

**MINUTES OF THE PLAN COMMISSION & ZONING BOARD OF
APPEALS OF THE VILLAGE OF SOUTH BARRINGTON**
Held Tuesday, July 20, 2023
7:00 P.M.

CALL TO ORDER

Chairman McCombie called the meeting to order at 7:00 p.m. and requested a roll call.

PRESENT:

Commissioners Present: Abri, Gillis, Murarka, Kazi and Chairman McCombie
Commissioners Absent: Fox, Kwasek
Officials present: Mayor McCombie and Trustee Abbate
Staff present: Village Attorney Kiernat, Building Officer Michalski and Village Administrator Palmer

A quorum was present.

PUBLIC COMMENT:

A court reporter was present to record all public comments. A copy of the court reporter's transcript is attached to and made a part of these minutes.

PUBLIC HEARING AGENDA ITEMS

A. Proposed amendment to the final Planned Unit Development Plan regarding signage for the Arboretum of South Barrington, located at 100 West Higgins Road, South Barrington.

McCombie asked for a motion to open the public hearing for a proposed amendment to the final Planned Unit Development Plan regarding signage for the Arboretum of South Barrington, located at 100 West Higgins Road, South Barrington.

Motion was made by Gillis and seconded by Abri to **open the public hearing**. A roll call vote was taken:

Abri – **aye**, Gillis – **aye**, Murarka – **aye**, Kazi – **aye** and McCombie – **aye**.
Motion passed 5-0.

McCombie asked for anyone to speak on behalf of the petitioner and Mr. Rick Heidner addressed the Plan Commission representing Heidner Properties and the Arboretum of South Barrington. Heidner presented the plan to replace the obsolete electronic sign at the corner of Rt. 59 and Higgins and also the installation of an additional new sign on Higgins at the mid-entrance to the shopping center.

McCombie asked for a **motion to close the public hearing**. Motion was made by Kazi to close the public hearing. Second was made by Abri. Roll call was taken to close the public hearing.

Abri – **aye**, Gillis – **aye**, Murarka – **aye**, Kazi – **aye** and McCombie – **aye**.
Motion passed 5-0.

Brief discussion followed focusing on the location of the additional electronic display sign. The proposed location of the sign was 10' from the corner, which McCombie suggested should be moved to the west 10'. After discussing the issue, a compromise was reached to recommend a location 5' to the west (essentially splitting the difference of the proposed location).

McCombie requested a **motion to recommend approval to the Village Board of a proposed amendment to the final Planned Unit Development Plan regarding signage for the Arboretum of South Barrington, located at 100 West Higgins Road, South Barrington and recommending a 5' setback of the proposed additional electronic sign.**

Kazi made a **motion to recommend approval to the Village Board of a proposed amendment to the final Planned Unit Development Plan regarding signage for the Arboretum of South Barrington, located at 100 West Higgins Road, South Barrington and recommending a 5' setback of the proposed additional electronic sign.**

Second was made by Abri. Roll call was taken to approve the motion.

Abri – **aye**, Gillis – **aye**, Murarka – **aye**, Kazi – **aye** and McCombie – **aye**.
Motion passed 5-0.

Recommendation will be forwarded to the Village Board for consideration.

PRESENTATION

A. Presentation of a proposed residential development for property located near Mundhank and Freeman Roads, South Barrington.

Ram Prashantha was recognized by the Chairman and asked to make a presentation regarding a proposed residential development and PUD at the southwest corner of Mundhank and Freeman (15 acres). Prashantha presented a subdivision plan and asked comments from the Plan Commission. McCombie commented on the proposal and the amount of work that had gone into the proposal based on previous concepts. Next steps would be to formally submit a petition for the proposal to be reviewed and brought before the Plan Commission.

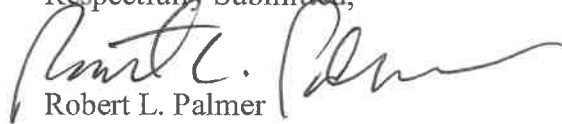
OLD BUSINESS – None

NEW BUSINESS – None

ADJOURNMENT

Having no further business, Chairman McCombie asked for a motion to adjourn the meeting. Commissioner Gillis made a Motion to adjourn the meeting. Commissioner Abri seconded the motion. The motion passed by unanimous vote and the meeting adjourned at 8:41 p.m.

Respectfully Submitted,



Robert L. Palmer
Village Administrator

These Minutes were approved this

18th day of September, 2023

In The Matter Of:
Village of South Barrington Plan Commission & Zoning

Report of Proceedings
July 20, 2023

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1 MINUTES OF THE PLAN COMMISSION & ZONING BOARD
 2 OF APPEALS OF THE VILLAGE OF SOUTH BARRINGTON
 3 HELD THURSDAY, JULY 20, 2023
 4 7:00 P.M.
 5 VILLAGE HALL
 6 30 SOUTH BARRINGTON ROAD
 7 SOUTH BARRINGTON, ILLINOIS
 8
 9
 10 COMMISSION MEMBERS PRESENT:
 11 Mr. Michael McCombie, Chairman
 12 Mr. Anthony Abri
 13 Mr. David Gillis
 14 Mr. Shahzad Kazi
 15 Dr. Narayan Murarka
 16 Also Present:
 17 Erin K. Kiernat, Village Attorney
 18 Robert Palmer, Village Administrator
 19 Damian Michalski, Village Building & Zoning Officer
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1 who had given a presentation, if they could get the
 2 work done to add the landscaping and the road study
 3 so that they could present it, and they could
 4 present it at the public comment section. I
 5 understand they weren't able to get that segment
 6 complete, and so they won't be presenting it
 7 tonight. We have sent out a request for the next
 8 meeting that will be about that subject. So once we
 9 establish a quorum date, we will publish that, okay?
 10 So if there's anybody here -- now, I want to say
 11 that because some of you may be here to comment on
 12 it, and you can still comment on it, because this is
 13 a forum where anybody for the public comment,
 14 anybody can stand up. We're having the public
 15 hearing on a sign, and we're going to have a
 16 presentation on a subdivision that's proposed for
 17 Mundhank and Freeman. Because if there's a delay in
 18 getting the sign here for the public hearing, if
 19 you're here for that public hearing, that's going to
 20 be after the presentation on the Mundhank and
 21 Freeman Roads. But if anybody would like to stand
 22 up and add any public comment, now's the time to do
 23 it.
 24 MR. PATEL: My name is Amit Patel. I'm in

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1 CHAIRMAN McCOMBIE: Okay. It's 7:00. I
 2 would like to thank somebody for fixing the clock.
 3 Thank you. I hate looking at a clock that's not the
 4 right time.
 5 Okay. So this is a notice of a public
 6 meeting for the planning commission zoning board of
 7 appeals for Thursday, July 20th.
 8 Roll call?
 9 MR. PALMER: Abri?
 10 MR. ABRI: Aye.
 11 MR. PALMER: Fox, absent.
 12 Gillis?
 13 MR. GILLIS: Here.
 14 MR. PALMER: Kwasek, absent.
 15 Murarka?
 16 DR. MURARKA: Yes.
 17 MR. PALMER: And Kazi's absent.
 18 McCombie?
 19 CHAIRMAN McCOMBIE: Here.
 20 MR. PALMER: We have a quorum.
 21 CHAIRMAN McCOMBIE: Now, from Tuesday's
 22 meeting, if you were here, or if you heard about it,
 23 there was -- we were -- at Tuesday's meeting, we
 24 had -- we had asked the church if they thought --

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1 The Woods of South Barrington on Acadia Drive. You
 2 say there will be a separate meeting to discuss the
 3 development of the church and that particular parcel
 4 at Bartlett and 59?
 5 CHAIRMAN McCOMBIE: Yes. There will be --
 6 so there was a -- there was a presentation Tuesday
 7 evening for that church, and then we had asked them
 8 to go back and add items to it. So we needed to
 9 see some clarity on the road study, and we needed to
 10 see some clarity on the landscaping, how that was
 11 going to be. So we asked them to come back and make
 12 a presentation. So there will be a full-blown
 13 public hearing at a date yet to be determined.
 14 MR. PATEL: And how would -- how would we
 15 know about that meeting date and time?
 16 CHAIRMAN McCOMBIE: That will be published
 17 in the papers, correct? And it will also be on the
 18 Village website. So it will be on the Village
 19 website, and it will be published in the paper.
 20 MR. PATEL: Any estimates? Weeks?
 21 Months?
 22 (Whereupon, Commissioner Kazi
 23 entered the meeting.)
 24 CHAIRMAN McCOMBIE: No, it's going to be

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1 very -- very good question. That's -- it's going to
 2 be the dates were the first two weeks of August we
 3 were looking for some time in there. So not too
 4 short -- not too far away. Let me put it that way.
 5 So it's going to be coming up, but you should look
 6 at the Village website, they'll -- as soon as it's
 7 chosen, they'll identify the date.

8 MR. PATEL: Okay. Thank you.

9 AUDIENCE MEMBER: I have a question about
 10 (inaudible). I'm a resident of Hidden Lakes
 11 Subdivision which is across the street from the
 12 proposed church site. I was just wondering what is
 13 the current zoning status of -- has that zoning been
 14 changed to allow a church or is that under a
 15 discussion? Is there an opportunity to comment on
 16 that? What exactly is the current status of the
 17 zoning ordinance? Has that been changed?

18 CHAIRMAN McCOMBIE: No, the status has
 19 always been -- that was part of the PUD land for
 20 that whole thing. Inside the PUD there was always
 21 the ability for that -- that parcel had been zoned
 22 that you could have a building as high as 35 feet,
 23 and it could be for anything from a school to a
 24 church. So there's no zoning change that has to

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1 occur to allow a church in that area.

2 AUDIENCE MEMBER: Okay. So the question
 3 is, you know, what -- what kind of development is
 4 going to be allowed there? It's a church. A church
 5 is already permitted with the current zoning?

6 CHAIRMAN McCOMBIE: Correct. Yeah, so
 7 it's not a zoning change to allow a church to be put
 8 in there. So a church could always be built in that
 9 area.

10 MS. RAJU: When was this -- I am
 11 Bhanumathi Raju, and I've been living in South
 12 Barrington for the last two decades and moved in
 13 this area. When was this zoning change, the
 14 so-called zoning change of 30 feet high building for
 15 a church or building was done? It wasn't there from
 16 the beginning.

17 CHAIRMAN McCOMBIE: Okay. Were you here
 18 when the land that The Woods occupies and that all
 19 was sold. That was Klehm's Nursery?

20 MS. RAJU: Yes.

21 CHAIRMAN McCOMBIE: And then it was sold a
 22 developer.

23 MS. RAJU: Mm-hmm.

24 CHAIRMAN McCOMBIE: And then during that

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1 time that it was sold to the developer, there was
 2 created a PUD that would allow the Regency to be
 3 built, allow the shopping center to be built in
 4 that. And then with that PUD, they gave -- they
 5 gave zoning requirements for all the different
 6 parcels. This parcel that you're talking about
 7 which is at that area at the end, that was called
 8 Parcel N. And that parcel the park district
 9 purchased. It also purchased another parcel which
 10 is called C. And then there was another parcel that
 11 was purchased by the Village. And then when those
 12 parcels were purchased, they allowed certain
 13 developments to be on those parcels. And that's
 14 when it was done. When -- now, I don't know the
 15 date for -- I don't know the date that changed.

16 MS. RAJU: Okay. Can we have some
 17 paperwork on that and when was that land changed and
 18 when was the ordinance of having the commercial
 19 buildings and all that was made. Because as far as
 20 I know, it was allotted for a park.

21 CHAIRMAN McCOMBIE: No, no. It was the
 22 park district purchased it. And for the park
 23 district to purchase it at the price they did, they
 24 were allowed to build buildings on there. It was

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1 not -- for the amount they paid for it. It would be
 2 the most expensive park in the United States. They
 3 had to build something there to do it. And so when
 4 the PUD was created, they were being allowed to
 5 build something so that they could get -- they
 6 wouldn't have the most expensive park in the United
 7 States. They needed to build a building there quite
 8 honestly. That's the only thing that could be done.
 9 Parcel C is really the same thing. They paid a lot
 10 of money for that also. And that's -- that has the
 11 ability for a while they were looking at putting in
 12 indoor soccer fields in there in a pretty tall
 13 building. There's -- they were allowed to have
 14 these parcels, and they were allowed to do things in
 15 there. Now, if you would like to see a PUD -- Mayor
 16 or Bob, what's the best way for them to see the PUD?
 17 Is it online?

