one side of the property line and not on the other
3 and change the Village code.

4 COMMISSIONER KWASEK: The point that I make
5 is that when you cannot pave in the easement, that
6 makes a hardship on the ability to use the lot.

7 Now, if that hardship was in place
8 when they platted this thing already, okay, well the
9 hardship was in place, they should have taken that in
10 to account, but that does impose a hardship.

11 MR. MICHALSKI: I understand. But as you
12 state --

13 COMMISSIONER KWASEK: Or it forces you into a
14 situation where the garage cannot face the property
15 line, it has to face in to the front door.

16 CHAIRMAN MCCOMBIE: But this is really is a
17 zoning problem associated with the rules in the
18 Village. And if the Village decides they only want
19 to put the utilities on one side of the lot or the
20 other, they can say that that's the way they want to
21 do it. But right now they have an easement on both
22 sides to say, builder make a choice.

23 COMMISSIONER KWASEK: Those utilities sooner
24 or later come out of the easement to get into the

1 house.

2 CHAIRMAN MCCOMBIE: Yeah, they have to.

3 COMMISSIONER KWASEK: Mine runs along my east
4 side, goes under the maneuvering area and then turns
5 and goes about 50 feet before it stops. So sooner or
6 later, that utility is coming out of the easement.
7 It's going to cross under something.

8 CHAIRMAN MCCOMBIE: Well, not necessarily. I
9 put all of my utilities on the opposite side of the
10 driveway so I don't have any -- any concrete over my
11 utilities.

12 MR. MICHALSKI: Julius, let me say something,
13 the applicant subdivided the parcel that was -- that
14 we are looking at the plat right now. The Village
15 did not make those lots, you know, and whatever width
16 they were proposed. The Village did not do that.
17 And I wasn't part of the approval process, that was
18 before my time in the Village, but as you stated
19 earlier, the engineer, on behalf of Vintage,
20 subdivided the parcel into smaller lots. They did
21 see how wide the lots are going to be and what the
22 setbacks are. That's -- We understand that, right,
23 you stated it earlier about that. We are hanging up
24 on the easements, which are not a matter of

1 discussion today.

2 If you would like a Village code to
3 be changed, you can refer it to the Village. We
4 can -- Building and Zoning, we can then review it,
5 and if the Commission agrees on revising the code,
6 the Village code, then we can work on that.

7 We gathered here for the PUD
8 amendment for 65 lots of changing the building
9 setback lines from 25 to 50. Please, let's focus on
10 that.

11 COMMISSIONER KWASEK: Thank you for your
12 wisdom and direction.

13 MR. MICHALSKI: Thank you.

14 CHAIRMAN MCCOMBIE: Okay. So are there any
15 more questions on the Board here?

16 COMMISSIONER GILLIS: I have a question, when
17 this PUD was put together, did Joe say to the Village
18 this will only work money-wise if I can have 65 lots?

19 MS. ELIAS: I don't believe he said that.

20 COMMISSIONER GILLIS: So in other words,
21 there's nothing magic about the 65.

22 MS. ELIAS: Correct.

23 COMMISSIONER GILLIS: So then I think you
24 really got to go back and say well, why wouldn't you

1 design a development that meets the Village's code on
2 setbacks.

3 MS. ELIAS: I understand, and I appreciate
4 everyone's comments.

5 I guess my only comments or response
6 would be to emphasize we're not looking to build
7 bigger homes or increase the impervious surface.
8 There's no engineering impact. I don't think -- The
9 Village has opinions about that, but my personal
10 opinion, Vintage is 30 years. They haven't done
11 anything to hurt the Village, in fact, I would argue
12 for that opposite. So I think Vintage always does
13 beautiful work. Again, I'm bias, and that's my
14 personal opinion, but I don't think we would be
15 putting houses smack dab right next to each other and
16 making it not appealing for the Village.

17 Those are my thoughts. And I think
18 I can tell where the vote it headed. So my question
19 would be, if you guys would be open to us selecting
20 the lots that might potentially give us trouble with
21 the building envelope and to come back at a later day
22 and present those or is that off the table?

23 I don't want to go back and do the
24 engineering work if it's not something that you

1 all --

2 COMMISSIONER GILLIS: I think that would
3 depend on how many lots that you need help with.

4 MS. ELIAS: Okay.

5 CHAIRMAN MCCOMBIE: So I thought about that a
6 little bit, and I thought that if there was a couple
7 of lots or something like that you want to talk
8 about, I would be like okay, we can talk about a
9 couple of lots or something.

