

**MINUTES OF THE PLAN COMMISSION & ZONING BOARD OF
APPEALS OF THE VILLAGE OF SOUTH BARRINGTON
Held Wednesday, August 2, 2023
7:30 P.M.**

CALL TO ORDER

Chairman McCombie called the meeting to order at 7:32 p.m. and requested a roll call.

PRESENT:

Commissioners Present: Abri, Gillis, Murarka, Kazi. Kwasek and Chairman McCombie
Commissioners Absent: Fox
Officials present: Mayor McCombie and Fire Chief Motisi (BCFPD)
Staff present: Village Attorney Vasselli 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.

PRESENTATION

A. A presentation for the proposed development of a church and school located on property near 59 & Bartlett Road, known as 'Area N'.

McCombie opened the meeting and explained to the audience how the meeting would proceed. He then invited the representatives from the Plymouth Brethren Christian Church to make their presentation in regard to the proposed development for 'Area N'.

The church representatives made their presentation and then the meeting was opened up for public comment.

PUBLIC COMMENT

Those present were invited to address the Plan Commission with comments and questions.

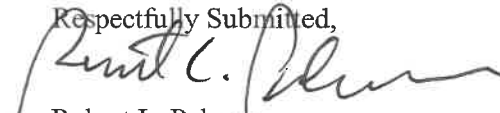
OLD BUSINESS – None

NEW BUSINESS – None

ADJOURNMENT

Having no further business, Chairman McCombie asked for a motion to adjourn the meeting. Commissioner Kwasek made a Motion to adjourn the meeting. Commissioner Kazi seconded the motion. The motion passed by unanimous vote and the meeting adjourned at 9:22 p.m.

Respectfully Submitted,


Robert L. Palmer
Village Administrator

These Minutes were approved this

18th day of September, 2023

In The Matter Of:

South Barrington Plan Commission/Zoning Board Of Appeals

August 2, 2023

Schelli Reporting Service, Ltd.

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(312) 558-1113

Original File 080223 South Barrington.asc.txt

Min-U-Script® with Word Index

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2 PLAN COMMISSION/ZONING BOARD OF APPEALS

3
4 Presentation for the)
5 proposed development of a)
6 church and school located on)
7 property near 59 and)
8 Bartlett Road, known as)
9 "Area N")

10 REPORT OF PROCEEDINGS had at the
11 public hearing of the above-entitled cause before
12 the Plan Commission/Zoning Board of Appeals,
13 commencing on Wednesday, August 2, 2023, at 7:30
14 p.m., at 30 South Barrington Road, South Barrington,
15 Illinois.

16
17
18 As Reported By: Timi M. Turunen
19 Certified Shorthand Reporter
20 CSR No. 84-003517
21
22
23
24

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1 CHAIRMAN MCCOMBIE: Okay. Let's call this
2 meeting to order. This is a plan commission zoning
3 board of appeals, and this meeting is -- was
4 generated through the fact that there was a lot of
5 interest that was expressed at the last meeting
6 about the church that was proposed.

7 We have asked the church and its team to
8 be here tonight and to do a presentation to
9 everybody about what they are proposing to be built
10 so that everybody has -- everybody knows everything
11 there is about this church and what's going to be
12 built.

13 Okay. So -- but this is -- this is a
14 meeting for the residents to listen to what's going
15 on, to voice their opinion. There'll be -- after
16 the presentation, we're going to have an open mic.
17 And what you can do is, you come up, state your
18 name, your address, and you can talk at length about
19 what you want to talk about so that we can hear your
20 thoughts, and we can, as a board here, incorporate
21 them into what's going on.

22 So the first part, again, is to have the
23 church do a presentation. So I don't know who's
24 doing it, but let's get going. Sorry. We need a

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1 PRESENT:
2 OTTOSEN, DINOLFO, HASENBALG & CASTALDO,
3 LTD.
4 BY: MR. JAMES M. VASSELLI
5 1804 North Naper Boulevard
6 Suite 350
7 Naperville, Illinois 60563
8 (630) 682-0085
9 jvasselli@ottosenlaw.com
10 Appeared on behalf of the Board.

11 ALSO PRESENT:
12 Mr. Shahzad Kazi, Trustee
13 Mr. David Gillis, Trustee
14 Mr. Anthony Abri, Trustee
15 Mr. Michael McCombie, Chairman
16 Dr. Narayan Murarka, Trustee
17 Mr. Julius Kwasek, Trustee
18 Mr. Robert Palmer, Village Administrator
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1 roll call first.
2 MR. PALMER: Abri?
3 TRUSTEE ABRI: Aye.
4 MR. PALMER: Gillis?
5 TRUSTEE GILLIS: Here.
6 MR. PALMER: Kazi?
7 TRUSTEE KAZI: Yes.
8 MR. PALMER: Kwasek?
9 TRUSTEE KWASEK: Yes.
10 MR. PALMER: Murarka?
11 TRUSTEE MURARKA: Yes.
12 MR. PALMER: McCombie?
13 CHAIRMAN MCCOMBIE: Yes.
14 MR. PALMER: We have a quorum.
15 CHAIRMAN MCCOMBIE: Okay. Please, the
16 presentation.
17 MR. DIENER: Thank you very much members of the
18 plan commission and Mr. Chairman for letting us come
19 here tonight to present the proposed project at Area
20 N.
21 As everyone is aware, Plymouth Brethren
22 Christian Church has been the successful bidder at
23 the public auction hosted by the park district, and
24 we're in a contract to do due diligence on the

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1 property.
 2 We'd like to describe in detail what is
 3 planned tonight, describe in detail what is planned
 4 for the project tonight. And the agenda that we'd
 5 like to go through is who we are as Plymouth
 6 Brethren Christian Church, the church affiliated
 7 school, which is OneSchool Global, but we'll be
 8 using potentially some acronyms tonight. Plymouth
 9 Brethren Christian Church being PBCC, and OneSchool
 10 Global, OSG.
 11 We'll discuss the proposed site plan.
 12 We'll also go through some landscape plans for the
 13 development, review the school building including
 14 some 3D renderings, and the church building some 3D
 15 renderings of that. We'll review some exterior
 16 materials that are being proposed, and then open it
 17 up for questions and answers session.
 18 With that, we'll go ahead. Sorry. We'll
 19 back up. My name is Dale Diener. I'm with the
 20 Plymouth Brethren Christian Church. And with that,
 21 I'll go ahead and introduce Steve Johnstone also
 22 with Plymouth Brethren Christian Church.
 23 MR. STEVE JOHNSTONE: Thank you. And once
 24 again, thank you everyone for attending tonight. My

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1 name is Steve Johnstone with the Plymouth Brethren
 2 Christian Church. I'm sixth generation (inaudible)
 3 to be part of this organization. We can trace, in
 4 the Chicagoland area, the first meeting that was
 5 held by this church in 1864. So we've been around a
 6 while. Started downtown in the loop, and over the
 7 years as we've built new facilities moved westward,
 8 and we're in need of a new facility.
 9 The one that we're currently using was
 10 built in 1979, and the area that it's in has become
 11 under demand by the township. They would like our
 12 building very much, and so we're trying to find a
 13 new home for our church facility. And we have an
 14 employee from Manhard Engineering to do a tremendous
 15 amount of site work for this property, and we would
 16 like to introduce them to really go through the
 17 project details.
 18 We're a congregation of approximately 200
 19 persons locally. In 50 odd years I guess that I can
 20 remember, we have had as many as 217 persons in our
 21 congregation, as few as 185 so just kind of
 22 fluctuated the last 50 years. So I don't see any
 23 change in the number of persons that will attend
 24 this church, and we appreciate everybody's interest.

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1 MR. DIENER: Thank you very much. It's
 2 important to note that those members are broken up
 3 into about 50 families or so, 52 families. So just
 4 a clarification around that.
 5 With that we'll go ahead and introduce
 6 OSG, Bruce Johnstone, the local school board member.
 7 Go ahead and give that off.
 8 MR. BRUCE JOHNSTONE: Thank you. I'm Bruce
 9 Johnstone, one of the local school board members. I
 10 expect to be joined here any minute by one of our
 11 regional principals, Mr. John Borys.
 12 Our local campus principal was unable to
 13 attend tonight due to family reasons, but
 14 nonetheless, John will be joining me here shortly.
 15 I want to offer some insight around the
 16 OSG from sort of a global standpoint just to give
 17 some color, but more specifically our local campus
 18 here. So truly a one -- truly a global school with
 19 9,000 students, 126 campuses, over 2,000 staff in 20
 20 countries.
 21 But locally here, in our campus, we've
 22 been established here for several decades. I myself
 23 am a 2010 graduate of the school. We have grades
 24 from 3 till 12, so that gives you some idea of

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1 exactly how young I am. We have locally 25 students
 2 in the coming school year. As we look back
 3 historically, we've been as few as about 15
 4 students. And then, of course, we can look forward
 5 to the next about ten years. I should have
 6 mentioned that the one school was founded by members
 7 of the PBCC specifically for the students and
 8 families of the church community. So, therefore, if
 9 you consider our, you know, approximate 200 members
 10 of our local congregation, the families of that
 11 congregation, and what there might be in the way of
 12 a student body out of those families, the
 13 fluctuation is very small, but it's remained sort of
 14 anywhere from about 15 to 30 students in the past
 15 history since it's been founded.
 16 Now, as we look forward this coming school
 17 year we'll have 25 students, seven staff locally at
 18 our campus. And beyond that we -- we go down to, I
 19 think, it's about 19 students in the coming school
 20 year back up to 38 we peak out at.
 21 The reason I mentioned that is just
 22 because as we consider the local campus and how
 23 we've designed the building to support our local
 24 campus, it's very specific to the future prospect of

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1 students that could join specifically from the
 2 community. And the building is not designed to
 3 house more than 50 students so we never expect the
 4 student body to be larger than that and up to about
 5 ten staff.
 6 With that small student body, just to
 7 touch on sort of the daily operations, we don't have
 8 any school buses transporting our students. All are
 9 picked up and dropped off by our -- the parents, so
 10 personal vehicles. And there would be approximately
 11 15 vehicles coming and going.
 12 Now, we are very, very, you know, cautious
 13 about our safety policies. And what I mean by that
 14 is the procedures that we have in place for pick up
 15 and drop-off the students is important to us. You
 16 know, only (inaudible) in the vehicles are pick up
 17 and also when dropped off, staff there to receive
 18 them.
 19 So a few things I want to share from a
 20 local campus level. And just in the nick of time,
 21 we have Mr. Borys as I aforementioned. I thought
 22 Mr. Borys could maybe share a few things about one
 23 school from more of a global standpoint. You've
 24 been a longstanding professional, and you have some

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1 stuff to share.
 2 MR. BORYS: Yeah, thank you. Appreciate it.
 3 Good evening everybody. My name is John Borys from
 4 Cleveland, Ohio, and I'm the regional educational
 5 lead for OneSchool Global North America. I've been
 6 a part of OneSchool Global for 15 years now.
 7 And OneSchool Global North America is
 8 composed of 36 campuses in six different countries:
 9 The United States, Canada, Saint Vincent, Jamaica,
 10 Trinidad, and Barbados. And each one of our
 11 campuses, from a school perspective, are relatively
 12 small. Our biggest campus is a little bit under a
 13 hundred students. And so because of that, one of
 14 our focuses is how we can be able to best utilize
 15 our resources and ensure that if a campus has a
 16 hundred students or a campus that might have eight
 17 students, those students are experiencing the same
 18 quality of education.
 19 And how we do that is through
 20 accommodation of a virtual classroom and also our
 21 face-to-face teaching. And so utilization of our
 22 staff is really -- has been critical for us to be
 23 able to ensure that as an accredited school that we
 24 have highly qualified teachers within the classroom.