18 MR. PALMER: Well, it -- I think if --
 19 contact me, and I can give you that information,
 20 certainly, yeah. If you want to email me
 21 rpalmer@southbarrington.org. If you want to email
 22 me, and I can get you the PUD ordinance if you'd
 23 like to look at that.

24 MS. RAJU: All right.

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1 MR. PALMER: It is in our municipal code,
2 too.
3 CHAIRMAN McCOMBIE: It is in the municipal
4 code? Okay.
5 MAYOR McCOMBIE: So if it's in the code,
6 then you should be able to access it online by just
7 going into the web page and looking under code, the
8 code section, and it should be there. I don't know
9 if you looked at through the code or how you looked
10 at it recently.
11 MR. MICHALSKI: Not as deep as I would
12 like to.
13 MAYOR McCOMBIE: Okay.
14 MR. MICHALSKI: But there are ordinances,
15 and, you know, I'm sure there are also approved
16 parcels on the website.
17 MAYOR McCOMBIE: If not, you can request
18 any information from the Village. All you have to
19 do is call the Village and request it. And if you
20 have specific items that you want to request as
21 opposed to just this huge document with every land
22 parcel in the whole thing, if you want to be
23 specific on that parcel, then you can just ask and
24 Ashley Hrynko, who's my executive administrator, she

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1 will -- he's our administrator, but she's our
2 executive for both of us really, and she's the one
3 that's going to be sending that out to you. So it's
4 very easy. Just make a call to the Village and ask
5 for Ashley actually, because she'll be easier
6 because she's going to be gathering the data for you
7 so you going to have to go directly --
8 MS. RAJU: Can I give my email to you
9 since I'm seeing you face-to-face, and I'm
10 requesting it. If you can you email it to me, that
11 will make it easier for me.
12 MAYOR McCOMBIE: And do you have specific
13 things that you want?
14 MS. RAJU: Yeah, those two parcels that
15 you're talking about, the N and the C. I mean, I
16 don't understand completely, but I wanted to see,
17 you know, what kind of structures are allowed to be
18 on that property, because I've been living there for
19 the last two decades, and my understanding was The
20 Woods bought that land and wanted to put a park in
21 there. And after that, how it changed, when it
22 changed. I'm not aware of that change.
23 CHAIRMAN McCOMBIE: So The Woods never
24 bought that land.

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1 MS. RAJU: Okay.
2 CHAIRMAN McCOMBIE: The Woods never owned
3 it. So when the land was -- when it was originally
4 laid out what was going to happen, I was going to
5 say a group of us in the Village got together and
6 worked to come up with ways that there weren't going
7 to be as dense of housing in that -- in that
8 development. And the way it came out says we have
9 The Woods on the side, and then we have closer
10 together homes, and then we have farther away homes
11 as it get is closer to the Village. So that was all
12 structured, and there was a developer who owned it,
13 and then we bought -- the Village bought some land,
14 and the park district bought some land from the
15 developer to reduce the overall number of homes that
16 were going to be built in that development and to
17 really entice the developer not to have dense
18 population of homes in there. So that's what
19 happened to it. And that's when it really -- that's
20 when all this really occurred in the Village. And
21 I'm trying to think of how long ago this was, but it
22 probably was, I don't know, how long has the
23 shopping center been there?
24 MR. GILLIS: 18 years.

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1 CHAIRMAN McCOMBIE: 18 years? So it would
2 have probably happened two or three years before it,
3 so about the time you moved in, about two decades
4 ago. That's when this whole development and this
5 whole thing happened.
6 MS. RAJU: So the idea behind it is not to
7 have dense distribution of homes, keep the character
8 of South Barrington. Now we're talking about
9 commercial and church and school and all that. How
10 is it going to --
11 CHAIRMAN McCOMBIE: So have you looked at
12 the design for the school at all or the church at
13 all?
14 MS. RAJU: No, no, no.
15 CHAIRMAN McCOMBIE: So to talk to you just
16 a little bit about it, is that the development,
17 they're building a school for 25 children that are
18 going to be there, and there could be as many as 50.
19 They'll have six teachers there. And if
20 everything -- seven -- seven teachers. And if
21 there's any more children, they're thinking they're
22 going to add three more teachers. So the school in
23 full occupancy, as big as it gets, will have, you
24 know, 50, it will have 60 people there. They -- the

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1 church is 200 families, and they will have a service
 2 on Sundays and then a prayer session on Monday
 3 evenings at 7, and the rest of the time it will just
 4 be the school and going into the school for the
 5 kids.
 6 AUDIENCE MEMBER: And how will the Village
 7 be able to limit the number of students at the
 8 school? What happens if they grow to a hundred
 9 students? How do we know it's always going to be
 10 25? How do we know it's always going to be seven
 11 teachers? How do we know it's always going to be
 12 200 families at the church?
 13 CHAIRMAN McCOMBIE: So --
 14 AUDIENCE MEMBER: I mean, can you regulate
 15 how many -- I mean, there's no -- once it's built,
 16 they can have as many people in the school as they'd
 17 like, right?
 18 CHAIRMAN McCOMBIE: So I can't answer
 19 every question you have. The church is the best
 20 one --
 21 AUDIENCE MEMBER: You're representing it's
 22 25 children, you make it seem like, okay, 25
 23 children, but really what it is is, it starts out as
 24 25 children. So it could be more. I think, it's

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1 really what we need to tell people.
 2 CHAIRMAN McCOMBIE: Oh, I think -- I think
 3 they'll tell you what the numbers will be, and
 4 they'll go into it, and then the fire marshal will
 5 give -- you know, every building that's built, as
 6 you walk in, you'll see there's an occupancy maximum
 7 in restaurants and even office buildings, there's a
 8 residency occupancy, even in an elevator it tells
 9 you how many people can be in it.
 10 AUDIENCE MEMBER: And do you know what
 11 that is?
 12 CHAIRMAN McCOMBIE: I don't yet. And I
 13 asked the fire marshal who was here Tuesday evening.
 14 Until they get to the next level, they won't put
 15 that number on it. But they put that number on it.
 16 It's done. They only allow so many people in there.
 17 But I think more than that you can ask the church
 18 how they're going to guarantee this, you know, at
 19 the next -- at the next meeting during -- during all
 20 this public comment, that's when you'll be able to
 21 ask all those questions.
 22 AUDIENCE MEMBER: And what is the need to
 23 put the entrance through Acadia Drive? I mean,
 24 it's -- Acadia Drive, I mean, again, it's probably

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1 part of, you know, the Village, I understand that.
 2 But, I mean, that's all residential. I mean, all
 3 homes. And, you know, yeah, I mean, any -- so
 4 essentially any person coming to Penny Road, 59 and
 5 Penny through the Acadia can enter through that, you
 6 know, future church or school. And that will just
 7 increase the foot -- I mean, car traffic to that
 8 small street, you know, there are just a few homes,
 9 and you have a bunch of kids potentially outside
 10 walking back and forth from school because school
 11 buses doesn't go through all the way, so kids have
 12 to go through that main side at Acadia entrance. So
 13 kids are walking. Like, you know, these are
 14 elementary kids, middle school, high school kids,
 15 and, you know, there is all this traffic coming
 16 through for the school, school teachers, parents
 17 picking up, dropping off.
 18 CHAIRMAN McCOMBIE: So if I'm not
 19 mistaken, Arcadia Drive, that has -- it ends and was
 20 always planned to be extended into that area. It
 21 doesn't -- it seems that way to me on the map, and
 22 it seems that way on the construction. Do you think
 23 that it didn't plan to go into it?
 24 AUDIENCE MEMBER: Well, I mean, again, I

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1 think, to be honest, I have been out there. I've
 2 been living on Acadia for about seven years now.
 3 CHAIRMAN McCOMBIE: Okay.
 4 AUDIENCE MEMBER: And it wasn't all the
 5 way up to there when we first moved. It was
 6 actually ending halfway through, and then as Toll
 7 got more into the capacity to build the road with
 8 the entrance to and from the Bartlett Road. And,
 9 yes, as of now it seems like there is a plan to
 10 extend at some point. I thought that the property
 11 was owned by Toll Brothers, and they may be putting
 12 some homes over there, and that's why it's being
 13 extended that way. I heard at some point that it
 14 was a proposed park or something. But, I mean, I
 15 never thought that there would be a commercial
 16 building potentially coming there with Acadia being
 17 extended into --
 18 AUDIENCE MEMBER: Is the Village against
 19 the Bartlett curb cut? The end of Acadia was only
 20 finished three years ago, right, when the final
 21 construction of Acadia was -- when the final homes
 22 were being installed. We thought it was park
 23 district land where there would not be excessive
 24 traffic through the end of Acadia. So my public

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1 comment and my expectation of the Village is that we
 2 do not allow access to a new church with 250 members
 3 and a school through Acadia Drive, a residential
 4 road with a bunch of houses and a bunch of small
 5 children on it. So my expectation when they come
 6 with a plan is that we end Acadia Drive in The Woods
 7 Subdivision, and they have their own access to
 8 whatever they end up building there. I understand
 9 that the Village was -- and the park district were
 10 granted authority to sell the parcel, so we can't
 11 debate that anymore. But we don't want Acadia
 12 Drive -- that's why you have all these residents
 13 here -- connected to a church and a school with a
 14 bunch of the people.

15 AUDIENCE MEMBER: And at the end of the
 16 road, I mean, there are literally, I think probably
 17 both homeowners are there who owns the home at the
 18 end of Acadia Drive, right there.

19 AUDIENCE MEMBER: That would be me. I'm
 20 the last home on Acadia Drive.

21 (Whereupon, multiple people were
 22 speaking at one time.)

23 CHAIRMAN McCOMBIE: Just a second. Just a
 24 second. Just -- everybody -- okay. Please. What?

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1 AUDIENCE MEMBER: Can the Village have a
 2 curb cut on Bartlett or 59? Why does it have to be
 3 on Acadia? Why can't the Village make the landowner
 4 have a curb cut on Bartlett or have a curb cut on
 5 59?

6 CHAIRMAN McCOMBIE: That's a good
 7 question. The reality is that the people who make
 8 the decision as to where the curb cut is going to
 9 be, is not the developer, it's not the Village. We
 10 have the State of Illinois on 59, and we're -- I
 11 don't know by the time that the church is built, if
 12 they'll even rule on whether they can put a curb cut
 13 on 59 or not.

14 AUDIENCE MEMBER: So can the Village say
 15 you can't use Acadia? Do they have that power?
 16 Because the Villages says you can't curb cut into
 17 Acadia, which I'm fairly certain the Village has
 18 that power. Then the landowner has to go to the
 19 State to ask for a 59 curb cut or go to the
 20 township, wherever --

21 CHAIRMAN McCOMBIE: And they have. And
 22 they're going to. They're going to do that. But it
 23 might take -- I mean, I heard of Lincolnshire has
 24 been waiting for a year and a half to find --

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1 (Whereupon, multiple people were
 2 speaking at one time.)

3 CHAIRMAN McCOMBIE: Whoa. Whoa. Just a
 4 second. Just a second.

5 AUDIENCE MEMBER: The timing isn't the
 6 issue. What we're worried about is Acadia, right?

7 CHAIRMAN McCOMBIE: Correct.

8 AUDIENCE MEMBER: So if the Village has
 9 the power to say you cannot curb cut onto Acadia,
 10 figure out another way, then that landowner -- and I
 11 understand that the Village or the park district
 12 wants the money from the developer. I understand
 13 that. And I understand that waiting a year and a
 14 half or two years to get approval for a curb cut
 15 from another entity like the State or the township,
 16 may not allow the park district or the Village to
 17 obtain the money from the developer for selling the
 18 land to them. I get all that; however, you have
 19 residents here that would rather not have a
 20 commercial use, have access to a residential
 21 thoroughfare. And I believe the Village has the
 22 power to say no, you cannot access that street.
 23 That's our street. Figure out another way to your
 24 property. Go talk to the State, go talk to the

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1 Village. I guess that's really the way to solve
 2 most of the issues that I think we have here.

3 AUDIENCE MEMBER: I mean, I would really
 4 concur with what he said. I think that's why most
 5 of the Acadia, you know, and then from the Village
 6 of South Barrington people are here for. You know,
 7 again, if the parcel is owned by the park district
 8 and you want to sell it, I think there's already
 9 this PUD in place, we probably can't stop that
 10 development, but at least, as a Village, you should
 11 hear the residents and stop whoever buys that
 12 parcel, not become access from Acadia Drive because
 13 it's going to be a commercial development, why
 14 should it have an access from a residential property
 15 or a residential lane where there are literally a
 16 bunch of homes with young kids?