10 **A couple of things I want to make**
11 **sure that really I think is important, is that I**
12 **think it's important that no lots that are 15-foot**
13 **wide setbacks are next to each other.**

14 MS. ELIAS: Understood.

15 CHAIRMAN MCCOMBIE: So no 15 to 15. So it's
16 got to be 15 to 25, you know, so that we -- you know,
17 for the untrained eye, other than Julius, none of us
18 will notice that, but.

19 COMMISSIONER KWASEK: If it's 15 to 25, can
20 it be 20 to 20?

21 CHAIRMAN MCCOMBIE: It's -- I'm willing to
22 have discussions on that, yes. I'm willing to talk
23 about those things, but I think the thing is you can
24 see here there's not a real big desire to make a lot

1 of changes, and I don't want -- I don't want to set
2 you back to the drawing board, which was my era, now
3 it's the computer, the drawing board and say oh, my
4 God, we can change 50 percent of them. It's not
5 going to happen. You come back with a few lots, and
6 I mean, a few, just a very few, we're willing to
7 discuss it, right?

8 COMMISSIONER GILLIS: Yeah.

9 CHAIRMAN MCCOMBIE: I mean, I think we're
10 willing to look at some but not very many.

11 COMMISSIONER FOX: Well, when you say a few,
12 a few means two.

13 CHAIRMAN MCCOMBIE: To me, I look at this,
14 and I saw two that I was thinking might be difficult.
15 So you're right. I saw two.

16 MS. ELIAS: Could it be a handful?

17 CHAIRMAN MCCOMBIE: A handful meaning five?

18 MS. ELIAS: Maybe.

19 CHAIRMAN MCCOMBIE: Five would be 10 percent.
20 That's -- 10 percent is a lot.

21 COMMISSIONER KWASEK: Isn't there 60 lots?

22 COMMISSIONER GILLIS: 9 percent.

23 CHAIRMAN MCCOMBIE: So don't -- If you're
24 going to come back, don't do very many.

1 MS. ELIAS: Okay.

2 CHAIRMAN MCCOMBIE: Because the first thing
3 we're going to do is we're going to start counting
4 them, and that's the one thing I'm good at is math.

5 So let's -- I think at this point,
6 unless somebody else has anything.

7 COMMISSIONER SHUFF: One thing, you guys do
8 great work. You guys have done awesome work. I
9 think if we did that, what's the ramification of
10 every other developer going forward who isn't your
11 dad and who says hey, you gave this guy this, and I
12 do beautiful work, and he doesn't do the beautiful
13 work. Your dad does. We have to keep that in mind.

14 MS. ELIAS: Thanks.

15 CHAIRMAN MCCOMBIE: Good point. Good point.

16 Okay. Are there any other questions
17 or comments?

18 COMMISSIONER FOX: I'm not that inclined even
19 with a couple, only because these houses don't exist
20 yet. They can still figure it out before and put the
21 houses on. Some have already been sold, and that is
22 done, and apparently, they figured they could put
23 what they would like on there. I don't think I would
24 be inclined to, you know, say yes even to a couple,

1 only because I don't know, I wouldn't want to be the
2 person that bought the house that's the 15-foot
3 setback, and I don't know that I know enough to even
4 ask about that when I wanted to go buy it. And I'm
5 sure most people who buy these, don't know any of
6 that. It's only after it's all built, and you go, my
7 God, I'm so close to my neighbor. So I would not be
8 in favor of any, but that's just my opinion. You may
9 have the majority on your side. So it's up to you to
10 decide.

11 CHAIRMAN MCCOMBIE: So you have a flavor for
12 it. Thank you, Louise.

13 That is really what this is all
14 about to me is that we're all going to be voting
15 here, and you have to remember, all we're going to do
16 is make a recommendation to the Board, and the Board
17 is another group of people who have their own
18 opinions about this, and they might not be sold at
19 all on allowing any lots in the Village to go to 15
20 feet. You should think about that before you get too
21 far ahead.

22 MS. ELIAS: Okay.

23 COMMISSIONER FOX: I do want to say you guys
24 do some of the most beautiful homes, and we're very

1 lucky to have you. I think these will all be
2 beautiful too, and I think that, you know, some of
3 them will be big and it will be nice for the people
4 to have the setbacks as they are.