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1 And what it's also done for us, it's given
 2 us a chance to be able to ensure that if we have a
 3 great teacher who might be teaching out of San
 4 Francisco, that teacher now can have an impact on
 5 students that could be in Chicago, San Antonio, or
 6 even Toronto.
 7 We also center our teaching on a learn and
 8 learn framework. So essentially what this framework
 9 is is it's about developing self-directed learners.
 10 We live in an age where students are going
 11 to be able to go out and get content. What we want
 12 our students to be able to do is (inaudible) with
 13 the content and so how we structure our days. For
 14 example, as the students in a math class, and that
 15 class has four different times it meets, two of
 16 those times would be what we call the lesson, that
 17 would be a time where you would be with your
 18 teacher, and the other two times what we call the
 19 study. And so because of that right there in the
 20 study, we have an open learning center where our
 21 students are going to the learning center and are
 22 making a determination of how they want to allocate
 23 and utilize their time.
 24 We feel that that skill right there is so

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1 important because when our students graduate, and
 2 they go into the workforce, that is an area we felt
 3 was a struggle for our students because they were
 4 very good at being told what to do, how to do, when
 5 to do it, but when it came to the time outside the
 6 meetings, they didn't know how to allocate their
 7 time.
 8 And so in school, we're really teaching
 9 them how to be able to allocate their time and
 10 allocate their resources and being able to
 11 (inaudible) not just at the campus, but outside the
 12 campus. And those self-directed learning skills
 13 that our students learn about, the time they
 14 graduate have been a huge benefit not just while
 15 they are in the school, but also outside of school.
 16 In addition to this, as a school, one of
 17 the things we put a huge focus on is values. Values
 18 is something that's very important for us.
 19 While the school itself and our students
 20 have a Christian faith, our staff -- they come from
 21 all different walks of life. One of the things we
 22 just ask is please make sure that we respect the
 23 values, and we make sure that we respect the vision
 24 of our school. And the values, the respect,

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1 responsibility, commitment, integrity, those things
 2 right there are at the core of everything that we
 3 do.
 4 And so when we talk to our students, not
 5 just within this framework, but we talk to them
 6 about importance of these values, that's something
 7 that is really -- it's part of our daily -- we have
 8 daily morning announcements across all 36 campuses,
 9 and entwined in that is always a conversation and
 10 examples for our values and what we're doing.
 11 And giving back is something that's really
 12 important. We have -- (inaudible) we have what we
 13 call a student leadership team. And so what the
 14 student leadership team does is they do a lot from a
 15 cultural perspective to be able to strengthen
 16 culture (inaudible) as you can imagine, it also
 17 encourages the students to want to be able to be at
 18 school to strive for their very best.
 19 On top of that, as we put our focus on the
 20 values, it's about giving back and so our student
 21 leadership team, we are always looking at things
 22 that we can do from a national level. And when I
 23 say national, I mean North American perspective and
 24 how we can be able to give back.

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1 For example, this last year, we did some
 2 work with Ukraine, and we were able to, in each one
 3 of our campuses be able to go and raise funds and be
 4 able to help support for the people that are in
 5 Ukraine.
 6 The year before that, we did a thing
 7 called Soles4Souls, which we provided shoes for many
 8 people in the local area, and then just throughout
 9 each local, local campus, there's also local
 10 initiatives that we try and deal with. We feel it's
 11 important for our students to kind of see the bigger
 12 picture and also see the importance of what it means
 13 to be able to give back, you know, and be able to
 14 provide support for people.
 15 And so just to conclude about our schools,
 16 it's a school that, as you can probably imagine, I'm
 17 very proud of. It's been a lot of hard work to be
 18 able to get to where we're at. We very much started
 19 (inaudible) campuses. And overtime, we understood
 20 the power of coming together to be able to really
 21 try to strive for our core common vision, and it's
 22 been something that's been a privilege to be working
 23 for. Thank you.
 24 MR. DIENER: Thank you very much for that. And

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1 ultimately those students become valued contributing
 2 members in the local societies, don't they, such as
 3 South Barrington.
 4 So with that, we'll go ahead and move on
 5 to the site plan, and I'll hand it over to Jared
 6 Placek, our consultant.
 7 MR. PLACEK: My name is Jared Placek, I'm a
 8 senior project manager, and I think that we've done
 9 a good job of highlighting who we are, and I think,
 10 try and understand a little better the site plan.
 11 We've been looking at the site, trying to ensure
 12 that, you know, we're cognizant and aware of how we
 13 fit into the community itself.
 14 So one of the powerful aspects of this
 15 site is all the surrounding wetlands that are
 16 present on the site. And I think you could kind of
 17 see them. See if I can walk with this.
 18 So it's quite a few wetlands that surround
 19 the edges of the site. We've got numerous ones
 20 here, here, and, you know, adjacent to all of the
 21 local communities. And they provide a naturalized
 22 buffer that helps to shield and also helps to buffer
 23 the site from the surrounding residents.
 24 And I think it's important to understand

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1 that these wetlands are, you know, we're minimizing
 2 to the maximum extent possible any impact on the
 3 wetlands, I think, (inaudible) a tenth of an acre,
 4 which is, you know, just right at the threshold of
 5 where no mitigation would be required; however, we
 6 are providing for it.
 7 So these wetlands are remaining intact
 8 along all the existing trees, (inaudible) and I know
 9 that's, you know, a community precedent. I live
 10 personally in Hoffman Estates. I have young
 11 daughters that live there as well, and we always
 12 understand, you know, how impactful things are to
 13 the surrounding community. And I know that some of
 14 the community members here have expressed their
 15 concerns relative primarily to traffic and potential
 16 impact it may have on the surrounding area.
 17 And I think those concerns have been heard
 18 and certainly been some that we've been considering
 19 as a group. And one of the things that has changed
 20 since our site plan was initially conceptualized
 21 here with, you know, multiple access points, we have
 22 an access point at Bartlett Road, access point at
 23 59.
 24 Previously, we were (inaudible) access

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1 here to Acadia Drive. Through further discussions,
 2 at this point, we are looking to make that emergency
 3 access only with the intention that it's only there,
 4 only available at times when, you know, there's an
 5 emergency and you need to, therefore, access that to
 6 provide safety and fire protection as necessary.
 7 And in any of those circumstances whenever
 8 it's used as emergency access, there would be some
 9 kind of a police vehicle, emergency access vehicle
 10 in that area. So there would be no potential of
 11 traffic impacting the residents to the south.
 12 With that, I'm going to hand it over to
 13 somebody who has more expertise than myself and
 14 speak of traffic.
 15 JAVIER: Good evening, my name is Javier
 16 (inaudible) Rosemont, and we were retained to
 17 conduct a traffic study for the proposed
 18 development. This traffic study was following all
 19 industry requirements. As proposed, as Jared
 20 mentioned, the site will be served by actually two
 21 access points. One is a right only out Route 59,
 22 and full access on Bartlett Road. And then you see
 23 Acadia, this will be gated at all times as Jared
 24 mentioned, only be used as an emergency access drive

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1 if needed.
 2 As part of the traffic study, traffic
 3 counts were conducted on the intersections of
 4 Illinois 59 and Bartlett Road. On Bartlett Road,
 5 the counts were conducted on Thursday and Friday
 6 June 22nd and 23rd during the weekday morning 7:00
 7 to 9:00 a.m., and the weekday evening 4:00 to
 8 6:00 p.m., and Sunday June 25th between 11:00 a.m.
 9 and 1:00 p.m.
 10 From the traffic counts, we are able to
 11 find the peak hour in the morning occurs from 7:45
 12 to 8:45 in the morning. The evening from 4:45 to
 13 5:45. The Sunday mid-day peak hour from 11:30 a.m.
 14 to 12:30 p.m.
 15 So the number of trips to be generated by
 16 our proposed development are calculated using the
 17 (inaudible) manual. That is the standard that is
 18 utilized by the federal government, state, counties,
 19 municipalities, consultants. Based on the rates for
 20 a church with 200 (inaudible) it is anticipated that
 21 a total in and out of 106 trips would be generated
 22 during the Sunday midway hours (inaudible) service.
 23 However, we also looked at the trips
 24 that -- to be generated (inaudible) using the size

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1 of the church. So based on the size of the church,
 2 the estimate was a total of 179 trips in and out.
 3 So much higher than if you do it based on the number
 4 of congregates.
 5 For that reason, we utilized the size of
 6 the church because, (inaudible) for comparison
 7 purposes, we looked at a previous plan that I
 8 believe was proposed for this -- for this parcel in
 9 which approximately 50-single family homes were
 10 proposed to be developed at some point, and we
 11 wanted to compare it to see how much traffic would
 12 that be. Good comparison to this. And based on the
 13 IT rates for a single family home, the trip
 14 generation for 50 family homes would be nearly
 15 identical as what this would generate in the morning
 16 and the evening. Weekday evening would be almost
 17 three times more than what this would generate in
 18 the evening.
 19 So having said that, the traffic to be
 20 generated by the school and the church was assigned
 21 to the area roadways based on existing travel
 22 patterns and the proposed access drives. So we
 23 don't want to analyze in a vacuum. It would be
 24 great just to say it's going to be existing and that

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1 traffic and call it a day. We don't do that. We
 2 analyze future conditions. So for that, the traffic
 3 volumes that we collected were increased by regional
 4 growth factors provided by Chicago Metropolitan
 5 (inaudible) to account for increase in original
 6 growth in the area, and that reflects year 2029.
 7 To those extended (inaudible) 2029, we
 8 then added the traffic that this would generate.
 9 And those are our basis for the analysis.
 10 So we then conducted an analysis to see
 11 how well (inaudible) are operating today and how
 12 they will operate in the future assuming that growth
 13 (inaudible).
 14 So based on the capacity analysis, the
 15 following was concluded. The roadway system that
 16 sufficiently served capacity (inaudible) by proposed
 17 church and school. The signalized intersection of
 18 Illinois 59 and Bartlett Road (inaudible) operate at
 19 acceptable levels of service.
 20 The proposed access system will be
 21 adequate in accommodating the growth development
 22 generated traffic. The gates of the access drive on
 23 Bartlett Road and Illinois 59 should remain open
 24 during school days and to ensure services. Outside

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1 of those periods, they could be closed and gated.
 2 Also, we recommended that the gates should
 3 be placed at least 50 feet inside the property line.
 4 The gates are more than 50 feet inside. And that is
 5 just to allow, in the event a vehicle turns in, you
 6 don't want them backing out into the road. You need
 7 to give them enough room to actually turn around and
 8 get out of there.
 9 The gate at the connection of Acadia Drive
 10 should always be gated and utilized only as an
 11 emergency access drive if needed. And then based on
 12 the analysis, no exclusive turn lanes on Bartlett
 13 Road serving the proposed access will be warranted
 14 and exclusive turn lanes at the proposed on Bartlett
 15 Road (inaudible) I'll be more than happy to answer
 16 any questions you might have. Turn it over to
 17 Jared.
 18 MR. PLACEK: Yep, back to me. Thank you very
 19 much. Okay. I think the next slide should be good.
 20 All right. So this gives a little bit better
 21 illustration, I think, in terms of what I've
 22 previously discussed, what we've highlighted,
 23 certainly the traffic element of this, and the
 24 minimal impact that's going to have on surroundings.