17 CHAIRMAN McCOMBIE: You have to remember
 18 that during the process of the layout for all the
 19 roads, and for what happened is during that time
 20 there was a decision made by The Woods -- now, I'm
 21 not saying by the residents, but Toll Brothers, I
 22 assume, made a decision where the roads would go for
 23 the best layout of the homes. That included a road
 24 that went -- they called Acadia that goes through

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1 The Woods Subdivision and directed to go into
 2 Parcel N. But, again, that --
 3 AUDIENCE MEMBER: That was -- that was
 4 done in the books with probably the thinking that
 5 only a park or something over there. I don't think
 6 there was the thinking that there'll be this
 7 commercial development, a school and church there.
 8 So I think -- I get it that this was done and in the
 9 books by Toll and whoever, but, I mean, there has to
 10 be a change, and the Village should have that power
 11 to make that change after listening to the concern
 12 of the residents.
 13 CHAIRMAN McCOMBIE: Okay. I understand
 14 what you're saying. But understand this. Those
 15 parcels were always going to be some type of
 16 building. It was going to be -- the use could be
 17 commercial, school. It could be -- it could be
 18 church. All those -- they have a list of things --
 19 AUDIENCE MEMBER: That is fine --
 20 CHAIRMAN McCOMBIE: Just one second,
 21 please. But those were listed. Toll always knew
 22 that. And they always knew that that was what was
 23 going to happen. This is not something --
 24 AUDIENCE MEMBER: Why didn't they disclose

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1 it to the residents when they were signing the lots?
 2 CHAIRMAN McCOMBIE: I'm sorry, I --
 3 AUDIENCE MEMBER: I mean, I can probably
 4 look through the contract. I'm pretty sure that
 5 they didn't say that we are zoning this thing for
 6 commercial property, and you could have literally
 7 some commercial property at the end of your road,
 8 like a home, and then there will be commercial
 9 traffic. They didn't tell us that.
 10 (Whereupon, multiple people were
 11 speaking at one time.)
 12 CHAIRMAN McCOMBIE: One second. Just a
 13 second. One second. Just a second. I have a court
 14 reporter writing down what's being said, and so if
 15 you could just have one person talking, you know,
 16 and then we can have -- I can get this recorded
 17 properly, okay? So we're not -- I'd like to make
 18 sure I listen to everybody, but, please, bear with
 19 me.
 20 AUDIENCE MEMBER: I think the -- I think
 21 the main issue is -- and I think disclosure why we
 22 buy the property is probably not the best argument
 23 because it's out of the jurisdiction. What we have
 24 to really focus on is when Toll Brothers made this

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1 and planned this out, it doesn't preclude the
 2 Village of saying guess what? Now what we're going
 3 to do if you by this property, one of the conditions
 4 is that you need to find another curb cut or you
 5 can't buy the property, right? And the only reason
 6 the Village would want to do that -- or one of the
 7 reasons the Village would want to do that is because
 8 you have residents that don't want the curb cut to
 9 be at Acadia. There's nothing that says the
 10 Village's hands are tied because Toll Brothers made
 11 this road and they can't change the curb cutting,
 12 right? So if you have the ability to change it, we
 13 just need to find common ground by which you have --
 14 "you" being the Village -- have the desire to change
 15 the curb cut, and still be able to make sure that
 16 the layout of what the developer wants to do, fits
 17 with where the curb cut is. They may have to change
 18 the site plan. They may have to change the position
 19 of the building. I get all of that. They may have
 20 to wait two or three years because they can't get
 21 approval. I get all that. But, you know, you have
 22 to think about your constituency not wanting, quite
 23 frankly, it's a quite valid argument of not wanting
 24 a school and a church, no matter how many kids it

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1 is. I think we should kind of get off how many kids
 2 it is, because we have no idea how many it's going
 3 to be. I think they'll have to say that. And, you
 4 know, this traffic is coming on a residential
 5 street, it's not, you know, there's other -- there's
 6 two other major thoroughfares that's more -- that's
 7 better for commercial traffic to go on a street than
 8 commercial traffic to go on a residential street to
 9 then go on another commercial street. I think
 10 that's -- that's really the main gist of what we're
 11 feeling.
 12 MAYOR McCOMBIE: Excuse me, but is a
 13 church considered -- we can ask our attorney here --
 14 is a church considered a commercial enterprise?
 15 MS. KIERNAT: No, it's --
 16 MAYOR McCOMBIE: No, so let's change the
 17 terminology on that one.
 18 MS. KIERNAT: Yeah, churches and places of
 19 worship are typically --
 20 AUDIENCE MEMBER: Yeah, okay.
 21 Nonresidential. I apologize. Nonresidential use.
 22 So the nonresidential use coming onto
 23 a residential street is not desired by the
 24 residential residents. But a nonresidential use

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1 onto Bartlett, a curb cut onto Bartlett or 59,
 2 would, obviously, be better. Look, you can do
 3 whatever you -- "you" being the Village -- can do
 4 whatever you want, right? There's only a few
 5 residents here, and the only residents that care are
 6 people who live on Acadia. So we don't have a lot
 7 of power. We get that. But all we're doing is
 8 expressing our thoughts, and, you know, if the
 9 Village, can think about, okay, well, if I bought
 10 this, and there's wetlands here, then all of a
 11 sudden there's going to be a school, with, you know,
 12 buses, and people, would I want that on my street?
 13 That's, you know, all we're asking.
 14 AUDIENCE MEMBER: It's also my
 15 understanding that the HOA can always make this
 16 property -- I mean, this community a gated
 17 community. So if that's what we choose, what will
 18 happen to that, and how would they get in?
 19 CHAIRMAN McCOMBIE: Okay. We have to --
 20 the questions that you bring are very interesting.
 21 I don't know enough about when the land was deeded
 22 and when the whole thing was given to Toll and
 23 what -- I actually wasn't the head of planning and
 24 zoning when that occurred. But I will tell you

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1 there could have been some stipulations that there
 2 would be allowed to have access to that property and
 3 then you put roads to extend that go to that
 4 property for future use. If that is, they're not
 5 asking -- they're not going to ask for, you know,
 6 the future -- the future use could have already been
 7 determined when the land layout was done for The
 8 Woods. I don't know. I'm just -- and I'm really
 9 just purely speculating. So you'll just have to
 10 bear with me. I could be absolutely wrong. But I'm
 11 just going to say to you that some investigation is
 12 going to be done. So it's good you're here asking
 13 these questions. We have a brand-new person here in
 14 charge of the Village, the building, and he's going
 15 to look up the information so for our meeting that
 16 will occur and will be published, and I welcome all
 17 of you to come back, please do, because I want to
 18 hear all the concerns. We're not going to do
 19 something in a vacuum. We're going to listen to the
 20 people and listen to what's going on. But you have
 21 to realize that always, always that land was going
 22 to have buildings on it, nonresidential buildings.
 23 AUDIENCE MEMBER: And, again, that is
 24 fine, I think, you know, but what we want as

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1 residents from the Acadia Drive, we want the Village
 2 to look into and potentially do is make that parcel
 3 so that it cannot have an access from Acadia.
 4 CHAIRMAN McCOMBIE: I understand. No, I
 5 hear you loud and clear. What we have to look at,
 6 is we have to look at when that land went in was put
 7 together, and when they came up with the roads, did
 8 they say at this time that you have to have an
 9 access point into N through The Woods. And if that
 10 was a stipulation as part of it, then it becomes
 11 part and parcel to the, you know, to the covenants
 12 of that land and of that parcel. I'm not saying
 13 that exists. I'm just saying that it could exist.
 14 AUDIENCE MEMBER: And if it does exist,
 15 can it be changed or amended?
 16 CHAIRMAN McCOMBIE: Well, I'm going to
 17 ask -- the attorney would be the one who could tell
 18 me whether it could or not. I don't know, you know,
 19 based on a PUD if you can change it or not. Usually
 20 I think in -- all things in life, things can change,
 21 so I don't know yet. I just have to -- we have to
 22 do some research. It's speculation. We're getting
 23 to another level in speculation.
 24 AUDIENCE MEMBER: Final question from me.

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1 Is the parcel already sold?
 2 CHAIRMAN McCOMBIE: It is -- they have
 3 made an offer on it, and they were the low bidder,
 4 and so, I believe --
 5 MAYOR McCOMBIE: The high bidder.
 6 CHAIRMAN McCOMBIE: I'm sorry?
 7 MAYOR McCOMBIE: They were the high
 8 bidder.
 9 CHAIRMAN McCOMBIE: They were the high
 10 bidder. It went to the low bidder. I said that,
 11 didn't I? No, it went to the high bidder. Sorry,
 12 went to the high bidder, and there's a contract on
 13 it, yes.
 14 AUDIENCE MEMBER: So I'm a resident of 35
 15 Acadia Drive, so my home is right there on
 16 Bartlett --
 17 CHAIRMAN McCOMBIE: Yes.
 18 AUDIENCE MEMBER: -- and that entrance
 19 that everyone is speaking. I'm concerned as anyone
 20 else here. I have small children. It could be a
 21 possible busy entrance there. I agree with this
 22 gentleman's comments about we have no idea how many
 23 people are going to be attending this church or this
 24 school. Do they have semiannual -- I've heard they

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1 have semiannual conferences that are national and
 2 nationwide; is that true? Do we know that?
 3 CHAIRMAN McCOMBIE: So I'm going to ask --
 4 I'm not the person -- you know, I've heard a lot of
 5 the discussion --
 6 AUDIENCE MEMBER: Well, the problem I have
 7 is I'm just hearing about so much of this, like --
 8 like it's -- it feels like the ship has already
 9 sailed and we haven't had a voice, true?
 10 MR. ABBATE: That's not -- that's not
 11 true.
 12 AUDIENCE MEMBER: That's not true?
 13 MR. ABBATE: That's not true.
 14 AUDIENCE MEMBER: Okay.
 15 AUDIENCE MEMBER: Well, the contract --
 16 it's not sold yet, so you can amend the contract and
 17 simply say, hey, guess what? We're going to sell
 18 this land, but you can't have a curb cut on Acadia
 19 so do you still want to buy it? The price is
 20 probably going to change. The time is probably
 21 going to change.
 22 CHAIRMAN McCOMBIE: I don't know about all
 23 the covenants associated with your land in relation
 24 to him. And I just know that if we're going to have

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1 to change something and legally do it, then that's
 2 another step, and we're going to have to find out
 3 what that entails, and if we can do it. I
 4 understand what you're talking about. I just don't
 5 know enough about how the whole thing was done,
 6 whether we can change it or whether we can't. I
 7 just have to find out. I appreciate what you're
 8 saying. I just don't know -- I don't know what I
 9 don't know.
 10 AUDIENCE MEMBER: Yeah, I get it. I mean,
 11 a PUD by definition is a planned unit development.
 12 So you're planning. You're planning something. So
 13 if you're going to sell a parcel to someone, you can
 14 say, hey, guess what? You went under contract with
 15 this certain PUD; however, we have to amend that
 16 PUD, and that amended PUD is going to say you can't
 17 be on Acadia, do you still want to buy the property?
 18 CHAIRMAN McCOMBIE: So you have to
 19 understand -- I guess I didn't explain myself. The
 20 PUD encompasses everything from the shopping center
 21 all the way to the end of 59 and Bartlett. That is
 22 one PUD.
 23 AUDIENCE MEMBER: Yes.
 24 CHAIRMAN McCOMBIE: This whole property is

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1 one entity. So what they're doing is, they're
 2 having the ability, the park district is having the
 3 ability to sell that parcel and then the new owners
 4 have to work within the PUD.
 5 AUDIENCE MEMBER: Yes. But you can amend
 6 the PUD is my point.
 7 CHAIRMAN McCOMBIE: I don't know enough
 8 about it, what I can and cannot do. I know that
 9 it's been in existence since -- for how long? It's
 10 got to be 25 years it's been here, 20 years it's
 11 been there. So it's been there a long time. So we
 12 have just look -- we have to look up the original
 13 PUD as it was debated and put together in place,
 14 okay?
 15 AUDIENCE MEMBER: Yeah.
 16 CHAIRMAN McCOMBIE: Thank you. Please?
 17 MR. ROURKE: Hi. My name's Michael
 18 Rourke. I spoke on Tuesday as well. I just had a
 19 couple of additional comments based on some of the
 20 conversation that happened after the public comments
 21 on Tuesday and tonight.
 22 Though you're telling us that this
 23 was always going to have buildings, I think there's
 24 20 or 25 people here that purchased homes having no