5 MS. ELIAS: Understood. And we don't go out
6 and say what's the biggest house we can build on this
7 lot. It's a lot about what the client wants. And
8 ranches are getting very popular. Some lots are 90
9 feet wide and then take 50 feet off, and 40 foot
10 ranch gets pretty tricky to do. So that's where our
11 mindset is, but I appreciate everyone's thoughts.

12 CHAIRMAN MCCOMBIE: Okay. So at this point
13 then, I would take a motion to close the public
14 hearing, unless someone has anything else.

15 COMMISSIONER KWASEK: One last thing, you
16 might find that if you lose lot 47 and redistribute
17 that area all the way across, you're going to make
18 some much nicer lots on that side.

19 What did you want, a motion to close
20 the public hearing, so moved.

21 CHAIRMAN MCCOMBIE: Second?

22 COMMISSIONER FOX: Second.

23 CHAIRMAN MCCOMBIE: Roll call.

24 VILLAGE ADMINISTRATOR DROPKA: Commissioner

1 Shuff?

2 COMMISSIONER SHUFF: Yes.

3 VILLAGE ADMINISTRATOR DROPKA: Commissioner

4 Gillis?

5 COMMISSIONER GILLIS: Yes.

6 VILLAGE ADMINISTRATOR DROPKA: Commissioner

7 Fox?

8 COMMISSIONER FOX: Yes.

9 VILLAGE ADMINISTRATOR DROPKA: Commissioner

10 Kazmier?

11 COMMISSIONER KAZMIER: Yes.

12 VILLAGE ADMINISTRATOR DROPKA: Commissioner

13 Kwasek?

14 COMMISSIONER KWASEK: Yes.

15 VILLAGE ADMINISTRATOR DROPKA: Chairman

16 McCombie?

17 CHAIRMAN MCCOMBIE: Yes.

18 At this point, I would say a motion
19 to deny the variance of the planned unit development
20 and other land use relief for the property commonly
21 known as 61 East Palatine Road in the Village of
22 South Barrington.

23 COMMISSIONER FOX: So moved.

24 CHAIRMAN MCCOMBIE: Second?

1 COMMISSIONER GILLIS: Second.
2 CHAIRMAN MCCOMBIE: Roll call.
3 VILLAGE ADMINISTRATOR DROPKA: Commissioner
4 Shuff?
5 COMMISSIONER SHUFF: Yes.
6 VILLAGE ADMINISTRATOR DROPKA: Commissioner
7 Gillis?
8 COMMISSIONER GILLIS: Yes.
9 VILLAGE ADMINISTRATOR DROPKA: Commissioner
10 Fox?
11 COMMISSIONER FOX: Yes.
12 VILLAGE ADMINISTRATOR DROPKA: Commissioner
13 Kazmier?
14 COMMISSIONER KAZMIER: Yes.
15 VILLAGE ADMINISTRATOR DROPKA: Commissioner
16 Kwasek?
17 COMMISSIONER KWASEK: Yes.
18 VILLAGE ADMINISTRATOR DROPKA: Chairman
19 McCombie?
20 CHAIRMAN MCCOMBIE: Yes.
21 MS. ELIAS: Thank you everyone.
22 CHAIRMAN MCCOMBIE: Thank you.
23 MS. ELIAS: Happy holidays.
24 CHAIRMAN MCCOMBIE: Thank you.

1 Okay. At this point, is there any
2 old business?

3 (No response.)

4 CHAIRMAN MCCOMBIE: Any new business?

5 (No response.)

6 CHAIRMAN MCCOMBIE: I'll take a motion to
7 adjourn.

8 COMMISSIONER FOX: So moved.

9 CHAIRMAN MCCOMBIE: Everybody approve say
10 aye.

11 ATTORNEY GARRIGAN: You need a second.

12 COMMISSIONER KAZMIER: Second.

13 CHAIRMAN MCCOMBIE: Thank you. Thank you,
14 John.

15 All those in favor say aye.

16 (Chorus of ayes.)

17 CHAIRMAN MCCOMBIE: Any opposed?

18 (No response.)

19 CHAIRMAN MCCOMBIE: Hearing none, our meeting
20 is closed. Thank you.

21 (The meeting concluded
22 a 7:39 p.m.)

23

24

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