

**MINUTES OF THE PLAN COMMISSION & ZONING BOARD OF
APPEALS OF THE VILLAGE OF SOUTH BARRINGTON
Held Tuesday, July 18, 2023
7:00 P.M.**

CALL TO ORDER

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

PRESENT:

Commissioners Present: Abri, Gillis, Murarka, Kazi and Chairman McCombie
Commissioners Absent: Fox, Kwasek
Officials present: Mayor McCombie and Trustee Abbate
Staff present: Village Attorney Vasselli, Village Engineer Karney, Building Officer Michalski and Village Administrator Palmer
Others present: Todd Shaeffer, Haegar Engineering, Vince Mosca, Hey and Associates, Jason Fowler, Scheafer & Roland and Chief Scott Motisi, Barrington Countryside Fire Protection District

A quorum was present.

PUBLIC COMMENT:

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

PUBLIC HEARING AGENDA ITEMS

A. Proposal for a rear yard setback variance for a swimming pool fence for the property located at 42 Shenandoah Circle, South Barrington, Illinois

McCombie asked for a motion to open the public hearing for a rear yard setback variance for a swimming pool fence for the property located at 42 Shenandoah Circle, South Barrington, Illinois.

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

Abri – **aye**, Gillis – **aye**, Murarka – **aye**, Kazi – **aye** and McCombie – **aye**.

Motion passed 5-0.

McCombie asked for anyone to speak on behalf of the petitioner and there was no response. Building Officer Micholski addressed the Plan Commission on the facts surrounding the petition and what exists in the field. The swimming pool was built up to the rear setback line and the required fence was added later within the setback.

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

Abri – **aye**, Gillis – **aye**, Murarka – **aye**, Kazi – **aye** and McCombie – **aye**.

Motion passed 5-0.

Brief discussion followed noting that the construction had been approved and during the course of the inspection process, the location of the setback line had not been adhered to. The Plan Commission concurred that there were few practical options other than to grant the variance.

McCombie requested a **motion to recommend to the Village Board to approve a variance to the rear yard setback for the property located at 42 Shenandoah**. Gillis made a **motion to recommend the approval of a variance** to the rear yard setback for the property located at 42 Shenandoah. Second was made by Abri. Roll call was taken to approve the motion.

Abri – **aye**, Gillis – **aye**, Murarka – **aye**, Kazi – **aye** and McCombie – **aye**.

Motion passed 5-0.

Recommendation will be forwarded to the Village Board for consideration.

B. Proposed amendment to the planned unit development plan for property located at the southeast corner of Bartlett Road and Route 59 (commonly known as “Area N”), South Barrington, Illinois

McCombie asked for a **motion to open the public hearing for a proposed amendment to the planned unit development plan for property located at the southeast corner of Bartlett Road and Route 59 (commonly known as “Area N”), South Barrington, Illinois**.

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

Abri – **aye**, Gillis – **aye**, Murarka – **aye**, Kazi – **aye** and McCombie – **aye**.

Motion passed 5-0.

McCombie opened the public hearing and requested anyone wishing to testify to be sworn in.

Refer to the court reporter’s transcript of the meeting to be made part of the minutes of the meeting.

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

Abri – **aye**, Gillis – **aye**, Murarka – **aye**, Kazi – **aye** and McCombie – **aye**.

Motion passed 5-0.

McCombie requested a motion for preliminary approval of the petition to amend the planned unit development for property located at the southeast corner of Bartlett Road and Route 59 (commonly known as “Area N”).

Motion was made by Gillis to grant preliminary approval of the petition to amend the planned unit development for property located at the southeast corner of Bartlett Road and Route 59 (commonly known as “Area N”).

Refer to transcript from court reporter for discussion.

Motion was made by Abri to table the item tentatively to July 20, 2023, second by Gillis. Roll call was taken on the motion to table.

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

Item was tabled tentatively to July 20, 2023 pending confirmation of a quorum.

OLD BUSINESS – None

NEW BUSINESS – None

ADJOURNMENT

Having no further business, Chairman McCombie asked for a motion to adjourn the meeting. Commissioner Abri made a Motion to adjourn the meeting. Commissioner Gillis seconded the motion. The motion passed by unanimous vote and the meeting adjourned at 9:27 p.m.

Respectfully Submitted,

Robert L. Palmer
Village Administrator

These Minutes were approved this

1st day of November, 2023

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

July 18, 2023

Schelli Reporting Service, Ltd.
info@schellireporting.com
(312) 558-1113

Page 1

1 MINUTES OF THE PLAN COMMISSION & ZONING BOARD
 2 OF APPEALS OF THE VILLAGE OF SOUTH BARRINGTON
 3 HELD TUESDAY, JULY 18, 2023
 4 7:00 P.M.
 5 VILLAGE HALL
 6 30 SOUTH BARRINGTON ROAD
 7 SOUTH BARRINGTON, ILLINOIS
 8
 9
 10 COMMISSION MEMBERS PRESENT:
 11 Mr. Michael McCombie, Chair
 12 Mr. Anthony Abri
 13 Mr. David Gillis
 14 Mr. Shahzad Kazi
 15 Dr. Narayan Murarka
 16
 17 Also Present:
 18 James Vasselli, Village Attorney
 19 Todd Schaffer, Haeger Engineering
 20 Robert Palmer, Village Administrator
 21 Natalie Karney, Village Engineer
 22 Damian Michalski, Village Building & Zoning Officer
 23
 24

Page 2

1 CHAIRMAN McCOMBIE: This is a notice of a
 2 public hearing for the planning commission, zoning
 3 board of appeals, for Tuesday, July 18th. Roll
 4 call, please.
 5 MR. PALMER: Abri?
 6 MR. ABRI: Aye.
 7 MR. PALMER: Fox is absent.
 8 Gillis?
 9 MR. GILLIS: Here.
 10 MR. PALMER: Kwasek's absent.
 11 Murarka?
 12 DR. MURARKA: Here.
 13 MR. PALMER: Kazi?
 14 MR. KAZI: Here.
 15 MR. PALMER: McCombie?
 16 CHAIRMAN McCOMBIE: Yep.
 17 MR. PALMER: We have a quorum.
 18 CHAIRMAN McCOMBIE: Okay. Wonderful. So
 19 before we get to it, there's going to be two
 20 public -- two public hearings, meetings. Before we
 21 get to those, if there's anybody here who would like
 22 to talk about anything other than those two, please
 23 stand up and be recognized.
 24 Seeing none. We'll get to the first

Page 3

1 public hearing. So this is consideration and
 2 possible recommendation to the Village Board of
 3 Trustees for a rear yard setback variance for a
 4 swimming pool fence for the property located at 42
 5 Shenandoah Circle, South Barrington.
 6 Motion?
 7 MR. GILLIS: We have a motion.
 8 MR. ABRI: I second.
 9 CHAIRMAN McCOMBIE: Okay. Roll call.
 10 MR. PALMER: Abri?
 11 MR. ABRI: Aye.
 12 MR. PALMER: Gillis?
 13 MR. GILLIS: Aye.
 14 MR. PALMER: Murarka?
 15 DR. MURARKA: Yes.
 16 MR. PALMER: Kazi?
 17 MR. KAZI: Yes.
 18 MR. PALMER: McCombie?
 19 CHAIRMAN McCOMBIE: Yes.
 20 Okay. For those who wish to testify in
 21 this matter, would they please come -- or please
 22 stand up and raise your hand? Is anybody going to
 23 talk about 42 Shenandoah?
 24 MR. MICHALSKI: That was me, I suppose.

Page 4

1 CHAIRMAN McCOMBIE: Oh, you're -- stand,
 2 raise your hand.
 3 (Whereupon, Mr. Michalski was
 4 sworn.)
 5 CHAIRMAN McCOMBIE: State your name.
 6 MR. MICHALSKI: Damian Michalski.
 7 CHAIRMAN McCOMBIE: Okay.
 8 MR. MICHALSKI: I'm a new building and
 9 zoning officer. I started two days ago.
 10 So I had a chance to glance through
 11 the documents. I haven't really been present when
 12 the building took place; however, from the
 13 documents, it appears that there was a (inaudible)
 14 exchanged on the Review No. 1, stating in the
 15 documents, that pool walls and all the barriers,
 16 fencing and so on, should be maintained or within
 17 the 30 feet backyard setback.
 18 On the Review No. 2, the fencing was
 19 not stated. So the pool was -- was built within
 20 30 -- a 30-foot backyard setback, but,
 21 unfortunately, the fence encroaches on that setback
 22 by four feet.
 23 CHAIRMAN McCOMBIE: How long has the pool
 24 been there?

Page 5

1 MR. MICHALSKI: I'm sorry?
 2 CHAIRMAN McCOMBIE: Do you know how long
 3 the pool has been there at all by the way?
 4 MR. MICHALSKI: I am not aware. The
 5 correspondence was from January 21st, 2021, and
 6 March 5th, 2021.
 7 CHAIRMAN McCOMBIE: So do you have any
 8 idea, Bob?
 9 MR. PALMER: I do not.
 10 CHAIRMAN McCOMBIE: I mean, as hardships
 11 goes, it's a pretty good hardship. They built the
 12 pool in the wrong place. But I don't know that we
 13 gave them the right dimensions. There's a lot of
 14 stuff I don't know about this.
 15 MR. MICHALSKI: So it seems -- it appears
 16 on the plans that it was noted, and the pool was
 17 built within those 30 -- 30-foot backyard setback,
 18 however, the fence, it was shown encroaching by four
 19 feet on the backyard setback. It could have been --
 20 it must have been a mistake on the building
 21 department when reviewing it.
 22 CHAIRMAN McCOMBIE: Okay. I mean, I don't
 23 know, there's -- it's four foot into the rear
 24 setback for a fence, and if -- to change the entire

Page 6

1 pool.
 2 MR. MICHALSKI: That is correct.
 3 CHAIRMAN McCOMBIE: Okay. Does anybody
 4 have any questions?
 5 (No questions asked.)
 6 CHAIRMAN McCOMBIE: Okay. So at this
 7 time, I'll take a motion to close the matter and
 8 then we'll discuss it.
 9 DR. MURARKA: I'll make a motion.
 10 MR. GILLIS: Second.
 11 CHAIRMAN McCOMBIE: Okay. Roll call?
 12 MR. PALMER: Abri?
 13 MR. ABRI: Aye.
 14 MR. PALMER: Gillis?
 15 MR. GILLIS: Aye.
 16 MR. PALMER: Murarka?
 17 DR. MURARKA: Yes.
 18 MR. PALMER: Kazi?
 19 MR. KAZI: Aye.
 20 MR. PALMER: And McCombie?
 21 CHAIRMAN McCOMBIE: Yes.
 22 Okay. So now, I mean, the matter before
 23 us, it seems pretty straightforward. It just --
 24 somebody encroached into it by four feet. We didn't

Page 7

1 pick it up during the construction phase. This
 2 truly is a hardship in somebody that, you know, we
 3 allowed to build this pool in this location, and I
 4 think I'm -- I'm in favor of giving them a variance.
 5 MR. GILLIS: I am too.
 6 MR. ABRI: Me too.
 7 CHAIRMAN McCOMBIE: Okay. So at this
 8 point then, we would make a recommendation to the
 9 board to allow this variance. So I guess roll call
 10 vote.
 11 MR. PALMER: Abri?
 12 MR. ABRI: Aye.
 13 MR. PALMER: Gillis?
 14 MR. GILLIS: Aye.
 15 MR. PALMER: Murarka?
 16 DR. MURARKA: Yes.
 17 MR. PALMER: Kazi?
 18 MR. KAZI: Aye.
 19 MR. PALMER: McCombie?
 20 CHAIRMAN McCOMBIE: Yes.
 21 MR. VASSELLI: And just for the court
 22 reporter, the motion was made by who, Mr. Clerk?
 23 MR. PALMER: Murarka.
 24 MR. VASSELLI: And seconded?

Page 8

1 MR. PALMER: Gillis.
 2 MR. VASSELLI: Got it. Thank you.
 3 CHAIRMAN McCOMBIE: Thank you.
 4 Two days on the job, already you're -- you
 5 can't even imagine what's going to happen to you
 6 tonight.
 7 Okay. So the second item on the list. I
 8 appreciate that one took all of five minutes. Let's
 9 keep that in mind. Consideration of possible
 10 recommendation to the Village Board of Trustees
 11 adjustment to the planned unit development plan for
 12 the property located at the southeast corner of
 13 Bartlett Road and Route 59 commonly called Area N.
 14 Do I have a motion to open the public
 15 hearing?
 16 MR. KAZI: I'll make a motion.
 17 CHAIRMAN McCOMBIE: Second?
 18 MR. GILLIS: Second.
 19 CHAIRMAN McCOMBIE: Okay. Roll call?
 20 MR. PALMER: Abri?
 21 MR. ABRI: Aye.
 22 MR. PALMER: Gillis?
 23 MR. GILLIS: Aye.
 24 MR. PALMER: Murarka?

Page 9

1 DR. MURARKA: Yes.
 2 MR. PALMER: Kazi?
 3 MR. KAZI: Aye.
 4 MR. PALMER: McCombie?
 5 CHAIRMAN McCOMBIE: Yes.
 6 So we have are a lot of people here it
 7 looks like who are going to testify on this. I'm
 8 probably going to ask you as you stand up, raise
 9 your hand, and we'll do you as we go forward. We'll
 10 be swearing you in as we go along. I think that's
 11 what we'll do.
 12 So who -- how are we going to start this?
 13 Is there a presentation?
 14 MR. PALMER: There is a presentation.
 15 Mr. Dale Diener is going to make that presentation.
 16 (Whereupon, Mr. Diener was
 17 sworn.)
 18 CHAIRMAN McCOMBIE: Okay. State your
 19 name.
 20 MR. DIENER: I'm Dale Diener. I'm with
 21 Apex Design Build, preconstruction director. I also
 22 happen to be part of the Plymouth Brethren Christian
 23 Church, and we've got a presentation we'd like to
 24 run through tonight if that's all right.

Page 10

1 CHAIRMAN McCOMBIE: Okay.
 2 MR. DIENER: I'll use the mouse to run
 3 through that.
 4 So as you've already mentioned, it's -- as
 5 you've also mentioned, it's Area N there, which is
 6 depicted, perhaps a little better -- well, perhaps a
 7 little better depicted on the screen here. So for
 8 everyone's information, as I'm sure everyone is
 9 probably aware, but we've got Route 59 here,
 10 Bartlett Road here, and then Acadia Drive down at
 11 the lower right-hand section there.
 12 The Plymouth Brethren Christian Church has
 13 been the successful bidder. The park district has
 14 put the property up for auction, and we're currently
 15 under due diligence. The proposal for the property
 16 is to put a church and a church affiliated school on
 17 the property. For ease of describing this project,
 18 we'll probably shorten the two entities to just
 19 Plymouth Brethren Christian Church being PBCC and
 20 One Global School being OSG. I'm afraid we're
 21 having some lag here with the presentation. What do
 22 we do now?
 23 MR. PALMER: Do you want to go to the
 24 paper copy?

Page 11

1 CHAIRMAN McCOMBIE: Potentially. All
 2 right. Well, there's been paper copies that have
 3 been distributed, have they, to all the
 4 commissioners?
 5 MAYOR McCOMBIE: Excuse me, Bob. If he
 6 reboots that, will that work that way as opposed to
 7 going to a paper copy so the audience can take a
 8 look at what's going on?
 9 CHAIRMAN McCOMBIE: We have a lot more
 10 paper copies up here.
 11 MAYOR McCOMBIE: I know, but for the
 12 presentation, we can't see it. We don't have a
 13 paper copy.
 14 CHAIRMAN McCOMBIE: We have a lot more
 15 paper copies.
 16 MAYOR McCOMBIE: Oh, to hand out?
 17 CHAIRMAN McCOMBIE: Yeah.
 18 MR. VASSELLI: Just for the record, while
 19 we're waiting for this technical here, we'd like to
 20 put on the record that, also, proper notices were
 21 made in accordance with the law. This was published
 22 in the newspaper and notifications were made to
 23 neighboring property owners.
 24 Thank you.

Page 12

1 MR. DIENER: So the agenda that we are
 2 proposing to go through tonight as it relates to the
 3 project is who we are, the Plymouth Brethren
 4 Christian Church, which is, as I said, PBCC; One
 5 School Global, OSG; run through a proposed site plan
 6 for the project as well as the church's schedule and
 7 the school's schedule; and some renderings of the
 8 building, both buildings, the school and the church;
 9 review some proposed exterior materials; and then
 10 open it up for questions and answers, which I'm sure
 11 it sounds like this will be a five-minute point as
 12 well, so just a few questions.
 13 Just very briefly on who we are, PBCC, a
 14 couple snippets from the website reflected there.
 15 We're looking at proposing a church building which
 16 is about 17,000 square feet. I should just back up
 17 and mention that the community, the PBCC community,
 18 has been established in the Chicago area since the
 19 late 1800s. We currently have facilities within
 20 unincorporated Lyon Township and then Roselle, a few
 21 other smaller chapels sprinkled around from the
 22 western suburbs. As a matter of fact, some of my
 23 past generation, my previous generation are part of
 24 the original founders here in this city.