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1 sense of that whatsoever, and I just want to just
 2 kind of identify that that currently from Penny to
 3 59 on Bartlett Road is entirely residential. It's a
 4 quiet, you know, it's a quiet area, and it's
 5 entirely residential, and this is going to change
 6 that. None of the homeowners here, I think, were
 7 aware of what you're saying has been in existence
 8 for however long, from me, who's lived there for
 9 about three years, to other folks who have lived
 10 there for about 20 years.
 11 I think that with that, the -- it's
 12 entirely residential right now, and we're talking
 13 about the entrances, and I think there's three
 14 entrances right now. When we're talking about 200
 15 people, 200 plus getting in and out of church, in my
 16 mind, that traffic belongs on 59, which is a larger
 17 street, not all those cars driving down Bartlett
 18 Road or driving through Acadia Drive and then
 19 turning on Penny where people are jogging, people
 20 are biking on Sunday mornings. If they were talking
 21 about -- there's a big difference between this
 22 nonresidential property and the current properties
 23 that are in there. That's small numbers of people
 24 coming and going at various times. In my mind, at

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1 least, if you're going to put a property there or
2 you're going to build something there where you're
3 going to have large numbers of people coming and
4 going at particular times, the main entrance for
5 that should be on 59 and not on Bartlett or on
6 Acadia.
7 And I just want to say, it's
8 unfortunate to me, you know, about 25 people showed
9 up because, I mean, it is what it is, but on
10 Tuesday, they specifically said they were going to
11 come and do the presentation. I just think that
12 it's unfortunate that 25 people now need to show up
13 again in August, but hopefully everyone can make it
14 again.
15 CHAIRMAN McCOMBIE: Well, the reason is --
16 and we talked about this at the meeting, and I know
17 you were at the meeting, and we talked about it.
18 And we said it's very aggressive, do you think you
19 can get it done, and they said we hope we can, get
20 it done. I would rather that it be done right, that
21 the presentation be correct as part it, as you'll
22 remember, was a traffic study. And the traffic
23 information as to about how they're going to bring
24 people in, and how they're going to put this whole

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1 thing together. So that was a big portion of this.
2 And so we need to see that done correctly.
3 Please?
4 MS. RAJU: I want to correct one thing
5 this gentleman said. It's not just The Woods
6 residents. It's the other residents from Spring
7 Creek and also from Hidden Lakes. So it affects us.
8 AUDIENCE MEMBER: You're right across the
9 street, that's right.
10 AUDIENCE MEMBER: You know, basically if
11 it's there, if there's going to be a church there,
12 the only acceptable entrance is on 59, because
13 having the entrance, even on Bartlett, would just
14 completely change the character of the people who
15 live there.
16 CHAIRMAN McCOMBIE: So, I mean, you have
17 to be aware that the fire department that was here
18 would never allow a one-entrance building, you know.
19 A school or a church cannot have one entrance.
20 AUDIENCE MEMBER: Barbara Rose is only one
21 entrance.
22 CHAIRMAN McCOMBIE: I'm sorry, what?
23 AUDIENCE MEMBER: Barbara Rose is only one
24 entrance.

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1 CHAIRMAN McCOMBIE: I've seen that, and I
2 don't know how they got it through the fire
3 department.
4 AUDIENCE MEMBER: I mean, it's public. I
5 mean -- but it's a public school.
6 CHAIRMAN McCOMBIE: Just a second. Just a
7 second. I'm not going to -- the fire department
8 said then didn't want to do it. I -- you -- they'll
9 be -- I wasn't planning on them being there. If you
10 would like them to be here for the next presentation
11 so that they could answer that question, I'll be
12 more than happy to ask the developer to bring them
13 here, the fire chief again. I have no problem with
14 that.
15 AUDIENCE MEMBER: Then put only one
16 entrance off of 59.
17 (Whereupon, multiple people were
18 speaking at one time.)
19 AUDIENCE MEMBER: You have two anyway.
20 You've got Bartlett and 59, so you can have two
21 entrances. That's not an issue.
22 CHAIRMAN McCOMBIE: I think you're right.
23 I think you're right.
24 AUDIENCE MEMBER: If the fire department

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1 wants two entrances, you have one on 59, and you
2 have one on Bartlett, and it's done. You don't have
3 to be on Acadia. But I get that there's probably
4 some timing issues that are not, you know, preferred
5 by the parties of the transaction probably. There's
6 probably some redesign issues that are not preferred
7 by the buyers of the site, but it's going to be
8 there for probably 40 years, so we might as well
9 just get it right.
10 CHAIRMAN McCOMBIE: We're hoping that
11 we're going to get it right, yes. We're planning on
12 getting right. How's that? Please?
13 AUDIENCE MEMBER: I think it's been
14 implied over the course of the discussion that maybe
15 residents should have known that buildings would be
16 eventually erected on Plat N; however, I want to
17 read, for the record, the first agreement from Toll
18 Brothers which talks about the use of the land.
19 "The areas indicated as Area E, Area C, and Area N
20 as provided in the annexation and developer
21 agreement for The Woods of South Barrington has been
22 conveyed to the South Barrington Park District, and
23 is not associated with the master association. A
24 parking lot, baseball fields, soccer fields, tennis

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1 courts, and a multipurpose pavilion, may be included
2 within these areas.

3 Area N is located at the north end of
4 the property adjacent to Area L and M. Additions,
5 alterations, or changes to this area will be
6 approved at the sole discretion of the South
7 Barrington Park District." So they listed things
8 that were not buildings, and they implied that it
9 was not associated with The Woods. So a reminder
10 that the end of Acadia was only constructed within
11 the last three years as that part of the subdivision
12 was being finished. And so it would not have been
13 apparent to buyers or residents that that was kind
14 of the final plan unless you had done your own
15 pretty detailed investigation.

16 CHAIRMAN McCOMBIE: It would have been --
17 you know, the information was there that these were
18 not owned by The Woods, that they were owned by the
19 park district, and there would be buildings being
20 built there. As you said, this -- this N, I don't
21 know in the agreement on the PUD if The Woods -- if
22 The Woods had to give them an entrance from The
23 Woods into there or not. That's what I was saying.
24 I don't -- I just don't. The agreement was made a

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1 long time ago, the whole property there, to be sold
2 to the houses was decided 20 some years ago as to
3 the size of the lots, the number of homes. All the
4 this was done a long, long time ago. So the
5 entrance there could have been -- there could have
6 been in the PUD, something that said there has to be
7 an entrance from The Woods into Parcel N. I'm not
8 saying it existed. If I was doing it, I would have
9 said that you need to have it, but I wasn't the one
10 who laid out that whole thing. So -- and if it does
11 say that, then it says it, and then, like you had
12 said, we have to make some changes. And this
13 attorney here has to tell me how those changes need
14 to be made. I don't know that.

15 AUDIENCE MEMBER: So what actions are we
16 taking based on public comment tonight? Do we have
17 a list of thing that the Village is going to do and
18 then answer for the community, things like how we
19 would revise the end of Acadia, or what the process
20 is for revisions of the PUD?

21 CHAIRMAN McCOMBIE: Yeah, so the court
22 reporter is going to take all these things down. So
23 there is -- there is a document that's going to be
24 created that's going to say exactly what everybody

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1 said, okay? So from that, I think the things that I
2 gleam onto that I think you're looking for is the
3 PUD is being sent to that woman. If anybody else
4 would like to have it emailed to them, you can read
5 it. I'm more -- I'm sure the Village is more than
6 happy to email you this document. It's pretty
7 comprehensive. It's a big document. They're going
8 to look into it. Our building inspector is going to
9 look into it and see what the agreements were and to
10 find out and confirm what the details were
11 associated with The Woods and the agreements between
12 The Woods and Parcel N. And we're going to see what
13 that is, okay? And -- so we should be able to find
14 out those things and be able to talk about them
15 intelligently at the next meeting which we will --
16 it will be published for everybody to come to.

17 AUDIENCE MEMBER: Do you know who pays for
18 maintenance of that entrance off of Acadia, the
19 landscaping around that entrance, is it HOA?

20 AUDIENCE MEMBER: HOA.

21 AUDIENCE MEMBER: So The Woods HOA pays
22 for the decor and the lighting, the landscaping of
23 an entrance for this new owner?

24 MAYOR McCOMBIE: For Acadia, the entrance

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1 into your subdivision, that's done by The Woods.

2 AUDIENCE MEMBER: Okay. So what he's
3 saying is essentially the HOA and homeowners would
4 be paying for this entrance which will be also this
5 potential church and school.

6 MAYOR McCOMBIE: You know, you'd have to
7 talk to your -- you have a manager, a property
8 manager for that whole subdivision, Jason. So you'd
9 have to talk to him and find out about that. But
10 this is information, because this was going to be --
11 they weren't ready to present tonight, so this was
12 going to be -- you know, this is all something that
13 these questions that we can find out answers for,
14 but it's kind of -- we weren't expecting to have to
15 answer a whole lot of questions because they're not
16 here to present.

17 AUDIENCE MEMBER: No, I mean, I think
18 that's the reason why, I think, you know, what Mike
19 Rourke said, I think we at least want the board
20 members, like the planning and zoning committee to
21 have answers to some of our concerns. And I think
22 the biggest is, you know, is to amend the PUD so
23 that there's no entrance allowed, no curb cut
24 allowed from Acadia Drive, and having, preferably,

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1 from 59 only, and potentially from 59 and Bartlett I
 2 think would be ideal. And the potential buyer can
 3 buy the parcel with that understanding. And, again,
 4 if that's -- that delays the plan, whatever, the
 5 development of the parcels, so be it. But that is
 6 what I think we, as the residents, expect the
 7 Village to do for us.

8 CHAIRMAN McCOMBIE: Okay. So you know the
 9 Village does not own that land. The land -- the
 10 Village put together the PUD. The park district
 11 bought the land.

12 AUDIENCE MEMBER: But the Village can
 13 balk, like, you know, because the actual development
 14 is happening under the Village's guidance. So the
 15 Village at least, I mean, otherwise, you know,
 16 anybody can buy a property from anyone and then
 17 choose to make some type of a building. That is
 18 what the Village is there for, to look for the best
 19 interests of the residents. And that is what we
 20 want the Village to do. I mean, I get it, the
 21 property is not owned by the Village, and you can't
 22 stop, like, the sale of the property or the purchase
 23 of the property, but at least you can have these
 24 changes that what -- how the property would be

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1 accessed. I think that is what we are asking as
 2 residents.

3 CHAIRMAN McCOMBIE: I do hear that. I
 4 hear that loud and clear. I just don't know if we
 5 have that ability or not. The court reporter
 6 probably hates me now.

7 MAYOR McCOMBIE: Well, I think -- I'd like
 8 to make one comment that, you know, you have valid
 9 points. It's just, you know, the fire department,
 10 et cetera, also -- actually Rose has two separate
 11 drives whereas you're talking about a church with
 12 one entrance in and one entrance out, and it is on
 13 the same street, but it's two ways you drive around.
 14 You don't just, you know. So -- but the fire
 15 department is also, like say that you only get one
 16 on 59. That would also be a safety issue for, not
 17 only for the police department, but the fire
 18 department in particular with their large trucks.
 19 So that all has to factor into what people can do
 20 and what people can't do. So even if the Village
 21 Board would you say you have to go on in 59, the
 22 fire department may very well likely say that's not
 23 going to be the only way that you can get in there,
 24 because that's going to prohibit us from doing our

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1 job if something goes on, there's somebody dying or
 2 something else, we won't be able to get there. If
 3 59 is blocked, there will be no other way to get
 4 there. So I don't know. But it's a question that
 5 the fire department has to answer.

6 AUDIENCE MEMBER: Then we'd like them to
 7 go off 59 and Bartlett directly, not through Acadia
 8 and The Woods.

9 MAYOR McCOMBIE: Yeah, we've heard you.

10 AUDIENCE MEMBER: So will they pay dues to
 11 the HOA for, like, the landscaping and lighting of
 12 that entrance? Like how does that work?

13 MAYOR McCOMBIE: No, it depends on -- I
 14 think they're probably going to be responsible for
 15 it themselves, I believe, you know, to do the
 16 streets, just like everybody in the rest of Village.
 17 I don't think they're going to become part of the
 18 HOA there, just like the shopping center isn't part
 19 of the HOA, and yet they're part of the PUD. So
 20 that's going to be determined. We haven't had a new
 21 church in town for a long time.

22 AUDIENCE MEMBER: But the shopping center
 23 has its own entrance and its landscaping and
 24 lighting for those entrances. This is totally

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1 different.

