



**VILLAGE OF SOUTH BARRINGTON**  
30 South Barrington Road  
South Barrington, IL 60010

**PLAN COMMISSION / ZONING BOARD OF APPEALS MINUTES**

**THURSDAY, APRIL 30, 2026**

**AT 7:00 p.m.**

**CALL TO ORDER**

Chairman McCombie called the meeting to order at 7:02 p.m.

**ROLL CALL**

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

Absent: Commissioner Abri

Board Members Present: None

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

Others present: Members of the Public at Large

**MINUTES**

Motion was made by Commissioner Kwasek to approve the minutes from the March 9, 2026, meeting. Seconded by Commissioner Gillis. On a voice vote, the motion was approved unanimously.

**PUBLIC COMMENT**

Administrator Dropka provided clarification on process for item A under the Public Hearing Agenda regarding a variance request for property located at 15 Turning Shore Drive, South Barrington, IL for vinyl windows.

Bob Storm, 10 S. Liberty Drive, South Barrington and Eric Noonan from Renewal By Andersen informed the commission of a new kind of window that is made up of vinyl polymers and wood

which are currently not allowable per the village code. After a short discussion, it was suggested that the resident apply for a variance. Additionally, there was unanimous consent among the committee members to recommend the Building and Zoning Committee further investigate this matter, village code, and possibly make a revision for the Village Board to consider.

Rich Olsen, 306 Algonquin Road, South Barrington provided comment on the recent annexation of the property located at 306 Algonquin Road into the Village of South Barrington. Discussion ensued.

### **AGENDA ITEMS**

1) Legal notice was given for a variance request for property located at 15 Turning Shore Drive, South Barrington regarding vinyl windows 8-1-9: Additional Building Regulations and was submitted to the commission for review.

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

Attorney Vasselli provided further clarification on process as was mentioned by Administrator Dropka under Public Comment.

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

There being no further business, the matter was concluded.

2) Legal notice was given for a variance request for property located at 16 W. Mundhank Road, South Barrington regarding construction of a firepit within the 30' lake setback line and was submitted to the commission for review.

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

John and Shelby Elias from Avalon Construction & Design presented the application, under oath, seeking to allow the construction of a firepit within the 30' lake setback line. After a short presentation and initial discussion, the firepit is about 20' from the water's edge.

Upon being sworn in, Administrator Dropka and Building Officer Michalski spoke under oath to the municipal code 10-2-6 that speaks to the issue of setback lines. Further discussion ensued between the commissioners, John, Shelby, and village staff regarding the surrounding properties and variances from the past.

Discussion then continued among the commissioners regarding the reasoning behind the setback lines, surrounding properties, and building permits that were and were not issued.

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

Chairman McCombie called for a motion to recommend the approval of variance request for property located at 16 W. Mundhank Road, South Barrington regarding construction of a firepit within the 30' lake setback line to the village board. Motion was made by Commissioner Gillis, seconded by Commissioner Kazmier. On a roll call vote, the motion was approved unanimously.

### OLD BUSINESS

None.

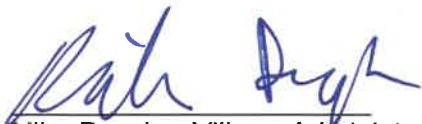
### NEW BUSINESS

Attorney Vasselli provided an update as requested by the commissioners regarding the referral made by the Village Board at their regular meeting on April 9, 2026, to the Plan Commission/Zoning Board of Appeals for consideration of a public hearing for a proposed annexation and development located at the southeast corner of Higgins and Bartlett Roads, South Barrington "Northwest 90 Corporate Park". (Annexation Petition) After a short discussion, it was reported that this matter will be coming before the Plan Commission/Zoning Board of Appeals soon.

### ADJOURNMENT

At 7:52 p.m., Chairman McCombie called for a motion to adjourn the meeting. Motion was made by Commissioner Kwasek, seconded by Commissioner Fox. On a voice vote, the motion was approved unanimously.

Respectfully submitted,



Mike Dropka, Village Administrator

These minutes were approved this  
24<sup>th</sup> Day of June, 2026