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1 This kind of gives you a better feel for
 2 what, essentially, we aren't touching, just all the
 3 stuff in blue, and all the (inaudible).
 4 Now, the argument is some of these wetland
 5 areas are stormwater detention in an effort to both
 6 continue to maintain the wetlands, you have to
 7 provide hydrology essentially water going to
 8 (inaudible) so they are continuing to be fed. So if
 9 that's part of the strategy there, so we will be
 10 temporarily impacting them to provide detention
 11 area, and we'll be replanting them with similar
 12 wetland material, and there will be a maintenance
 13 monitoring plan, that will be enacted to ensure that
 14 those wetlands not just survive, but thrive.
 15 So this kind of reason (inaudible) much
 16 better illustration in terms of, you know, what the
 17 surrounding area looks like. Here's the church in
 18 this location. School up here, and we have done a
 19 good job of illustrating it in terms of how traffic
 20 circulation would work on a day-to-day basis.
 21 In addition to that, we kind of touched on
 22 a little bit, the landscaping. So, you know, there
 23 has been some concerns expressed that, you know,
 24 even with the existing landscaping. In place, you

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1 know certainly be nice to further buff out the
 2 landscaping and provide some additional trees,
 3 additional screening, relative to this development.
 4 To continue to, you know, essentially protect the
 5 development and isolate it from some of the
 6 surrounding communities kind of fit it in the
 7 character with South Barrington. And the best part
 8 of that will be additional landscaping.
 9 And this kind of gives you an idea of, you
 10 know, that was our original proposed plan that we
 11 had first originally presented it, and here's some
 12 kind of -- some additional landscape plantings all
 13 along the edges of the property, again, providing
 14 additional screenings, additional, you know,
 15 opportunities to, you know, kind of fit this in with
 16 the character of the existing property.
 17 With that being said, you know, we've kind
 18 of shown some examples of this. Obviously, these
 19 are trees in their mature format. It will take some
 20 time for these trees to grow. We don't have the
 21 ability to transplant that successfully at the large
 22 heights. However, this kind of gives an idea of
 23 some of the variety that you saw in there.
 24 The next slide here. So what we

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1 provided -- and I'm going to show this once and bear
 2 with me here. There's one, two, three, four little
 3 cross-sections to kind of give you an idea of what
 4 you might be seeing while you're driving along
 5 Bartlett Road and looking into this development and
 6 kind of the imagery that, again, eventually will be
 7 seen bearing with the fact that some of these
 8 proposed trees take a little bit of time to grow.
 9 So this kind of gives you an idea as
 10 you're looking, driving along Bartlett Road, you can
 11 see there's a large amount of existing trees that
 12 are going to remain in place. So similar to what
 13 the current property has, kind of still giving that
 14 (inaudible) feel. You can see that with the summer
 15 photos, the views. So those existing trees will be
 16 remaining, and then you'll have a continue drawback
 17 of further screening, you know, so that kind of
 18 fills in all those gaps (inaudible) and, again,
 19 provide kind of a shield, the view from Bartlett
 20 Road. So there's a couple different sections, kind
 21 of showing the exact same thing. Some of them
 22 showing what (inaudible) look like. You can see the
 23 existing topography that's being maintained along
 24 the edges. All right. With that, I will pass it

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1 along.
 2 MR. DIENER: Thank you very much for that.
 3 We'll move on to some renderings of the church
 4 building now as being proposed. We've gone through
 5 extensive efforts to ensure that we're looking
 6 closely at the architecture of the buildings in the
 7 surrounding community and really modeling these
 8 buildings after that architecture. So some of the
 9 buildings, including the clubhouse (inaudible) South
 10 Barrington as well as looking at some of the
 11 buildings along Executive Court and as well as even
 12 this village hall.
 13 Some of the features that you'll see as we
 14 go through these renderings are (inaudible) as well
 15 as decorative columns, stone and brick accents, and
 16 really trying to dress these buildings up
 17 significantly to be something that could be looked
 18 at and be pleasing to the eye and, again, fit in
 19 well with the community.
 20 Moving on to the school building, this is
 21 the east view of the school building. It is to be
 22 noted that early on in the conceptual stages, we had
 23 a gymnasium that was quite further forward than it
 24 is now. With some work, we were able to push that

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1 back to really minimize any sort of view from the
 2 east end out of the southeast view as well as the
 3 northeast view. So, again, some of those features
 4 such as the (inaudible) decorative stone and brick
 5 as well as (inaudible) on this building.
 6 The building heights are ranging somewhere
 7 between 33 and 35-foot high. Important to note that
 8 that's not much more than what you see with typical
 9 two-story homes. A few from the southeast corner.
 10 And then just touching on some of the materials that
 11 are being used.
 12 We want to emphasize, we are only looking
 13 at the best quality materials to be utilized on the
 14 exterior on these buildings utilizing decorative
 15 asphalt architecture shingles as well as siding and
 16 modular brick there as well as some of these
 17 features shown and some of the accent trim and
 18 molding like we said already with the crown molding
 19 and the trim around the columns.
 20 So with that, just before we get into Q
 21 and A, I wondered if we might just have a quick
 22 comment from the park district?
 23 MR. HARRISON: Hi. My name is Pete Harrison.
 24 Address would be 3 Tennis Club Lane, South

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1 Barrington. I'm on the board of directors for the
 2 park district.
 3 Thanks, guys, for, you know, letting me
 4 say for a second. I think in addition to what
 5 they're proposing is what are we going to do with
 6 the money that if they close, what we would do with
 7 it. So I think that's important as a community to
 8 know that it's not -- what we're doing with it, and
 9 I think that's important.
 10 We've had referendums -- so first of all,
 11 this goes way back to 2004. There's a long history.
 12 I could spend two hours on talking about how we got
 13 it, why we got it, all that, but where we are today
 14 is -- we had a referendum. We've got a few. The
 15 most recent one passed in April. And a lot of
 16 voters voted on that allows us to sell the property.
 17 We are selling the property to do capital
 18 improvements.
 19 Now, the past referendums when we sold --
 20 when we were approved to sell the property, we had a
 21 higher bond rate. We had a higher interest rate.
 22 What we did as a board about three years ago was
 23 at -- literally, at the lowest point, we refinanced
 24 all of our debt.

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1 By refinancing the debt, now we can take
 2 any monies from the sale. We no longer need to pay
 3 down debt with it because we were able to
 4 restructure our debt. We're able to put almost all
 5 of it back into the community.
 6 So (inaudible) park, I don't know if
 7 you've been there lately, literally hasn't been
 8 touched in 40 years. We've got a bunch of Band-Aids
 9 on it. We got sometimes caution flags, kids can't
 10 even use it. And that's really our only interior
 11 park besides Community Park or the park district
 12 itself that serves a majority of the South
 13 Barrington residents. So that's going to be one of
 14 the first things that we put a lot of money and
 15 effort towards.
 16 In addition to Community Park, which is in
 17 the woods, some of it was built on landfill from
 18 Toll Brothers, and so there's some cracking of the
 19 tennis courts, so we're going to fix all that. We
 20 are going to be putting pickleball courts all over
 21 the place in addition to also doing some updating
 22 here at the club.
 23 So we're in a fortunate situation where we
 24 were able to refinance our debt, put a lot of this

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1 money, almost all of it is going to go towards
 2 capital contributions for the entire village to
 3 hopefully be able to utilize and appreciate.
 4 CHAIRMAN MCCOMBIE: Thank you.
 5 MR. DIENER: With that, we can open it up for
 6 questions, comments.
 7 CHAIRMAN MCCOMBIE: Again, what I'd really like
 8 is whoever wants to talk about anything, if they
 9 just come up to the microphone and state their name
 10 and their address and talk about the project.
 11 AUDIENCE MEMBER: Hi there. (Inaudible) 12
 12 Acadia Drive, so the community that's adjacent to
 13 the property we're discussing right now.
 14 I have a few questions, and then I'll let
 15 the rest of my community come up and have their say
 16 as well, but regarding the access point on Acadia,
 17 is there a reason for a third access point? Was
 18 there a particular purpose for that?
 19 MR. PLACEK: Yes, so it's always consciousness
 20 in design to try to (inaudible) the access point to
 21 the property only because of -- only because we want
 22 to be sure that there's no, in terms of a fire
 23 access perspective, just always be cognizant of
 24 (inaudible) some kind of a challenge.

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1 Obviously, you know, we're very cognizant
 2 of the community, and some of the concerns expressed
 3 about making that even while (inaudible) access
 4 point, and it was operated very similarly to the
 5 other access points on the property.
 6 We did hear the concerns of the community
 7 relative to making any gated access so we have
 8 since, you know, made it so it's just an emergency
 9 access only just to provide that, you know -- it's
 10 almost like if anything were to ever happen access
 11 point, you have it. It's just from a sensible
 12 design perspective made sense to continue to
 13 maintain that, plus there was already the existing
 14 (inaudible) provided for that to allow for access to
 15 be granted.
 16 AUDIENCE MEMBER: Could that third access not
 17 be off of Bartlett? Would that be an option?
 18 MR. PLACEK: In terms of -- where? The concern
 19 about secondary access points off either Bartlett
 20 Road or off of Illinois 59 is due to requirements
 21 from IDOT and Cook County DOT where the highway
 22 jurisdiction for those two, typically, they do not
 23 allow for additional access points such as that. So
 24 that's why we were limiting it to the emergency

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1 access thinking that that was going to potentially
 2 be a very uphill battle and maybe not even want to
 3 be granted by the Cook County DOD.
 4 AUDIENCE MEMBER: Okay. And would moving this
 5 access point alter your purchase plans at all if
 6 that was something that moved forward that we were
 7 able to completely remove the access point, then
 8 would that change your plans for purchase?
 9 MR. DIENER: Go ahead Steve.
 10 MR. STEVE JOHNSTON: No, I don't think that
 11 would adjust our purchase plan for the property.
 12 It's more just working with the fire department.
 13 Like we've had discussions with them about this, the
 14 more access points they have, the better.
 15 As far as the functioning that we need for
 16 our facility is two access points, we would only
 17 need to function, but I think that really just goes
 18 back to working with our friend at the fire
 19 department as well.
 20 AUDIENCE MEMBER: Sorry. One last question is
 21 regarding the -- I believe there's a retail store on
 22 the plans and after school care services. Would you
 23 be able to tell us a little bit more about that, and
 24 what the plans are to sell in your retail store and

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1 if the school will provide after school services
 2 what that will look like.
 3 MR. BRUCE JOHNSTONE: So there are no after
 4 school care services. All students are picked up
 5 3:00 p.m. at school dismissal.
 6 As far as the, you know, you called it the
 7 retail center. It's a school store. The function
 8 of that is really supporting from a financial
 9 standpoint, supporting the school. So it's owned by
 10 the school. Things like home goods, cleaning
 11 supplies, student uniforms, you know, when those are
 12 needed is what's sold there.
 13 There's also a kitchen there where
 14 students have their cooking classes, and so their
 15 baked goods are produced, let the parents purchase.
 16 A lot of times what happens is, you know,
 17 parents stop by the school after dropping off their
 18 students. They might have a coffee, connect with
 19 other parents, purchase a few things. That's the
 20 function of that.
 21 AUDIENCE MEMBER: Okay. Thank you.
 22 DR. JOIS: My name is Dr. Jois. 22 Acadia
 23 Drive right on the street we are discussing here.
 24 My wife and I (inaudible) so we welcome

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1 the opportunity to speak to you. Thank you for the
 2 presentation. A lot of detail is really helpful.
 3 One of the things I would like to ask is
 4 going back to Acadia Drive, because we live there,
 5 we're a community of multiple homes on Acadia Drive,
 6 and we only have two access points today for a bunch
 7 of homes that are all there for residents, one
 8 towards where it ends up on Penny, and the other one
 9 on Bartlett just by the -- (inaudible) so why then
 10 do you truly need a third point of access?
 11 I understand the emergency on the
 12 conversation and the northeast or the southwest
 13 exits as probable uphill tasks maybe, but from where
 14 I come in as new residents, when we purchased the
 15 property, this was meant to be, or we were told it
 16 was meant to be a park, and the wetlands would be
 17 completely preserved. So we came from where we
 18 lived before to a very quiet locality, we thought.
 19 To hear about a complex this scale and a
 20 parking lot of that size, I understand the numbers,
 21 it just definitely concerns me that this is even up
 22 for consideration.
 23 If anything, Acadia Drive today, if you
 24 just, for two years in COVID you won't leave home.