2 MAYOR McCOMBIE: Yeah, that's something
 3 that we have to work out. I don't even have the
 4 answer for that, so, you know, we can check. We'll
 5 ask about that, and we'll also talk to your HOA
 6 property manager for The Woods and the general --
 7 the property general.

8 AUDIENCE MEMBER: So has money exchanged
 9 hands with the park district or is there just a
 10 contract, whatever, intent to make the purchase?

11 CHAIRMAN McCOMBIE: I think that's -- I
 12 think that's where they're at. I'm not positive,
 13 but I think they've done that. And, yeah, I think
 14 that's where they're at.

15 AUDIENCE MEMBER: Typically the way these
 16 things go is the developer wants to develop
 17 something. They put the land under contract and
 18 then they go see if they can get what they want
 19 approved before they close, right, so they're not
 20 going to close on the contract if they can't get
 21 what they want.

22 AUDIENCE MEMBER: All right. We'll be
 23 back in August.

24 MAYOR McCOMBIE: And I think I also

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1 believe that one of the dates it was into the
 2 beginning, like the 18th. Bob, do you remember the
 3 dates? We put out a form to check to see when
 4 people are available because we would like to have
 5 the full planning commission here for the meeting.
 6 We're missing, as you can see, we actually have a
 7 court reporter at the end here, and we're missing
 8 two members tonight. So we'd prefer to have the
 9 entire commission.
 10 CHAIRMAN McCOMBIE: So the dates in
 11 question was 8/2, 8/3, 8/9, and 8/17. Those were
 12 the -- those were the four dates. And we're just
 13 waiting for all the commissioners to call in and
 14 figure out whether they can make those dates or not.
 15 But it will be -- it'll be on the Village site when
 16 that meeting will be.
 17 MR. ABBATE: As it always has been.
 18 CHAIRMAN McCOMBIE: Yep. They're always
 19 announced.
 20 MR. ABBATE: Notices have been out there
 21 all the time.
 22 CHAIRMAN McCOMBIE: Yes, they have.
 23 MAYOR McCOMBIE: Just look under Village
 24 meetings on the website, and you can see all of the

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1 meetings, and you can also look at the minutes from
 2 the meetings as soon as they're approved. It's all
 3 on the website.
 4 AUDIENCE MEMBER: There will be like an
 5 agenda, right, because sometimes there are so many
 6 meetings, how will we know which meeting is this?
 7 MAYOR McCOMBIE: You just have to look for
 8 planning commission. If you go into meetings on the
 9 front page, then look for planning commission, and
 10 you'll find out what date they are.
 11 AUDIENCE MEMBER: Will there be
 12 representation from the park district, from the
 13 buyers, everyone?
 14 MAYOR McCOMBIE: From the park district
 15 and the buyers, yes. Yeah, we can't have a public
 16 hearing on the church property unless the church is
 17 present. And then the park district, I would
 18 assume. The park district was here on Tuesday
 19 night, which was a noticed meeting.
 20 CHAIRMAN McCOMBIE: Yeah, so they'll --
 21 because they're going to do the presentation. The
 22 church is going to do the presentation.
 23 MAYOR McCOMBIE: Yeah, and then you can
 24 ask all -- you know, a lot of questions that we're

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1 not able to answer tonight, the church will be able
 2 to answer.
 3 CHAIRMAN McCOMBIE: If they're complicated
 4 questions about the PUD and all those details, ask
 5 them before so we can look it up if you would. I
 6 don't remember all of the details, and I was deeply
 7 involved in that, but I don't remember all of the
 8 details we went through on it, but there was a lot
 9 of stuff. The documents were really extensive that
 10 we put together to put that deal together. That was
 11 a big deal.
 12 Yes, sir?
 13 AUDIENCE MEMBER: What are -- what are the
 14 items that the Village needs to approve for the
 15 construction of the church and school moving
 16 forward?
 17 CHAIRMAN McCOMBIE: So there's a series
 18 of -- there's a series of documents that -- that
 19 we're looking at. So what they have is -- the
 20 Village has hired a series of consultants to look at
 21 the building and to look that it's being built
 22 properly in the Village. So we have -- the Village
 23 has wetland consultants, they've got road
 24 consultants, they've got lighting consultants,

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1 they've got the fire department here, they've got a
 2 whole series of different consultants who are
 3 looking at it, plus the building department, and the
 4 other people, they're looking at that to make sure
 5 that it is built in compliance with all the codes
 6 that the Village has.
 7 MAYOR McCOMBIE: And landscaping.
 8 CHAIRMAN McCOMBIE: Landscaping is one of
 9 them. The road study -- the road study they did
 10 that they sent us was -- the traffic study was,
 11 what, a hundred pages long?
 12 MR. GILLIS: Detailed. Very detailed.
 13 CHAIRMAN McCOMBIE: Maybe only 90 pages.
 14 It was -- it was quite a report. So there are --
 15 there are a lot of studies that have gone into this.
 16 AUDIENCE MEMBER: Is something like the
 17 traffic study available for residents or public
 18 consumption or not?
 19 MAYOR McCOMBIE: Ask the attorney. I'm
 20 not sure.
 21 CHAIRMAN McCOMBIE: If we have it
 22 submitted at the meeting?
 23 MS. KIERNAT: Yeah, then it's a public
 24 document, and it's subject to FOIA.

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1 AUDIENCE MEMBER: If these -- all these
2 reports are created by this potential developer?
3 CHAIRMAN McCOMBIE: Yes.
4 AUDIENCE MEMBER: And then just reviewed
5 by Village, or is it the Village consultants who are
6 making these reports for the developer?
7 CHAIRMAN McCOMBIE: No, the Village
8 doesn't -- the Village wouldn't know, like, for
9 example, where the road cuts could be. If the
10 developer doesn't say "I'm going to have an entrance
11 here and entrance there," the Village wouldn't be
12 able to do a road study and a traffic study because
13 they wouldn't know where the entrances were. So the
14 developer is -- his -- his consultants do the
15 studies and then the Village and their consultants
16 would review what they've done to make sure they're
17 in compliance. I mean, I think -- I have -- I have
18 the document here. The document that they sent
19 back, there are 18 actual documents that they have
20 sent through on various different things,
21 preliminary subdivision, sanitary flow calculations,
22 traffic management, site lighting memorandum,
23 project schedule, preliminary IDOT, access
24 submittals, detention basins. So 18 reports like

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1 that have been issued by them on various
2 consultants. And then an overall report that was 15
3 pages long that all the consultants ask questions of
4 the reports, and then their consultants came back
5 and gave an analysis of how those were working and
6 how they would taken care of.
7 AUDIENCE MEMBER: All that can be
8 potentially -- it's public information?
9 MS. KIERNAT: Anything that has, like,
10 preliminary comments by engineers would be withheld
11 at this point, but all of the submittals by the
12 developer for an implement or finalized or approved
13 is subject to -- yeah, it's a public record.
14 CHAIRMAN McCOMBIE: Yes?
15 AUDIENCE MEMBER: Is the park district
16 independent of the Village?
17 CHAIRMAN McCOMBIE: Yes. You should look
18 at your taxes. On your taxes it says park district,
19 and it says village. They're a separate taxing
20 entity, and they have separate -- they have a
21 separate management team, and they have -- it's
22 completely separate.
23 AUDIENCE MEMBER: Does the Village prefer
24 that the sale go through and that this church be

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1 constructed?
2 MAYOR McCOMBIE: The planning commission
3 is here to advise, and there's several of us here.
4 We have Steve Guranovich and Joe Abbate and myself,
5 two trustees, and I'm the mayor. So we have us
6 listening to what the planning commission has, to
7 also analyze what the residents are saying as well
8 as what information may not be -- maybe somebody
9 didn't ask that information, and they need to know
10 that information. So we're hear to listen to what
11 they think should happen, and then it goes to the
12 board after that, and the final decision. They're
13 the recommending body, and then it goes to the board
14 for us to also -- to look at and see whether this is
15 good for the Village, and this is done in the right
16 way.
17 AUDIENCE MEMBER: Does the Village have
18 any incentive for the church to be built?
19 MAYOR McCOMBIE: No.
20 AUDIENCE MEMBER: So I guess what I'm
21 getting at is, you would defer to -- the Village
22 would defer to our residents, our children, the
23 safety of traffic flow on Acadia versus the
24 construction of a building that doesn't currently

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1 exist?
2 MAYOR McCOMBIE: Right. All of those
3 things. I mean, we're listening to you tonight.
4 AUDIENCE MEMBER: Good. I just wanted to
5 understand kind of the vibe and the working
6 relationship.
7 MAYOR McCOMBIE: But we have nothing to do
8 with the park other than we have to approve, for
9 instance, the buildings that go on the park district
10 property, like, this tennis club here with
11 pickleball, et cetera.
12 AUDIENCE MEMBER: Pickleball.
13 MAYOR McCOMBIE: Yeah.
14 AUDIENCE MEMBER: Everyone loves it.
15 MAYOR McCOMBIE: Yeah. So we want to make
16 sure they follow all the codes, but we really, you
17 know, we're not in control of the park district.
18 AUDIENCE MEMBER: Got it.
19 CHAIRMAN McCOMBIE: Okay. Any other
20 comments?
21 (No comments made.)
22 CHAIRMAN McCOMBIE: I really do appreciate
23 all you of you coming out. It's -- there's so many
24 meeting we have for planning and zoning where the

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1 guys up here is the only people that are here, plus
 2 somebody in the audience who's coming in to make a
 3 presentation on something. So it's really nice to
 4 have people that care about what's going on, show
 5 up, so that we can listen to and we can be
 6 respectful of your wishes. So thank you once again
 7 for showing up. Look up when the whole presentation
 8 is going to be, and you'll get a good flavor for all
 9 of that, and I'm sure that there'll be a lot of good
 10 comments back from them about Acadia and what can
 11 and cannot be done about that.
 12 And, again, thank you. Thank you for
 13 showing up. Appreciate it.
 14 So the next item on the agenda is -- we
 15 actually thought, Tom, you weren't going to make it
 16 here because you were driving too fast.
 17 MR. HEIDNER: I really did drive fast.
 18 Too late to catch me now.
 19 CHAIRMAN McCOMBIE: I don't know. I think
 20 the Village sent out a notice to see if they could
 21 do something about it.
 22 But, anyway, the -- we had actually asked
 23 if we could switch it around. Is that all right if
 24 you're after the sign for the presentation?

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1 AUDIENCE MEMBER: Yeah, that's fient.
 2 CHAIRMAN McCOMBIE: Okay. All right.
 3 So the first items on our agenda is a
 4 public hearing for the consideration and possible
 5 recommendation for the Village Board of Trustees for
 6 a rear yard -- nevermind. Consideration and
 7 possible recommendation to the Village Board of
 8 Trustees for an amendment to the final planned unit
 9 development plan regarding the signage for The
 10 Arboretum on South Barrington, located at 100 West
 11 Higgins Road, South Barrington. Do I have a motion
 12 to open up the public hearing?
 13 MR. GILLIS: You have a motion.
 14 MR. ABRI: I second.
 15 CHAIRMAN McCOMBIE: Roll call?
 16 MR. PALMER: Abri?
 17 MR. ABRI: Aye.
 18 MR. PALMER: Gillis?
 19 MR. GILLIS: Aye.
 20 MR. PALMER: Murarka?
 21 DR. MURARKA: Yes.
 22 MR. PALMER: Kazi?
 23 MR. KAZI: Yes.
 24 MR. PALMER: McCombie?