Page 13

1 As I mentioned, the size of the church
 2 building is about 17,295 square feet. The local
 3 congregation today is about 200 members, which is
 4 split up into 52 families.
 5 On the school side, the OSG was set up by
 6 the Plymouth Brethren Christian Church to support
 7 the students and families of the community. We're
 8 proposing a school building of approximately 20,000
 9 square feet which is broken down into educational
 10 areas, a gym, a kitchen, and a school store.
 11 There's approximately 25 students now that attend
 12 this school ranging from grades 3 through 12. The
 13 school store contains general merchandise, school
 14 uniforms, and is only open to the 50 families that
 15 attend the church. The school store also has a full
 16 kitchen which the students would use for cooking
 17 classes and such.
 18 Moving to the site plan. We have started
 19 our due diligence process I've already mentioned on
 20 this site, identifying a total of, I think, eight
 21 wetlands on the site. And we've worked to minimize
 22 impact to these wetlands, including maintaining the
 23 majority of the wetland buffer zones. We've
 24 thoughtfully positioned the building with very

Page 15

1 car, so approximately 50 cars. The gates would be
 2 opened during the time of the service, prior to the
 3 service commencing, and then, obviously, after the
 4 service is completed.
 5 There will be -- or there's expected to be
 6 some special occasions. Historically we've had one
 7 a year which would reach maximum capacity of the
 8 church. The church's capacity is a thousand
 9 members. And in those events, we'd have families
 10 that travel in from around the country to attend
 11 those special events.
 12 The school schedule. School hours are
 13 from 8 a.m. to 3 p.m. And, typically, I think the
 14 school year begins sometime in September, ends in
 15 June. All the children get dropped off and picked
 16 up by a parent or family by cars. There are no
 17 buses. And with potentially some children coming
 18 from -- more than one child coming from one family,
 19 and including staff for the school, we're probably
 20 talking about around 20 or less cars on a given day.
 21 It's important to note that church
 22 functions and school functions historically have not
 23 overlapped, therefore, the Bartlett Road and the
 24 Route 59 entrance gates would remain locked during

Page 14

1 generous setbacks from the surrounding neighbors
 2 which is illustrated here.
 3 Additionally, we've also maintained some
 4 generous setbacks from the road to the site parking
 5 to really minimize any sort of traffic -- or
 6 vehicles rather -- that are seen from the road.
 7 And, finally, we just want to emphasize
 8 that, you know, the site is somewhat secluded, and
 9 this is a very low intensity use, and there would be
 10 very, very low impact to the surrounding community
 11 with our proposed site plan.
 12 And just to touch briefly on the church's
 13 schedule. The weekly meetings are expected to be as
 14 follows: There will be a Sunday morning small group
 15 of 50 people that will come together for communion,
 16 and then a little later in the morning, the full
 17 group of 200 members which would come together for
 18 bible services. Monday evening, a small group of
 19 around 50 people would come together for prayer.
 20 There will be two points of access which are
 21 illustrated on the screen here, Bartlett Road
 22 access, as well as the Route 59 access to gain
 23 access to the church.
 24 All attendees would arrive and depart by

Page 16

1 school hours. And the Acadia Drive entrance would
 2 remain closed during church hours.
 3 Then just to jump into some of the
 4 renderings and views of the different buildings.
 5 What's being depicted here is the view from looking
 6 at the church from the south side of the church.
 7 This would be the main entrance of the church. I
 8 think this is a view from the west side of the
 9 church looking toward Bartlett Road. And then the
 10 final view of it from the east side. I think it's
 11 important to emphasize that we've gone through
 12 extensive efforts over the past six months, I guess
 13 it has been, to model our architecture and the
 14 building off of similar buildings in the community.
 15 I shouldn't say similar communities because this
 16 doesn't look like a historical church. I should say
 17 we've modeled this to look like other buildings in
 18 the community. So, for example, one resident had
 19 suggested that we look at the Regency at the Woods
 20 clubhouse and see how we might be able to pull
 21 features from that. Additionally, there's some
 22 features from either this building that could be
 23 viewed in the architecture of these two buildings.
 24 I know some of the buildings on the Executive Court

Page 17

1 also mimick some of the architecture that we see in
 2 these buildings. So some of the features that can
 3 be viewed here is the dormers. Obviously the lower
 4 sloped roofs, the hip roof style, the gable ends,
 5 some of the decorative columns, both the stone and
 6 the brick featuring around the building.
 7 Moving to the renderings of the school.
 8 So this is the view from the east side of the
 9 school. This is the main entrances of the school.
 10 So this is looking west. There's two entrances to
 11 the school which are being shown there. And, again,
 12 you can see some of the features, prominent features
 13 around the columns, the dormers, the gable ends, the
 14 brick and stone accents. We also did spend quite a
 15 bit of time with trying to conceal the gym, which is
 16 a flat roof gym. We set this back quite far from
 17 where we began. Originally it was quite prominent
 18 in the front of the building. Now it's quite
 19 secluded towards the back of the building. Here's a
 20 couple more views of the building closer ups.
 21 This is a view of the back of the school
 22 which you can see the size of the gym and the way
 23 we've worked to move this to the back of the
 24 building. There will be some playground areas and

Page 18

1 basketball courts in the back of the school as well
 2 and to side of the school that's being proposed.
 3 Moving to the exterior materials that are
 4 being proposed for the two buildings. Both
 5 buildings would be using the same materials and be
 6 consistent in appearance and the materials. We have
 7 physical samples here tonight as well which we're
 8 happy to use as we go through this if that's
 9 preferred, or we can view it on the screen, whatever
 10 works.
 11 CHAIRMAN McCOMBIE: Let's just view it on
 12 the screen for right now.
 13 MR. DIENER: Okay.
 14 What you're looking at starting to the --
 15 so it would be to your left, would be the asphalt
 16 shingles that are going to be utilized on the roof,
 17 and directly above that is the window types that
 18 would be used around the school and the church. The
 19 siding, the Hardie Board siding or the fiber cement
 20 siding is next along here along with colors that are
 21 being proposed for the aluminum storefront and the
 22 eaves, and gutters, and fascia material. The brick
 23 there, the Leonardo brick is proposed there in the
 24 center, along with some additional colors on the

Page 19

1 gutters and fascia. And then, finally, some of the
 2 trim and cornice detail illustrated up top there as
 3 well as the stone that's illustrated at the bottom
 4 right-hand corner.
 5 We do dive into the materials a little bit
 6 closer with the following renderings. There's a few
 7 more closer-up views. You can see the brick on the
 8 columns there along with the stone in the center of
 9 the entry, some of that decorative column featuring
 10 a little closer up, as well as the feature on the
 11 gable. And then, obviously, the asphalt shingles is
 12 given there.
 13 Moving to the school. Again, using
 14 similar -- the same materials in a similar approach.
 15 You have the brick accents at the base, some of the
 16 brick accents at the main entries, a few stone
 17 details at the corners at the center of the building
 18 there as well as the fiber cement siding illustrated
 19 and some of the trim detailing on the columns, and
 20 then, finally, the architectural shingles that are
 21 on the roof of the building.
 22 I guess one thing that I should point out
 23 is, obviously, we're not going to be using shingles
 24 on the flat roof, so that would be a rubber

Page 20

1 membrane, but that will be fully concealed. There
 2 is a parapet wall to conceal the mechanical unit on
 3 that building.
 4 And with that, we'll hand it back.
 5 CHAIRMAN McCOMBIE: Okay. There was a lot
 6 of different discussions with a lot of different
 7 people that we had gone through a lot of responses
 8 to it, and I see most of them are here to talk to us
 9 about it. I think probably we'll get most of our
 10 answers done if we just respond back and look at
 11 that letter. What do you think? That multipage --
 12 15-page report from Manhard.
 13 MR. DIENER: I don't have a copy of that
 14 letter in paper form, but I could pull it up on my
 15 computer. We do have Cade here from Manhard who
 16 could speak to it, too, if it's needed.
 17 CHAIRMAN McCOMBIE: I think -- when I --
 18 when I read through this, I thought that this was a
 19 fairly comprehensive look at the buildings and the
 20 responses from what the group of consultants had put
 21 together and then also your responses. So I thought
 22 this was a good thing to go through. It answered a
 23 lot of our questions.
 24 So does everyone have that in their packet

Page 21

1 from Manhard? Okay. You don't have it?
 2 MR. DIENER: I don't, but I can pull it up
 3 on my laptop in 30 seconds.
 4 CHAIRMAN McCOMBIE: Okay. So the first
 5 item here is the Village comment provided via email
 6 on June 21st. Provide a preliminary plat of the
 7 subdivision -- a preliminary plat of subdivision and
 8 plat of easement has been included in this
 9 re-submittal.
 10 The next item was about the JULIE design
 11 stage. And that was also submitted, I take it.
 12 Now, these are the responses from Manhard
 13 in regards to these questions. I mean, as we talk
 14 them, if you guys have any some comments about
 15 these -- have you seen these drawings submitted back
 16 from JULIE?
 17 MR. SHAFFER: Yes.
 18 CHAIRMAN McCOMBIE: You've seen them?
 19 MR. SHAFFER: Yeah. The reason that I
 20 made that request was to understand where the ComEd,
 21 telephone, electrical, and gas is around the subject
 22 property, because previously, this was proposed to
 23 be a single-family type of development, and you
 24 would put in the infrastructure, and so there is --

Page 22

1 there are dry utilities adjacent to the site, and
 2 all of the proposed utilities will be underground
 3 from the public right-of-way inward to the site. So
 4 from that perspective, the JULIE emphasis with the
 5 topographical survey, it just gives an understanding
 6 of where the existing utilities are located
 7 CHAIRMAN McCOMBIE: Thank you. You should
 8 really, for the court reporter, state your name, who
 9 you are.
 10 MR. SHAFFER: Todd Shaffer, principle with
 11 Haeger Engineering, 100 East State Parkway,
 12 Schaumburg, Illinois. We were retained by the
 13 Village of South Barrington to assist with
 14 engineering reviews.
 15 CHAIRMAN McCOMBIE: Okay.
 16 MR. SHAFFER: I swear to tell the truth.
 17 CHAIRMAN McCOMBIE: Okay. Thank you.
 18 Okay. Next item. Provide some
 19 preliminary typical engineering sections. It says a
 20 detention basin cross section exhibit has been
 21 provided for this re-submittal. Please note that
 22 detention basin 1, berm grading along the IDOT road
 23 will be adjusted to meet the IDOT required setbacks
 24 at the time of final engineering submittal. Is

Page 23

1 that -- are we good with that?
 2 MR. SHAFFER: Yes. It can be addressed
 3 between the preliminary and final. I'm comfortable
 4 with that.
 5 CHAIRMAN McCOMBIE: Okay. Advise if any
 6 of the drive aisles are proposed to be one-way
 7 circulation, school parking lot and drop-off areas.
 8 No drive aisles are anticipated to be one-way
 9 circulation. Minor adjustments to the curb radii
 10 have occurred to provide easier maneuvering for
 11 vehicles.
 12 Do you feel that is adequate?
 13 MR. SHAFFER: I guess -- yes, I do.
 14 CHAIRMAN McCOMBIE: Roof drainage. Please
 15 see attached roof plans. The downspouts are
 16 anticipated to be a combination of splash on grade
 17 and perimeter collection sewer. A detailed routing
 18 will be provided at the final engineering and meet
 19 utility separation requirements.
 20 Is that reasonable?
 21 MR. SHAFFER: Yes.
 22 CHAIRMAN McCOMBIE: Okay. If a vehicle
 23 enters from Route 59 and gate is closed, how will
 24 vehicle get out? So they say that it's wide enough

Page 24

1 to turn around a passenger vehicle to make a
 2 180-degree turn and leave the property when it's
 3 closed. I imagine this is going to happen
 4 periodically that people are going to turn in
 5 thinking it's someplace else. So I don't know
 6 enough about radii and all that to say that this is
 7 sufficient.
 8 MR. SHAFFER: My suggestion is between
 9 preliminary and final that passenger vehicle turn
 10 movements be provided as part of that with areas
 11 widened to accommodate this.
 12 CHAIRMAN McCOMBIE: Okay.
 13 MR. SHAFFER: And then, in addition,
 14 between preliminary and final that the locations of
 15 the gates be reviewed by the applicant and the
 16 Village of South Barrington.
 17 CHAIRMAN McCOMBIE: Okay. All right. I
 18 feel that's appropriate.
 19 MR. GILLIS: It's kind of -- all the gated
 20 communities in South Barrington have that where you
 21 can come up, if the gate doesn't open, you can
 22 turnaround.
 23 CHAIRMAN McCOMBIE: Yeah, so it works.
 24 MR. SHAFFER: Well, a lot of the gated

1 communities in South Barrington have a -- call it
2 the lane for a drive-thru facility where you come in
3 and there's homes like a circular roundabout kind of
4 thing.

5 CHAIRMAN McCOMBIE: Right.

6 MR. SHAFFER: There's no median proposed
7 on these entrance roads. So from the standpoint of
8 their expectation is a turnaround area, the thing to
9 keep in mind is that as presented, this is a very
10 low vehicular uses site. This is a destination.

11 You're actively going to this site. So you will
12 have your cars that make a right turn, and they want
13 to make a U-turn on 59, so they're going to turn in
14 thinking they can go around. Those are most likely
15 the people that are going to be doing their
16 turnarounds because they're lost. Google Maps is
17 telling them to go someplace else. Google Maps is
18 telling you turn right here to Bartlett Road. Those
19 kind of situations in my -- that's what I would say.

20 CHAIRMAN McCOMBIE: And I don't disagree
21 with you. Heaven knows I've been led down some real
22 interesting paths by Goggle Maps. But I will say
23 that whatever this is, I just want to make sure that
24 it really does have a turning radius that cars can

1 So we were talking about the SWM report,
2 and they say that release rate calculations will be
3 submitted at the time of final engineering. The
4 majority of depressional storage areas are being
5 maintained at their current spill elevation and the
6 topographical footprint due to wetland hydrology
7 requirements. In addition, it is anticipated that
8 off-site upstream flows will negate the impacts of
9 the unrestricted flows or depressed storage via area
10 swaps or bypass flows. Who wrote that? Did you
11 write that? Wow. You guys could have told me not
12 to read all that. Does all that make sense?

13 MR. SHAFFER: Yeah, I would -- I would
14 anticipate that the footprint of some of these
15 basins may increase between preliminary and final,
16 but there's ample land area to accommodate that.

17 CHAIRMAN McCOMBIE: Okay. Now they talk
18 about due to depressional storage and unrestricted
19 flow, the nomographic method is not allowed to be
20 used. Details stormwater modeling per WMO
21 requirements will be used for the final engineering.
22 Acceptable?

23 MR. SHAFFER: Required.

24 CHAIRMAN McCOMBIE: Required. Okay.

1 do.

2 MR. SHAFFER: Yeah, there'd be minor
3 modifications to the site plan to change the overall
4 site plan to accommodate vehicular turns if you want
5 to accommodate the largest suburban vehicle or a
6 small bus. There are things that can be modified
7 that are low cost that will satisfy this, and we can
8 work out through the preliminary and final.

9 MR. DIENER: And I would just concur that,
10 you know, we're willing to have that conversation.
11 I think off of Bartlett Road it was, at least, about
12 a 35-foot-wide drive which is quite wide compared to
13 your typical two-lane, 24-, 25-foot wide.

14 MR. SHAFFER: Your typical inside turning
15 radius for a car to -- I keep using the word
16 drive-thru facility. Sometimes you go through a
17 drive-thru, and it's really tight, and you're scared
18 to go around that corner. A 12-foot radius, inner
19 radius, plus is a good radius. So you have 12 times
20 2, 24, plus the width of the car as 86. You're in
21 that 30- to 35-foot range. There's always a
22 three-point turn.

23 CHAIRMAN McCOMBIE: Okay. Make sure
24 there's not a big gate.

1 Good.

2 They talk about the overall site plan, you
3 know, footage of road, ROW.

4 MR. SHAFFER: So these items, they
5 commented on the metrics for the site plan and
6 metrics for the community development guidelines.
7 So the bullet points are addressed elsewhere in this
8 letter.

9 CHAIRMAN McCOMBIE: Okay. So there isn't
10 something in here that is --

11 MR. SHAFFER: Not here, no.

12 CHAIRMAN McCOMBIE: No. Okay.

13 Okay. Now we're getting into fire
14 department comments. Okay. I understand they've
15 located a series of fire hydrants.

16 MR. SHAFFER: So I can go through these
17 pretty quickly.

18 CHAIRMAN McCOMBIE: The chief is here.

19 MR. SHAFFER: What?

20 CHAIRMAN McCOMBIE: The chief is here
21 beyond you.

22 CHIEF MOTISI: Pleasure to meet you.

23 CHAIRMAN McCOMBIE: Thank you for coming.
24 You have to give -- I'm sorry. You want his full

1 name, right?
 2 CHIEF MOTISI: Fire EMS Chief Scott
 3 Motisi, M-o-t-i-s-i.
 4 CHAIRMAN McCOMBIE: Thank you. Swear to
 5 tell the truth?
 6 CHIEF MOTISI: So help me God.
 7 CHAIRMAN McCOMBIE: Thank you very much.
 8 Okay.
 9 MR. SHAFFER: So I'll just go through
 10 these really quickly. If there's anything I say
 11 that needs to be corrected, correct me.
 12 When the submittal was made, we sent the
 13 plans over to the fire district, and the first
 14 comment was with respect to the fire hydrant
 15 radiuses, which impacted the water main layout. So
 16 an additional water main was provided and initial
 17 fire hydrants to meet the 150 radius for water, and
 18 that was updated in the updated engineering plans.
 19 The fire truck turn movements utilized the
 20 most current fire truck template provided by the
 21 fire protection district.
 22 Buildings will be sprinkled. Sprinkling
 23 plans will be part of the building permit process,
 24 not the PD process.

1 Nursery. And the Klehms took all the good stuff,
 2 and they left the not-so-good stuff. So although
 3 there are a lot trees on the site, they're not the
 4 greatest quality, and they're not as large as one
 5 would think for being out there for so long. So
 6 there is a lot of tree removal as part of this
 7 development, and the landscape comments are in here.
 8 I haven't gone over one by one with them, but,
 9 basically, for the proposed conditions, one thing to
 10 keep in mind is that we are adjacent to residential
 11 subdivisions to the east and to the south. To the
 12 west is 59 and wetlands, and to the north is the
 13 property. So as we go through the preliminary and
 14 final, their buildings are low in height. They're
 15 not two stories, three stories. The highest part of
 16 the building are their rooflines. So from a
 17 standpoint of providing an esthetic up Bartlett Road
 18 and to the South Barrington, the Woods Community to
 19 the south, it's strategically planting trees to
 20 promote reducing visibility to areas and also to do
 21 things like blocking headlights that project towards
 22 Bartlett Road, although there is a hundred, a
 23 hundred-plus setback from there.
 24 The one thing about this site with respect

1 The fire department actually needs to be
 2 within 150 feet -- can you comment on that 150 feet?
 3 CHIEF MOTISI: 150 feet is from the
 4 hydrant.
 5 MR. SHAFFER: Knox Boxes are required at
 6 all gates for fire department access. As it relates
 7 to the access points, the driveways are sufficient
 8 to -- for the fire trucks to access the buildings.
 9 CHAIRMAN McCOMBIE: Okay.
 10 MR. SHAFFER: Painting of the curbs and
 11 signage for fire lines, that can be part of the
 12 final engineering plan. And ordinances to be
 13 followed for final engineering building permits are
 14 that of the Village of South Barrington and the fire
 15 protection district.
 16 CHAIRMAN McCOMBIE: Okay. Thank you very
 17 much.
 18 Do we have somebody here on landscaping?
 19 MR. PALMER: We do not.
 20 CHAIRMAN McCOMBIE: Todd, are you versed
 21 on landscaping?
 22 MR. SHAFFER: I talked to a landscape
 23 architect this morning. I think the key thing to
 24 remember with this site is this was the old Klehm

1 to Bartlett Road, unlike other areas down to the
 2 south, is that there's wetlands between the parking
 3 lot and Bartlett Road. So there's limited
 4 opportunity to plant trees and screens. So it's
 5 going be relied upon to do parking lot landscaping,
 6 islands in the interior, and where we can spray
 7 trees through the sides to the wetlands to get that
 8 layer effect. It's all going to come down to
 9 Bartlett Road, if the Cook County Highway Department
 10 is going -- if they require any sort of turn lanes
 11 that would widen the road. At this time, based on
 12 the traffic study, it doesn't meet warrants to
 13 provide turn lanes. Once we get comments from Cook
 14 County, we'll know what may or may not be required.
 15 So I would say that we -- that a condition would be
 16 to produce a final landscaping plan that takes into
 17 consideration the adjacent residential districts.
 18 CHAIRMAN McCOMBIE: I read the -- I don't
 19 know if I read all of it, the traffic study plan.
 20 So I read this and I thought that it showed rather
 21 conclusively that there wasn't a lot of traffic in
 22 either location, and there wasn't going to be a lot
 23 of traffic being brought by this. But that was done
 24 by, what, the State of Illinois?