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1 And outside on my porch watching who goes up and
 2 down the street, and I've seen that drive evolve
 3 with the homes. Typically, it's seniors walking up
 4 and down. There's children playing up and down.
 5 There's strollers going up and down.
 6 Any form of entry, as much as it is gated,
 7 if you go further down to the old development on --
 8 off Penny, south of Penny, right, which is also told
 9 there's development, there's a section there, the
 10 Regency, which is gated. You have to stand there
 11 and see the number of cars that actually turn there
 12 believing there's an entry point there.
 13 Even if this would be gated and
 14 potentially closed for the most part, nothing
 15 anywhere, even a sign somewhere telling them there
 16 is no entry into this property from Penny to Acadia
 17 is going to prevent people from driving up and down.
 18 And we're a lane that doesn't have any sidewalks.
 19 So we see children. We see seniors. We see people
 20 walking up and down Acadia all the time.
 21 (Inaudible) traffic not going to substantial.
 22 Regardless, there is nobody who's going to police
 23 that entry -- those entry points up and down that
 24 prevent people from turning in, hoping to enter and

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1 then finding there is to entry.
 2 So given that, my sincere ask would be to
 3 reconsider the entry on Acadia because it leaves
 4 open the potential for people to drive it. And,
 5 perhaps, not even knowing that there is a
 6 possibility of getting in there, and then realizing
 7 it isn't -- and having to go back onto Bartlett.
 8 For a residential lane to carry traffic
 9 inadvertently I think is just a risk posed to people
 10 who live on the street.
 11 One other question I had would be to, do
 12 you host events? Is it a plan? And is that some --
 13 once a year, multiple times a year, where there
 14 would be more people congregating at the property?
 15 MR. DIENER: Thank you very much for your
 16 questions. They're all very valid, and we -- just
 17 to address the first point, as I recognize that as a
 18 concern, you know, also living in that quiet
 19 neighborhood right now in a cul-de-sac actually on
 20 the end and have, you know, those same concerns as,
 21 you know, folks come down, maybe turn around and try
 22 to get out, I think what we're trying to do right
 23 now as it relates to the address of the property,
 24 (inaudible) folks coming in and potentially needing

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1 to turn around.
 2 We're looking to achieve a Bartlett Road
 3 address for both properties, and we'll work very
 4 closely with the village to do so. In addition to
 5 that, all the congregants and the school goers are,
 6 obviously, going to a destination. They're going to
 7 be going there every Sunday or going there during
 8 the school days when school is present, so they're
 9 going to know where they're going even if for some
 10 reason first time they go to this destination they
 11 were to use Google Maps. I did so from Bartlett. I
 12 did so from Roselle, some of the other communities,
 13 all the communities coming south they will be going,
 14 you know, potentially up 59 or Bartlett Road.
 15 So I really think we would be very, you
 16 know, conscious and concerned that we don't
 17 interrupt the quiet community you have on Acadia
 18 Drive as well. And then as to the special occasion,
 19 I'll hand that over to Steven.
 20 MR. STEVE JOHNSTONE: That's a very good
 21 question on the special events. Over the past ten
 22 years we went back and looked at our history. We've
 23 had eight special events in the past ten years, and
 24 it's kind of like winning the lottery. We'd like to

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1 host this event. And currently Minneapolis is
 2 building a brand new facility, Philadelphia is
 3 working on one, New York has a new one. And New
 4 Jersey has a new one. Columbus, Ohio is (inaudible)
 5 facility. We see our opportunities to host these
 6 facilities getting dimmer and dimmer and dimmer, but
 7 we'll hope to host one somewhere along the way.
 8 And currently, we work closely with the
 9 local police department where we're at to help
 10 direct traffic. We have spoken with the police
 11 department here. They are very happy to help. This
 12 will be a very easy one for them compared to some of
 13 the other facilities in this town. So I don't think
 14 even on a special event you'll find the traffic to
 15 be a problem. It will be --
 16 DR. JOIS: Final point. This task with IDOT
 17 having worked for Illinois, I understand the
 18 transportation side of things a little more deeply
 19 than I would care for, but is that a normal provider
 20 from IDOT, or just a uphill battle.
 21 MR. PLACEK: The short answer with the IDOT
 22 discussions is we've had introductory dialogue
 23 (inaudible) IDOT and Cook County IDOT. (Inaudible)
 24 concerning the two accesses currently shown, the

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1 right in, right out. It was noted that IDOT wasn't
 2 going to grant a full access in the initial e-mail
 3 dialogue that we have had with them.
 4 Knowing that they've already limited one
 5 access point, so right in, right out, in my
 6 experience typically means that a second right in,
 7 right out is very unlikely. In relation to Cook
 8 County DOT, again, that's where our full access
 9 point is. I think just based on, as you can
 10 understand the traffic counts relative to that, it's
 11 pretty unlikely that we'd be granted a second access
 12 point there as well.
 13 And really (inaudible) showing here is
 14 having two access points active access points.
 15 Obviously, we're still requesting (inaudible) Acadia
 16 Drive, and that may be to some extent to support
 17 should there be a special event and allow for a
 18 little bit of further (inaudible) to minimize
 19 traffic concerns that potentially have that access
 20 point.
 21 And, again, be something that would be
 22 potentially policed or worked closely with the
 23 local. (Inaudible)
 24 DR. JOIS: And that last point that you made,

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1 perhaps, is my largest concern. I don't think in
 2 normal scope of life this would even be a
 3 consideration for someone to use Acadia Drive at
 4 all. It is for those dates when there is overflow,
 5 and they need to open the gate, then residents going
 6 in and out of Acadia Drive, that's our only entry
 7 point for the most part.
 8 And those are the dates, when there's
 9 going to be heavier flow from the residents and
 10 you're using that exact exit point (inaudible) will
 11 a serious concern so that thank you for the time
 12 you've given me.
 13 CHAIRMAN MCCOMBIE: I just want to make sure.
 14 It's a very important point. There's not going to
 15 be access. If the church gets busy, you're not
 16 going to open up Acadia; right?
 17 MR. PLACEK: No, the whole point of the idea is
 18 for emergency access only. I think as we mentioned
 19 here, any special event that ever happens is, you
 20 know, once...
 21 MR. STEVE JOHNSTONE: I don't see us using that
 22 ever -- emergency access -- even on a special event
 23 we would not use Acadia Drive.
 24 CHAIRMAN MCCOMBIE: Okay. I want to make sure

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1 that there's no use of this -- only if there's an
 2 emergency, and you would call the police or you
 3 would call the fire department, and they would man
 4 that entrance.
 5 MR. STEVE JOHNSTONE: That is correct.
 6 CHAIRMAN MCCOMBIE: Okay.
 7 MR. STEVE JOHNSTONE: That is what we
 8 discussed.
 9 DR. JOIS: Thank you.
 10 MR. BERLIN: Good evening. Ed Berlin. 4
 11 Rainier Circle. If I understand properly from the
 12 traffic survey that had been done, that was done
 13 towards the middle or end of June. Has any
 14 consideration been given to when the school year
 15 would start because there's also an elementary
 16 school that's right at the corner of Penny Road and
 17 Bartlett Road. And there's going to be significant
 18 bus traffic, parent traffic, and teacher traffic
 19 probably about the same hours that your school is
 20 going to be going on, so I was just curious if
 21 there's any consideration to that is my first
 22 question.
 23 JAVIER: Thank you. You're correct. The
 24 counts were conducted and school certainly wasn't in

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1 session. The state has adjustment factors for
 2 month, you know, to take that into account, we can
 3 certainly take a look and choose August, September,
 4 October, which one is the highest one and apply the
 5 factor. I don't believe it's going to change that
 6 much, but we can do that.
 7 MR. BERLIN: Just curious if there's an --
 8 JAVIER: (Inaudible) just in case.
 9 MR. BERLIN: Okay. Thank you.
 10 Also, in looking at your plan here, from
 11 my perspective, it seems like there's a lot of, you
 12 know, asphalt, a lot of construction products going
 13 in a very natural area right now.
 14 Has there been any environmental studies
 15 or anything done to see if there would be any impact
 16 on animals or vegetation that are, you know,
 17 protected in the area?
 18 I know of some construction projects in
 19 adjacent communities that have been kind of shut
 20 down due to the fact of like a bee situation or
 21 protected just want to make sure that that's been a
 22 consideration then as well.
 23 MR. PLACEK: Yes, that's one of the first
 24 things we do have when we look at a site is complete

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1 both an IDNR and an IHDA so (inaudible) Department
 2 of Natural Resources you check to make sure there's
 3 no endangered animals in that area, so we have done
 4 that. We have completed that task, and it's come
 5 back that there's nothing from an endangered
 6 species.
 7 I'm also aware of the rusty bumble bee.
 8 I've had to deal with that at other sites so -- and
 9 also I believe the landings -- (inaudible), I don't
 10 know, but neither of those were present or any
 11 endangered species nor was there any historical
 12 preservation elements pressing on this site as well.
 13 I think it's been already highlighted in
 14 terms of naturalized aspect. (Inaudible) any
 15 development there's going to be some changes to
 16 what, you know, was previously there. We think what
 17 this development has done certainly as much as
 18 possibly could be done (inaudible) maintaining the
 19 wetlands.
 20 In terms of permanent impact, it's right
 21 around a tenth of an acre, which is -- a tenth of an
 22 acre is the typical threshold, anything over a tenth
 23 of an acre triggers wetland mitigation and impact
 24 fees. And anything under that is -- so we feel like

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1 we've done as much as we can to preserve the natural
 2 environment, especially particularly around the
 3 edges of the site, which we tried to illuminate in
 4 our presentation.
 5 Again, being conscientious of the
 6 neighborhoods that we're coming into, trying to
 7 reflect some of the natural aspects of those
 8 neighborhoods, again, that's where we were looking
 9 at the landscape plans and seeing how can we further
 10 enhance what we were providing to ensure that this
 11 fits right in the community.
 12 MR. BERLIN: Okay. And then my final question
 13 is, is this school going to be something that would
 14 be open to members of the community, or is it only
 15 open to members of the church?
 16 MR. BRUCE JOHNSTONE: That's a good question.
 17 It's specifically been -- school specifically been
 18 founded by members of the PCD for families and the
 19 students of the church community, which is why we're
 20 very happy about our ability to control the quantity
 21 of students. We're not likely to be recruiting
 22 (inaudible) larger than what we'll, you know, you
 23 know carry 50 students maximum. So, yeah, just
 24 students within the church community.

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1 MR. BERLIN: Okay. Thank you very much.
 2 CHAIRMAN MCCOMBIE: Thank you.
 3 MR. PATEL: Good evening, everybody. I'm
 4 (inaudible) Patel, 81 Acadia Drive. (Inaudible)
 5 proposed entrances. So thank you for the
 6 presentation.
 7 And question for me before the zoning
 8 commission and also for you is, you know, again,
 9 entrance from Acadia Drive, even for the emergency
 10 is the biggest concern for the people living in that
 11 community.
 12 So if that entrance is not available,
 13 would that change your plan to build the church and
 14 school over there if the zoning commission disallow
 15 entrance even in emergency entrance from Acadia
 16 Drive.
 17 MR. DIENER: Well, I think it's just important
 18 to note, first off, as it relates to zoning, this is
 19 zoned for school and church use so I don't think
 20 it's a zoning question.
 21 But as far as our plans for the site
 22 development, I think Steve answered that earlier in
 23 relation to the question around whether we would
 24 move ahead with the purchase of the property, and I

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1 don't believe that would change our intentions.
 2 MR. STEVE JOHNSTONE: That is correct. We
 3 don't need that third entrance to function properly
 4 on the property, so I think we would proceed. But
 5 it just comes back around to our friends at the fire
 6 department, which they have been very helpful and
 7 accommodating, but emergency life safety issues,
 8 (inaudible) it's there, so why not have it as a
 9 backup.
 10 MR. PATEL: Because, you know, my question is,
 11 you know, what we have heard at the last meeting
 12 that church and school is not considered a retail or
 13 commercial building. So then why does it need three
 14 entrances? Like our community where we have 56
 15 homes, we only have two entrances. And even -- you
 16 know, we get emergencies as well. We only have two
 17 entrances, and why does school and church, which
 18 probably what we heard from the traffic person that
 19 is going to create probably less of traffic impact,
 20 why does that need three entrances?
 21 CHAIRMAN MCCOMBIE: So actually, I asked the
 22 church to bring -- the chief asked -- the chief, the
 23 fire chief is here. And maybe -- would you mind
 24 talking a little bit about that third entrance if