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1 CHAIRMAN McCOMBIE: Yes.
 2 Okay. Does everybody know they gave me
 3 scripts? This is unbelievable. You guys have got
 4 to quit giving me these things. I feel like I have
 5 to read them.
 6 Okay. So I think what I'll do is, last
 7 time we -- didn't we swear people in as they were
 8 coming up? But there aren't a lot of people who are
 9 going to talk about this, I assume. So if anybody
 10 is going to talk about this, I'd like to swear you
 11 in, so raise your right hand. Only for this. Only
 12 for this for the public hearing.
 13 (Whereupon, Mr. Pyter and
 14 Mr. Heidner were sworn.)
 15 CHAIRMAN McCOMBIE: Okay. I guess I'm
 16 supposed to ask them -- when they stand up, they can
 17 state their name, right?
 18 MS. KIERNAT: State their name and
 19 address.
 20 CHAIRMAN McCOMBIE: Okay. So who's going
 21 to start off the conversation this evening?
 22 MR. PYTER: I'll start it off.
 23 CHAIRMAN McCOMBIE: Okay. Come up to the
 24 microphone, please. State your name and your

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1 address.
 2 MR. PYTER: Matthew Pyter, Olympik Signs,
 3 443 Harvard Lane in Bartlett, Illinois
 4 CHAIRMAN McCOMBIE: Thank you.
 5 MR. PYTER: It's part of our strategy to
 6 go second so you got tired out.
 7 OLYMPIK SIGNS REPRESENTATIVE: We stand a
 8 better chance.
 9 CHAIRMAN McCOMBIE: You don't know, I'm
 10 drinking a Monster up here, so . . .
 11 MR. PYTER: So we have two parts. There's
 12 the existing EMC on the northeast corner of 59 and
 13 Higgins we're proposing to replace. It's outdated.
 14 It's been a service nightmare. It's time to spruce
 15 it up and make it match the beautiful center that is
 16 located in South Barrington. So that's pretty cut
 17 and dry. The size is going from 11 x 21, to a 12 x
 18 24, full color, rinse and repeat, nothing too
 19 different. The addition is, we're adding The
 20 Arboretum of South Barrington into the brick wall
 21 beneath the sign.
 22 The second part of the request is
 23 further east, I believe the farthest east entrance
 24 into The Arboretum, will be an entirely new

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1 double-sided modern sign, with, again, of watch fire
 2 EMC, with an approximately 10-foot tall message
 3 center, 14 or 15 wide. The overall height of this
 4 sign is 15 feet by approximately 20 feet.
 5 DR. MURARKA: Will you speak up, please?
 6 MR. PYTER: Yes. A little better?
 7 AUDIENCE MEMBER: Is it on?
 8 CHAIRMAN McCOMBIE: Yeah, you see it's
 9 green, so it's on. Yes. Okay.
 10 MR. PYTER: Would you like me to restart
 11 anywhere?
 12 CHAIRMAN McCOMBIE: No, I think we heard.
 13 I just want you to -- you have to bend over.
 14 MR. PYTER: Yes, sir.
 15 CHAIRMAN McCOMBIE: They make these too
 16 small for you.
 17 MR. PYTER: No problem.
 18 CHAIRMAN McCOMBIE: Okay. Thank you.
 19 So you're the manufacturer of the --
 20 MR. PYTER: Correct. I'm with Olympik
 21 Signs, and we'd be furnishing and installing the
 22 entire project.
 23 CHAIRMAN McCOMBIE: Okay. Okay. Very
 24 good.

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1 MR. PYTER: That's it.
 2 CHAIRMAN McCOMBIE: I don't have any other
 3 questions about the signs, per se.
 4 OLYMPIK SIGNS REPRESENTATIVE: That's
 5 because you're tired out.
 6 CHAIRMAN McCOMBIE: I have other
 7 questions. I'm saving my energy for the good
 8 questions.
 9 Okay. Thank you very much.
 10 MR. PYTER: Thank you.
 11 CHAIRMAN McCOMBIE: Appreciate it.
 12 Anybody have any other questions for them?
 13 MR. ABRI: I have none.
 14 CHAIRMAN McCOMBIE: I think that the
 15 quality of the sign is going to be very good. I
 16 never thought that the old signs were that bad, but
 17 I'm expecting these new signs to be just
 18 outstanding.
 19 Okay. Who else do we have that's going to
 20 talk?
 21 MR. HEIDNER: Good evening. My name's
 22 Rick Heidner, and you're lucky this is not a
 23 handheld, because I'll start singing or start an
 24 auction.

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1 But, anyway, we purchased The
 2 Arboretum of South Barrington. We're Barrington
 3 residents; we have been since 1994. My office is
 4 three minutes away where I have all my employees.
 5 We, obviously, have gone to The Arboretum ever since
 6 it was built, and now we've had the pleasure of
 7 being able to finally purchase it. So everything
 8 that we're trying to do there is nothing but improve
 9 what's already there, which, you know, was a
 10 beautiful center, but we're really trying to enhance
 11 it and make it much more successful. You know, I've
 12 been in retail since 1978, 1981, retail stores, and
 13 I do understand what really helps drive traffic and
 14 drive people into a shopping center. I'm a huge
 15 proponent of these type of signs. The one that's
 16 being replaced on the corner of 59, I don't think
 17 you've driven by it very lately, because it really
 18 does need to be replaced.
 19 CHAIRMAN McCOMBIE: Ah.
 20 MR. HEIDNER: But we're really trying to
 21 enhance with a second sign to really try to get more
 22 retail into the center. Right now we're probably
 23 about 80 percent occupied. We'd like to get, you
 24 know, way into the 90s. I don't think feasibly you

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1 could ever be at a hundred because you're going to
 2 have some transition. We're charging nothing to our
 3 tenants for these improvements. It's all capital
 4 investment. It's well over a half million dollars,
 5 and what I'm trying to do is make it so that we can
 6 advertise what's inside The Arboretum and let our
 7 tenants, especially the retail ones, get out there
 8 to get us some traffic into the retail. The
 9 restaurants have been fairly successful, pretty
 10 successful, but the retail has suffered. So
 11 everyone is going to have the opportunity to go on
 12 the sign. We're not planning on charging them
 13 anything to do it. And I really just think it will
 14 really help us fill some of those empty boxes; for
 15 an example, I think most people know we're doing the
 16 haunted house. You know, that's a 15,000 square
 17 foot empty space that's in The Arboretum right now
 18 which used to be the furniture store. You know,
 19 it's a million eight investment to get the haunted
 20 house done, and I'd like to drive people in to go to
 21 the haunted house. We're really running out of
 22 time, to be honest with you, to get this up and
 23 going and built before Halloween. I'm hoping we can
 24 still do that. That's the plan. You know, I have

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1 to tell you, and I need you to know because I don't
 2 know if you do know, but that new center that's
 3 going up over on The Meridian (sp) I think it's
 4 called, it's over on Algonquin and Meacham where the
 5 old Motorola site was, you know they have been
 6 poaching a lot of our tenants, just so you know.
 7 Every single year we're keeping the Arhaus, for an
 8 example, you know, one year at a time. They very
 9 much had talked of going to the Meridian. You know,
 10 their sales are improved since COVID, and we want
 11 them to improve more, so, for an example, a tenant
 12 like that wants to stay. You know, we have the
 13 chocolate place, you know, they're considering
 14 staying or not. We want everybody to stay. We
 15 really want to try to get some more youthful
 16 retailers in here, and I just think the sign is
 17 going to help tremendously boost sales for people we
 18 already have, and then maybe bring in some more
 19 tenants. You know, obviously, the Home Goods store
 20 is a -- the old Home Goods store is a, you know,
 21 large empty box for us, and, again, this signage
 22 with things like this that we're doing, I really
 23 think it will help us fill spaces rather than get
 24 more empty spaces. You know, that's the -- that's

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1 the reason for it. That's the investment. You
 2 know, a lot of landlords don't do these type of
 3 things, you know, without -- you know, I'm just
 4 trying to improve everything. So I hope everybody
 5 can see that. We're trying keep it beautiful.
 6 We're doing capital improvements, and we've
 7 obviously got the conference going. We're going to
 8 have an unbelievable Halloween and an even more
 9 unbelievable Christmas. We went and spent hundreds
 10 and hundreds of thousands of dollars on decorations,
 11 mostly for Christmas. That's because that's what
 12 mostly was there. We're going to have some really
 13 great things coming. So I'd like some help with the
 14 sign.
 15 So if -- we put up the frame for it.
 16 It is two sided. Any movement of that sign other
 17 than getting it closer to Higgins, which we can't
 18 do, any other movement to that sign is completely
 19 going to, you know, ruin the people coming from the
 20 west and the east. And then pushing it back
 21 further, even on people going from east to west, I
 22 don't want them at all to miss, you know, that
 23 particular entrance. So that's sort of my spiel.
 24 CHAIRMAN McCOMBIE: So I appreciate that.

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1 Thank you very much for putting that up. And I
 2 drove by it a few times so that I could make sure
 3 that I looked at it. I will tell you, it would be
 4 nice if you could get it closer to Higgins, wouldn't
 5 it?
 6 MR. HEIDNER: A thousand percentage. But
 7 that's, unfortunately, IDOT being a nightmare, and,
 8 you know, they have utilities running up and down
 9 there, too, which is going to be another problem.
 10 We'll lose months and months and months, if not
 11 two years. And, again, I'm really trying to get it
 12 up for -- the investment into Halloween, it's
 13 impossible to get the investment back in the first,
 14 second, or maybe even third year, but, you know, I'd
 15 like to get some of it back and make it successful.
 16 CHAIRMAN McCOMBIE: Right. So I really,
 17 you know, and we'll let each of the people talk
 18 about it as they drove around and as they looked at
 19 it, because everybody looked at it. It really was a
 20 good idea that you put that up. I will tell you
 21 that in my -- as I drove by it, there's that one red
 22 tree that's in the way from this thing. And I don't
 23 like -- I have a -- I am a tree hugger.
 24 MR. HEIDNER: Me too. I don't want to

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1 kill the tree.
 2 CHAIRMAN McCOMBIE: I really don't want to
 3 kill the tree either. But if you remove that one
 4 tree, you move that sign back ten feet away, farther
 5 from the road, that sign will be a spectacular sign
 6 to see in both directions. Now, you're blocking
 7 your beautiful Arboretum sign by where it's at right
 8 now. You need to -- you move it ten feet farther
 9 west, take out that one red tree, and you're going
 10 to have -- you're going to have a sign that
 11 everybody is going to be oohing and aahing over.
 12 It's -- it's close to perfect right now, but if you
 13 do that, it will be perfect. My opinion is -- I'm
 14 just saying that's how I feel about it, but if you
 15 line it up with that -- with your circular sign
 16 that's in there, you move it ten feet, it's going to
 17 be great.
 18 MR. HEIDNER: Can I comment on that just a
 19 little? If you're going west, you're really not
 20 seeing that curved Arboretum sign anyway, you know
 21 the one on that -- what you're talking about if
 22 driving -- if you're coming from the west. If
 23 you're going east, you see the Arboretum sign fine
 24 on the curve. You don't go all the way up to the

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1 light. Pushing it further back, to me, takes it
 2 further away from that entrance, and I'm just trying
 3 to get people to see it before they pass it, and see
 4 it before they, you know, as they're stopped at the
 5 light. It just it ends up a little further back.
 6 It does bother me, I'm not kidding you. And I've
 7 thought of the same thing, and saying to myself, oh,
 8 if I move it back, no, no, no. And I really don't
 9 want to kill the red tree.
 10 CHAIRMAN McCOMBIE: I know. Even the red
 11 tree is already blocking it to tell you the truth.
 12 MR. HEIDNER: When it dies, it'll be gone,
 13 but until then.
 14 CHAIRMAN McCOMBIE: Yeah. The one thing
 15 about it, when you're looking at that sign, and you
 16 look at The Arboretum there, that curve, what you're
 17 looking at is you're looking at the symmetry
 18 associated with the circle and the sign there.
 19 Right now the symmetry doesn't work because what
 20 you're doing is you've got that curve at that sign,
 21 and that sign is intercepting it in the wrong spot
 22 on the symmetry. Once you move it the ten feet,
 23 the -- the curve of The Arboretum sign and this sign
 24 will have a symmetry to it that makes it look like

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1 it was meant to be there. If you put that sign
 2 where it is right now, it'll look like Tom had a
 3 billboard here and wanted to just let everybody see
 4 it. It won't look symmetrical. I will tell you, if
 5 you move it ten feet, it will have a symmetry that
 6 makes it look like it was always meant to be there.
 7 That's my opinion. So you can put -- I want the
 8 rest of --
 9 MR. GILLIS: I have the same feeling. I
 10 looked at the beautiful Arboretum sign, and then
 11 this sign was kind of right there, and I thought if
 12 it went back just a little so it would kind of blend
 13 in, I thought it would be better, too. I know what
 14 you're trying to get done, and I hope -- I hope it
 15 works because you've done a great job of designing
 16 and the getting the right sign.
 17 MR. ABRI: So I'm supportive of going with
 18 the design. As far as the location is concerned,
 19 whether ten feet in one direction, I think I'll
 20 leave it up to the architects who are more qualified
 21 than me to tell them the exact spot. But I'm fine
 22 with either of the signs.
 23 MR. KAZI: I take no exception.
 24 MR. HEIDNER: I'm sorry, I --