1 MR. SHAFFER: No, the traffic study was
 2 done by KLOA, which is a traffic consultant hired by
 3 the --
 4 CHAIRMAN McCOMBIE: And so you're thinking
 5 that Cook County is going to look at that to be
 6 changed -- because they said they weren't going to
 7 widen any lanes, no turn lanes.
 8 MR. SHAFFER: There's turn lanes proposed
 9 because they're not warranted per IDOT and CDOT
 10 requirements.
 11 CHAIRMAN McCOMBIE: Right.
 12 MR. SHAFFER: Just because they're not
 13 warranted, doesn't mean IDOT and CDOT aren't going
 14 to make a request.
 15 CHAIRMAN McCOMBIE: Okay. Okay. So
 16 you're still waiting for that --
 17 MR. SHAFFER: Todd: Correct.
 18 CHAIRMAN McCOMBIE: You're still waiting
 19 for that to see if they're going to be requiring
 20 that for the school?
 21 MR. SHAFFER: In my opinion, the Village
 22 should defer the required geometrics for the access
 23 to 59 and Bartlett Road to IDOT and Cook County.
 24 And as a condition of the recommendation that

1 are we going?
 2 MR. DIENER: We were talking about IDOT.
 3 MR. FONTANA: Oh, the turn lanes, correct.
 4 So, again, we had, I believe, additionally
 5 sent both preliminary geometrics for 59 and Bartlett
 6 Road to IDOT and Cook County, respectfully, I want
 7 to say on the 30th. There were minor, I think,
 8 revisions that we'd sent updated. Typically we're
 9 hoping to have a response. Cook County is usually
 10 responsive in 30 to 60 days. IDOT being a
 11 government entity, we're hoping for 60 to 90 days.
 12 But, again, that's something that we would
 13 incorporate into our final engineering design.
 14 CHAIRMAN McCOMBIE: Okay. So that's going
 15 to hold up the final engineering then, isn't it?
 16 MR. FONTANA: Not necessarily, no. I
 17 mean, we can certainly make any provisions around
 18 it, but, ultimately, all of the warrants are
 19 signaling no. That doesn't mean it can't happen.
 20 We can certainly look to be conservative in any
 21 assumptions for the site plan.
 22 CHAIRMAN McCOMBIE: Okay. I'll say this.
 23 As i read through, and, you know, you look at this
 24 drawing that you gave us, and it's pretty barren in

1 whatever recommendations -- or whatever comments are
 2 made by Cook County, they be incorporated into the
 3 proposed development.
 4 CHAIRMAN McCOMBIE: Yeah. And this is for
 5 a preliminary and the change in the PUD?
 6 MR. SHAFFER: Todd: Correct.
 7 CHAIRMAN McCOMBIE: "This" meaning it's
 8 not the final. So there's still going to be a
 9 final --
 10 MR. SHAFFER: Correct.
 11 CHAIRMAN McCOMBIE: -- approval that it
 12 has to come through. How long is it going to take
 13 for a decision on these turn lanes?
 14 MR. DIENER: I know it was submitted a
 15 week ago, I think. I think we're going to need to
 16 swear in Cade here, because he's going to have to
 17 speak on the site.
 18 CHAIRMAN McCOMBIE: Okay. Good evening.
 19 (Whereupon, Mr. Fontana was
 20 sworn.)
 21 CHAIRMAN McCOMBIE: Okay. And your name?
 22 MR. FONTANA: Cade Fontana. I'm with
 23 Manhard Consulting and project manager on this job
 24 for the civil work development team. The -- where

1 there. It's pretty barren in there with the trees
 2 and whatnot. You're going to have to add a lot of
 3 trees. And I see they have recommendations on
 4 specific types and a lot of that. And I assume, at
 5 some point, you're going to say yes to all of that,
 6 right?
 7 MR. DIENER: Yes.
 8 MR. FONTANA: We're certainly going to do
 9 our best to preserve the existing trees that are
 10 on-site as well as the different species that were
 11 all the requirements that were noted in this
 12 response letter on file.
 13 CHAIRMAN McCOMBIE: Yep. Okay. Good.
 14 Okay. Now we're at comments provided by
 15 Sheaffer & Roland.
 16 MR. FOWLER: Good evening. Jason Fowler
 17 with Sheaffer & Roland.
 18 (Whereupon, Mr. Fowler was
 19 sworn.)
 20 CHAIRMAN McCOMBIE: Thank you.
 21 MR. FOWLER: So our comments were fairly
 22 straightforward. You had mentioned the 150-foot
 23 radius on the fire hydrants. They've agreed to do
 24 that. This portion subdivision -- or this portion

Page 37

1 PUD known as Area N and designated 56 PE or about
 2 5600 gallons per day on the sanitary side and about
 3 6400 gallons a day on the water side. The applicant
 4 has indicated that they'll be under that usage so
 5 the preceding sanitary sewer as well as the water
 6 supply in the area is sufficient provided to the
 7 development.

8 There's some other comments we made
 9 about the water main connections. They're going to
 10 go ahead and address those during final engineering.
 11 Detailed construction drawings and specifications
 12 will be provided at time of final hearing. The lift
 13 station they're proposing on the site. And then we
 14 just bring up simply a comment about a grease trap
 15 for any food preparation, and they said that would
 16 also be taken care of in the final, so we don't have
 17 any issues with the applicant's responses to our
 18 comments.

19 CHAIRMAN McCOMBIE: So is the amount of
 20 water and the amount sewage, is it going to be a lot
 21 less than a series of homes would be?

22 MR. FONTANA: Absolutely.

23 CHAIRMAN McCOMBIE: Like half of it or a
 24 quarter of it?

Page 38

1 MR. FONTANA: That 56, that was an average
 2 or a peak?

3 MR. FOWLER: That was a per day. So it
 4 was designed to be capable of 5600 gallons per day.
 5 I don't even think their peak event with a thousand
 6 people would even hit that amount on a rare occasion
 7 of once per year. So on an average a day, I think
 8 they'd probably be less than a thousand gallons per
 9 day easily with the students and then the church
 10 events. So I think it's a significant reduction.
 11 Also, remember, too, with the usage for the
 12 adjoining subdivision to the south, to the Woods,
 13 heavy irrigation in the summer on those lots, we
 14 won't see that peak in the summertime at this
 15 location. So that will be an advantage to the water
 16 system.

17 CHAIRMAN McCOMBIE: Okay. Thank you.
 18 Next item is comments provided by Haeger.

19 MR. SHAFFER: All right. So Haeger did
 20 more of a site plan PUD all-inclusive review for the
 21 project, along with the other consultants that
 22 submitted their reports.

23 Our first comments were based on the
 24 subdivision. They alluded to it with the original,

Page 39

1 that they were dividing into two lots, and it was
 2 recommended that they include that process
 3 concurrently with the PUD process. So they
 4 submitted that information.

5 One of the key aspects of the planned
 6 subdivision because there was two distinct ownership
 7 entities that will own the lots, is that there is
 8 cross-access easement for ingress/egress, public
 9 utilities, maintenance, et cetera. So they
 10 illustrated those easements. They've suggested lane
 11 easements over the property that will be worked out
 12 between the preliminary and final. Whether they're
 13 blanket easements in nature that give both property
 14 owners rights on each corresponding property just as
 15 long as the maintenance is there and the Village of
 16 South Barrington knows who to call if there's ever a
 17 problem.

18 CHAIRMAN McCOMBIE: So this one property
 19 is going to be divided into two pieces?

20 MR. DIENER: Right. So we have the
 21 Plymouth Brethren Christian Group that has the north
 22 side where the church is, and then the One School
 23 that has the south side. There is -- I do want to,
 24 just for the record, there is legal entity names to

Page 40

1 that that I think is worth having, New Gospel and
 2 Prairie Lake School are the two legal owners --
 3 would be the two legal owners of the property.

4 CHAIRMAN McCOMBIE: Okay. So then are we
 5 going to be taking that property -- and so you're
 6 going to give a description of this as to the
 7 property as to each one, who has ownership for it
 8 for the Village then; is that right?

9 MR. DIENER: Yes, that's correct. Yes.
 10 This is just an illustration on the screen here. I
 11 think it was included in the packet as well.

12 CHAIRMAN McCOMBIE: It is. It is.

13 MR. SHAFFER: So one question I have from
 14 a timing perspective is, the school is -- you're
 15 under a contract. The church entity is under a
 16 contract to buy it, subdivide it, and convey Lot 2
 17 to the school. The school is going to be built
 18 first and submitting permit applications. Is that
 19 the church that's going to be the applicant because
 20 you're the owner at the time of the application?
 21 What you -- just kind of explain that process.

22 MR. DIENER: Sure.

23 MR. SHAFFER: From the standpoint of who's
 24 building it.

Page 41

1 MR. DIENER: I think the recommendation
 2 was that all the initial site development and
 3 infrastructure is put in one place at one time for
 4 both the school and the church so down to the curbs
 5 and sidewalks and pavement, everything for both
 6 entities all at once. I think the concern around
 7 that was, you know, I guess, Cade, you could speak
 8 to this a little bit more, was there managing any
 9 sort of runoff. So I think we're doing all the site
 10 development at once, and the entity that actually
 11 does that, I would think it would probably be
 12 through the One School. And then the building of
 13 the school would happen concurrently to the site
 14 development. The church would happen after the
 15 school's complete.
 16 MR. SHAFFER: So just moving into assuming
 17 the project moves forward, and we get to the final
 18 ordinances, we'd want some of the ordinances to be
 19 lenient with respect to having the ability to permit
 20 two buildings on one lot of record until the
 21 subdivision is recorded, little things like that so
 22 that there's no hiccups with building permits when
 23 they come in for those applications.
 24 CHAIRMAN McCOMBIE: Yeah, is there -- is

Page 42

1 there a list of those things that you want
 2 incorporated into the preliminary, or, you know,
 3 you're saying you want to make sure that this is
 4 done. Do you have a list of those things that you
 5 want done?
 6 MR. SHAFFER: No. There's a deviation
 7 list that they submitted.
 8 CHAIRMAN McCOMBIE: I saw the deviation
 9 list.
 10 MR. SHAFFER: Just as long as there's a
 11 condition that prior to the subdivision, that an
 12 application for building permit can be made by the
 13 property owner. And if -- I don't know -- I know
 14 with the Arboretum there was a condition that we
 15 could have multiple buildings on one lot of record.
 16 I don't know what the Village Code is verbatim. Are
 17 you allowed to have two buildings on one lot of
 18 record?
 19 MR. VASSELLI: Can I?
 20 CHAIRMAN McCOMBIE: Please.
 21 MR. VASSELLI: James Vasselli for the
 22 court reporter.
 23 So I'm going to go back on a couple of
 24 procedural issues. Mr. Fontana, F-o-n-t-a-n-a,

Page 43

1 correct?
 2 MR. FONTANA: Correct.
 3 MR. VASSELLI: And you work for Manhard
 4 Engineering, correct?
 5 MR. FONTANA: Correct.
 6 MR. VASSELLI: And you are a professional
 7 licensed engineer in the State of Illinois?
 8 MR. FONTANA: Correct.
 9 MR. VASSELLI: And you're familiar with
 10 this project, correct?
 11 MR. FONTANA: Correct.
 12 MR. VASSELLI: You're so familiar with
 13 this project that you issued a letter on or about
 14 July the 11th, 2023, about 15 pages maybe, that
 15 talked about the details of this project, correct?
 16 MR. FONTANA: Correct.
 17 MR. VASSELLI: All right. Madam Court
 18 Reporter, I'd like to have this record -- this
 19 letter introduced as Exhibit A.
 20 Also, you're so familiar with this project
 21 that you may have actually participated in the
 22 PowerPoint presentation that a lot of people have up
 23 here. I'll just show it. I'll put a big B on there
 24 so it's easy for everybody to see with regard to

Page 44

1 this project, correct?
 2 MR. FONTANA: Correct.
 3 MR. VASSELLI: And, Mr. Fontana, if I may,
 4 you actually prepared many of the slides on this,
 5 correct?
 6 MR. DIENER: He would have prepared
 7 probably --
 8 MR. VASSELLI: Well, let me rephrase that.
 9 You prepared slides 2-3 and 2-2, correct?
 10 That's the site plan and the preliminary plat over
 11 there.
 12 MR. FONTANA: Correct.
 13 MR. VASSELLI: Excellent.
 14 And, Mr. Fontana, this is going to sound a
 15 little odd, but does your middle name begin with the
 16 letter D?
 17 MR. FONTANA: Yes.
 18 MR. VASSELLI: Okay. So your initials are
 19 CDF designating that you are the author of those
 20 site plans, correct?
 21 MR. FONTANA: Yes.
 22 MR. VASSELLI: Okay. So I would like to
 23 have the site plans numbers 2 and -- 3 of 3 and 2
 24 and 3 also introduced as Group Exhibit B. Thank

Page 45

1 you.

2 Okay. So going back. At any point in

3 time did you, Mr. Fontana, or your client, prepare a

4 list of those specific details of the variances or

5 deviations from the Village Code that you'd be

6 seeking for in this either preliminary or final

7 approval process?

8 MR. FONTANA: I believe that at the

9 request of the Village, yeah, we did compile that

10 list.

11 MR. VASSELLI: Okay. And that was a list

12 of deviations, I believe. What was it called?

13 MR. DIENER: There were deviations

14 included in the packet which included something

15 around traffic flow management and site lighting.

16 MR. VASSELLI: Okay. And Mr. Shaffer, not

17 of the Sheaffer law firm -- or Sheaffer Engineering,

18 but Haeger Engineering, does that include those

19 matters that you were talking about with regards to,

20 for example, building two buildings on one lot?

21 MR. SHAFFER: No.

22 MR. VASSELLI: So that would be something

23 that you would want added as relief. It is your

24 suggestion that the Village Planning and Zoning

Page 46

1 Board recommend that the Village Board add that to

2 their relief, correct?

3 MR. SHAFFER: If necessary. I don't know

4 if it's a -- I don't know if you're allowed to do

5 two buildings on one lot.

6 MR. VASSELLI: Okay.

7 MR. SHAFFER: I'm not familiar with the

8 zoning ordinance.

9 MR. VASSELLI: The zoning -- one building,

10 one lot. Assuming one building, one lot, or that

11 there's a subdivision timing issue with regards to

12 the building and building permits, would then that

13 be your recommendation to allow them to build two

14 buildings on this one lot pending subdivision final

15 approval through Cook County and the Village?

16 MR. SHAFFER: Yes.

17 MR. VASSELLI: Thank you.

18 I just want to go back one more stop.

19 Drawing your attention, sir, to 3 of 3,

20 Slide 3 of 3. Just simply for my edification, could

21 you point out which lot -- who owns which lot and

22 the timing? I just think it would go a long way for

23 this board and the audience to understand who owns

24 what, when everything is getting built, and maybe go

Page 47

1 through some of the easements and what's going to be

2 needed. Would you be able to do that?

3 MR. DIENER: I'll do my best.

4 MR. VASSELLI: I'm sure you'll do great.

5 MR. DIENER: So to start off with, I

6 just -- I want to reemphasize the point that we made

7 early on about this all being one community. So the

8 Plymouth Brethren Christian Church Group has created

9 One School Global on an international level. So the

10 reason that we're talking about two separate lots

11 here is just strictly from a legal standpoint, and,

12 you know, any sort of concerns as it relates to

13 liability.

14 So we'll start off first with the south

15 side of the property. So what you can see

16 illustrated here is straight up the drive that comes

17 off of Bartlett Road is the proposed lot line, and

18 then it jogs slightly at the end, and then curves

19 around the buffer zones of Wetland 2. So everything

20 to the south here would be owned by the school, and

21 then everything to the north of here would be owned

22 by the church.

23 Does that -- is that what you were

24 expecting, or would you like --

Page 48

1 MR. VASSELLI: I just want to make sure

2 the board knows what the two lots are and which lots

3 are to be owned by who.

4 MR. DIENER: Yes.

5 CHAIRMAN McCOMBIE: Are you looking -- so

6 you're buying the whole property from the park

7 district?

8 MR. DIENER: Correct.

9 CHAIRMAN McCOMBIE: And are you looking

10 for us to give you a preliminary approval on two

11 lots then?

12 MR. DIENER: So the recommendation was

13 that we go in for a preliminary platted subdivision

14 at the same time that we amend the PUD because of

15 the two ownerships -- owners of the property, yes.

16 CHAIRMAN McCOMBIE: Okay. So -- and is

17 there one developer who's going to develop both?

18 MR. DIENER: Yes.

19 CHAIRMAN McCOMBIE: But you're just going

20 to call it -- but there's two different groups who

21 own the two?

22 MR. DIENER: Correct. It's just a

23 technicality or from a legal perspective that they

24 wanted me to keep them separate.

Page 49

1 CHAIRMAN McCOMBIE: Okay.
 2 MR. DIENER: So in terms of maintenance --
 3 from the stormwater management standpoint, from the
 4 sanitary sewer standpoint, from the water, it's all
 5 one group essentially. There's two separate legal
 6 entities.
 7 MR. VASSELLI: And you'd be fine with
 8 those two separate legal entities all being one
 9 group, having conditioned upon them cross easements
 10 to allow for access and in the event of an
 11 emergency, the Village would have the right, but not
 12 obligation there, to mitigate any emergency?
 13 MR. DIENER: Yes.
 14 MR. VASSELLI: Thank you.
 15 CHAIRMAN McCOMBIE: Okay. Continue.
 16 MR. SHAFFER: The next comment was with
 17 respect to just producing a site plan so that it can
 18 be adopted and made an exhibit as part of the
 19 ordinance versus just a sheet from the civil
 20 engineering plans. It includes added metrics that
 21 are required per the Village Code, and those have
 22 been added.
 23 CHAIRMAN McCOMBIE: Okay.
 24 MR. SHAFFER: The next one was just

Page 50

1 modifying the exhibit as it relates to the adjacent
 2 property owners to verify certification of the
 3 property owners, and I understand the Village took
 4 care of it for the notice of this meeting.
 5 CHAIRMAN McCOMBIE: Okay.
 6 MR. SHAFFER: The next comment, one of the
 7 conditions of the PUD is to show existing and
 8 proposed utilities. At this time, proposed dry
 9 utilities are not shown. That will be addressed
 10 between preliminary and final. They're working with
 11 respect to utility companies.
 12 CHAIRMAN McCOMBIE: Okay.
 13 MR. SHAFFER: The next item is covenants,
 14 conditions, restrictions on reciprocal easements is
 15 that they submitted a general document noting
 16 various bullet points, but basically a document
 17 between the two legal entities that give rights and
 18 obligations as those the attorney described for
 19 cross access, maintenance, et cetera, et cetera. So
 20 those -- that will be work done between preliminary
 21 and final.
 22 CHAIRMAN McCOMBIE: Okay.
 23 MR. SHAFFER: The next comment is with
 24 respect to phasing. The school is going to be built

Page 51

1 first, and the church sequentially following that.
 2 So as presented in the construction schedule, there
 3 will be a sequence of construction for the next
 4 couple of years as it continues operation. One of
 5 the items to work out that we're comfortable with
 6 between preliminary and final is to have a better
 7 understanding as to what roads are going to be part
 8 of Phase 1, what will be the condition of the
 9 masqueraded part or undeveloped parts of the church,
 10 grass, dirt, stabilization, that kind of -- those
 11 detail specifics. But until they get further along
 12 in their engineering and better understand, as
 13 petitioner said, it makes a lot of sense to do a lot
 14 of the infrastructure at one time. So those answers
 15 might fall into place.
 16 CHAIRMAN McCOMBIE: And will the school
 17 get completely done before you start the church?
 18 MR. DIENER: At this point, that's what
 19 our schedule shows, yes.
 20 CHAIRMAN McCOMBIE: Okay.
 21 MR. DIENER: We certainly recognize the
 22 (inaudible) to have the two buildings done at once,
 23 but at this point, just to be conservative, that's
 24 what we're suggesting.