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1 there's a desire for it or not?
 2 CHIEF MOTISI: Absolutely. First off, good
 3 evening. My name is Scott Motisi. I'm the Fire
 4 Chief for Barrington Countryside Fire Protection
 5 District.
 6 The proposed property is in our
 7 jurisdiction. About three months ago, the
 8 congregation came and started looking at the plans
 9 and asked for my opinion on a project like this.
 10 With that being said, I've viewed other
 11 projects that have had entrances and egresses like
 12 this, and the reason for this is it's not only for
 13 fire, but emergency medical services, police
 14 activity, active assailant incidents, and
 15 everything.
 16 Technically, to have these ingresses and
 17 egress and have an emergency access on Acadia, I was
 18 asked if, if approved, would they move forward, and
 19 I said yes.
 20 Now, with that being said, the Barrington
 21 Countryside Fire Protection District does not have
 22 an opinion on what is decided eventually from the
 23 builder and the zoning board as well. When 911 is
 24 called, we will handle the situation. Just

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1 understand that there is that possibility that due
 2 to traffic, also due to whatever instances that
 3 might come, there might be a slight delay or
 4 blockade or situation where that drive on Acadia
 5 would be of value, for example, if it was an active
 6 assailant situation, and we had multiple victims,
 7 and I had to bring in 20 or 30 ambulances for the
 8 kids that are there, to have that to be able to
 9 transport patients to the hospital with the
 10 ambulances would be of great value to me.
 11 So what I will say is that our
 12 jurisdiction does not have an opinion on this. We
 13 will not stand either way on it. Whatever is
 14 decided by the zoning board and also the builders
 15 and the contractors, we will work with. But, again,
 16 I think you heard the reason why initially in the
 17 plans this was put in.
 18 MR. PATEL: Thank you for that. So I think
 19 with that, at least as a community, we would feel
 20 that we would request zoning commission to not even
 21 allow any sort of an entrance from Acadia Drive, not
 22 even emergency entrance.
 23 If it is not needed, why it needs to be
 24 there. Public school, Barbara Rose has only one

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1 entrance. I have checked it personally five times,
 2 and I live right across. There's only one entrance.
 3 And that's a public school, much more than 50, 25
 4 students. I think it has 500, a thousand students
 5 over there. I'm not sure how many, but it only has
 6 one entrance.
 7 So I think at the least for the community
 8 and our like, you know, just to avoid any potential
 9 issues in the future, we just want zoning commission
 10 to disallow any type of an entrance from Acadia
 11 Drive.
 12 One more question is, again, for the
 13 zoning commission that what we learned at the last
 14 meeting that while this is not commercial property
 15 the re-zoning may be required because the area was
 16 more for use of parks only; is that correct?
 17 CHAIRMAN MCCOMBIE: No. This land C, which is
 18 close to the -- closer to Regency Park District
 19 purchased and also this which is called N in the --
 20 we sent information about the PUD and what was in
 21 it.
 22 And in it, as the park district bought it,
 23 the zoning board through the PUD gave them
 24 permission to build a building on C and on N no

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1 larger than 45 feet tall, but the plan was to have
 2 either indoor tennis or indoor soccer fields or --
 3 and make it a community event if somebody would buy
 4 them. So there was never going to be just a park
 5 there.
 6 MR. PATEL: Okay.
 7 MR. MCCOMBIE: So that was never going to be a
 8 possibility. They paid a lot of money for that
 9 land, and they were always going to sell it with the
 10 thought that something was going to be built there.
 11 MR. PATEL: Right. But you said so the initial
 12 PUD zoning was -- (inaudible) indoor play facility.
 13 Would having a church require any type of re-zoning
 14 over there?
 15 CHAIRMAN MCCOMBIE: It actually says in the PUD
 16 that a church is and a school are one of the
 17 permitted uses for that land. So it's already
 18 permitted for schools and for church.
 19 MR. PATEL: Okay. Thank you again. And that
 20 is our -- at least my request probably that, you
 21 know, the access from Acadia should not be granted
 22 at all. Thank you.
 23 CHAIRMAN MCCOMBIE: Thank you.
 24 MR. VASSELLI: May I ask a question?

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1 CHAIRMAN MCCOMBIE: Yes.
 2 MR. VASSELLI: How are you doing? So,
 3 obviously, out of all the questions we have had up
 4 here, I think everyone will -- except for one or two
 5 have been about Acadia Drive. So just -- I wanted
 6 to just get -- what are like traffic or control or
 7 suppression techniques that are used, and maybe this
 8 is a question for the fire, but probably it's for
 9 the traffic consultant to mitigate any impact on
 10 communities with regards to the concerns that we're
 11 here to -- literally this meeting is called for --
 12 to hear the residents' concerns about this proposed
 13 project. So what are traffic control suppression
 14 methods that are used to mitigate the impact on
 15 communities that would be applicable to this
 16 location.
 17 JAVIER: Okay. Let me see if I understand
 18 this. If the connection is made as an emergency,
 19 what mitigation measures are available?
 20 MR. VASSELLI: Correct, for Acadia.
 21 JAVIER: For Acadia. Well, first of all, if
 22 the exits emergency only -- if an emergency happens,
 23 the fire chief can certainly chime in on that,
 24 emergency vehicle most likely, and I'm sorry I

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1 don't -- most likely somewhere in here, my
 2 experience would be to actually bring them out to
 3 Bartlett enough to go straight on Acadia Drive just
 4 doesn't make any sense because (inaudible) emergency
 5 vehicles and people that might be here if something
 6 happens to go through a residential street.
 7 Bartlett is a collector street, meaning it was
 8 designed to collect the traffic for all the
 9 residential developments.
 10 CHAIRMAN MCCOMBIE: Like an artery.
 11 JAVIER: It's even bigger -- this is collecting
 12 from all of those homes.
 13 MR. VASSELLI: I apologize. I'm learning about
 14 all this now.
 15 JAVIER: You're right. 59 is an artery. It
 16 carries a lot more (inaudible) and a lot more than
 17 Acadia.
 18 Besides that, the only other thing, and,
 19 again, this would be for the village to look at and
 20 decide, and also for the residents to chime in some
 21 type of traffic control.
 22 I mean, when I say traffic control,
 23 techniques, sometimes people have said, my God so
 24 much traffic so fast, we don't have sidewalks like

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1 they said. So there might be some techniques to
 2 actually slow down traffic in the area to actually
 3 protect those pedestrians. That is something that
 4 would have to be looked at from the village's
 5 perspective, whether it's something that they will
 6 be willing to look at or even implement.
 7 MR. VASSELLI: And just for the record, what
 8 are examples of --
 9 JAVIER: Examples, yes. So one of the most
 10 common ones would be speed humps. Not bumps, the
 11 hump it's like very large, low. And what it does,
 12 is it really slows you down because you, as a
 13 driver, feel that you are going on a roller coaster.
 14 You could also do what they call -- I
 15 forgot the name now, but it's basically like -- so
 16 you're reducing the width on one side and reducing
 17 it on the other side. When you're doing these --
 18 let me do it in here.
 19 So you create a bump out here and a bump
 20 out here. So visually, it looks like you're
 21 narrowing the road while in reality you still have
 22 the two lanes. But visually, it gives that driver a
 23 queue that it's -- it's narrow, I need to slow down.
 24 There's a bunch of other ones. I'm just coming up

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1 with the most common ones, you know.
 2 MR. VASSELLI: And those queues someone who --
 3 the first responder would know about those queues,
 4 the visual queues?
 5 JAVIER: Correct.
 6 MR. VASSELLI: They would recognize that so it
 7 wouldn't impair them from getting emergency vehicles
 8 out?
 9 JAVIER: Correct.
 10 MR. VASSELLI: Because we are always -- Acadia
 11 is solely an emergency access.
 12 JAVIER: It's always going to be only emergency
 13 if needed.
 14 MR. VASSELLI: Okay.
 15 TRUSTEE KWASEK: I'm getting confused. Aren't
 16 we really talking about situations that is only for
 17 fire department use?
 18 MR. VASSELLI: Yes.
 19 TRUSTEE KWASEK: What's commonly done in those
 20 situations whether it's an entrance door or a gate,
 21 it's a little key box called a Knox Box, and the
 22 fire department has a key. I don't know if the
 23 police gets a key. They are the only ones that have
 24 a key. They're the only ones that can open the

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1 gate. That makes it real simple. That makes it
 2 pure emergency and emergency is not an overflow from
 3 an event. An emergency is not some other thing.
 4 It's strictly their use, that's it. Nobody else
 5 gets a key. Chief, am I right?
 6 CHIEF MOTISI: Yes, sir. So we as -- so
 7 Barrington Countryside Fire Protection District
 8 covers 54 square miles of the communities, including
 9 South Barrington. What the gentleman was speaking
 10 of is that if this emergency access is granted, it
 11 would be a gated system where the only access will
 12 be emergency responders.
 13 And what the gentleman is talking about is
 14 what is known as Knox Box. What a Knox Box is, it's
 15 a key given only to emergency responders that are on
 16 our apparatus. We drive up to the scene. We would
 17 turn the key to this gate, and then it would open
 18 for us or close for us.
 19 Nobody else, including the church or the
 20 congregation, would have access to this entrance
 21 right here or to be able to open and close it.
 22 MR. PATEL: Correct. And thank you for that.
 23 I just have a follow-up concern for that as somebody
 24 from us already mentioned, the people can still, if

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1 there's an access, somebody can get in from the
 2 Bartlett over here, thinking that they can get
 3 access because they won't know that there is a Knox
 4 Box, and it's only emergency entrance, and then they
 5 have to turn around here.
 6 Now, we heard from the Church that it's a
 7 small congregation. It won't happen. It's a closed
 8 community, but still a concern. And why that to
 9 allow when so many residents have a concern of an
 10 access from Acadia Drive.
 11 As I say, there are two entrances, one
 12 from the artery; one from the collector big enough,
 13 small congregation, small number of people at a time
 14 in the building where a bigger building like Barbara
 15 Rose has only one access. Why do we need a third
 16 emergency access? We don't.
 17 That's what our concern is. And as a
 18 zoning committee and members that's what we want you
 19 guys to hear and do something about it. We can put
 20 emergency exits everywhere probably, but then people
 21 will come to that access looking to get in there
 22 because we won't know.
 23 TRUSTEE KWASEK: If there's no sign that says
 24 church, turn here, how is anybody going to know that

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1 that road that identifies a residential development
 2 goes to a church?
 3 MR. PATEL: I don't know this. I don't know.
 4 But why do you have an access over there? That's
 5 what I don't understand.
 6 CHAIRMAN MCCOMBIE: But I think there will be
 7 the same number of people who go there if it's not
 8 connected or if it's connected because no one will
 9 know whether it's connected or not, and you're not
 10 going to reduce the traffic. I think he's
 11 absolutely right. The same number of people who
 12 think they can get there will go on Acadia whether
 13 the road goes through or not.
 14 TRUSTEE KWASEK: I disagree. I disagree.
 15 CHAIRMAN MCCOMBIE: Just one second.
 16 MR. PATEL: I'll finish. Thank you. I'll let
 17 somebody else.
 18 MS. HOSETTE: Hi. My name is Ashley Hosette.
 19 I'm at 35 Acadia. 35 Acadia is actually almost on
 20 that map there. All the way, almost at the
 21 entranceway.
 22 I just want to echo because as you can
 23 hear I have like 40 or 50 people from my community
 24 here. We're extremely concerned.