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1 MR. KAZI: I said I take no exception.
 2 MR. HEIDNER: Thank you.
 3 DR. MURARKA: No comment. I understand
 4 what you're talking about.
 5 CHAIRMAN McCOMBIE: Okay. So --
 6 MR. HEIDNER: So -- okay. I'm a
 7 dealmaker. You pay for half the sign. I think it's
 8 about 260, 270. It's 135 apiece, I move it
 9 ten feet. I don't want to make a one-sided sign,
 10 you know. I'm really worried about moving it
 11 ten feet that it will really distract from the
 12 people coming from the west to the east. I'm trying
 13 to catch those people to at least take a peek at it,
 14 catch their -- catch their -- and I don't want to
 15 kill the tree. You cut down the tree, too.
 16 MR. GILLIS: Well, I'm sure the people
 17 driving by aren't going to notice the symmetry
 18 between the main sign and the electronic sign. So
 19 it isn't really -- I think when you're driving by it
 20 all the time like we do, it's probably more
 21 noticeable.
 22 MR. HEIDNER: I left it up there.
 23 Everybody's paying attention to it; sitting on this
 24 board, overpaying attention to it, and, you know,

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1 plus and minus, and I did the same thing. If you'll
 2 notice I didn't put up for that five days say go
 3 take a look and take it down. I really wanted to be
 4 fair about it. I honestly believe everything that
 5 I'm telling you. I live here, too. I have to drive
 6 by it, too. You can't understand the amount of
 7 pride that my family and I for this center. I mean,
 8 it's a lifetime achievement. I don't think I told
 9 you this story, but the second or third time that it
 10 sold, my second oldest son, who's really my business
 11 son, he, you know, and me, of course, I would have
 12 loved to own it anytime in my life and never thought
 13 I could, but he came up to me and he said -- he
 14 said, Dad, he said, it sold. And he said, "Oh, dad,
 15 if we could ever own something like this," he goes,
 16 "especially this place," he goes, "it would be so
 17 spectacular." So when it came available somehow a
 18 third time, and you have no idea how hard it was for
 19 me to buy it a third time, you know, when we did buy
 20 it, it was third or fourth. It was all that was on
 21 my mind was as much I wanted it, I wanted it so much
 22 more because of him. Again, we all live in the
 23 Barrington area. All of my kids have -- four of my
 24 five kids have homes, my last one lives with me, and

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1 then, obviously, we have our home here, too. So I'm
 2 not looking to ever do anything to harm our
 3 integrity, harm our neighborhood. I'm doing
 4 everything I can to help it. It will be an
 5 unbelievable failure for me, almost unconscionable,
 6 if we can't make this more successful and not have
 7 it less successful.

8 So, again, I believe in what I'm
 9 doing. I believe I'm right in this. I'm a little
 10 bit afraid, more than a little bit of afraid I'm
 11 missing something when I push it further to the
 12 west. I don't want to make it a one-sided sign.
 13 You know, I'm just trying to tell you that, you
 14 know, all my intentions are really well, and we
 15 really want to make this something spectacular. So
 16 I much prefer to leave it the way it is. I don't
 17 know if there's a vote today or what, but I'd really
 18 like to get this sign up. So -- but I will make a
 19 deal if you pay for half of it.

20 MR. GILLIS: I'll just disregard the
 21 symmetry, okay, but I won't pay for half.

22 MR. HEIDNER: You know, there's almost a
 23 7 million dollar investment besides the original
 24 building, you know, from the Rascal Flats building

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1 that I've -- that I've, you know, got the Gregory
 2 Hearth, you know, tavern and grill going in. And,
 3 you know, as the owner of the property, the owner of
 4 the building, I mean, we're investing over 2 million
 5 dollars for them to go there, okay? And then they
 6 have their investment. So I've just got to tell
 7 you, I'm really, really trying hard, and, you know,
 8 again, I'd like to keep it the way it is if we can
 9 possibly do that; if not, I can't tell you I'm going
 10 to proceed right now with it. And if I don't
 11 proceed with it now, I'm going to screw up the
 12 Halloween. So I'll leave my deal on the table.

13 CHAIRMAN McCOMBIE: Well, let me ask you a
 14 question since you want to split it in half, instead
 15 of are ten, would you go to five feet?

16 MR. HEIDNER: For half? Yeah.

17 CHAIRMAN McCOMBIE: No, no, no, no. I
 18 mean --

19 MR. HEIDNER: So a quarter? Is that what
 20 you're trying to tell me?

21 CHAIRMAN McCOMBIE: No, no, I'm saying --

22 MR. HEIDNER: You're a negotiator, too.

23 CHAIRMAN McCOMBIE: You would think you'd
 24 move it back the five feet, feel good about it, and

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1 then get approval.

2 MR. HEIDNER: Okay. So the only thing
 3 then, I don't know if I can save the tree, and I'd
 4 really like to save the tree.

5 CHAIRMAN McCOMBIE: I think you can save
 6 the tree. I think there will be such a little
 7 difference on it, whether it's five feet. When you
 8 look at the perspective -- as I was driving down, I
 9 was looking at the perspective of seeing that sign
 10 from the tree. You have to get close enough to see
 11 it, and I think five feet is not going to make any
 12 noticeable difference.

13 MR. HEIDNER: You think it is. You'd be
 14 okay, especially coming from the west, though, going
 15 east?

16 MR. PYTER: Oh, yeah. Five feet's not
 17 that much.

18 MR. HEIDNER: Okay. Five feet. But if
 19 we're going to do that, I mean, I don't know if this
 20 is the last process or the second to last, but I
 21 want start getting this sign made.

22 CHAIRMAN McCOMBIE: So here's what's going
 23 to happen tonight. Based on this, and it seems like
 24 no one has an objection, so I'm just going to say

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1 it. I think once we go through the public hearing
 2 and close it, and then we'll make a recommendation.
 3 We make a recommendation to the board. Now, you
 4 have three people right there, you know, the Mayor,
 5 and Steve, and Joe. And they'll hear the
 6 recommendation. If you ask them what they thought
 7 about it, maybe they would give you an indication.
 8 But the board meeting is going to be the second
 9 Thursday of next month. That's when you get the
 10 final approval on it from them.

11 MR. HEIDNER: So let me say this, because
 12 I've been in a lot of these meetings in my life.
 13 I've built a lot of buildings, and a lot of retail,
 14 liquor licenses, things like that. But I normally
 15 get the -- it's more negotiating, and I'm not
 16 telling you I have to do this, but if I was to
 17 get -- I want to start building this sign. I want
 18 to give them the go ahead. I've never been in a
 19 meeting where I have had, in the planning and
 20 development stage where if I get a hundred percent,
 21 yes, moving five feet, then I'm really confident
 22 starting on the sign. So that's just a little
 23 carrot, because I've never seen it go to the board
 24 then and have it rejected.

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1 CHAIRMAN McCOMBIE: I only think of all
2 the years that I've been doing this, I only think we
3 got our hands slapped one time.
4 MAYOR McCOMBIE: More than that.
5 AUDIENCE MEMBER: That was my deal.
6 Remember me? Yeah, yeah, yeah. I got rejected
7 after you said yes to me.
8 MR. HEIDNER: I don't think I have a lot
9 of --
10 CHAIRMAN McCOMBIE: So you have history
11 here.
12 MR. HEIDNER: It would just make -- it
13 would just make me feel real good, too. So I say
14 yes to the five feet, okay? Hopefully I get a good
15 vote.
16 CHAIRMAN McCOMBIE: Okay.
17 MR. HEIDNER: Thank you.
18 CHAIRMAN McCOMBIE: Okay. Thank you very
19 much, Tom. I appreciate it.
20 MR. HEIDNER: I don't have to come back,
21 though, to present the five feet, right?
22 CHAIRMAN McCOMBIE: No, no.
23 MR. HEIDNER: Okay. Thank you.
24 CHAIRMAN McCOMBIE: Okay. So at this

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1 point, I would take a motion to close the public
2 hearing.
3 MR. KAZI: Move to close the public
4 hearing.
5 MR. GILLIS: Second.
6 CHAIRMAN McCOMBIE: Okay. Roll call.
7 MR. PALMER: Abri?
8 MR. ABRI: Aye.
9 MR. PALMER: Gillis?
10 MR. GILLIS: Aye.
11 MR. PALMER: Murarka?
12 DR. MURARKA: Yes.
13 MR. PALMER: Kazi?
14 MR. KAZI: Aye.
15 MR. PALMER: McCombie?
16 CHAIRMAN McCOMBIE: Yes.
17 Okay. The public hearing is closed.
18 Now what we need to do is let's discuss
19 it, and do you feel with the change of it five feet
20 west, that this is -- this is a good layout and that
21 we can approve it?
22 MR. ABRI: Yeah.
23 CHAIRMAN McCOMBIE: So we need a motion to
24 say that the signs, the two signs, this is for the

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1 two signs, that both signs are acceptable, and the
2 only change would be moving the sign at the farthest
3 east entrance five feet from where it's shown on our
4 documents. Five feet west.
5 MR. KAZI: I make a motion.
6 CHAIRMAN McCOMBIE: Okay. Second?
7 DR. MURARKA: Second.
8 CHAIRMAN McCOMBIE: Okay. Roll call.
9 MR. PALMER: Abri?
10 MR. ABRI: Aye.
11 MR. PALMER: Gillis?
12 MR. GILLIS: Aye.
13 MR. PALMER: Murarka?
14 DR. MURARKA: Yes.
15 MR. PALMER: Kazi?
16 MR. KAZI: Aye.
17 MR. PALMER: McCombie?
18 CHAIRMAN McCOMBIE: Yes.
19 MR. HEIDNER: All right. Thank you.
20 Thank you so much.
21 CHAIRMAN McCOMBIE: Thank you. And I
22 really want to thank you for how beautiful The
23 Arboretum is. It is such a beautiful place. I
24 enjoy going to it on a regular basis. And I'm going

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1 to enjoy the new restaurant. I'm looking forward to
2 it.
3 MR. HEIDNER: Thank you.
4 MR. KAZI: What is the name of the new
5 one?
6 CHAIRMAN McCOMBIE: Hearth. He said
7 Hearth, is that right, Gregory Hearth, I think.
8 So the next item on the agenda is a
9 presentation of a proposed residential development
10 for property located at Mundhank and Freeman Roads.
11 We had previously seen a presentation on the this,
12 and so this is further clarification of it.
13 MR. HOUSEAL: Good evening.
14 CHAIRMAN McCOMBIE: Evening.
15 MR. HOUSEAL: So from the time -- my
16 name's John Houseal, and we were here some time ago.
17 So last time after we talked with the
18 commissioner, we went back and did a topo, wetland,
19 tree survey, pretty much everything needed for us to
20 do a preliminary except the traffic. We adjusted
21 the site plan so that you have our setback. And we
22 ended up with, you know, making some more design
23 changes to it, and I have my engineer and the
24 architects here in case you have any questions for

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1 this. And when I looked up a couple of other data,
 2 one is the population in South Barrington is
 3 declining. So a community like this will help. And
 4 lot of empty nesters may not use the school
 5 districts for the school. That's one of the
 6 benefit. And we see this as the best use for this
 7 land from my other designs, we think.
 8 CHAIRMAN McCOMBIE: So how many homes were
 9 on this property the last time you came before us?
 10 MR. HOUSEAL: So when we initially picked
 11 up, we used the total of Cook County.
 12 CHAIRMAN McCOMBIE: Okay.
 13 MR. HOUSEAL: So we didn't really do the
 14 actual topography; however, our sizes are pretty
 15 much the same. It's likely to give them more qc
 16 totals.
 17 CHAIRMAN McCOMBIE: Okay.
 18 MR. HOUSEAL: And it was 32, now we have
 19 33.
 20 CHAIRMAN McCOMBIE: Okay.
 21 MR. HOUSEAL: But we removed the two
 22 corner lots. We are not able to layout exactly with
 23 the setback now. Now this is the realistic
 24 preliminary plan that we have. Right now we have

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1 32.
 2 CHAIRMAN McCOMBIE: Yeah, I thought those
 3 two that were in the corner were really -- they
 4 really look stuffed in there.
 5 MR. HOUSEAL: Right.
 6 CHAIRMAN McCOMBIE: And I will tell you, I
 7 like this. It's -- I'm still a little concerned
 8 about how close are you to the back lot lines on
 9 these homes on the far -- that would be the far
 10 west, wouldn't it? On the far west on this upper
 11 portion here, how close are those homes to the lot
 12 lines?
 13 MR. HOUSEAL: So it's 25 feet.
 14 CHAIRMAN McCOMBIE: 25?
 15 MR. HOUSEAL: 25. And we have room to
 16 move it, but 25 is what we laid out now.
 17 CHAIRMAN McCOMBIE: Okay.
 18 MR. HOUSEAL: And on the Freeman side, we
 19 are minimum 32 plus -- so it will be around 50 feet
 20 roughly average.
 21 CHAIRMAN McCOMBIE: Okay.
 22 MR. HOUSEAL: And the same thing goes to
 23 the Mundhank, that property line setback is around
 24 25, lower than 25. Then we'll have a buffer to the