Page 52

1 CHAIRMAN McCOMBIE: Okay.
 2 MR. SHAFFER: The next series of comments,
 3 we're just asking for clarification on exhibits,
 4 which they responded to, and they're included in
 5 your packet. So aerial exhibit, surrounding zoning
 6 exhibit, adjacent property owners exhibit, and also
 7 the fire hydrant coverage exhibit needs to be
 8 updated per 150-foot radius fire truck turning
 9 radius, which they did. We've already spoken about
 10 that. The additional turning, if it's non-fire
 11 truck related, will be required between preliminary
 12 and final to show circulation throughout the site,
 13 but mainly at the gates for the U-turns or
 14 three-point turns.
 15 Next gets into the project schedule. The
 16 Village has a process of an early earth -- or
 17 earthwork review permit to change the contours of
 18 the land. Because there are wetlands on the site,
 19 an expedited permit for foundation earthwork is not
 20 allowed. So if the applicant wanted to do an
 21 earthwork permit, it would be a full end-of-year
 22 permit, followed by a full earthwork permit. So
 23 there's mechanisms in place to facilitate earthwork
 24 and foundations. It just has to go through a more

1 detailed permit submittal for that initial
 2 application.
 3 CHAIRMAN McCOMBIE: Okay.
 4 MR. SHAFFER: Into the stormwater
 5 management report. I'll consolidate these into one
 6 statement. The final stormwater management will be
 7 in conformance with the Village of South Barrington
 8 and the MWR ecco.
 9 CHAIRMAN McCOMBIE: Okay.
 10 MR. SHAFFER: They'll also be doing an
 11 IDOT drainage study because they are constructing in
 12 the IDOT right-of-way, so that will be part of
 13 probably the overall stormwater management report.
 14 CHAIRMAN McCOMBIE: Okay.
 15 MR. SHAFFER: Going into miscellaneous
 16 plans and exhibits. The topographic survey used is
 17 sufficient for the preliminary hearing. They go to
 18 the back curb or centerline of the adjacent
 19 roadways. Depending on the extent of any
 20 improvements in the right-of-way, the limits of that
 21 survey may need to be increased which we'll know
 22 once we receive comments from Cook County and IDOT.
 23 The applicant has requested that for the
 24 platted subdivision, you could grant easements

1 does the applicant need to go through a separate
 2 appearance commission process for signs?
 3 CHAIRMAN McCOMBIE: That will be through
 4 ACC will do the signs.
 5 MR. SHAFFER: The preliminary engineering
 6 plans, going through, it meets the requirements of
 7 the Village. I do not have any concerns that the
 8 site can be engineered from a standpoint of
 9 utilities, stormwater management, circulation,
 10 access. It's a -- they're not putting a lot on the
 11 property. There's a lot of open space. They have
 12 flexibility to increase pond size, if necessary.
 13 They're proposing overflow parking in the future,
 14 and they still have more land going off to the
 15 north. So there's sufficient available land to
 16 accommodate things that may come up between
 17 preliminary and final.
 18 One of the deviations from Village Code is
 19 they request to have parking stalls be 18 feet in
 20 length versus 19 feet. We support that request, and
 21 we suggest that the Village consider amending their
 22 ordinance to be 18 feet.
 23 CHAIRMAN McCOMBIE: That's if we're going
 24 to change the Village ordinance. That's something

1 either on the platted subdivision or as a separate
 2 document. They have requested that some of the
 3 easements be granted via separate plat easements
 4 based on final engineering or as ROW plans.
 5 CHAIRMAN McCOMBIE: Is that common?
 6 MR. SHAFFER: Yeah. The only things that
 7 are not common would be is the utility companies
 8 will require dedicated easements before they'll do
 9 their installation. Hopefully the easements therein
 10 will be converted easements.
 11 CHAIRMAN McCOMBIE: Okay.
 12 MR. SHAFFER: The next couple of comments
 13 are with respect to the signage. Signage has been
 14 proposed throughout the developments in your packet.
 15 The only comment that Haeger has with respect to
 16 signage and landscaping is that they take into
 17 consideration lines of sight for vehicular traffic.
 18 They set signs far enough back, but I didn't review
 19 the information as to what type of foundation, all
 20 that stuff. So that that can be reviewed in detail.
 21 But they did shift the signs to accommodate the
 22 requests.
 23 CHAIRMAN McCOMBIE: Okay.
 24 MR. SHAFFER: From a signage perspective,

1 different.
 2 MR. SHAFFER: That's a separate process if
 3 the Village wants to consider it. This is a PUD,
 4 and from the standpoint of granting relief, that's
 5 one of the relief that they're requesting.
 6 MR. VASSELLI: For this site.
 7 MR. SHAFFER: On this site specifically.
 8 MR. VASSELLI: Solely for this site and
 9 only for Exhibit -- sorry. And only for Area N of
 10 the PUD, correct?
 11 MR. SHAFFER: Correct.
 12 MR. VASSELLI: Okay.
 13 CHAIRMAN McCOMBIE: Did the -- and I don't
 14 know, did the Arboretum change it from 19 to
 15 18 feet?
 16 MR. SHAFFER: Yes.
 17 CHAIRMAN McCOMBIE: Okay. Thank you.
 18 MR. SHAFFER: Just general notes regarding
 19 conformance with Village Code with respect to
 20 wastewater, water main, IEPA, soil erosion, sediment
 21 control, which will all be part of the permitting
 22 process and final engineering.
 23 CHAIRMAN McCOMBIE: Okay. Is there
 24 anything else in here that we should take special

Page 57

1 note of?
 2 MR. SHAFFER: Lighting comes up later in
 3 our plan. But from an engineering perspective,
 4 there's nothing in here that I think we need to talk
 5 about in detail.
 6 CHAIRMAN McCOMBIE: Talk about?
 7 MR. SHAFFER: I said there's nothing in
 8 here that can't be addressed between preliminary and
 9 final from an engineering perspective.
 10 CHAIRMAN McCOMBIE: Okay. Does anybody
 11 else have any comments about any of these items?
 12 There's a lot of them. Did you get a chance to go
 13 through them? Any another comments?
 14 (No further comments made.)
 15 CHAIRMAN McCOMBIE: Okay. Thank you.
 16 MR. SHAFFER: I'm not done.
 17 So there are comments that Haeger made
 18 regarding the photometrics. It's in their submittal
 19 that dark skies shields from the standpoint of their
 20 proposed development. They are not -- they're
 21 proposing at night to have only lights for security
 22 purposes only, so shutting off lights, and then when
 23 they have their school functions, it gets dark
 24 outside, it would be standard lighting is what's

Page 58

1 being proposed.
 2 CHAIRMAN McCOMBIE: So I saw there was
 3 no -- they were not planning on having any meetings
 4 at night; however, Monday night you have a 7:00
 5 meeting, and although right now it's light, it
 6 doesn't stay light all year long at 7:00. You know
 7 you're going to light it?
 8 MR. DIENER: Yes. I guess the thing that
 9 I would just emphasize around that is, again, the
 10 size of the congregation we're talking about here,
 11 this is not a Willow Creek. This is 50 congregants
 12 for prayer. So whatever that might be, call it 20
 13 cars, and so it would be pretty minimal still and --
 14 as it relates to the needs of lighting, so . . .
 15 CHAIRMAN McCOMBIE: So I didn't see a
 16 photometric survey. Was there one?
 17 MR. SHAFFER: Yes.
 18 CHAIRMAN McCOMBIE: Okay. I missed it.
 19 MR. SHAFFER: It's right before the
 20 building plans with our submittal, the original
 21 submittal.
 22 CHAIRMAN McCOMBIE: Okay. I'll have to
 23 look at that. Sorry. Okay. And it looked good,
 24 the light shields and all the appropriate things?

Page 59

1 How tall are the standards?
 2 MR. SHAFFER: I didn't review the
 3 photometric plan. I'm just saying, in general,
 4 there will be shields, like the applicant said, from
 5 the adjacent subdivision, dark skies, and light will
 6 be minimized at night.
 7 CHAIRMAN McCOMBIE: How many lights are
 8 going to be on this building all night long?
 9 MR. DIENER: Well, I would think that it
 10 would just be primary lights at the two entrances,
 11 if we're talking about the church. At the two main
 12 entrances, I think would just be some lighting all
 13 night long, possibly a pole light near the building,
 14 but I wouldn't see a lot of lighting being
 15 necessary. I guess our main concern, as it's
 16 already been mentioned, is safety. We just want to
 17 make sure that there's some sort of visibility.
 18 There was some safety concern. So we're open to
 19 suggestions from the Village as far as what happens
 20 all night long.
 21 CHAIRMAN McCOMBIE: Yeah, I'm a night sky
 22 believer and all that stuff. Less is more. Okay.
 23 Continue, please.
 24 MR. SHAFFER: And then from a traffic

Page 60

1 study, they've gone on record that the gates will be
 2 closed to Acadia when the church services are in
 3 process, and that the Acadia Drive will only be used
 4 for school access in the mornings and when the
 5 school day ends. So the main roads will be the
 6 Bartlett Road and the 59 access. And, again, we
 7 would recommend deferring required geometrics to the
 8 jurisdiction agencies of IDOT and CDOT.
 9 CHAIRMAN McCOMBIE: So is the only -- for
 10 the school, the day-to-day, the only way to get in
 11 is through Acadia?
 12 MR. DIENER: Yeah, so what we illustrated
 13 on the church -- excuse me -- the school schedule,
 14 if we might just refer back to that. Is the primary
 15 access for the parents would be Acadia Drive. If
 16 there was ever, you know, say, trash pick up or
 17 anything, we're proposing utilizing Route 59 for
 18 that. But, yes, the use would really be through
 19 Acadia Drive.
 20 CHAIRMAN McCOMBIE: Okay.
 21 MR. SHAFFER: Traffic reports will be by
 22 the jurisdictional agencies solely for comments and
 23 then have petitioner amend the report as necessary.
 24 We noted that the ordinance that governs this

1 property right now is Ordinance 2004-717 which was a
2 combined PUD for Area N and Area C. And this
3 petition is only amending the Area N. And the
4 attorney already read this into the record, and the
5 recommendation is that the applicant follow through
6 with the responses, conditions, and those that are
7 noted to address the final.

8 CHAIRMAN McCOMBIE: Okay.

9 MR. KAZI: I have a question. How tall is
10 the gym going to be?

11 MR. DIENER: I'm sorry, I didn't hear you.

12 MR. KAZI: How tall is the gym going to
13 be?

14 MR. DIENER: Yeah, so we're staying below
15 the required 35-foot high. From recollection, I
16 think it's somewhere around 33-foot high. I don't
17 know have the exact number, but we know we need to
18 stay below 35 feet high.

19 MR. KAZI: Thank you.

20 CHAIRMAN McCOMBIE: Okay. We have -- we
21 have -- is somebody representing Hey?

22 MR. MOSCA: Good evening. I'm Vince Mosca
23 principle ecologist for Hey & Associates, and I've
24 been kind of your behind-the-scenes wetland

1 one of the main issues that's out there is the
2 buffers around preserved wetlands and accommodating
3 the required widths. And they can do buffering
4 averaging which would be acceptable, so they have to
5 work out some of those details and resubmit that
6 before we can even do the final approval. But I
7 think there's room -- to Todd's point, there's room
8 to move things around, so I don't anticipate
9 necessarily anything that they can't accommodate by
10 site planning.

11 CHAIRMAN McCOMBIE: Okay.

12 MR. GILLIS: Is there an exit drainage
13 from this property other than from these wetlands or
14 does the water stay on the property?

15 MR. MOSCA: I'm going to -- I believe
16 there is a culvert under 59 that flows west.

17 MR. SHAFFER: There's a culvert under 59
18 that flows west. On the eastern part of the
19 property, there's a culvert that goes towards
20 Bartlett Road, and the southernmost wetland goes
21 south to the tollway. Otherwise the sheet flows or
22 stays into the existing wetland/partial areas and
23 overflows into the adjacent right-of-ways.

24 CHAIRMAN McCOMBIE: Okay. Thank you. Any

1 consultant since the Toll Brothers came into town.

2 CHAIRMAN McCOMBIE: So a long time.
3 (Whereupon, Mr. Mosca was
4 sworn.)

5 CHAIRMAN McCOMBIE: Okay.

6 MR. MOSCA: So I don't have my comments
7 with me, but sort of more fly in the ointment
8 issues, we did meet in the field. We had some minor
9 adjustments which Gary Weber did change those and
10 updated the map. We have some issues related to
11 mostly the buffers. All the wetlands on the site, I
12 believe there are eight, are all isolated. So
13 they're all under Village and MWRD jurisdiction so
14 no Army Corps involved at this point or forever in
15 the future the way things are going.

16 There's a -- they need to do some
17 submittals for the MWRD, the Schedule Ws to indicate
18 whether they're preserving the wetlands in whole, or
19 whether they have impacts, and whether they need to
20 do wetland mitigation. There is a wetland
21 mitigation bank available that has credits, and so
22 if they have over a tenth of an acre of wetland, in
23 fact, they need to do wetland mitigation at that
24 bank which is acceptable under the ordinance. And

1 other questions?

2 (No further questions asked.)

3 CHAIRMAN McCOMBIE: Okay. So that
4 completes the information associated with Manhard
5 report from July 11th and reports. So at this time,
6 I'm looking for any other comments that people have
7 from the audience or anybody?

8 MS. ARNOLD: Nicole Arnold. Arnold, just
9 A-r-n-o-l-d.

10 (Whereupon, Ms. Arnold was
11 sworn.)

12 MS. ARNOLD: I'm Nicole Arnold. I
13 represent the Hidden Lakes Homeowners Association,
14 and I am here on behalf of the Hidden Lakes
15 residents tonight to ask that the planning
16 commission does not approve the proposed amendment
17 to the PUD. Hidden Lakes is across Bartlett for
18 those that don't know. And the homeowners are
19 concerned about the increased weekday and weekend
20 traffic that the school and the church would bring.
21 Obviously, they said it's not going to be a lot of
22 traffic now, but with the capacity of a thousand
23 people and kind of a big parking lot, I think the
24 assumption is that it will eventually grow, so we're

Page 65

1 hoping that the planning commission will not vote in
 2 favor of the proposed amendment and that Area N can
 3 remain either for a park or more homes, which they
 4 feel is in the best interest of the Village of South
 5 Barrington as a whole.
 6 So that's it. Thank you.
 7 CHAIRMAN McCOMBIE: So I have a question
 8 about the, you know, in regards to this. I mean,
 9 you guys have been a church in the Chicagoland area
 10 since --
 11 MR. DIENER: Since the late 1800s, yes.
 12 CHAIRMAN McCOMBIE: Late 1800s. Have you
 13 ever had more than two of these big occurrences at
 14 any church here? Remember, you're saying since the
 15 1800s. I want to be sure that we've got the date
 16 here.
 17 (Laughter.)
 18 MR. DIENER: So from my recollection,
 19 which probably goes back to probably early '90s, I
 20 would say historically -- and perhaps I should say
 21 that our current facility has a smaller capacity. I
 22 should also mention that facility has been there
 23 since 1978, '76 or '79. I do want to emphasize
 24 that -- I'm going to get to the question -- but I

Page 66

1 want to emphasize that as it relates to the town and
 2 the people surrounding that current community, that
 3 current building in the community there, we've never
 4 had complaints around that when these events do
 5 happen. They're very coordinated. And in my
 6 recollection, perhaps in the last 25 years, maybe
 7 there's been three or four on occasion, but it's
 8 been very rare that it's happened more than once or
 9 twice a year where it's been max capacity. These
 10 events do occur on a global basis in various
 11 locations, and there is a traffic management plan
 12 typically that we utilize the local police
 13 department to make sure we implement safe flow.
 14 There's volunteers that attend and ensure safety for
 15 pedestrians and vehicles, and, you know, versus any
 16 sort of bus needs at all for busing, we're going to
 17 manage that on our own property, or if we need to
 18 utilize anything else, we'll possibly overflow into
 19 the school.
 20 So, yeah, again, I just want to emphasize
 21 this is very, very low impact as it relates to
 22 developments that have been proposed in the past for
 23 this property. I don't recall the exact number of
 24 homes that have been presented to the commission,

Page 67

1 but somewhere between 30 to 50, and I would just say
 2 that based on the number of cars with the multi cars
 3 per house, you're probably looking at more traffic
 4 from that. So that's just a side comment.
 5 CHAIRMAN McCOMBIE: Okay. Is there
 6 anybody else would who like to give a comment?
 7 Please?
 8 MR. ROUKE: Hi. My name's Michael Rouke.
 9 I live in Hidden Lakes right across the street from
 10 there. I just want to comment, like, you know, my
 11 house was in that first picture, and I jog right
 12 along there. I guess from what I've heard tonight
 13 over about the last hour and a half, I just -- this
 14 is a quiet, residential area on the east side of
 15 Bartlett Road there. There's Spring Creek, there's
 16 the Woods, there's us, and some private houses
 17 there. And just from what I've heard tonight, I
 18 have concerns about the appearance, how it's going
 19 to look. I heard the gentleman say there's going to
 20 be a lot of tree removal with this proposal, and
 21 there's going to be limited abilities to shield a
 22 33-foot gym and a large parking lot on that
 23 property. And for all the homeowners who are there,
 24 we have a lot of concerns about the appearance, how

Page 68

1 this is going to appear from my house, which is
 2 directly across the street from this proposal. And
 3 then just in addition to that, this is a quiet
 4 residential area. I jog along there. Sand Hill --
 5 jogging there this spring, Sandhill cranes are
 6 walking through there with their baby cranes, and
 7 I'm just -- I'm not certain that a large school and
 8 church on this site is what's best for this
 9 residential area. And I just wanted to voice that.
 10 Thank you.
 11 CHAIRMAN McCOMBIE: Thank you.
 12 Is it -- I mean, is it possible to put
 13 some trees and whatnot on a berm in there?
 14 MR. DIENER: I'll let Cade take that then.
 15 Yes, I would say. Also, maybe just scroll to --
 16 here is the landscape plan that we did have toward
 17 the end to illustrate better what could potentially
 18 be done. So could you just talk about that for a
 19 minute, Cade?
 20 MR. FONTANA: Sure. I think one thing
 21 that I would highlight based on this landscape plan
 22 is if you look on the surrounding east, north, and
 23 west sides of the development, you can see these
 24 hatches, dark and light, we're not really disturbing

1 any of these immediate areas that are located
2 adjacent to the existing right-of-way. I think our
3 parking lot is over a hundred feet. And in terms of
4 additional landscape features, as, I think, the
5 Village had mentioned, we're certainly open to
6 planting some type of bushes or screening to screen
7 any of these parking lots. That's something
8 certainly we'll address between now and final to
9 ease any concerns. In terms of berming, we are a
10 little bit limited just because we are trying to
11 preserve all these natural wetlands, so our berming
12 abilities at the perimeter of our site are limited,
13 but we're certainly trying to include any type of
14 that shielding that we can in the final grade
15 design.