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1 Let me just paint a picture of what goes
 2 on down in the area. We have our own little walking
 3 trail. Our subdivision does not have sidewalks. I
 4 would say there's probably like 300 people counting
 5 like the other streets that use that walking trail.
 6 We have a mailbox for our entire street. There's
 7 two mailbox units, you know, a cluster mailbox. So
 8 we have a cluster mailbox right in our yard, which
 9 is right on the left side of that map where our
 10 house is, and that is constant cars stopping.
 11 I have two little ones, like 1 and
 12 3-year-old. Just in the houses just around me, my
 13 neighbors, there's 15 little kids all under the age
 14 of four; okay. I haven't even counted the other
 15 ones. I mean, it's a busy area. I'm extremely
 16 concerned. And I hear that you guys are concerned
 17 about safety, and we are too. And we want to work
 18 with you. I mean, I'm christian as well. I'm
 19 extremely concerned.
 20 And I want to echo what Hemal said. We'd
 21 have two access points, okay. What if you guys have
 22 a catastrophe, and you're blocking my access point.
 23 They're going to have to come down the other side of
 24 Acadia, but that other side also goes to the rest of

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1 the homes. There should be no reason to have a
 2 residential -- to have a church access from
 3 residential community.
 4 Have you guys looked at any other churches
 5 with residential access? I know Willow -- I mean,
 6 they have their own entrances and exits. I feel
 7 like this is kind of like an easy way out. I mean,
 8 there's a stub there. I mean, we were supposed
 9 to -- we were told that there were going to be
 10 residential homes. So there would still be homes
 11 and, you know, at least we could walk down the
 12 streets.
 13 I mean, I know you guys talked about in
 14 your traffic study like, you know, same amount of
 15 traffic, but at least we could walk down the street.
 16 It's going be gated. And what if we have a
 17 catastrophe at the same time you guys do. I'm
 18 extremely concerned, and I just think it's almost
 19 like a cheap way or easy way out.
 20 And, you know, obviously, it's not past
 21 (inaudible) expensive to build on the land, and I
 22 think you guys are going to have to pay for that
 23 third access point from another area if you want the
 24 third access. It just cannot be.

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1 And you know what, if you want to just
 2 stop the road there and leave it grassy area and
 3 just leave that grassy area open so if there was a
 4 catastrophe, then just, you know, the fire truck
 5 would know to just go down there, but to build a
 6 road, and you're talking here -- I mean, we have
 7 saved our money for however long we have, you know,
 8 \$2 million houses, and we're going to be there for
 9 20, 30 years. We're raising our kids, and you build
 10 a road there, and are you guys going to be there in
 11 30 years? I don't know. It's probably going to be
 12 (inaudible) but we need to ensure the safety of our
 13 community, and I think I'm speaking for all of us,
 14 and I just hope -- I know you mentioned the IDOT,
 15 and we want to work with you and Cook County.
 16 Have you investigated any other entrance
 17 points?
 18 MR. PLACEK: From our perspective, we're just
 19 trying to ensure that -- again, we are showing right
 20 now, previously, we had shown three access points to
 21 this property, one from -- a full access from Acadia
 22 Drive, one from the Illinois 59, one from Bartlett
 23 Road.
 24 Again, hearing everyone's concerns

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1 previously, you know, we had seeked (sic) an
 2 emergency access point to Acadia Drive, so I do
 3 think we've already listened to, accommodated,
 4 considered those concerns, and in maintaining our
 5 initial two access points.
 6 I'm sure there could be further
 7 explanation regarding potentially the material of
 8 the roadway. I mean, there are other options from
 9 emergency standpoint. There's grass street pavers
 10 that give the illusion of -- give all appearances
 11 that it's just grass and that could be certainly
 12 something that --
 13 MS. HOSETTE: But to have --
 14 MR. PLACEK: The gate is in place. And, again,
 15 I think that is previously described and (inaudible)
 16 as a Knox Box that's only accessible to emergency,
 17 you know, members only. It's not even to the church
 18 or to the school. So the only use of that is in
 19 situations as deemed where that's even necessary to
 20 be used.
 21 I mean, I think we're all talking about
 22 something that's -- an event that is -- where it
 23 would truly be needed, where it may be a lifesaving
 24 element and maybe something that saves someone's

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1 life. And I think that's really the thought process
 2 behind, you know, maintaining --
 3 MS. HOSETTE: And I appreciate your concern,
 4 but I think, and I appreciate you adjusting your
 5 plans, but I think it needs to go a little bit
 6 further because we're all concerned about the access
 7 on Acadia. There should be no access on Acadia
 8 period. The road should be just kept at the stop.
 9 I'll just leave it at that, but I would strongly
 10 consider looking at other entrance points on
 11 Bartlett.
 12 MR. PLACEK: Understood.
 13 MR. PATEL: And, again, just a quick thing, I
 14 don't even think the third entrance is needed from
 15 what we heard from the fire chief over here. I
 16 mean, two entrances are enough. Why we need a third
 17 entrance just because it is allowed in the, whatever
 18 the PUD on the parcel and just to let it be there, I
 19 don't think that is reasonable after hearing 50
 20 people say no.
 21 I mean, I don't think I'm going to ask a
 22 judge to do anything about it. I'm going to ask the
 23 board to do that for their constituents. That's the
 24 board's responsibility not the church's

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1 responsibility. (Inaudible) for the buyer or
 2 whatever you want to call them, but as the village
 3 board members, it is your responsibility to hear
 4 this 40 people out who are clearly saying no, a
 5 complete no. No access from the Acadia Drive, and
 6 you should respect that, and you should do that for
 7 this community. Thank you.
 8 CHAIRMAN MCCOMBIE: Okay. Anybody?
 9 MR. JANOWIAK: Hi, My name is Steve Janowiak.
 10 Favorite person, I know. I live at 29 Shenandoah
 11 around the corner, and I think kind of listening to
 12 everything that I've heard so far, the people that
 13 want to eliminate the access to Acadia Drive are
 14 people that are affected by the access to Acadia
 15 Drive.
 16 The people that live on Acadia Drive and
 17 the people that live in this community are the ones
 18 that don't want the access to Acadia Drive. The
 19 people that want access to Acadia Drive are the
 20 people that don't live on Acadia Drive. They don't
 21 walk on Acadia Drive. They don't get their mail at
 22 the mailbox on Acadia Drive.
 23 So I'm a very logical person, it would
 24 seem to me that if the people that are affected by

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1 it the most, by definition of where they live, and
 2 they don't want it, and I -- I would actually think
 3 just slightly differently than my esteemed neighbor
 4 here, Patel, and I would not even put it on the
 5 village to deny the access.
 6 What I would do is I would request the
 7 church to change the plan because, you know, you
 8 want to -- you want to be part of the community.
 9 You want to be -- and your community literally is
 10 the people right next door. And to, you know, be
 11 part of the community and be, you know, enjoyed by
 12 the community and respected by the community and be
 13 happy with your community for the many years, I
 14 think it's -- you know, this site is going to be
 15 here for a long time. And I know you're leaving
 16 your church, the other church that was built in '79,
 17 you're going to be leaving this church too at some
 18 point; right?
 19 And the people that live on Acadia Drive
 20 will then have something else there, maybe a church,
 21 may not be a church. It will probably be
 22 something -- it's not going to be homes that's for
 23 sure.
 24 And having that access point to Acadia

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1 Drive will always be there, even after all of us are
 2 gone. And so I think we have to think about things
 3 outside of ourselves that affect people that aren't
 4 in this room that they will forever have to deal
 5 with this.
 6 And it is -- you know, it is a -- I
 7 know -- I know you want to save lives with the
 8 street, and I think it's a great idea. There's
 9 another place to put a third access point. So if
 10 you don't have an Acadia Drive access point, it
 11 doesn't mean people are going to die. Okay. I
 12 don't want to be melodramatic about it, but it
 13 doesn't mean people are going to die because you
 14 could have another third access point somewhere
 15 else, point number one.
 16 Point number two, if you don't have that
 17 access point there, then the people that are not
 18 wanting the access point who are most affected by it
 19 are going to be probably somewhat slightly happier
 20 that the church is in the community than always
 21 having the neighbors, you know, even if there's a
 22 gate or road bumps or whatever, while we may smile
 23 and say, oh, we love, you know, the church, it's
 24 always going to be like, that church over there.

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1 You know, it's just something to think about.
 2 And I did want to make a point of
 3 clarification because I know we're transcribing
 4 this. I believe Javier said that there was going to
 5 be the same amount of traffic with the homes that
 6 were originally planned. I think you said there was
 7 going to be 50 homes there. There was actually
 8 going to be 17 homes there. And 17 homes that were
 9 planned on the original PUD, just for the record,
 10 would absolutely not generate the same amount of
 11 traffic as 200 parishioners. I just wanted to make
 12 that clear because while I did interrupt once, and I
 13 apologize for interrupting, I wanted to make sure
 14 that -- that I didn't interrupt then so I just
 15 wanted to make the record clear.
 16 And then the other thing I wanted to
 17 ask -- the other thing I wanted to ask is, I know
 18 that -- I know the school is not -- it's just
 19 parishioners; right? Is the school like all
 20 inclusive with the transgender and LGBTQ and gender
 21 fluid children or --
 22 MR. BRUCE JOHNSTONE: The school is built like
 23 we mentioned for the families and students within
 24 the community with the intention that our families

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1 live by the values that we live by following the
 2 scriptures.
 3 And so, you know, while we have
 4 professionals that work within our schools that,
 5 perhaps, don't agree or, you know, share I should
 6 say the same value system or values, they -- instead
 7 we just ask that they respect our beliefs as we will
 8 respect theirs. So I guess that's the point that
 9 there is a mutual respect no matter who is from a
 10 professional standpoint, perhaps, staff.
 11 MR. JANOWIAK: So like if a child was exploring
 12 their sexuality in your school, and maybe they read
 13 a book from the park district that says, hey, are
 14 you sure you want to be a boy, or are you sure you
 15 want to be a girl, it's okay to ask the questions
 16 because --
 17 MR. VASSELLI: I just don't know the relevance
 18 of this to a zoning proceeding. I mean, we're here
 19 with regard to --
 20 MR. JANOWIAK: Okay. So I'll get to the
 21 relevance.
 22 MR. VASSELLI: Okay. Let's get to it then.
 23 MR. JANOWIAK: First of all, I just want to
 24 state that it seems that you don't want me to talk

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1 about this so --
 2 MR. VASSELLI: No, I don't --
 3 MR. JANOWIAK: So I was not interrupting you,
 4 so if you could not interrupt me, that would be
 5 great.
 6 MR. VASSELLI: This is a zoning hearing.
 7 MR. JANOWIAK: I understand that.
 8 MR. VASSELLI: And there are factors that the
 9 zoning board looks at, and there are factors such as
 10 traffic control and water --
 11 MR. JANOWIAK: Okay. So can I finish?
 12 MR. VASSELLI: I'm just -- I'm explaining to
 13 you what zoning means.
 14 MR. JANOWIAK: I understand. I'm in commercial
 15 real estate.
 16 MR. VASSELLI: Okay. Great. I don't want to
 17 interrupt you anymore.
 18 MR. JANOWIAK: So you're interrupting me now.
 19 MR. VASSELLI: -- has to do with the questions
 20 that you're asking.
 21 MR. JANOWIAK: You're interrupting me now.
 22 MR. VASSELLI: I'm just asking the question.
 23 MR. JANOWIAK: Okay. So all I'm saying is
 24 Barrington School District, Cook County, and the

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1 State of Illinois, are very, very pro transgender,
 2 gender fluid; okay.
 3 And having a school that doesn't
 4 necessarily support that, they're not going to be
 5 superexcited about it. I'm Roman Catholic, and I
 6 follow the same things -- I have the same traditions
 7 you do.
 8 All I'm saying is, if we can keep the
 9 church and this development as low key and low media
 10 as possible and not have this Acadia Drive blow up
 11 into the media, and have people look at, oh, what is
 12 this church about; who is this church, I think your
 13 entrance to the community is going to be a little
 14 bit more expedited, that's why I'm mentioning it
 15 because you don't want to have all these people
 16 looking at this development and looking at this
 17 church because they're all pro gender fluid,
 18 transgender, LGBTQ, all inclusive.
 19 So just something to keep in mind as you
 20 plan to have Acadia Drive built, the access to
 21 Acadia Drive built or not built because if it's
 22 built, if the access is built, then there might be
 23 more media wondering what's happening and more eyes
 24 on the church.