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1 road and all that stuff.
 2 CHAIRMAN McCOMBIE: Are there quite a few
 3 trees that are going to be along Freeman and then
 4 also --
 5 MR. HOUSEAL: Yeah, there will be a lot of
 6 landscape in there. We'll kind of make it
 7 completely build up with all the landscape.
 8 CHAIRMAN McCOMBIE: Okay.
 9 MR. HOUSEAL: There are, you know, quite a
 10 bit of trees, you know, we tried to save all the
 11 good ones.
 12 CHAIRMAN McCOMBIE: I think there were
 13 quite a few trees, if I remember correct. That
 14 property looks like it has a lot of trees on it.
 15 MR. HOUSEAL: Not in the middle. I mean,
 16 there is -- you have trees that were down here. I
 17 bring back all this. A lot of them are not really
 18 in good shape, but on the side we have some good
 19 trees.
 20 CHAIRMAN McCOMBIE: Okay. I don't see a
 21 big objection. I mean, this is -- obviously we're
 22 going to have change zoning on this, right?
 23 MR. PALMER: They're talking PUD.
 24 CHAIRMAN McCOMBIE: Oh, create a PUD for

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1 this?
 2 MR. PALMER: Mm-hmm.
 3 CHAIRMAN McCOMBIE: Okay.
 4 MR. HOUSEAL: We didn't change anything,
 5 so all maintenance be private roads and et cetera.
 6 CHAIRMAN McCOMBIE: Yeah. Okay. So
 7 what's the -- what's the next step for them in this
 8 process? To create the documents? Does the Village
 9 want --
 10 MR. PALMER: Formal application.
 11 CHAIRMAN McCOMBIE: A formal application?
 12 MR. PALMER: Yeah.
 13 CHAIRMAN McCOMBIE: I think that's a
 14 logical next step that you go through. I mean, I
 15 don't think that you need our approval for that. I
 16 think that once we see the homes laid out, and we
 17 see the submittal, I like this better than the last
 18 one. If those houses that were stuck in the corner,
 19 those people were going to hate you. So you moved
 20 them out of the corners, very good. It adds a real
 21 nice symmetry to it. So -- and I thought they laid
 22 them -- I thought you laid them out very well.
 23 MR. ABRI: So are you going to want to
 24 see, like, schematic drawings for this?

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1 CHAIRMAN McCOMBIE: So what's going to
 2 happen is, they're going to go down -- you're going
 3 to see the same thing that we did with the church,
 4 that they're going to have the same submittal
 5 process where they're going to have to go and go
 6 through -- and go through preliminary approvals.
 7 We're going to see them go through that, go
 8 through -- get all the consultants here again. Make
 9 sure the fire department's happy; make sure all the
 10 consultants are happy. They have wetlands here.
 11 They're going to have to hire the wetland people,
 12 and they're going to have to come up with a
 13 preliminary submittal, just like the church, full
 14 blown, lots of details.
 15 MR. HOUSEAL: Except the traffic, we've
 16 pretty much completed the wetlands study.
 17 CHAIRMAN McCOMBIE: Have you? Okay.
 18 MR. HOUSEAL: Yes. Wetland, topo, tree
 19 survey.
 20 CHAIRMAN McCOMBIE: Perfect. All those
 21 things you're going to need, then this layout's
 22 going to be that they're going to lay this out, and
 23 they're going to put all the homes in there, and
 24 then we'll be able to see very clearly how the homes

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1 layout and --
 2 MR. HOUSEAL: Correct.
 3 CHAIRMAN McCOMBIE: Yeah. And then the
 4 attorneys are going to have to create a PUD for them
 5 and that whole process will be identified. So I
 6 think you've done a lot to make this look a lot
 7 better, it really is.
 8 MR. HOUSEAL: Thank you.
 9 CHAIRMAN McCOMBIE: I feel bad that every
 10 time you come here you say that the Village is
 11 losing population, though. I've not heard that.
 12 MR. HOUSEAL: I was looking at --
 13 CHAIRMAN McCOMBIE: I'm going to say you
 14 should not say that, especially to the Village
 15 Board. Their reaction to that whole thing is
 16 probably going to be such that you might not get
 17 approval.
 18 (Laughter.)
 19 CHAIRMAN McCOMBIE: You should say it's a
 20 nice community.
 21 MR. HOUSEAL: In 2021 we had 5,031 as for
 22 the census. 2022 we became 4929. So we are going
 23 backwards.
 24 MAYOR McCOMBIE: Actually, I think they

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1 are -- he's our finance officer here.
 2 MR. FRERICHS: Based on what the State
 3 pays us for per capita taxes that they pay us, the
 4 income tax, motor fuel tax, prior to the last census
 5 they used -- they had our population at 5012. It's
 6 currently at 5,077. So the State is paying for more
 7 people than what you're saying.
 8 MR. HOUSEAL: Okay.
 9 CHAIRMAN McCOMBIE: So general suggestion,
 10 don't bring it up again.
 11 (Laughter.)
 12 CHAIRMAN McCOMBIE: Just a general.
 13 MR. HOUSEAL: I'll drink the Monster.
 14 CHAIRMAN McCOMBIE: Okay. There you go.
 15 See.
 16 I think it's a development that -- that
 17 will fit in well in the Village. I'm really for
 18 this. In fact, I have to say I think it's a great
 19 land use, I really do. I think it's a great use of
 20 the land, and we'll get a development in here that,
 21 you know, will be worthy of the Village. So I'm all
 22 for it.
 23 MR. ABRI: I'm for it.
 24 MR. GILLIS: Yep, I like it.

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1 DR. MURARKA: Yeah, I'm for it.
 2 CHAIRMAN McCOMBIE: Good.
 3 So you have a lot of work to do to get all
 4 the stuff in, go to the Village --
 5 MR. HOUSEAL: Yes.
 6 CHAIRMAN McCOMBIE: I think this is -- I
 7 think that how you've cleaned this up and how you
 8 ended up with this just looks nice. It just looks
 9 good.
 10 MR. HOUSEAL: Thank you.
 11 CHAIRMAN McCOMBIE: No, thank you. Good
 12 presentation.
 13 Does anybody have any other questions of
 14 him?
 15 MR. ABRI: No.
 16 CHAIRMAN McCOMBIE: Okay. Thank you very
 17 much.
 18 So if two days from now, the next meeting
 19 should be when? Saturday. Everybody ready for a
 20 Saturday meeting?
 21 MR. GILLIS: I'm gone.
 22 CHAIRMAN McCOMBIE: Yeah, so am I.
 23 Okay. So that said, we have -- do we have
 24 any old business?

1 (No old business had.)
 2 CHAIRMAN McCOMBIE: Any new business?
 3 (No new business had.)
 4 CHAIRMAN McCOMBIE: I'll take a motion to
 5 adjourn.
 6 MR. GILLIS: I'll motion.
 7 MR. ABRI: I'll second.
 8 CHAIRMAN McCOMBIE: All those in favor
 9 aye.
 10 (Whereupon, all the ayes were
 11 heard.)
 12 CHAIRMAN McCOMBIE: Any opposed?
 13 (Whereupon, no nays were heard.)
 14 CHAIRMAN McCOMBIE: Hearing none. Thanks
 15 everybody for coming. We can see our next meeting
 16 whenever it's going to be. Be sure to fill that
 17 out, and be ready for a lot of people, so get here
 18 early.
 19 (Whereupon, at 8:41 p.m., the
 20 meeting was adjourned.)
 21 * * *
 22
 23
 24

1 CERTIFICATE OF SHORTHAND REPORTER
 2
 3 STATE OF ILLINOIS)
 4 COUNTY OF COOK) ss:
 5
 6 I, Margaret M. Ciembronowicz, Certified
 7 Shorthand Reporter within the State of Illinois, do
 8 hereby certify that heretofore on the 20th day of July,
 9 2023, the aforesaid proceedings were had before me,
 10 that I reported the proceedings by means of shorthand
 11 and afterwards caused the same to be transcribed; that
 12 the above and foregoing is a true and accurate record
 13 of the testimony so given to the best of my abilities.
 14
 15 IN WITNESS WHEREOF I have hereunto set my
 16 hand this 11th day of August, 2023.
 17
 18
 19
 20
 21
 22
 23
 24

 Margaret M. Ciembronowicz, CSR
 (License No. 084-003833)

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|---|---|--|--|--|
| <p style="text-align: center;">A</p> | <p>31:19 Additions (1) 37:4 address (2) 55:19;56:1 adds (1) 80:20 adjacent (1) 37:4 adjourn (1) 85:5 adjourned (1) 85:20 adjusted (1) 76:20 administrator (2) 9:24;10:1 advertise (1) 60:6 advise (1) 51:3 affects (1) 34:7 afraid (2) 69:10,10 again (19) 14:24;15:24;20:7; 21:2;26:23;33:13,14; 35:13;41:3;53:6,12; 57:1;61:21;63:11; 68:22;69:8;70:8;81:8; 83:10 against (1) 16:18 agenda (4) 46:5;53:14;54:3; 76:8 aggressive (1) 33:18 ago (7) 11:21;12:4;16:20; 38:1,2,4;76:16 agree (1) 28:21 agreement (4) 36:17,21;37:21,24 agreements (2) 39:9,11 Ah (1) 59:19 ahead (1) 72:18 Algonquin (1) 61:4 allotted (1) 7:20 allow (9) 5:14;6:1,7;7:2,3; 14:16;17:2;19:16; 34:18 allowed (10) 6:4;7:12,24;8:4,13, 14;10:17;26:2;40:23,</p> | <p>24 almost (2) 69:5,22 along (1) 79:3 alterations (1) 37:5 always (17) 5:19,20;6:8;13:9,10, 11;15:20;21:15,21,22; 25:15;26:21,21;31:23; 45:17,18;66:6 amend (4) 29:16;30:15;31:5; 40:22 amended (2) 27:15;30:16 amendment (1) 54:8 Amit (1) 3:24 amount (2) 8:1;68:6 analysis (1) 50:5 analyze (1) 51:7 annexation (1) 36:20 announced (1) 45:19 anymore (1) 17:11 apiece (1) 67:8 apologize (1) 24:21 apparent (1) 37:13 appeals (1) 2:7 application (2) 80:10,11 appreciate (6) 30:7;52:22;53:13; 58:11;62:24;73:19 approval (6) 19:14;23:21;71:1; 72:10;80:15;82:17 approvals (1) 81:6 approve (3) 47:14;52:8;74:21 approved (5) 9:15;37:6;44:19; 46:2;50:12 approximately (2) 57:2,4 Arboretum (14) 54:10;56:20,24; 59:2,5;60:6,17;64:7, 20,23;65:16,23;66:10; 75:23</p> | <p>Arcadia (1) 15:19 architects (2) 66:20;76:24 area (13) 6:1,9,13;7:7;15:20; 32:4;36:19,19,19; 37:3,4,5;68:23 areas (2) 36:19;37:2 argument (2) 22:22;23:23 Arhaus (1) 61:7 around (6) 39:19;42:13;53:23; 63:18;78:19,23 Ashley (2) 9:24;10:5 associated (5) 29:23;36:23;37:9; 39:11;65:18 association (1) 36:23 assume (3) 20:22;46:18;55:9 attending (1) 28:23 attention (2) 67:23,24 attorney (4) 24:13;27:17;38:13; 48:19 attorneys (1) 82:4 auction (1) 58:24 AUDIENCE (78) 5:9;6:2;13:6,14,21; 14:10,22;15:24;16:4, 18;17:15,19;18:1,14; 19:5,8;20:3;21:3,19, 24;22:3,20;24:20; 25:14;26:23;27:14,24; 28:14,18;29:6,12,14, 15;30:10,23;31:5,15; 34:8,10,20,23;35:4,15, 19,24;36:13;38:15; 39:17,20,21;40:2,17; 41:12;43:6,10,22; 44:8,15,22;46:4,11; 47:13;48:16;49:1,4; 50:7,15,23;51:17,20; 52:4,12,14,18;53:2; 54:1;57:7;73:5 August (3) 5:2;33:13;44:23 authority (1) 17:10 available (3) 45:4;48:17;68:17 average (1) 78:20</p> | <p>aware (3) 10:22;32:7;34:17 away (5) 5:4;11:10;59:4; 64:4;65:2 Aye (10) 2:10;54:17,19;74:8, 10,14;75:10,12,16; 85:9 eyes (1) 85:10</p> |
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