16 MR. DIENER: If I could just make a
17 comment on a few other points. One is what I
18 mentioned earlier about the positioning of these
19 buildings. As we've gone through this design
20 process, ideally you position buildings at the high
21 point of the property. And I think, you know, this
22 is the higher point, isn't it, naturally, Cade to
23 the east? We wanted to take the necessary due
24 respect to the residents around in keeping our

1 comments you'd like to make?
2 MR. MICHALSKI: I am unfamiliar with the
3 project, so, unfortunately, I don't want to comment
4 on anything on that if you don't mind.

5 CHAIRMAN McCOMBIE: I'm fine with that.
6 Natalie?

7 MS. KARNEY: Most of my comments went to
8 Todd, so they're included in his report. The only
9 thing I thought of, and, Todd, you gave a reason why
10 it wasn't done that way is, I was just thinking the
11 parking lot that runs east and west, if it could be
12 rotated to be parallel to the school, if that made
13 any sense so that the parents and the children
14 aren't walking such a long distance. But, Todd, you
15 had an explanation that you thought this would still
16 be an okay design as I recall because --

17 MR. SHAFFER: It's for stacking and
18 dropping off the kids and the cars.

19 MS. KARNEY: Yeah.

20 CHAIRMAN McCOMBIE: I know I had heard a
21 conversation about that, that they drive around the
22 circles, and the kids come out with the teachers,
23 they get into the cars, and continuously turn
24 around. It seems like it's a pretty good process.

1 rooflines down. This building has been modified
2 extensively for South Barrington, and we pushed it
3 back significantly from Bartlett Road. So that's an
4 important note to say on the church. On the school
5 side, you know, there is a very, very large wetland.
6 And as I already mentioned, view-ability of that gym
7 is really only going to be if you were in the
8 Barrington Pool back parking lot. It's all bermed
9 up along 59, and we've really tried to minimize any
10 sort of view-ability of that box, the gym box, for
11 lack of better terms. So esthetically I feel like
12 we've really taken some extra steps and put some
13 effort into these buildings so that should they be
14 viewed, they'll be architecturally pleasing. And
15 then on the landscape point. This is a preliminary
16 landscape plan. This has already been mentioned
17 between this preliminary PUD and the final
18 engineering. Of course we're open to suggestions
19 around maybe lessening the view-ability of the
20 building from Bartlett Road, you know, whether it's
21 planting on berms or something of that nature.

22 CHAIRMAN McCOMBIE: Okay. If -- there's a
23 couple of people here from the Village I haven't
24 heard yet, the two-day old guy. Do you have any

1 And I think that's the reason they put it like that
2 so that they would have a long circle to put the
3 cars in and stack up as they pick them up and drop
4 them off. I thought that was a pretty good plan.

5 MS. KARNEY: And I think they added a
6 walkway along the back curb also so that, you know,
7 you're not walking in the driveby.

8 MR. DIENER: Yes, that's accurate. Along
9 the north side completely there is a walkway, yes.

10 CHAIRMAN McCOMBIE: Okay. Any other
11 comments?

12 MR. SADDLEHORN: I have a question.

13 CHAIRMAN McCOMBIE: Yeah, please.

14 MR. SADDLEHORN: Just a question.

15 CHAIRMAN McCOMBIE: Your name?

16 MR. SADDLEHORN: Yeah, Mike Saddlehorn
17 (phonetic). The capacity of the school, how -- what
18 is the largest capacity you actually have by that
19 school?

20 MR. DIENER: So I don't know what code
21 allowances are, but we've done projections over the
22 next ten years, and we wouldn't see growth of
23 anywhere up to maybe even 50 kids at the most.

24 MR. SADDLEHORN: The building itself,

1 though, is their occupancy?
 2 MR. DIENER: I'm sorry, I don't know the
 3 occupancy loads, allowable loads for the building.
 4 MR. SADDLEHORN: Is there a restriction
 5 that the land has from the City or the Village?
 6 MR. VASSELLI: I don't understand your
 7 question insomuch are you asking if there would be
 8 covenants, conditions of record reported?
 9 MR. SADDLEHORN: Yeah, I guess I'm
 10 wondering if there could be expansion on there in
 11 the future. If they are -- you know, if they build
 12 the school now, it seems like totally reasonable,
 13 you know, if it tends to grow and they want to build
 14 an expansion on it, it'd have be a 500 person school
 15 the next ten years, you know, is that -- is there a
 16 restriction to that?
 17 MR. VASSELLI: I always say this: I'm not
 18 a prognosticator. I can't tell you what will happen
 19 in the future, but there will be CCRs recorded
 20 against the property. Those CCRs will be limited.
 21 Every PUD that the Village has, the Village will go
 22 through CCRs and make sure that the restrictions on
 23 the property are in the best interests of the
 24 health, safety, and welfare of the people of the

1 MR. SADDLEHORN: No, occupancy of the
 2 building itself. Every building has it.
 3 MR. VASSELLI: Can we take one step back?
 4 MR. DIENER: MR. SADDLEHORN: Yeah.
 5 MR. VASSELLI: Thanks. You're still under
 6 oath, right?
 7 MR. DIENER: Yes.
 8 MR. VASSELLI: All right. How many
 9 parishioners do you have?
 10 MR. DIENER: So we're about 200.
 11 MR. VASSELLI: And over the last 20 or
 12 30 years, what's the variance of the number of
 13 parishioners that you know of? Let me ask you a
 14 question. Do you have a million parishioners? Have
 15 you ever had a million parishioners?
 16 MR. DIENER: No.
 17 MR. VASSELLI: 10,000?
 18 MR. DIENER: No. We've gone up maybe
 19 10 percent in the last 20 years.
 20 MR. VASSELLI: So -- hold on. I just want
 21 to make sure I get these numbers right. So you went
 22 from 180 to 200. So that's the total number of
 23 parishioners you've got in there is 200, right?
 24 MR. DIENER: Yes.

1 Village of South Barrington.
 2 CHAIRMAN McCOMBIE: They would not be able
 3 to put an addition on either building without coming
 4 back before planning and zoning.
 5 MS. ARNOLD: I'm sorry, can I ask, is
 6 there a number, though, you know, an amount of
 7 people now that are allowed in before they'd have to
 8 come back? Is that what you're asking?
 9 MR. SADDLEHORN: Well, occupancy, is
 10 obviously, there's a certain number, right, on the
 11 building?
 12 MS. ARNOLD: Right. Yeah. So I guess,
 13 like, my point with the church was, if it's a
 14 thousand person capacity, then we're not going to
 15 know there's a traffic problem until we get to a
 16 thousand people being there. Do you know what I
 17 mean? Like, how many people are allowed in the
 18 school when they first build it so that later on if
 19 there's a lot people, there's more traffic. That's
 20 where I was going. I don't know what he's doing,
 21 but . . .
 22 CHAIRMAN McCOMBIE: So -- please, how many
 23 people -- how many children are in the school right
 24 now, right?

1 MR. VASSELLI: Okay. Thanks.
 2 CHAIRMAN McCOMBIE: So how many people are
 3 going to be occupying that school when it begins?
 4 Children, teachers, total?
 5 MR. DIENER: Are we going to get occupancy
 6 by August of next year? No. So the answer for
 7 today is 25.
 8 MR. SADDLEHORN: Sorry. I don't mean to,
 9 like, confuse this. I have a restaurant. When I
 10 open a restaurant, I have to have an occupancy
 11 placard from the fire department. It says that I
 12 can have 165 people in that space. My question is,
 13 how many people are allowed in that space at one
 14 time according to the placard? I don't know if
 15 that's --
 16 MR. VASSELLI: That's premature at this
 17 point.
 18 MR. SADDLEHORN: Okay.
 19 MR. VASSELLI: But I agree the set up by
 20 the fire department -- or the fire protection
 21 district will be in communication with the Village.
 22 MR. SADDLEHORN: So we don't know what it
 23 is?
 24 MR. VASSELLI: We do know that this isn't

Page 77

1 a congregation of 13 million people, so we do -- I
 2 mean, there are some assumptions that can be taken.
 3 MR. SADDLEHORN: Okay.
 4 CHAIRMAN McCOMBIE: Okay. So you're
 5 starting out with 25 children?
 6 MR. DIENER: That's correct.
 7 CHAIRMAN McCOMBIE: Okay. And then how
 8 many adults will be in that building at the same
 9 time?
 10 MR. DIENER: We have seven. Seven staff.
 11 CHAIRMAN McCOMBIE: Okay. You're getting
 12 a lot of help. Thank you.
 13 And I don't think they will establish that
 14 number until the very end.
 15 MR. VASSELLI: No, they won't establish
 16 those numbers until the very end. There's many
 17 steps that go on there. All good questions, sir,
 18 but it's just -- it's not the purview of this board.
 19 CHAIRMAN McCOMBIE: Okay. Are there any
 20 other questions? Please.
 21 DR. MURARKA: So I have more of a
 22 financial question. With 25 children in school,
 23 typically 50 people going into prayer, total
 24 parishioners, number of parishioners of 200, you're

Page 78

1 going to spend all that money, and put up a big
 2 church and a school? It's not feasible. I mean, at
 3 the end of the day for 25 kids, you're going to put
 4 a whole school? I'm wondering how is it feasible
 5 for you to manage it financially?
 6 MR. DIENER: Sure. I do want to emphasize
 7 this is global school system. And feel free to go
 8 on to the website and see this on a global level.
 9 This is not unusual for any of our other locations.
 10 You know, certainly there's funding that's raised
 11 and committed and pledged to within the Chicago
 12 campus, within the City, but then there's other
 13 outside resources beyond just in this city which we
 14 can pull from and have pulled from in the past. So
 15 I don't have any concerns around the financial
 16 aspect.
 17 MR. KAZI: I had a question. With all
 18 your other facilities, would the 25 children in the
 19 school be typical of the others, or are they bigger?
 20 MR. DIENER: Well, in some situations
 21 where cities are close in proximity, sometimes they
 22 would share facilities between the two cities, and
 23 then the numbers would go up. I don't know if
 24 the -- the big is 50.

Page 79

1 MR. KAZI: Did you have the statistics on
 2 your slide of the quantity of campuses globally?
 3 MR. DIENER: It doesn't tell the largest
 4 campus in America. So there's 26 campuses globally
 5 in 20 countries with a total staff of 2500, and a
 6 total student count of 9,000. So in the Australasia
 7 region, there's much larger campuses. As I think
 8 about the North American region, I don't know if
 9 there's 50 or -- at the most -- in one campus. I
 10 don't know. I'm sorry, I'm going to have to defer
 11 that.
 12 DR. MURARKA: Yeah, I have questions about
 13 the students. The students that you have in your
 14 school, are they going to be residents of the
 15 Village or nearby, or are they coming from somewhere
 16 else, moving into the Village?
 17 MR. DIENER: That's a really good point
 18 that's raised. This development will be central to
 19 the community. And, currently, you know, while
 20 they're a bit more spread out, I would think we'd
 21 see a lot of migration to this area. Right now we
 22 have two families that are nearby, one in Inverness,
 23 one in Barrington Hills that attend the school now.
 24 And then there's families in Roselle, Bartlett,

Page 80

1 Addison, that also attend the school. But, I guess,
 2 I do want to emphasize that closeness in proximity
 3 for the families and the students to the school is
 4 going to be important, so naturally there's going to
 5 be migration to this area.
 6 DR. MURARKA: Then they will be coming in
 7 from the neighborhood?
 8 MR. DIENER: They will be coming in from
 9 surrounding neighborhoods.
 10 DR. MURARKA: They will change from
 11 schools they go to, and go to your school?
 12 MR. DIENER: No, they're currently in our
 13 private school in another location which is based in
 14 Elk Grove Village.
 15 DR. MURARKA: Interesting.
 16 CHAIRMAN McCOMBIE: Okay. Any other
 17 questions?
 18 MR. MICHALSKI: May I ask a question?
 19 CHAIRMAN McCOMBIE: Please.
 20 MR. MICHALSKI: So under the building
 21 design, school design, what is the maximum occupant
 22 load that the building is designed for?
 23 MR. DIENER: I'm sorry, I'm going to have
 24 to get back to you. I do not know.

1 MR. MICHALSKI: I think that's the
 2 question that was asked before.
 3 MR. DIENER: Yes. Yeah.
 4 CHAIRMAN McCOMBIE: Okay. Any other
 5 comments?
 6 (No further questions were
 7 asked.)
 8 CHAIRMAN McCOMBIE: I guess we can take a
 9 motion to close this public hearing?
 10 MR. VASSELLI: Yeah. So can I read one
 11 procedure from Section 6-A-4 of the Village Code?
 12 CHAIRMAN McCOMBIE: Certainly.
 13 MR. VASSELLI: I'll be very brief.
 14 So following the close of the public
 15 hearing on the preliminary plan -- this is according
 16 to the planning commission -- shall, within 60 days,
 17 submit findings of fact and a written recommendation
 18 for approval, modification, or disapproval, and the
 19 reasons thereof in the case. Why? If a report
 20 cannot be rendered to the corporate authorities at
 21 this time with that approval, the report shall go
 22 through standard steps. I will make sure that the
 23 court reporter gets the citation of that. I just
 24 want to make sure in the record that the board does

1 CHAIRMAN McCOMBIE: Yes.
 2 Okay. Now, we've heard a lot of
 3 discussion about a lot of things here. The question
 4 is, do we feel that this -- there was actually five
 5 items I see here, differences in the proposed
 6 development at the closest point between the
 7 property and the property line in the front yard is
 8 approximately 121 feet; however, it is noted from
 9 the street edge to the parking lot at the same point
 10 is 157 feet. Is that a change in the PUD that we
 11 need to do that?
 12 MR. VASSELLI: Yes.
 13 CHAIRMAN McCOMBIE: Okay. Parking lot
 14 stall depth reduction from 19 to 18 feet has been
 15 proposed. I mean, if the Arboretum is doing this in
 16 there presently, I don't know that I have an
 17 objection to that.
 18 The land use shall change from park
 19 facilities to church, school, school store use.
 20 That's, obviously, what this is about. There's a
 21 fence that's being proposed which goes around the
 22 school and the park and the dropoff point for the
 23 school that we see that is heavily landscaped, the
 24 fence, and it actually goes back to the Barrington

1 have an obligation at some point in time to be the
 2 decider of fact.
 3 CHAIRMAN McCOMBIE: Okay. For this board?
 4 MR. VASSELLI: Yes, and then it has to go
 5 to the Village Board, yes.
 6 CHAIRMAN McCOMBIE: Okay. So at this
 7 point, we can close the meeting, the public hearing,
 8 then discuss amongst ourselves, and then make a
 9 recommendation.
 10 Okay. So at this point, I would take a
 11 motion to adjourn or close the public hearing.
 12 DR. MURARKA: So moved.
 13 CHAIRMAN McCOMBIE: Second?
 14 MR. GILLIS: Second.
 15 CHAIRMAN McCOMBIE: Roll call vote.
 16 MR. PALMER: Abri?
 17 MR. ABRI: Aye.
 18 MR. PALMER: Gillis?
 19 MR. GILLIS: Aye.
 20 MR. PALMER: Murarka?
 21 DR. MURARKA: Aye.
 22 MR. PALMER: Kazi?
 23 MR. KAZI: Aye.
 24 MR. PALMER: McCombie?

1 Pool fence which is the back portion of the fence
 2 for the school. And then the last item is that
 3 there, in my mind anyway, that there's two lots.
 4 There will be two lots as we transfer to one --
 5 there's one purchase for two lots.
 6 MR. VASSELLI: Right.
 7 CHAIRMAN McCOMBIE: Okay. And what we're
 8 talking about here is giving them preliminary
 9 approval for this, for a recommendation to give the
 10 board that we give them preliminary approval on this
 11 project.
 12 Any other discussion? Yes?
 13 MR. VASSELLI: Thank you, Mr. Chair.
 14 There were other conditions that were
 15 discussed, and they were deferring to Cook County
 16 Highway Department, Highway -- Cook County Highway
 17 related issues, and the Illinois Department of
 18 Transportation -- the Illinois Department of
 19 Transportation issues; that a landscaping plan takes
 20 into account the residential area and neighboring.
 21 The cross easements between the lots to allow for
 22 access between the two area subdivisions. And that
 23 will be more flushed out during the final. But we
 24 should mention that in the preliminary to make sure

1 it's consistent the whole way through. And then I
 2 think, Mr. Shaffer, was there any other conditions?
 3 MR. SHAFFER: Just that the applicant is
 4 going to address all the comments provided as noted
 5 in the January 11th, 2023 letter.
 6 MR. DIENER: Yes.
 7 CHAIRMAN McCOMBIE: Okay. Those would be
 8 the added items to your motion, Doctor, is that all
 9 right? Add those items to your motion then?
 10 DR. MURARKA: Say it again, please.
 11 CHAIRMAN McCOMBIE: Those would be the
 12 added items that we just went over to your motion
 13 for approval.
 14 DR. MURARKA: I make a motion.
 15 CHAIRMAN McCOMBIE: Oh, did you make a
 16 motion for approval?
 17 DR. MURARKA: Not yet.
 18 CHAIRMAN McCOMBIE: Not yet. Okay. I'm
 19 looking for a motion for approval.
 20 MR. GILLIS: You have a motion subject to
 21 the stipulations that he added.
 22 CHAIRMAN McCOMBIE: Okay. Second?
 23 MR. ABRI: I'm wondering about the
 24 concerns that other neighbors have expressed and how

1 the traffic would come in that way. The other thing
 2 is that the one part -- and I know that the people
 3 were talking, basically the people on Hidden Lakes
 4 are concerned more than anything about that. I
 5 wonder if there's some way that we can get the
 6 traffic to come in off of 59 as the primary entrance
 7 for this when those big groups are coming in. I
 8 mean, this is a big deal. It would not interfere
 9 then with the people in Hidden Lakes when they're
 10 coming in. That would be the primary entrance,
 11 let's say.
 12 MR. DIENER: Yeah, as I mentioned, a
 13 traffic plan would be submitted to the police
 14 department, and we could certainly implement, you
 15 know, a large amount of the traffic coming in off of
 16 59 and perhaps look at a little lower use in those
 17 special events off Bartlett Road if need be.
 18 CHAIRMAN McCOMBIE: Okay. Because it's a
 19 concern. I would say that for the -- if we're going
 20 to give you approval for the preliminary, then for
 21 the final, that would be part of it, that you would
 22 come up with a traffic plan that shows better a
 23 process to do it.
 24 MR. DIENER: Yes. Understood.