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1 CHAIRMAN MCCOMBIE: I think it's terribly
 2 inappropriate that you threaten the church.
 3 MR. JANOWIAK: I'm not threatening the church.
 4 CHAIRMAN MCCOMBIE: Okay.
 5 MR. JANOWIAK: All I'm saying is that this --
 6 we're going to have a lot -- there's going to be --
 7 there will be lawsuits with the village, okay, and
 8 it's going to become public. So all I'm saying is
 9 let's not make it public.
 10 CHAIRMAN MCCOMBIE: Okay.
 11 MR. JANOWIAK: All right. Thank you.
 12 MR. J. PATEL: Good evening, my name is Jamie
 13 Patel. I live at 15 Acadia Drive. My first
 14 question, if the sale was to proceed, what is the
 15 timeline that you would expect to have construction
 16 start, and when would it end?
 17 MR. PLACEK: Great question. The goal of the
 18 development is to advance the timeline as quickly as
 19 we can within the realm of the required rules and
 20 regulations. Leave it kind of at that. I think
 21 start construction as soon as we are able to and get
 22 the necessary permits and approvals to do so. And I
 23 don't really have a better timeline than that
 24 because I think, ultimately, that's dependent on how

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1 point of entrance for construction, where would you
 2 see that on the map, where would that exist?
 3 MR. PLACEK: At this time, it's a preliminary
 4 design process and related to the point of
 5 connection and the construction entrance will be
 6 something we'll be working with the Village of South
 7 Barrington to finalize. (Inaudible) Acadia Drive?
 8 MR. J. PATEL: Very much so.
 9 MR. PLACEK: I can assure you it will not be
 10 Acadia Drive. That would not be -- again, I think
 11 we've illustrated that point here today that we
 12 understand that that's emergency access that we are
 13 seeking only, and it would be something that would
 14 (inaudible).
 15 MR. J. PATEL: So would the emergency access be
 16 part of the initial scope of work that would
 17 actually take place?
 18 MR. PLACEK: The emergency access would be part
 19 of the scope of construction and the construction
 20 scheduled and phasing of construction. At this
 21 time, it's not yet finalized.
 22 MR. J. PATEL: I appreciate it. Thank you.
 23 MR. PLACEK: No problem.
 24 MS. HOFHERR: Lisa Hofherr, 67 Wood Oaks Drive.

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1 some of the dialogue goes with the village as well
 2 as the staff.
 3 MR. J. PATEL: Okay. Follow-up question to
 4 that. When do you expect to get approvals from the
 5 State of Illinois for 59 and then for Cook County
 6 for Bartlett?
 7 MR. PLACEK: Great question. We're in for
 8 review of the traffic study and entrances, et cetera
 9 with those agencies. And based on where we
 10 understand DOT (inaudible) comments in the near
 11 future with IDOT's review process, we don't. But we
 12 do anticipate receiving that, you know, hopefully
 13 within the next upcoming month and a half if not
 14 sooner depending on how that goes. (Inaudible)
 15 basis, that the timing is somewhat fluid relative to
 16 that.
 17 But, you know, again, we're working with
 18 those agencies and to some extent site development
 19 aspect of the site itself and construction can be
 20 independent of the IDOT approval process (inaudible)
 21 be independent of the Cook County DOT process
 22 ultimately working with the Village of South
 23 Barrington and their approval value process.
 24 MR. J. PATEL: Where would you see the main

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1 What is the proposed signage for both church and the
 2 school at both of the two main entrances, and what
 3 would the village allow for signage?
 4 MR. DIENER: So that is, obviously, continuing
 5 to be modified due to this recent change that we
 6 made with Acadia Drive.
 7 Historically, our signage has always been
 8 very low key and very simple. My initial assumption
 9 at this point with this elimination of Acadia Drive
 10 as (inaudible) immediate signage for identifying
 11 either address or what the church or school is is
 12 that we would just look at Bartlett Road potentially
 13 for a small pedestal sign for the church and for the
 14 school as well as prominent addresses on the gate
 15 for both the church and school.
 16 And, again, I just want to reemphasize the
 17 importance of that Bartlett Road address being that
 18 Bartlett Road address and the ability for it to be
 19 prominent on that gate, and there to be no address
 20 on the other gate.
 21 I mean, just take Google and when you set
 22 up an address, it's not going to take you to an
 23 emergency access only gate. There's no address on
 24 the gate. There's no address at that location so...

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1 MS. HOFHERR: My point is I think that can be
 2 very much a key toward helping eliminate some of the
 3 concerns of that other proposed entryway by your
 4 signage being very pertinent to utilizing only those
 5 two gates.
 6 MR. DIENER: Thank you.
 7 MS. HOFHERR: And the second question where is
 8 your current location right now in relation to this
 9 proposed location?
 10 MR. STEVE JOHNSTONE: So currently, it's an
 11 unincorporated area that's adjacent to Northlake,
 12 Village of Northlake. So that's at Grand Avenue and
 13 where 294 crosses over Grand Avenue. It would be
 14 just to the east and south.
 15 MS. HOFHERR: And the congregation that is
 16 there, your anticipation is that a hundred percent
 17 of them will come to this location?
 18 MR. STEVE JOHNSTONE: There's very few that
 19 live in that area anymore. Largely in Roselle,
 20 Bartlett, Wood Dale, some in Barrington Hills,
 21 Inverness, and assuming that this gets approved, I'm
 22 sure there will be more that --
 23 MS. HOFHERR: So what you see from your
 24 congregation right now, this is sort of a central

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1 access or central location for where your current
 2 congregation is?
 3 MR. STEVE JOHNSTONE: Correct.
 4 MS. HOFHERR: And are you looking to expand
 5 your congregation?
 6 MR. STEVE JOHNSTONE: No, it's not expanded in
 7 the last 50 years, and we're not looking to expand.
 8 MS. HOFHERR: Thank you.
 9 MR. STEVE JOHNSTONE: Thank you.
 10 MR. N. PATEL: Nilay Patel, 9 Acadia. On the
 11 diagram here, what's the current occupancy that you
 12 guys would be seeking for the church and the school,
 13 occupancy certificates, and how many parking spots
 14 will be available in the plan?
 15 MR. DIENER: As to the occupancy counts for the
 16 two buildings, I don't know, we're going to be
 17 working that out, you know, from a life safety and
 18 fire standpoint. Right now we're more in the
 19 conceptual stages, but I just want to emphasize
 20 again regardless of occupancy counts, the numbers
 21 that we stated on the church side, the numbers we
 22 stated on the school side, it won't fluctuate from
 23 what we are given from a life safety occupancy
 24 standpoint.

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1 MR. N. PATEL: Okay. But that still didn't
 2 answer the question. I mean, looking at that
 3 proposed parking lot structure, it looks like there
 4 could be 250 parking spots in there.
 5 MR. DIENER: Yeah, so --
 6 MR. N. PATEL: With a congregation of 200, that
 7 seems excessive.
 8 MR. DIENER: Yes, so I guess that as it relates
 9 to the church, you know, being 52 families every
 10 Sunday morning, obviously, the parking lot is going
 11 to be minimally utilized at its fullest capacity.
 12 I think those special occasions that might
 13 happen, maybe once a year, maybe every 18 months at
 14 the most, that's when we would need that max
 15 capacity.
 16 MR. N. PATEL: And then as far as the access on
 17 Acadia, I don't know if any of you have driven that
 18 access on Acadia, but there is an island in the
 19 middle of trees and stuff so -- I own an F-150, and
 20 going through that access, it's tight.
 21 I don't see a fire engine being able to go
 22 in there and actually make that turn right to get
 23 access to the school. Maybe police cars, maybe
 24 ambulances, but if this is meant for emergency

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1 purposes, that's a very tight turn for a fire engine
 2 because our road is barely three cars wide.
 3 MR. PLACEK: I believe we've already looked at
 4 that fire access maneuver using auto turn, a truck
 5 turning maneuver, but that's something we can
 6 reconfirm as part of our process.
 7 MR. N. PATEL: Yeah, just so you know as a
 8 resident of Acadia, I'm against the entrance being
 9 even considered. It should be curbed off and kept
 10 as a small quiet community.
 11 If you look at -- I just did a quick study
 12 on Google Maps where we look at all the different
 13 churches in our neighborhood. Very few of them have
 14 direct access to anything but residents or to
 15 another larger road. Willow Creek being the biggest
 16 church in South Barrington has four access points
 17 that go all straight to major roads, nothing that
 18 was meant to be a residential road. There's a few
 19 churches here up 59 that goes directly to 59. And
 20 even over towards Algonquin, there's another church.
 21 All of those churches only go to a major road. They
 22 don't go to a residential road even for emergency
 23 access. Most of those other churches have one
 24 entrance, and that has been enough for public

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1 safety. I don't know when those churches were
 2 planned, but I'm sure they went through this
 3 planning commission to -- no?
 4 CHAIRMAN MCCOMBIE: Willow Creek actually was
 5 joined in after they had already built the church,
 6 and then they became our --
 7 MR. N. PATEL: Okay. I mean, when we talk
 8 about public safety, if we talk about other churches
 9 in the area, most of them do not go to a residential
 10 road for emergency access. They all go to major
 11 intersections because a fire truck, even -- the fire
 12 truck would probably have to go 5 or 10 miles an
 13 hour down that little road that goes from Bartlett
 14 to the actual Acadia Street, and that doesn't sound
 15 like emergency to me. Like if they are having to
 16 slow down that much. They would have faster access
 17 through either 59 or Bartlett.
 18 One just quick question that I didn't --
 19 is there going to be a left turn lane from either 59
 20 or Bartlett Road going into the church?
 21 MR. PLACEK: So from 59, there will be no left
 22 turn lane. Right in, right out. So there would be
 23 no need for one. And based on the traffic study
 24 information we have right now, it's -- we don't see

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1 it being warranted to the traffic counts onto
 2 Bartlett Road. And that's, again, as previously
 3 discussed. Both those items are under review with
 4 Cook County DOT and IDOT.
 5 MR. N. PATEL: So then I would -- I mean, that
 6 to me sounds a little not safe. If you're not
 7 putting a left-hand -- left turn lane in from
 8 Bartlett, there's dedicated traffic on Sunday, which
 9 will be more than the normal Sunday traffic on that
 10 road. At times, there's cars going to be going, and
 11 they are not going to be able to turn so that's
 12 going to block up Bartlett Road.
 13 And then you got to remember, their
 14 congregation lives outside of our community, will be
 15 travelling in from different places. The main
 16 feeder for -- from a major feeder is 59. So that
 17 traffic will be able to turn in. But when they go
 18 back out, the quickest way is going to be come out
 19 Bartlett and go down Bartlett Road and kind of loop
 20 around.
 21 For safety reasons -- the other community
 22 that lives across the street, is that their entrance
 23 on the map right there or -- Hidden Lakes. So
 24 there's another community there that also has to be,

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1 you know, thought of when traffic is being on the
 2 street. It's not a lot. It's not a lot. That's
 3 one of the reasons why we all moved to South
 4 Barrington, a community with very low residential
 5 traffic, nice big houses.
 6 You know, you guys have done a great job
 7 of developing the city in the way that attracts
 8 these families, so I thank you for that, and I thank
 9 you guys for considering South Barrington too.
 10 DR. JOIS: Just an opportunity --
 11 CHAIRMAN MCCOMBIE: Wait. She might not
 12 remember.
 13 DR. JOIS: Oh, Dr. Jois, J-o-i-s, 22 Acadia.
 14 From the traffic study that you conducted, I want to
 15 ask you -- so typical traffic during any hour of the
 16 day as you measured it, this constant thoroughfare,
 17 and the flow of traffic happens randomly as it can
 18 over a period of time. What is the metric -- out of
 19 curiosity, when you have a set of people dedicated
 20 coming in at a certain time, and the event happens
 21 or when they all leave, naturally, those two streets
 22 get backed up because both of those are -- one is an
 23 arterial street. It's very hard to get out of
 24 Bartlett as it turns and goes off to 59. There's a

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1 traffic light there. Rush hour, it gets backed up
 2 anyway. So your exit onto 59 shall get backlogged
 3 as many people try to exit. Just like school days,
 4 school hours, people get in and out, it begins to
 5 back up, right. Likewise, (inaudible) a similar
 6 thing would happen. As people get in and out in
 7 addition to this left lane question, what does your
 8 study indicate in terms of how much more traffic
 9 dedicated, a hundred cars coming in and out of that
 10 complex at a certain time. Should we be concerned
 11 about exiting on Acadia onto Bartlett, (inaudible)
 12 and how -- that's question one.
 13 The second thing is Penny and Bartlett has
 14 turned into a nightmare of an intersection. It's a
 15 stop sign. And it's not really infrequent to see
 16 accidents there. So we were actually considering
 17 going and talking about inserting a traffic light
 18 there.
 19 Now, they mounted a red light, a blinking
 20 red light so the stop sign can be seen by folks
 21 speeding down Bartlett Road north or south. Is
 22 there any consideration when it comes to we having
 23 to anticipate waiting on Acadia exiting over to
 24 Bartlett because it's at the time when -- what does

