



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



ARCHITECTURAL CONTROL COMMISSION MINUTES

Thursday, August 20, 2026, at 7:00pm

CALL TO ORDER

Chairman Rafferty called the meeting to order at 7:03 p.m.

ROLL CALL

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

Board Members Present: Trustee Kazi

Staff present: Village Administrator Dropka

Others present: Members of the Public at Large

MINUTES

Motion was made by Commissioner McCombie to approve the minutes of the June 30, 2026, meeting. Seconded by Commissioner Bodkin. On a voice vote, the motion was approved.

PUBLIC COMMENT / QUESTIONS

None.

AGENDA ITEMS

- 1) Rajiv Sood presented the plans for the proposed at-grade hot tub located at 25 Star Lane. Chairman Rafferty led a detailed discussion on the proposed plans including the location of the at-grade hot tub and its distance from the house as well as how it complements the house's design. Discussion ensued, and Rajiv answered further questions that the Chairman and Commissioners had.

Motion was made by Commissioner McCombie, seconded by Commissioner Niedzinski to recommend approval of the proposed at-grade hot tub located at 25 Star Lane as presented. On a roll call vote, the motion was approved unanimously.

- 2) Ram Prashantha from Projades, Jesus Serrato from Serrato Smart Solutions, and John Nelson presented the plans for the proposed new home for Lot 3 in Jade Estates located at

Mundhank and Freeman Roads for stage 2 final approval. Chairman Rafferty led a detailed discussion on the proposed architectural drawings, elevations, roof pitch, placement of the garage doors and windows, building structure, overall building size, and color / material concerns. Discussion ensued, and Ram, Jesus, and John answered further questions that the Chairman and Commissioners had.

Motion was made by Commissioner Bodkin, seconded by Commissioner Niedzinski to recommend stage 2 final approval of the proposed new home for Lot 3 in Jade Estates located at Mundhank and Freeman Roads as presented, subject to the submission of corrected drawings to then be approved by the Architectural Control Commission Chairman and Village of South Barrington Mayor. On a roll call vote, the motion was approved unanimously.

- 3) Ram Prashantha from Projades, Jesus Serrato from Serrato Smart Solutions, and John Nelson presented the plans for the proposed new home for Lot 21 in Jade Estates located at Mundhank and Freeman Roads for stage 2 final approval. Chairman Rafferty led a detailed discussion on the proposed architectural drawings, elevations, roof pitch, general monotony concerns, the addition of gables on windows, the addition of windows, garage door stylings, and color / material concerns. Discussion ensued, and Ram, Jesus, and John answered further questions that the Chairman and Commissioners had.

Motion was made by Commissioner Bodkin, seconded by Commissioner Saller to recommend stage 2 final approval of the proposed new home for Lot 21 in Jade Estates located at Mundhank and Freeman Roads as presented, subject to the submission of corrected drawings to then be approved by the Architectural Control Commission Chairman and Village of South Barrington Mayor. On a roll call vote, the motion was approved unanimously.

- 4) Ram Prashantha from Projades, Jesus Serrato from Serrato Smart Solutions, and John Nelson presented the plans for the proposed new home for Lot 19 in Jade Estates located at Mundhank and Freeman Roads for stage 1 preliminary approval. Chairman Rafferty led a detailed discussion on the proposed architectural drawings, deck placement and design, location of windows, and accent paneling. Discussion ensued, and Ram, Jesus, and John answered further questions that the Chairman and Commissioners had.

Motion was made by Commissioner McCombie, seconded by Commissioner Saller to recommend stage 1 preliminary approval of the proposed new home for Lot 19 in Jade Estates located at Mundhank and Freeman Roads with the discussed modifications, and to further allow submittal for stage 2 final approval. On a roll call vote, the motion was approved unanimously.

- 5) Ram Prashantha from Projades, Jesus Serrato from Serrato Smart Solutions, and John Nelson presented the plans for the proposed new home for Lot 20 in Jade Estates located at Mundhank and Freeman Roads for stage 1 preliminary approval. Chairman Rafferty led a short discussion on the proposed architectural drawings and general monotony concerns. Discussion ensued, and Ram, Jesus, and John answered further questions that the Chairman and Commissioners had.

Motion was made by Commissioner McCombie, seconded by Commissioner Niedzinski to table the discussion and to recommend resubmittal for possible stage 1 preliminary approval

including the required adjustments and updates as recommended. On a roll call vote, the motion was approved unanimously.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

At 10:20 p.m., a motion was made by Commissioner McCombie, seconded by Commissioner Saller to adjourn the meeting. On a voice vote, the motion was approved unanimously.

Respectfully submitted,

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

Mike Dropka, Village Administrator

These minutes were approved this

29th Day of September 2026