1 are you going to incorporate any of their concerns.
 2 CHAIRMAN McCOMBIE: Okay. We would have a
 3 second, then we can have a discussion. It doesn't
 4 obligate anybody to say yes or no to this, just a
 5 second so we can have a discussion.
 6 MR. KAZI: I'll second.
 7 CHAIRMAN McCOMBIE: Okay. So let's --
 8 let's have a discussion in depth about the two
 9 statements. One is the cars, the increased traffic.
 10 There's absolutely no question in my mind that on a
 11 daily basis there will be less than if there was a
 12 division, a subdivision in there. For the thousand
 13 people that's going to happen a couple of times a
 14 year, there will be more traffic than 30 to 40 homes
 15 would give. So it's a matter of twice a year
 16 this -- for two days, I understand these --
 17 three days?
 18 MR. DIENER: I mean, it depends.
 19 Sometimes they're just one-day events.
 20 CHAIRMAN McCOMBIE: Oh. One or two days
 21 then?
 22 MR. DIENER: Potentially, yeah.
 23 CHAIRMAN McCOMBIE: Okay. So that's --
 24 that's the fact -- that's the reality of the -- that

1 CHAIRMAN McCOMBIE: Okay. When it comes
 2 to the landscaping, the biggest problem I think is
 3 that you have all those wetlands there, and the
 4 landscaping associated with it is going to be tough.
 5 There's just -- I know that we -- when we look at
 6 the parking lots, there were trees in the parking
 7 lots, in the medians between them. So I know that
 8 you're putting trees in there which will add to the
 9 looks of -- it won't look like a -- I don't know, a
 10 Costco parking lot. So there's trees -- there's
 11 trees in the parkway between all of them. So to add
 12 some -- add some height to those that blocks off the
 13 look of a parking lot. I don't know. Without
 14 having a good landscaping plan, it's difficult to
 15 figure out how shielded the church is going to be
 16 from the neighbors. It's a real something. It's a
 17 real something. And those -- those turning lanes,
 18 if they put -- if they make the turning lanes in
 19 there, it will even make it more difficult to shield
 20 that school or the buildings.
 21 MR. ABRI: The property south of the
 22 proposed site has some characteristics. Can we
 23 somehow talk about implementing some of those berm
 24 characteristics along Bartlett Road up where our

Page 89

1 neighbors are expressing concerns? You know,
 2 there's some uniformity. It would be the existing
 3 berm on the west side of Bartlett Road farther up
 4 north. Would you be open to take a look at that
 5 berm?
 6 MR. DIENER: Yes, most definitely. Right
 7 now, it's -- that's already been indicated. It's
 8 difficult to say exactly what size berm we need to
 9 accommodate this privacy. So that can be details
 10 that we work out as we go through this toward the
 11 final.
 12 MR. ABRI: I'm asking to somewhat model
 13 the existing berm that we have by Toll Brothers
 14 development that's in that area and extend those
 15 characteristics, trees, the density of the trees,
 16 the addition of the berm, the type of vegetation.
 17 That kind of stuff. Would you be amenable in
 18 studying that and include that in your thought for
 19 your next presentation?
 20 MR. DIENER: Yes, most definitely. Yes.
 21 CHAIRMAN McCOMBIE: How close are those
 22 wetlands next to Bartlett Road there? Is there
 23 enough room in there?
 24 MR. SHAFFER: No. The only area that you

Page 90

1 can plant trees from the standpoint and get the
 2 value is, there's a bioswale that's going in next to
 3 the parking lot for stormwater management. Then you
 4 have wetland. The area, if you look at the exhibits
 5 on the screen, it is relatively flat where the
 6 cursor is right now. So there's opportunities to do
 7 some berming, but not to the magnitudes of what Toll
 8 Brothers did, what the Arboretum did further to the
 9 south. So it's going to be more about clustering
 10 trees, enhancing landscaping, layering the trees to
 11 create a barrier. So to further the condition that
 12 was in the motion, it's more of an enhanced
 13 landscaping plan for -- to address the adjacent
 14 residential districts. And that was part of the
 15 final landscaping plan, sections are needed. So
 16 they could do cross sections to show the
 17 relationship of the houses on the opposite side of
 18 Bartlett Road of where they are in relation for
 19 lines of sight. One of things about this building
 20 is that it's less than 35 feet. It's not a
 21 three-story building. So from a line of sight with
 22 regards to where it's setback, it's -- what's the
 23 goal of the screening? Is the goal to hide it?
 24 Because from the standpoint of the architecture,

Page 91

1 their proposed architecture, that's part of taking
 2 areas throughout the community. And so from the
 3 standpoint of it's not a building that -- does the
 4 Village want to hide or don't they want to hide it?
 5 What is -- what is the goal of the enhanced
 6 landscaping plan that you're looking for? Is it to
 7 hide the development in totality, like it's not even
 8 there? Or is it just to give lines of sight where
 9 you're not looking just at an space into a parking
 10 lot. And so from a standpoint of an enhanced
 11 landscaping plan, it's to address the comments
 12 received from the community to address the adjacent
 13 neighboring districts and working with the Village
 14 landscape architect.
 15 CHAIRMAN McCOMBIE: Yeah, I would think
 16 that if we wanted to build kind of an ugly building,
 17 we'd want to completely not see it. The building
 18 is -- it's kind of nice how it looks.
 19 MR. ABRI: The building is nice, but the
 20 gym is not. And the parking are parking lots, and
 21 the density is a matter of concern to our neighbors.
 22 So are we going to, like, entirely hide this thing?
 23 No, I guess not. And that's not what I'm
 24 suggesting. What I'm suggesting is take a look at

Page 92

1 what's existing, although I understand the barrier
 2 that those areas present. We have a model that we
 3 can look at to see if we can replicate it, maybe not
 4 a hundred percent, but to an extent where it gives
 5 some cover for an institution versus a residential
 6 area. People on the east side of Bartlett bought in
 7 a residential area, and this is not a residential
 8 area. This is an institution. So somehow there has
 9 to be a marriage of the two, if you like.
 10 CHAIRMAN McCOMBIE: The one thing about
 11 the gym is they moved the gym to the back. So the
 12 only people who are going to see it are the
 13 customers at Barrington Pool. You cannot see that
 14 from how they put the elevation in and the rest of
 15 it. That gym is in the back of the building. It is
 16 really hidden. They did a good job, and they set it
 17 up so that it was at the apex of the building so
 18 that you just don't see it. You don't see it.
 19 MR. GILLIS: You have to go into
 20 Barrington Pool to see it.
 21 DR. MURARKA: But I think one question
 22 which is very important, the gentleman in the back,
 23 the question was, what is going to be the capacity
 24 of the school, like, how many can it accommodate?

Page 93

1 So today you might have 25. If I managed an
 2 installation like this, and I have a school for a
 3 capacity of 500, for example, and I've got 25
 4 children, I'm going to make sure that I take it up
 5 to 500. And if the church has a capacity of 1,000,
 6 I'm going to make sure I've got 1,000 people coming
 7 in. So the capacity is extremely important. And we
 8 need to know, you know, how many people can we
 9 accommodate there. Because at some point in time
 10 you fill it up.

11 MR. STEVE JOHNSTONE: Do we have someone
 12 from the school board to answer that question?
 13 (Whereupon, Mr. Bruce Johnstone
 14 was sworn.)

15 MR. BRUCE JOHNSTONE: I'm Bruce Johnston.
 16 I'm part of the administrative team and a volunteer
 17 at the school.

18 So the only students that will ever
 19 attend the school are students -- are children that
 20 are members of the community, so Plymouth Brethren
 21 Christian Church. So, as a result, we can project
 22 out as far as there are babies today, which we've
 23 done. And just with the generations, you know, ebb
 24 and flow, our forecast takes us all the way out

Page 94

1 about ten years. This school starts at grade 3 and
 2 goes to grade 12. We will not have more than 50
 3 students on our projection all the way out. And the
 4 school has been designed such that that is the
 5 capacity as far as students that can be accommodated
 6 in the school comfortably. So we would, in fact,
 7 have to put an addition on the building to
 8 accommodate more than 50 students on an ongoing
 9 basis. That being said, we're committing to this
 10 project from a financial standpoint knowing that
 11 we'd have that restriction from a student
 12 standpoint. We're not recruiting additional
 13 students, we're simply trying to provide the best
 14 education that we can for the children in our
 15 community. That's just part of our value system
 16 that we invest in our students to be contributors to
 17 the community the best we can.

18 So that's the comment I wanted to
 19 make about the future growth of the school that's
 20 not going to be more than 50 students. Thank you.

21 MR. ABRI: So would it be fair to assume
 22 that if there's 20 students and 7 staff members, for
 23 150 percent increase for 50 students, there would
 24 be, like, 30 members of staff; is that -- is that

Page 95

1 safe?

2 MR. BRUCE JOHNSTONE: No, with the school
 3 model set up is that much of the education is done
 4 remotely. So we have staff globally. And then
 5 within the North American region, we only have
 6 teaching staff on campus in the Chicago campus. Out
 7 of those seven staff members, only four of them are
 8 teaching staff, and they would also, you know, teach
 9 out as we say, to other campuses. And then we have
 10 other teachers who are teaching in by Zoom. And
 11 that's the way the system has been set up for many
 12 years. The whole curriculum is geared that way. So
 13 the increase in staff at 50 students, we might add
 14 two or maybe three, but we wouldn't expect any more
 15 than ten staff total with the fully-loaded capacity.

16 MR. ABRI: And so fully loaded there's
 17 going to be 60 people, and that would be the
 18 capacity of this staff?

19 MR. BRUCE JOHNSTONE: Correct, yes. Those
 20 staff and students total combined, yes.

21 MR. DIENER: That's 20 -- 33 -- or 32?
 22 MR. BRUCE JOHNSTONE: 32.

23 MR. ABRI: Thank you.

24 MR. VASSELLI: So the -- any change -- I

Page 96

1 just want to be very clear to the board. Any
 2 change -- it's a PUD. That means there are -- it's
 3 strictly construed. Any change they'd have to come
 4 back and ask for relief. And, I guess, this is for
 5 staff. How tall are the houses in the area? What's
 6 the heights around there just for consistency? Do
 7 we know? Can someone tell us?

8 MR. SHAFFER: There's some 30 feet.
 9 They're over 30 feet.

10 MR. VASSELLI: Okay. Obviously, the first
 11 thing you look at in any zoning issue is conformity
 12 to surrounding areas. So I just want to make sure
 13 we know because this is an issue that's come up.

14 DR. MURARKA: I want to go back to the
 15 point my colleague Abri brought up which is matching
 16 the neighborhood with the institution. As it
 17 stands, let's say it does not, period, okay? People
 18 live in South Barrington for a reason. And to see
 19 this kind of big impact in front of the house,
 20 people don't want that in South Barrington. That's
 21 what I can tell, okay? So there has to be some kind
 22 of modification to the design. You know, we talked
 23 about putting some trees and vines and all those
 24 kinds of things all along Bartlett Road from one end

1 to the other. I'm also thinking that they need to
2 redesign the layout of the church and parking lot.
3 Move it like this, instead of like that. And move
4 the parking lot space up so the other space can be
5 made available for berms and trees and to shield the
6 whole buildings behind it, because we have to figure
7 out a way to shield these buildings, otherwise it's
8 not compatible with this residential living. So
9 that's -- so as it stands, I will not vote for it.

10 CHAIRMAN McCOMBIE: Okay. Any other
11 comments?

12 MR. ABRI: I must admit that I can't think
13 of a better neighbor than this church and this
14 school, to having them in the area. We just to have
15 to find a way to address the concerns that our
16 neighbors have whichever way we can address that.

17 CHAIRMAN McCOMBIE: I do agree. I think
18 that the traffic and how we approach that traffic
19 and the traffic to show how it's going to come in
20 for the thousand people, we sort of figure out
21 what's going on. The landscaping is a big deal
22 and -- as you can hear. It's a big -- it's a big
23 deal. I also think that this is a project that
24 would suit the Village very well. And I think it

1 MR. DIENER: You mean take a shot at a
2 final landscaping plan? Yes, we'd be willing to do
3 that.

4 CHAIRMAN McCOMBIE: Yeah.

5 MR. DIENER: Yeah.

6 CHAIRMAN McCOMBIE: I think that's a big
7 deal.

8 MR. DIENER: Okay.

9 CHAIRMAN McCOMBIE: I think that's -- I
10 mean --

11 MR. ABRI: That addresses those concerns
12 that I have.

13 (Whereupon, Mr. Steve Johnstone
14 was sworn.)

15 MR. STEVE JOHNSTONE: Steve Johnstone. I
16 work with Dale at Apex. I'm also part of the
17 congregation here. Having hiked this property
18 probably eight times over the last 12 months. I did
19 hike into the property -- could you go back, Dale,
20 to that site plan that shows Bartlett Road? So in
21 the original design, this parking lot was much
22 closer to the road, and we did move it back for our
23 concerns for parking. Last fall time when the
24 leaves had all come off the trees, I pushed my way

1 would be a good use of the land. I just -- I do
2 want to protect, you know, the residents on the east
3 side, and I do want the landscaping. And I don't
4 know -- I don't know that I'd want to hide the
5 buildings. I don't think that's the purpose of it.
6 I think to make it so that it generally has a South
7 Barrington look to it maybe to say it, you know, or
8 come up with some way to do it. I don't think
9 putting up all these trees and making it 40-foot
10 wide and trees that stand up to the sky so no one
11 can see it, that isn't what I think is really
12 important. But I do think breaking that up and
13 showing how the trees are going to do that, I think
14 that's -- I mean, you've built a pretty good --
15 you've designed a pretty good-looking building. So
16 I think that a lot of features are really South
17 Barrington. You know, it's that way. So I just --
18 the missing part is the landscaping, and it's
19 because you don't know what's going to happen on
20 that road. That makes it really tough. It's almost
21 like -- I don't know. It's almost like you take a
22 shot at it and just say, "You know what? They're
23 not going to make me put those driveways in." And
24 if they don't, let's figure out how to do it.

1 through the brush back here to about right here,
2 looked through the way, and I could hear the cars
3 going by, but I had a very difficult time seeing
4 them. I could not see the cars. There is very
5 dense native brush here now. I guess our question
6 is, we were anticipating, because it's around the
7 wetland, we would leave that as is. But I just
8 wanted to make that a point. But this is not -- you
9 can go down Bartlett Road and see into the property
10 right now. So just for the record and for
11 everybody's interest, there is quite a dense visual
12 barrier.

13 CHAIRMAN McCOMBIE: So it sounded like
14 Todd was saying that a lot of that was going to be
15 removed.

16 MR. FONTANA: There's a landscape
17 preservation plan, I believe, that was included in
18 our package that shows the stand of trees remaining
19 because it is a wetland to preserve the natural
20 features and the stand of trees he's referring to.

21 CHAIRMAN McCOMBIE: Oh, okay.

22 MR. MOSCA: Can you bring up that drone
23 shot? You can see the existing vegetation.

24 MR. DIENER: So to the point here, the

1 line -- the church parking is almost in line with
2 this wetland here. So you can see how all that
3 would be preserved through there. I can go back to
4 the site plan. That might help illustrate it as
5 well. So, again, that wetland. Just to kind of
6 have a visual sighting of what Steve was referring
7 to.

8 MR. VASSELLI: And the landscaping plan
9 will be part of your submission, and it will be
10 conditioned upon the height of your buildings and
11 the heights of the surrounding buildings for
12 neighboring property owners, correct?

13 MR. DIENER: Yes.

14 MR. VASSELLI: And will take into account
15 those comments that you heard from the residents
16 here today and the statements made by the Village
17 staff, correct?

18 MR. DIENER: Yes.

19 MR. VASSELLI: Okay.

20 CHAIRMAN McCOMBIE: So I think that then
21 is the biggest -- I think the biggest -- the biggest
22 item here is the -- what's going to happen when the
23 thousand people come, and how we're going to direct
24 the traffic into the property, and then also how do

1 maintaining the existing trees that were along that
2 eastern property line to the greatest extent that we
3 can. And then, in addition, I think that you
4 mentioned you certainly look to provide any other
5 type of planting directly adjacent to that eastern
6 face of parking to help provide additional
7 screening. The shielding will not completely cover
8 the architecture of the building as well.

9 MR. DIENER: Other than that, I guess the
10 other thing I would comment on is that we did spend
11 some time around the building itself and additional
12 landscaping. At one point, like I said, this
13 building has gone through various renditions. At
14 one point we had no landscaping close to the
15 building, then we added planters on the south side
16 of the building, the main entrance for some
17 landscaping features around the building as it
18 relates to the front of the building. So that's
19 probably another factor to consider when we think
20 about view-ability, that we're looking to have some
21 landscaping esthetics that meet South Barrington's
22 expectations. We're also going to be doing this
23 against the building.

24 CHAIRMAN McCOMBIE: I think with the

1 we -- how do we know that the landscaping -- how do
2 we know that the landscaping really protects Hidden
3 Lakes as well as it should? And I don't -- and,
4 again, this is not about covering up the building.
5 I don't want you to get 40-foot trees up so we don't
6 see anything, because that's impractical. But
7 how -- what is it going to look like, and how is it
8 really going to be done? Give us some feeling for
9 how that landscaping plan is going to be.

10 MR. DIENER: Well, I'm no landscape
11 architect, and so I -- as already has been
12 mentioned, there's a bio-retention swale along the
13 east side of the parking lot. I don't know if
14 maybe, Cade, you can say something about that. Is
15 there some option to utilize that area for more
16 plantings or maybe Todd has something to address
17 that.

18 MR. FONTANA: So we're heading from the
19 eastern property line, there's a low spot where you
20 can see the existing wetland. We actually do berm
21 it off coming from that existing wetland up to our
22 bio-retention swale, which is about a foot deep, and
23 then comes up to our parking lot line. So we are
24 providing a sort of berming in that area as well as

1 landscaping being such a critical item here, I think
2 we just need to see more and probably have the
3 landscaping guy be here to talk to us about it and
4 go over all the details on it, how we're going to do
5 this. Again, I agree that this is, I think, good
6 use for the land. I think that it's a -- I don't
7 think -- I think that the traffic is only for the
8 thousand people thing. I think that's a thing that
9 we just need to understand more. We need to know
10 what it's going to look like from the street and
11 from the people from Hidden Lakes so that they can
12 feel comfortable that this is a project that, you
13 know, they're going to live next to, and it's going
14 to look good. I mean, you've done a lot of good
15 stuff. I mean, he's doing lights on at night, he's
16 doing all sorts of stuff that makes a big
17 difference, you know, so. You know, we actually
18 have another meeting Thursday night. But I don't
19 know that you could complete it in two days.