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1 the study indicate.
 2 JAVIER: (Inaudible) used to see how well the
 3 intersection is. Is it over capacity. Is there a
 4 capacity to accommodate. (Inaudible) so we assign
 5 the traffic -- we assign the traffic to access
 6 drives, two access drives based on the existing
 7 patterns that we have seen because most likely they
 8 are going to follow that.
 9 Also, we look the areas where --
 10 (inaudible) so we know how to tweak it. Because you
 11 start with something and then you start assigning
 12 the traffic based on population, and then the
 13 analysis takes into account the traffic that is
 14 travelling on Bartlett and the amount of traffic
 15 that's exiting and does the calculations as to how
 16 long it's going to take. Same thing.
 17 And, again, you have the option if you're
 18 going north, most likely you will not go out, up,
 19 and then turn. It's much easier to make a right get
 20 out. South, like I mentioned, Penny and Bartlett,
 21 you have the option of doing that. And if it's a
 22 problem, you still have the option -- I know you're
 23 going backwards, but you have the option of going to
 24 the signal at Bartlett and 59. (Inaudible) because

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1 of that, the analysis of showing that count that we
 2 assigned traffic operate (inaudible) the county will
 3 review that. The state will review that. And they
 4 will have their counting too. (Inaudible).
 5 DR. JOIS: Thank you. Appreciate it.
 6 MR. BERLIN: Just --
 7 CHAIRMAN MCCOMBIE: One second. I know you --
 8 MR. BERLIN: Ed Berlin, 4 Rainier Circle.
 9 Just as a point of inquiry. That little
 10 stub that comes in from Acadia, based on the zoning,
 11 is that still going to be called Acadia Drive as it
 12 heads into their campus? And will their entrances
 13 have different street names as well, because if you
 14 put those addresses into a GPS system, if somebody
 15 is coming from the south, it could direct them, you
 16 know, from 59 to Penny Road through Acadia to that
 17 access. So if that is actually cut off, and it's no
 18 longer called Acadia, that could then potentially
 19 prevent that as a route through the neighborhood
 20 then as well.
 21 Or also, if their entrances have a
 22 specific street name, it would take them to a
 23 specific destination then as well.
 24 CHAIRMAN MCCOMBIE: That's a very good point,

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1 and I would like to say that Google has sent me to
 2 some places I can't believe, so I'm just going to
 3 say that, yes, they'll work with the village to get
 4 some names there, and they won't name it Acadia.
 5 That's a very good point.
 6 MR. YORK: Hi, my name is Michael York. I live
 7 at 5 Brooke Lane in Hidden Lakes. Just -- this is
 8 my third meeting on this topic. Just thanks to the
 9 planning commission and zoning board for spending
 10 all the time to help us.
 11 I have two questions. Again, about
 12 entrances, but not specifically about Acadia. So it
 13 sounds like there's going to be an entrance on 59,
 14 and the entrance on Bartlett.
 15 Now, if I remember from the previous
 16 meeting, is one of those going to be the main
 17 entrance? Is the 35-foot entrance on Bartlett going
 18 to be the main entrance the majority of the traffic
 19 is going to come through, and what's the plan in
 20 terms of the size of those entrances and the signage
 21 at those entrances?
 22 MR. DIENER: So I don't think we would limit
 23 access to just one entrance. I think in view of
 24 maintaining, you know, smaller traffic on the two

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1 roads, we would have (inaudible) during church
 2 services or before the church services.
 3 As far as the school use is concerned, I
 4 would think that that would come off of Bartlett
 5 Road. From a signage standpoint, as I mentioned
 6 before, primarily Bartlett Road I would think we
 7 might -- I don't think we'd have any signage on 59,
 8 or the very minimal if there is anything.
 9 MR. YORK: I'd just like to comment, it seems
 10 like, again, a lot of the traffic, especially
 11 leaving at the end of the church service is going to
 12 be heading south on Bartlett Road rather than
 13 turning right to go north on Sutton Road 59, and I
 14 see that as, perhaps, being a potential problem on
 15 Sundays.
 16 You're going to be -- again, just kind of
 17 echoing the previous comments, (inaudible) towards
 18 Bartlett and Penny Road, which is a busy
 19 intersection. It's a busy intersection for bikers
 20 on Sunday mornings, and I can anticipate there being
 21 a problem from dumping 200 people onto that road
 22 trying to get home after church.
 23 I just like to say, again, from my
 24 perspective as a resident who lives directly across

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1 the street from this development, this development
 2 is different from all the other properties between
 3 Penny and Bartlett Road or between Penny and 59 on
 4 Bartlett Road, which are all residential.
 5 And I think the -- this is -- this is not
 6 residential, and I think, perhaps, the signage and
 7 the main entrance should be on Sutton Road, 59
 8 rather -- in my opinion, rather than Bartlett.
 9 And the second thing is just to, again,
 10 discuss the landscaping. I can appreciate that you
 11 guys are in kind of a tough spot with the
 12 landscaping because you can't do things because of
 13 the wetlands, but just to, again, highlight, all the
 14 other properties, all the residential properties
 15 between Penny and 59 along (inaudible) all have
 16 large berms and trees blocking those -- blocking the
 17 views of those buildings. This does not have that.
 18 And I can appreciate you're going to put
 19 some trees up along the parking lot, but that's very
 20 different from the character of the other
 21 developments along the street, and I still have
 22 concerns from, as a resident who lives directly
 23 across the street from that gigantic parking lot, I
 24 have concerns about that. It's going to change the

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1 character of my neighborhood, and I'm not excited
 2 about it. Thank you.
 3 CHAIRMAN MCCOMBIE: Thank you. Are there any
 4 other people who would like to comment? If not,
 5 then I will call an end to the meeting. There will
 6 be -- for everybody, there will be a final meeting
 7 on this. There's actually -- will be a scheduled
 8 meeting. It will be a public hearing. It will be
 9 on the 17th of this month right here. And there
 10 will be some more discussions about things going on,
 11 give you a chance if you'd like to voice your
 12 opinion and, you know, this board makes a
 13 recommendation to the trustees.
 14 And that recommendation will be what it
 15 is, and then the trustees actually vote on the final
 16 recommendation. So our meeting will be the 17th.
 17 At that point, we'll probably make a recommendation,
 18 and then from there, it will go to the board for a
 19 final vote from our recommendation. It will be
 20 7:00.
 21 AUDIENCE MEMBER: Regarding -- on the 17th, did
 22 you say you're making the decision on the 17th or
 23 following the presentation?
 24 CHAIRMAN MCCOMBIE: You know, we're here to

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1 listen to you so we're going to take the information
 2 here. We're going to be talking to the church. We
 3 are going to see what's going on. And then there
 4 will be another presentation on the 17th, and in all
 5 likelihood we'll vote on their package on the 17th.
 6 AUDIENCE MEMBER: Okay. Sorry. So just to
 7 reiterate, so the church will -- your organization
 8 will be back on the 17th as well?
 9 CHAIRMAN MCCOMBIE: Yes, they'll be back here
 10 on the 17th. They'll make the final presentation.
 11 We'll see if there's changes or modifications.
 12 We're going to get more involved into the
 13 landscaping. I know we had gotten more and now we
 14 are going to get more involved in that because we
 15 are very interested in that. And from there, we'll
 16 have, in all likelihood, a vote on their proposal.
 17 Remember, our vote is for a recommendation
 18 to be presented to the board. I will tell you that
 19 we've also received -- the village has received some
 20 e-mails, and these will be read into the public
 21 hearing so that they will be part of the public
 22 hearing on the 17th. So they are from some of your
 23 fellow people who live in the area, but we will read
 24 them into the -- into the public meeting. Yes?

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1 MR. N. PATEL: Once --
 2 CHAIRMAN MCCOMBIE: If you would just stand up.
 3 MR. N. PATEL: Nilay Patel. Once you guys do
 4 your vote on the 17th, and you said that goes to the
 5 trustees?
 6 CHAIRMAN MCCOMBIE: Yes.
 7 MR. N. PATEL: I'm just curious, when is their
 8 vote? When do --
 9 CHAIRMAN MCCOMBIE: And that's a good question.
 10 You know, have you signed up for the village
 11 e-mails? You'll get -- they'll give you all these
 12 different things.
 13 So the mayor is here, and so I will say to
 14 you that, what will happen is every Friday you'll
 15 get the information about what's going on. They --
 16 they have a village board meeting the second
 17 Thursday of each month. So if you put that down in
 18 your calendars, and you'd like to listen to some
 19 civic stuff, it's the second Thursday. 9-14.
 20 MR. N. PATEL: Thank you.
 21 MS. HOSETTE: Sorry. Just one more question.
 22 Ashley Hosette. Where do you suggest e-mails go to?
 23 What is the best --
 24 CHAIRMAN MCCOMBIE: Robert, do they go to you?

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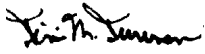
1 Oh, they go to the mayor.
 2 So if you get that newsletter, inside the
 3 newsletter, she always gives her e-mail. She's a
 4 crazy person.
 5 MAYOR MCCOMBIE: Some of those e-mails have
 6 also gone to just the Village of South Barrington,
 7 which I receive all those e-mails along with the
 8 administrator and executive admin person in town so
 9 we all -- who works for the village so -- but I get
 10 all of those as well. They go to the village or go
 11 to me. Feel free to send me an e-mail.
 12 CHAIRMAN MCCOMBIE: And they print them so
 13 we'll read them into the minutes.
 14 TRUSTEE KWASEK: The other list that people
 15 should be on is to get the notices from the chief of
 16 police on activity in the area.
 17 CHAIRMAN MCCOMBIE: Yes. Go ahead.
 18 TRUSTEE KWASEK: And I don't know what that
 19 list is called, but I know we got on that list.
 20 CHAIRMAN MCCOMBIE: What's the one that the
 21 police chief sends out, Paula?
 22 TRUSTEE KWASEK: It's an automated call. It's
 23 a recorded call, and he talks about when there's
 24 crime going on in the area and talks -- it also

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1 mentions about people leaving their cars outside
 2 unlocked, leaving their garage opener in their car,
 3 leaving their house keys in the car all unlocked
 4 just inviting someone to come and break in. So
 5 those are good to get.
 6 CHAIRMAN MCCOMBIE: So sign up for that for the
 7 village too. They have a lot of information, and
 8 they publish it, and you can get in. So please
 9 reach out. Okay. So seeing no other hands, make a
 10 motion to adjourn.
 11 TRUSTEE KWASEK: So moved.
 12 TRUSTEE KAZI: Second.
 13 CHAIRMAN MCCOMBIE: Thanks everybody for
 14 coming. We do listen.
 15
 16 * * * * *
 17
 18 (Proceedings concluded at 9:25 p.m.)
 19
 20
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 24

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1 STATE OF ILLINOIS)
 2) SS:
 3 COUNTY OF K A N E)
 4
 5 I, Timi M. Turunen, a Certified Shorthand
 6 Reporter of the State of Illinois and Notary Public
 7 of the County of Kane, do hereby certify that I
 8 reported in shorthand the proceedings had at the
 9 examination aforesaid, and the foregoing is a true,
 10 complete and correct transcript of the proceedings
 11 of said hearing as appears from my stenographic
 12 notes so taken and transcribed under my personal
 13 direction.
 14 IN WITNESS WHEREOF, I do hereunto set my
 15 hand and affix my notarial seal this 16th day of
 16 August, 2023, at Lisle, Illinois.
 17
 18
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 20
 21
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 24



Timi M. Turunen, CSR, RPR
 C.S.R. Certificate No. 084-003517
 Notary Public, Kane County, Illinois

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