



VILLAGE OF SOUTH BARRINGTON

30 South Barrington Road
South Barrington, IL 60010

ARCHITECTURAL CONTROL COMMISSION MINUTES

TUESDAY, JUNE 30, 2026

AT 7:00 p.m.

CALL TO ORDER

Chairman Rafferty called the meeting to order at 7:05 p.m.

ROLL CALL

Present:	Commission Chairman Rafferty	Absent:
	Commissioner Bodkin	
	Commissioner McCombie	
	Commissioner Niedzinski	
	Commissioner Saller	

Board Members Present: Mayor McCombie and Trustee Abbate

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

Others present: Village Landscape Architect Pamela Self Landscape Architecture, Ltd., and Members of the Public at Large

MINUTES

Motion was made by Commissioner Saller to approve the minutes of the May 12, 2026, meeting. Seconded by Commissioner McCombie. On a roll call vote, the motion was approved.

PUBLIC COMMENT

None.

AGENDA ITEMS

1) Ram Prashantha from Projades and Hemal Purohit from Purohit Architects presented the plans for the proposed new home for Lot 3 in Jade Estates located at Mundhank and Freeman Roads for preliminary approval. Chairman Rafferty led a detailed discussion on the

proposed architectural drawings, elevations, overall building width, window grills, and color / material concerns. Discussion ensued, and Ram and Hemal answered further questions that the Chairman and Commissioners had.

Motion was made by Commissioner Bodkin, seconded by Commissioner Niedzinski to recommend preliminary approval of the proposed new home for Lot 3 in Jade Estates located at Mundhank and Freeman Roads as presented, and to further allow submittal for final approval. On a roll call vote, the motion was approved unanimously.

2) Ram Prashantha from Projades and Hemal Purohit from Purohit Architects presented the plans for the proposed new home for Lot 7 in Jade Estates located at Mundhank and Freeman Roads for preliminary approval. Chairman Rafferty led a detailed discussion on the proposed architectural drawings, general monotony concerns, engineering dimensions, elevations, window placement, and color / material concerns. Discussion ensued, and Ram and Hemal answered further questions that the Chairman and Commissioners had.

Motion was made by Commissioner McCombie, seconded by Commissioner Bodkin to table the discussion and to recommend resubmittal for possible preliminary approval including the required adjustments and updates as recommended. On a roll call vote, the motion was approved unanimously.

3) Ram Prashantha from Projades and Hemal Purohit from Purohit Architects presented the plans for the proposed new home for Lot 19 in Jade Estates located at Mundhank and Freeman Roads for preliminary approval. Chairman Rafferty led a detailed discussion on the proposed architectural drawings, general monotony concerns, engineering dimensions, elevations, window placement, and color / material concerns. Discussion ensued, and Ram and Hemal answered further questions that the Chairman and Commissioners had.

Motion was made by Commissioner Bodkin, seconded by Commissioner Saller to table the discussion and to recommend resubmittal for possible preliminary approval including the required adjustments and updates as recommended. On a roll call vote, the motion was approved unanimously.

4) Ram Prashantha from Projades and Hemal Purohit from Purohit Architects presented the plans for the proposed new home for Lot 21 in Jade Estates located at Mundhank and Freeman Roads for preliminary approval. Chairman Rafferty led a detailed discussion on the proposed architectural drawings, window placement, and color / material concerns. Discussion ensued, and Ram and Hemal answered further questions that the Chairman and Commissioners had.

Motion was made by Commissioner McCombie, seconded by Commissioner Niedzinski to recommend preliminary approval of the proposed new home for Lot 21 in Jade Estates located at Mundhank and Freeman Roads as presented, and to further allow submittal for final approval. On a roll call vote, the motion was approved unanimously.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

At 9:27 p.m., a motion was made by Commissioner Saller, seconded by Commissioner Bodkin to adjourn the meeting. On a voice vote, the motion was approved unanimously.

Respectfully submitted,

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

Mike Dropka, Village Administrator

These minutes were approved this

20th Day of August, 2026