20 MR. VASSELLI: And I don't think it's on
21 the agenda. We'd have to come back for a special
22 use, but I'm checking that right now.

23 MR. DIENER: I think Cade confers with
24 what you're saying.

Page 105

1 MR. FONTANA: Yes, we could do or best to
 2 provide an additional exhibit, if needed, or a more
 3 robust plan to help ease some -- or incorporate some
 4 of the concerns of the residents also taking into
 5 account the architecture.
 6 CHAIRMAN McCOMBIE: Can I extend this to a
 7 date certain and make that Thursday?
 8 MR. VASSELLI: The problem being we
 9 couldn't take final action on it unless we reposted
 10 the agenda for a meeting that was started.
 11 CHAIRMAN McCOMBIE: Oh, we don't have
 12 enough time.
 13 MR. VASSELLI: Because we don't have
 14 48 hours. Now, there is a provision in the Open
 15 Meetings Act that may allow us to reconvene within
 16 24 hours of today's hearing, but it's very seldom
 17 used and never tested, so you can take final action.
 18 You'd need 48 hours notice. You can talk about
 19 anything you want to on Thursday. I'm sure that
 20 there's new business and/or public comment. But
 21 under Section 2.02 of the Open Meetings Act, it
 22 allows us to discuss robustly any issues that are
 23 germane to the Village. This is one, of course. It
 24 does not allow us to take final action on that, but

Page 106

1 you could come back and talk about it. It would
 2 just be then again -- and final action being the
 3 final determinative disposition. A motion to table,
 4 which is not -- would be -- could be made under that
 5 under Robert's Rules and under the confluence of
 6 Robert's Rules and the Open Meetings Act. Sorry
 7 about all the procedural matters.
 8 CHAIRMAN McCOMBIE: No, I'd like to do it
 9 right.
 10 Well, we can have the discussion on
 11 Thursday if they can prepare their stuff. We can,
 12 during the session where we ask if anybody has
 13 anything else that they'd like to talk about, you
 14 can maybe do a presentation then, and it would be on
 15 the landscaping and also traffic patterns. What do
 16 you think?
 17 MR. GILLIS: It's pretty fast. Can they
 18 do it?
 19 MR. FONTANA: We're willing to give it a
 20 try, yes.
 21 CHAIRMAN McCOMBIE: Okay. And if you
 22 can't get it done -- do it the right way. But if
 23 you can't get it done, just, you know, we'll have
 24 Steve or somebody come by and say you couldn't do

Page 107

1 it. If not, then we are going to have to have
 2 another meeting on this, I assume.
 3 MR. VASSELLI: Well, we're having another
 4 meeting either way because there'll have to be a
 5 dispositive vote done. So it's whether we come back
 6 at the board meeting -- sorry -- at this body's
 7 meeting in less than 48 hours, which I said before,
 8 and then -- or you just move it all out to another
 9 date certain. Again, I'm sorry about all the
 10 procedural.
 11 CHAIRMAN McCOMBIE: So does the less than
 12 48, does that mean then from the time we close it to
 13 then the 48 hours?
 14 MR. VASSELLI: You'd have to post.
 15 CHAIRMAN McCOMBIE: So if I would say 7:00
 16 we have the meeting, then that would be less than
 17 48?
 18 MR. VASSELLI: Correct. And new business
 19 is not -- before anybody asks the question, new
 20 business is not sufficient to have a final action on
 21 a line item under the Open Meetings Act of the State
 22 of Illinois. Sorry. I'm sorry. Like I said, I
 23 apologize about all the procedural matters.
 24 CHAIRMAN McCOMBIE: Okay. So let's --

Page 108

1 let's do this. Let's see if there's a way that they
 2 can come before us on Thursday at the beginning of
 3 meeting when I ask for additional -- if anyone would
 4 like to talk about something, bring the information.
 5 I would like to see something. I think we all would
 6 like to see something a bit more -- a bit more
 7 significant that we can understand.
 8 So at this point, there is a motion and a
 9 second on whether to approve the preliminary --
 10 MR. VASSELLI: So under Robert's Rules of
 11 Order, the substantive motion is the least -- is the
 12 least important motion. So any motion, for example,
 13 a motion to table to a date certain could be made.
 14 It would be a non-debatable motion, and then we
 15 would reset this matter, obviously with the court
 16 reporter, we'll ask her to have to come back. We'll
 17 have Kelly come back, and you'll adopt any of those
 18 findings made tonight adding the subsequent motion.
 19 But any motion such as a motion to table which would
 20 be a non-debatable motion, would allow us to keep
 21 this moving along and would not allow for a
 22 disposition on this at this point in time.
 23 CHAIRMAN McCOMBIE: Okay. So do we have
 24 to do it for a date certain?

Page 109

1 MR. VASSELLI: What we could do is, we
 2 could make a motion to table -- you know what we
 3 could do? My suggestion would be this. That we
 4 motion to table this to the date of July 20th, 2023,
 5 under new business. At that point in time, if
 6 they're ready to proceed, they can proceed. If not,
 7 we'll just re-table it to a time when we know we
 8 have a quorum of the board. But that does allow us
 9 to satisfy all procedural requirements going
 10 forward.
 11 CHAIRMAN McCOMBIE: Okay. So we'll have
 12 staff send out a couple of notes as to dates in the
 13 future when we can get together. So we'll plan on
 14 the 20th then if it's all right. We can table this
 15 until the 20th, and then at that time, we will have
 16 some dates, hopefully, that staff will send out
 17 requests, and then we can see about getting together
 18 again, okay? Are we good with that?
 19 (Commission members nodding
 20 heads.)
 21 CHAIRMAN McCOMBIE: Okay. So at this
 22 time, I'd like to table this until the 20th.
 23 MR. VASSELLI: Yes. Mr. Chair, the proper
 24 procedure would be one of the board members make a

Page 110

1 motion to table until 7 p.m. for the new business
 2 section on July the 20th in the same venue that
 3 we're at today. We would need a second, and that
 4 would be the motion.
 5 MR. ABRI: I make a motion.
 6 MR. GILLIS: Second.
 7 CHAIRMAN McCOMBIE: Okay. We'll do a roll
 8 call vote?
 9 MR. VASSELLI: Based upon what's going on,
 10 yeah, let's do a roll call vote.
 11 CHAIRMAN McCOMBIE: Let's do a roll call.
 12 MR. PALMER: Abri?
 13 MR. ABRI: Aye.
 14 MR. PALMER: Gillis?
 15 MR. GILLIS: Yeah.
 16 MR. PALMER: Murarka?
 17 DR. MURARKA: Aye.
 18 MR. PALMER: Kazi?
 19 MR. KAZI: Aye.
 20 MR. PALMER: McCombie?
 21 CHAIRMAN McCOMBIE: Yes.
 22 Motion to adjourn?
 23 MR. ABRI: I make a motion.
 24 MR. GILLIS: Second.

Page 111

1 CHAIRMAN McCOMBIE: All those in favor,
 2 aye.
 3 (Whereupon, all the ayes were
 4 heard.)
 5 CHAIRMAN McCOMBIE: Any opposed?
 6 (Whereupon, no nays were heard.)
 7 CHAIRMAN McCOMBIE: We are adjourned.
 8 (Whereupon, at 9:27 p.m., the
 9 meeting was adjourned.)
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Page 112

1 CERTIFICATE OF SHORTHAND REPORTER
 2
 3 STATE OF ILLINOIS)
 4 COUNTY OF COOK) ss:
 5
 6 I, Margaret M. Ciembronowicz, Certified
 7 Shorthand Reporter within the State of Illinois, do
 8 hereby certify that heretofore on the 18th day of July,
 9 2023, the aforesaid proceedings were had before me,
 10 that I reported the proceedings by means of shorthand
 11 and afterwards caused the same to be transcribed; that
 12 the above and foregoing is a true and accurate record
 13 of the testimony so given to the best of my abilities.
 14
 15 IN WITNESS WHEREOF I have hereunto set my
 16 hand this 7th day of August, 2023.
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 1330
 1331
 1332
 133

A	<p>actively (1) 25:11</p> <p>actually (9) 30:1;41:10;43:21; 44:4;72:18;83:4,24; 102:20;104:17</p> <p>add (7) 36:2;46:1;85:9; 88:8,11,12;95:13</p> <p>added (8) 45:23;49:20,22; 72:5;85:8,12,21; 103:15</p> <p>adding (1) 108:18</p> <p>Addison (1) 80:1</p> <p>addition (7) 24:13;27:7;68:3; 74:3;89:16;94:7; 103:3</p> <p>additional (9) 18:24;29:16;52:10; 69:4;94:12;103:6,11; 105:2;108:3</p> <p>Additionally (3) 14:3;16:21;35:4</p> <p>address (10) 37:10;61:7;69:8; 85:4;90:13;91:11,12; 97:15,16;102:16</p> <p>addressed (4) 23:2;28:7;50:9;57:8</p> <p>addresses (1) 99:11</p> <p>adequate (1) 23:12</p> <p>adjacent (12) 22:1;31:10;32:17; 50:1;52:6;53:18;59:5; 63:23;69:2;90:13; 91:12;103:5</p> <p>adjoining (1) 38:12</p> <p>adjourn (2) 82:11;110:22</p> <p>adjourned (2) 111:7,9</p> <p>adjusted (1) 22:23</p> <p>adjustment (1) 8:11</p> <p>adjustments (2) 23:9;62:9</p> <p>administrative (1) 93:16</p> <p>admit (1) 97:12</p> <p>adopt (1) 108:17</p> <p>adopted (1) 49:18</p> <p>adults (1)</p>	<p>77:8</p> <p>advantage (1) 38:15</p> <p>Advise (1) 23:5</p> <p>aerial (1) 52:5</p> <p>affiliated (1) 10:16</p> <p>afraid (1) 10:20</p> <p>again (14) 17:11;19:13;35:4, 12;58:9;60:6;66:20; 85:10;101:5;102:4; 104:5;106:2;107:9; 109:18</p> <p>against (2) 73:20;103:23</p> <p>agencies (2) 60:8,22</p> <p>agenda (3) 12:1;104:21;105:10</p> <p>ago (2) 4:9;34:15</p> <p>agree (3) 76:19;97:17;104:5</p> <p>agreed (1) 36:23</p> <p>ahead (1) 37:10</p> <p>aisles (2) 23:6,8</p> <p>all-inclusive (1) 38:20</p> <p>allow (9) 7:9;46:13;49:10; 84:21;105:15,24; 108:20,21;109:8</p> <p>allowable (1) 73:3</p> <p>allowances (1) 72:21</p> <p>allowed (8) 7:3;27:19;42:17; 46:4;52:20;74:7,17; 76:13</p> <p>allows (1) 105:22</p> <p>alluded (1) 38:24</p> <p>almost (3) 98:20,21;101:1</p> <p>along (18) 9:10;18:20,20,24; 19:8;22:22;38:21; 51:11;67:12;68:4; 70:9;72:6,8;88:24; 96:24;102:12;103:1; 108:21</p> <p>although (4) 31:2,22;58:5;92:1</p> <p>aluminum (1)</p>	<p>18:21</p> <p>always (2) 26:21;73:17</p> <p>amenable (1) 89:17</p> <p>amend (2) 48:14;60:23</p> <p>amending (2) 55:21;61:3</p> <p>amendment (2) 64:16;65:2</p> <p>America (1) 79:4</p> <p>American (2) 79:8;95:5</p> <p>amongst (1) 82:8</p> <p>amount (5) 37:19,20;38:6;74:6; 87:15</p> <p>ample (1) 27:16</p> <p>and/or (1) 105:20</p> <p>answered (1) 20:22</p> <p>anticipate (2) 27:14;63:8</p> <p>anticipated (3) 23:8,16;27:7</p> <p>anticipating (1) 100:6</p> <p>Apex (3) 9:21;92:17;99:16</p> <p>apologize (1) 107:23</p> <p>appeals (1) 2:3</p> <p>appear (1) 68:1</p> <p>appearance (4) 18:6;55:2;67:18,24</p> <p>appears (2) 4:13;5:15</p> <p>applicant (9) 24:15;37:3;40:19; 52:20;53:23;55:1; 59:4;61:5;85:3</p> <p>applicant's (1) 37:17</p> <p>application (3) 40:20;42:12;53:2</p> <p>applications (2) 40:18;41:23</p> <p>appreciate (1) 8:8</p> <p>approach (2) 19:14;97:18</p> <p>appropriate (2) 24:18;58:24</p> <p>approval (13) 34:11;45:7;46:15; 48:10;63:6;81:18,21;</p>	<p>84:9,10;85:13,16,19; 87:20</p> <p>approve (2) 64:16;108:9</p> <p>approximately (4) 13:8,11;15:1;83:8</p> <p>Arboretum (4) 42:14;56:14;83:15; 90:8</p> <p>Arcadia (2) 60:11,19</p> <p>architect (3) 30:23;91:14;102:11</p> <p>architectural (1) 19:20</p> <p>architecturally (1) 70:14</p> <p>architecture (7) 16:13,23;17:1; 90:24;91:1;103:8; 105:5</p> <p>Area (31) 8:13;10:5;12:18; 25:8;27:9,16;37:1,6; 56:9;61:2,2,3;65:2,9; 67:14;68:4,9;79:21; 80:5;84:20,22;89:14, 24;90:4;92:6,7,8;96:5; 97:14;102:15,24</p> <p>areas (12) 13:10;17:24;23:7; 24:10;27:4;31:20; 32:1;63:22;69:1;91:2; 92:2;96:12</p> <p>Army (1) 62:14</p> <p>ARNOLD (8) 64:8,8,8,10,12,12; 74:5,12</p> <p>A-r-n-o-l-d (1) 64:9</p> <p>around (30) 12:21;14:19;15:10, 20;17:6,13;18:18; 21:21;24:1;25:14; 26:18;35:17;41:6; 45:15;47:19;58:9; 61:16;63:2,8;66:4; 69:24;70:19;71:21,24; 78:15;83:21;96:6; 100:6;103:11,17</p> <p>arrive (1) 14:24</p> <p>aspect (1) 78:16</p> <p>aspects (1) 39:5</p> <p>asphalt (2) 18:15;19:11</p> <p>assist (1) 22:13</p> <p>associated (2) 64:4;88:4</p>
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<p>Associates (1) 61:23</p> <p>Association (1) 64:13</p> <p>assume (3) 36:4;94:21;107:2</p> <p>assuming (2) 41:16;46:10</p> <p>assumption (1) 64:24</p> <p>assumptions (2) 35:21;77:2</p> <p>attached (1) 23:15</p> <p>attend (7) 13:11,15;15:10; 66:14;79:23;80:1; 93:19</p> <p>attendees (1) 14:24</p> <p>attention (1) 46:19</p> <p>attorney (2) 50:18;61:4</p> <p>auction (1) 10:14</p> <p>audience (3) 11:7;46:23;64:7</p> <p>August (1) 76:6</p> <p>Australasia (1) 79:6</p> <p>author (1) 44:19</p> <p>authorities (1) 81:20</p> <p>available (3) 55:15;62:21;97:5</p> <p>average (2) 38:1,7</p> <p>averaging (1) 63:4</p> <p>aware (2) 5:4;10:9</p> <p>Aye (20) 2:6;3:11,13;6:13,15, 19;7:12,14,18;8:21, 23;9:3;82:17,19,21, 23;110:13,17,19; 111:2</p> <p>eyes (1) 111:3</p>	<p>46:18;53:18;54:18; 60:14;65:19;70:3,8; 72:6;74:4,8;75:3; 80:24;83:24;84:1; 92:11,15,22;96:4,14; 99:19,22;100:1;101:3; 104:21;106:1;107:5; 108:16,17</p> <p>backyard (4) 4:17,20;5:17,19</p> <p>bank (2) 62:21,24</p> <p>barren (2) 35:24;36:1</p> <p>barrier (3) 90:11;92:1;100:12</p> <p>barriers (1) 4:15</p> <p>Barrington (21) 3:5;22:13;24:16,20; 25:1;30:14;31:18; 39:16;53:7;65:5;70:2, 8;74:1;79:23;83:24; 92:13,20;96:18,20; 98:7,17</p> <p>Barrington's (1) 103:21</p> <p>Bartlett (31) 8:13;10:10;14:21; 15:23;16:9;25:18; 26:11;31:17,22;32:1, 3,9;33:23;35:5;47:17; 60:6;63:20;64:17; 67:15;70:3,20;79:24; 87:17;88:24;89:3,22; 90:18;92:6;96:24; 99:20;100:9</p> <p>base (1) 19:15</p> <p>based (7) 32:11;38:23;54:4; 67:2;68:21;80:13; 110:9</p> <p>basically (3) 31:9;50:16;87:3</p> <p>basin (2) 22:20,22</p> <p>basins (1) 27:15</p> <p>basis (3) 66:10;86:11;94:9</p> <p>basketball (1) 18:1</p> <p>began (1) 17:17</p> <p>begin (1) 44:15</p> <p>beginning (1) 108:2</p> <p>begins (2) 15:14;76:3</p> <p>behalf (1) 64:14</p>	<p>behind (1) 97:6</p> <p>behind-the-scenes (1) 61:24</p> <p>believer (1) 59:22</p> <p>below (2) 61:14,18</p> <p>berm (9) 22:22;68:13;88:23; 89:3,5,8,13,16;102:20</p> <p>bermed (1) 70:8</p> <p>berming (4) 69:9,11;90:7; 102:24</p> <p>berms (2) 70:21;97:5</p> <p>best (8) 36:9;47:3;65:4; 68:8;73:23;94:13,17; 105:1</p> <p>better (8) 10:6,7;51:6,12; 68:17;70:11;87:22; 97:13</p> <p>beyond (2) 28:21;78:13</p> <p>bible (1) 14:18</p> <p>bidder (1) 10:13</p> <p>big (14) 26:24;43:23;64:23; 65:13;78:1,24;87:7,8; 96:19;97:21,22,22; 99:6;104:16</p> <p>bigger (1) 78:19</p> <p>biggest (4) 88:2;101:21,21,21</p> <p>bio-retention (2) 102:12,22</p> <p>bioswale (1) 90:2</p> <p>bit (7) 17:15;19:5;41:8; 69:10;79:20;108:6,6</p> <p>blanket (1) 39:13</p> <p>blocking (1) 31:21</p> <p>blocks (1) 88:12</p> <p>board (19) 2:3;3:2;7:9;8:10; 18:19;46:1,1,23;48:2; 77:18;81:24;82:3,5; 84:10;93:12;96:1; 107:6;109:8,24</p> <p>Bob (2) 5:8;11:5</p> <p>body's (1) 107:6</p>	<p>both (8) 12:8;17:5;18:4; 35:5;39:13;41:4,5; 48:17</p> <p>bottom (1) 19:3</p> <p>bought (1) 92:6</p> <p>box (2) 70:10,10</p> <p>Boxes (1) 30:5</p> <p>breaking (1) 98:12</p> <p>Brethren (8) 9:22;10:12,19;12:3; 13:6;39:21;47:8; 93:20</p> <p>brick (7) 17:6,14;18:22,23; 19:7,15,16</p> <p>brief (1) 81:13</p> <p>briefly (2) 12:13;14:12</p> <p>bring (4) 37:14;64:20; 100:22;108:4</p> <p>broken (1) 13:9</p> <p>Brothers (3) 62:1;89:13;90:8</p> <p>brought (2) 32:23;96:15</p> <p>Bruce (6) 93:13,15,15;95:2, 19,22</p> <p>brush (2) 100:1,5</p> <p>buffer (2) 13:23;47:19</p> <p>buffering (1) 63:3</p> <p>buffers (2) 62:11;63:2</p> <p>build (7) 7:3;9:21;46:13; 73:11,13;74:18;91:16</p> <p>building (64) 4:8,12;5:20;12:8, 15;13:2,8,24;16:14, 22;17:6,18,19,20,24; 19:17,21;20:3;29:23; 30:13;31:16;40:24; 41:12,22;42:12;45:20; 46:9,10,12,12;58:20; 59:8,13;66:3;70:1,20; 72:24;73:3;74:3,11; 75:2,2;77:8;80:20,22; 90:19,21;91:3,16,17, 19;92:15,17;94:7; 98:15;102:4;103:8,11,</p>	<p>13,15,16,17,18,23</p> <p>buildings (29) 12:8;16:4,14,17,23, 24;17:2;18:4,5;20:19; 29:22;30:8;31:14; 41:20;42:15,17;45:20; 46:5,14;51:22;69:19, 20;70:13;88:20;97:6, 7;98:5;101:10,11</p> <p>built (7) 4:19;5:11,17;40:17; 46:24;50:24;98:14</p> <p>bullet (2) 28:7;50:16</p> <p>bus (2) 26:6;66:16</p> <p>buses (1) 15:17</p> <p>bushes (1) 69:6</p> <p>business (5) 105:20;107:18,20; 109:5;110:1</p> <p>busing (1) 66:16</p> <p>buy (1) 40:16</p> <p>buying (1) 48:6</p> <p>bypass (1) 27:10</p>
C				
<p>Cade (9) 20:15;34:16,22; 41:7;68:14,19;69:22; 102:14;104:23</p> <p>calculations (1) 27:2</p> <p>call (13) 2:4;3:9;6:11;7:9; 8:19;25:1;39:16; 48:20;58:12;82:15; 110:8,10,11</p> <p>called (2) 8:13;45:12</p> <p>came (1) 62:1</p> <p>campus (5) 78:12;79:4,9;95:6,6</p> <p>campuses (4) 79:2,4,7;95:9</p> <p>can (82) 11:7;17:2,12,22; 18:9;19:7;21:2;23:2; 24:21,21;25:14,24; 26:6,7;28:16;30:2,11; 32:6;35:17,20;42:12, 19;47:15;49:17; 54:20;55:8;63:3,6; 65:2;68:23;69:14; 74:5;75:3;76:12;77:2;</p>				

<p>78:14;81:8,10;82:7; 86:3,5;87:5;88:22; 89:9;90:1;92:3,3,24; 93:8,21;94:5,14,17; 96:7,21;97:4,16,22; 98:11;100:9,22,23; 101:2,3;102:14,20; 103:3;104:11;105:6, 17,18;106:10,11,11, 14,17;108:2,7;109:6, 13,14,17 capable (1) 38:4 capacity (15) 15:7,8;64:22;65:21; 66:9;72:17,18;74:14; 92:23;93:3,5,7;94:5; 95:15,18 car (3) 15:1;26:15,20 care (2) 37:16;50:4 cars (14) 15:1,16,20;25:12, 24;58:13;67:2,2; 71:18,23;72:3;86:9; 100:2,4 case (1) 81:19 CCRs (3) 73:19,20,22 CDF (1) 44:19 CDOT (3) 33:9,13;60:8 cement (2) 18:19;19:18 center (3) 18:24;19:8,17 centerline (1) 53:18 central (1) 79:18 certain (6) 68:7;74:10;105:7; 107:9;108:13,24 certainly (11) 35:17,20;36:8; 51:21;69:5,8,13; 78:10;81:12;87:14; 103:4 certification (1) 50:2 cetera (3) 39:9;50:19,19 Chair (2) 84:13;109:23 CHAIRMAN (191) 2:1,16,18;3:9,19; 4:1,5,7,23;5:2,7,10,22; 6:3,6,11,21;7:7,20; 8:3,17,19;9:5,18;10:1; 11:1,9,14,17;18:11;</p>	<p>20:5,17;21:4,18;22:7, 15,17;23:5,14,22; 24:12,17,23;25:5,20; 26:23;27:17,24;28:9, 12,18,20,23;29:4,7; 30:9,16,20;32:18; 33:4,11,15,18;34:4,7, 11,18,21;35:14,22; 36:13,20;37:19,23; 38:17;39:18;40:4,12; 41:24;42:8,20;48:5,9, 16,19;49:1,15,23; 50:5,12,22;51:16,20; 52:1;53:3,9,14;54:5, 11,23;55:3,23;56:13, 17,23;57:6,10,15; 58:2,15,18,22;59:7, 21;60:9,20;61:8,20; 62:2,5;63:11,24;64:3; 65:7,12;67:5;68:11; 70:22;71:5,20;72:10, 13,15;74:2,22;76:2; 77:4,7,11,19;80:16, 19;81:4,8,12;82:3,6, 13,15;83:1,13;84:7; 85:7,11,15,18,22;86:2, 7,20,23;87:18;88:1; 89:21;91:15;92:10; 97:10,17;99:4,6,9; 100:13,21;101:20; 103:24;105:6,11; 106:8,21;107:11,15, 24;108:23;109:11,21; 110:7,11,21;111:1,5,7 chance (2) 4:10;57:12 change (13) 5:24;26:3;34:5; 52:17;55:24;56:14; 62:9;80:10;83:10,18; 95:24;96:2,3 changed (1) 33:6 chapels (1) 12:21 characteristics (3) 88:22,24;89:15 checking (1) 104:22 Chicago (3) 12:18;78:11;95:6 Chicagoland (1) 65:9 chief (7) 28:18,20,22;29:2,2, 6;30:3 child (1) 15:18 children (11) 15:15,17;71:13; 74:23;76:4;77:5,22; 78:18;93:4,19;94:14 Christian (8)</p>	<p>9:22;10:12,19;12:4; 13:6;39:21;47:8; 93:21 Church (49) 9:23;10:12,16,16, 19;12:4,8,15;13:1,6, 15;14:23;15:8,21; 16:2,6,6,7,9,16;18:18; 38:9;39:22;40:15,19; 41:4,14;47:8,22;51:1, 9,17;59:11;60:2,13; 64:20;65:9,14;68:8; 70:4;74:13;78:2; 83:19;88:15;93:5,21; 97:2,13;101:1 church's (3) 12:6,14,12;15:8 Circle (2) 3:5;72:2 circles (1) 71:22 circular (1) 25:3 circulation (4) 23:7,9;52:12;55:9 citation (1) 81:23 cities (2) 78:21,22 city (4) 12:24;73:5;78:12, 13 civil (2) 34:24;49:19 clarification (1) 52:3 classes (1) 13:17 clear (1) 96:1 Clerk (1) 7:22 client (1) 45:3 close (9) 6:7;78:21;81:9,14; 82:7,11;89:21;103:14; 107:12 closed (4) 16:2;23:23;24:3; 60:2 closeness (1) 80:2 closer (4) 17:20;19:6,10; 99:22 closer-up (1) 19:7 closest (1) 83:6 clubhouse (1) 16:20 clustering (1)</p>	<p>90:9 Code (7) 42:16;45:5;49:21; 55:18;56:19;72:20; 81:11 colleague (1) 96:15 collection (1) 23:17 colors (2) 18:20,24 column (1) 19:9 columns (4) 17:5,13;19:8,19 combination (1) 23:16 combined (2) 61:2;95:20 ComEd (1) 21:20 comfortable (3) 23:3;51:5;104:12 comfortably (1) 94:6 coming (12) 15:17,18;28:23; 74:3;79:15;80:6,8; 87:7,10,15;93:6; 102:21 commencing (1) 15:3 comment (16) 21:5;29:14;30:2; 37:14;49:16;50:6,23; 54:15;67:4,6,10; 69:17;71:3;94:18; 103:10;105:20 commented (1) 28:5 comments (29) 21:14;28:14;31:7; 32:13;34:1;36:14,21; 37:8,18;38:18,23; 52:2;53:22;54:12; 57:11,13,14,17;60:22; 62:6;64:6;71:1,7; 72:11;81:5;85:4; 91:11;97:11;101:15 commission (7) 2:2;55:2;64:16; 65:1;66:24;81:16; 109:19 commissioners (1) 11:4 committed (1) 78:11 committing (1) 94:9 common (2) 54:5,7 commonly (1) 8:13</p>	<p>communication (1) 76:21 communion (1) 14:15 communities (3) 16:15;24:20;25:1 community (17) 12:17,17;13:7; 14:10;16:14,18;28:6; 31:18;47:7;66:2,3; 79:19;91:2,12;93:20; 94:15,17 companies (2) 50:11;54:7 compared (1) 26:12 compatible (1) 97:8 compile (1) 45:9 complaints (1) 66:4 complete (2) 41:15;104:19 completed (1) 15:4 completely (4) 51:17;72:9;91:17; 103:7 completes (1) 64:4 comprehensive (1) 20:19 computer (1) 20:15 conceal (2) 17:15;20:2 concealed (1) 20:1 concern (5) 41:6;59:15,18; 87:19;91:21 concerned (2) 64:19;87:4 concerns (13) 47:12;55:7;67:18, 24;69:9;78:15;85:24; 86:1;89:1;97:15; 99:11,23;105:4 conclusively (1) 32:21 concur (1) 26:9 concurrently (2) 39:3;41:13 condition (6) 32:15;33:24;42:11, 14;51:8;90:11 conditioned (2) 49:9;101:10 conditions (7) 31:9;50:7,14;61:6; 73:8;84:14;85:2</p>
--	---	---	--	---

<p>confers (1) 104:23</p> <p>confluence (1) 106:5</p> <p>conformance (2) 53:7;56:19</p> <p>conformity (1) 96:11</p> <p>confuse (1) 76:9</p> <p>congregants (1) 58:11</p> <p>congregation (4) 13:3;58:10;77:1; 99:17</p> <p>connections (1) 37:9</p> <p>conservative (2) 35:20;51:23</p> <p>consider (3) 55:21;56:3;103:19</p> <p>consideration (4) 3:1;8:9;32:17;54:17</p> <p>consistency (1) 96:6</p> <p>consistent (2) 18:6;85:1</p> <p>consolidate (1) 53:5</p> <p>constructing (1) 53:11</p> <p>construction (4) 7:1;37:11;51:2,3</p> <p>construed (1) 96:3</p> <p>consultant (2) 33:2;62:1</p> <p>consultants (2) 20:20;38:21</p> <p>Consulting (1) 34:23</p> <p>contains (1) 13:13</p> <p>Continue (2) 49:15;59:23</p> <p>continues (1) 51:4</p> <p>continuously (1) 71:23</p> <p>contours (1) 52:17</p> <p>contract (2) 40:15,16</p> <p>contributors (1) 94:16</p> <p>control (1) 56:21</p> <p>conversation (2) 26:10;71:21</p> <p>converted (1) 54:10</p> <p>convey (1) 40:16</p>	<p>Cook (11) 32:9,13;33:5,23; 34:2;35:6,9;46:15; 53:22;84:15,16</p> <p>cooking (1) 13:16</p> <p>coordinated (1) 66:5</p> <p>copies (3) 11:2,10,15</p> <p>copy (4) 10:24;11:7,13; 20:13</p> <p>corner (3) 8:12;19:4;26:18</p> <p>corners (1) 19:17</p> <p>cornice (1) 19:2</p> <p>corporate (1) 81:20</p> <p>Corps (1) 62:14</p> <p>corrected (1) 29:11</p> <p>correspondence (1) 5:5</p> <p>corresponding (1) 39:14</p> <p>cost (1) 26:7</p> <p>Costco (1) 88:10</p> <p>count (1) 79:6</p> <p>countries (1) 79:5</p> <p>country (1) 15:10</p> <p>County (11) 32:9,14;33:5,23; 34:2;35:6,9;46:15; 53:22;84:15,16</p> <p>couple (8) 12:14;17:20;42:23; 51:4;54:12;70:23; 86:13;109:12</p> <p>course (2) 70:18;105:23</p> <p>court (7) 7:21;16:24;22:8; 42:22;43:17;81:23; 108:15</p> <p>courts (1) 18:1</p> <p>covenants (2) 50:13;73:8</p> <p>cover (2) 92:5;103:7</p> <p>coverage (1) 52:7</p> <p>covering (1) 102:4</p>	<p>cranes (2) 68:5,6</p> <p>create (1) 90:11</p> <p>created (1) 47:8</p> <p>credits (1) 62:21</p> <p>Creek (2) 58:11;67:15</p> <p>critical (1) 104:1</p> <p>cross (5) 22:20;49:9;50:19; 84:21;90:16</p> <p>cross-access (1) 39:8</p> <p>culvert (3) 63:16,17,19</p> <p>curb (3) 23:9;53:18;72:6</p> <p>curbs (2) 30:10;41:4</p> <p>current (5) 27:5;29:20;65:21; 66:2,3</p> <p>currently (4) 10:14;12:19;79:19; 80:12</p> <p>curriculum (1) 95:12</p> <p>cursor (1) 90:6</p> <p>curves (1) 47:18</p> <p>customers (1) 92:13</p>	<p>deal (4) 87:8;97:21,23;99:7</p> <p>decider (1) 82:2</p> <p>decision (1) 34:13</p> <p>decorative (2) 17:5;19:9</p> <p>dedicated (1) 54:8</p> <p>deep (1) 102:22</p> <p>defer (2) 33:22;79:10</p> <p>deferring (2) 60:7;84:15</p> <p>definitely (2) 89:6,20</p> <p>dense (2) 100:5,11</p> <p>density (2) 89:15;91:21</p> <p>depart (1) 14:24</p> <p>department (12) 5:21;28:14;30:1,6; 32:9;66:13;76:11,20; 84:16,17,18;87:14</p> <p>Depending (1) 53:19</p> <p>depends (1) 86:18</p> <p>depicted (3) 10:6,7;16:5</p> <p>depressed (1) 27:9</p> <p>depressional (2) 27:4,18</p> <p>depth (2) 83:14;86:8</p> <p>described (1) 50:18</p> <p>describing (1) 10:17</p> <p>description (1) 40:6</p> <p>Design (10) 9:21;21:10;35:13; 69:15,19;71:16;80:21, 21;96:22;99:21</p> <p>designated (1) 37:1</p> <p>designating (1) 44:19</p> <p>designed (4) 38:4;80:22;94:4; 98:15</p> <p>destination (1) 25:10</p> <p>detail (4) 19:2;51:11;54:20; 57:5</p> <p>detailed (3) 23:17;37:11;53:1</p>	<p>detailing (1) 19:19</p> <p>details (7) 19:17;27:20;43:15; 45:4;63:5;89:9;104:4</p> <p>detention (2) 22:20,22</p> <p>determinative (1) 106:3</p> <p>develop (1) 48:17</p> <p>developer (1) 48:17</p> <p>development (16) 8:11;21:23;28:6; 31:7;34:3,24;37:7; 41:2,10,14;57:20; 68:23;79:18;83:6; 89:14;91:7</p> <p>developments (2) 54:14;66:22</p> <p>deviation (2) 42:6,8</p> <p>deviations (4) 45:5,12,13;55:18</p> <p>Diener (76) 9:15,16,20,20;10:2; 12:1;18:13;20:13; 21:2;26:9;34:14;35:2; 36:7;39:20;40:9,22; 41:1;44:6;45:13;47:3, 5;48:4,8,12,18,22; 49:2,13;51:18,21; 58:8;59:9;60:12; 61:11,14;65:11,18; 68:14;69:16;72:8,20; 73:2;75:4,7,10,16,18, 24;76:5;77:6,10;78:6, 20;79:3,17;80:8,12, 23;81:3;85:6;86:18, 22;87:12,24;89:6,20; 95:21;99:1,5,8; 100:24;101:13,18; 102:10;103:9;104:23</p> <p>difference (1) 104:17</p> <p>differences (1) 83:5</p> <p>differer (6) 16:4;20:6,6;36:10; 48:20;56:1</p> <p>difficult (4) 88:14,19;89:8; 100:3</p> <p>diligence (2) 10:15;13:19</p> <p>dimensions (1) 5:13</p> <p>direct (1) 101:23</p> <p>directly (3) 18:17;68:2;103:5</p>
D				
		<p>daily (1) 86:11</p> <p>Dale (4) 9:15,20;99:16,19</p> <p>Damian (1) 4:6</p> <p>dark (4) 57:19,23;59:5; 68:24</p> <p>date (6) 65:15;105:7;107:9; 108:13,24;109:4</p> <p>dates (2) 109:12,16</p> <p>day (9) 15:20;37:2,3;38:3,4, 7,9;60:5;78:3</p> <p>days (9) 4:9;8:4;35:10,11; 81:16;86:16,17,20; 104:19</p> <p>day-to-day (1) 60:10</p>		

<p>director (1) 9:21</p> <p>dirt (1) 51:10</p> <p>disagree (1) 25:20</p> <p>disapproval (1) 81:18</p> <p>discuss (3) 6:8;82:8;105:22</p> <p>discussed (1) 84:15</p> <p>discussion (6) 83:3;84:12;86:3,5, 8;106:10</p> <p>discussions (1) 20:6</p> <p>disposition (2) 106:3;108:22</p> <p>dispositive (1) 107:5</p> <p>distance (1) 71:14</p> <p>distinct (1) 39:6</p> <p>distributed (1) 11:3</p> <p>district (6) 10:13;29:13,21; 30:15;48:7;76:21</p> <p>districts (3) 32:17;90:14;91:13</p> <p>disturbing (1) 68:24</p> <p>dive (1) 19:5</p> <p>divided (1) 39:19</p> <p>dividing (1) 39:1</p> <p>division (1) 86:12</p> <p>Doctor (1) 85:8</p> <p>document (3) 50:15,16;54:2</p> <p>documents (3) 4:11,13,15</p> <p>done (19) 20:10;32:23;33:2; 42:4,5;50:20;51:17, 22;57:16;68:18; 71:10;72:21;93:23; 95:3;102:8;104:14; 106:22,23;107:5</p> <p>dormers (2) 17:3,13</p> <p>down (8) 10:10;13:9;25:21; 32:1,8;41:4;70:1; 100:9</p> <p>downspouts (1) 23:15</p>	<p>DR (19) 2:12;3:15;6:9,17; 7:16;9:1;77:21;79:12; 80:6,10,15;82:12,21; 85:10,14,17;92:21; 96:14;110:17</p> <p>drainage (3) 23:14;53:11;63:12</p> <p>drawing (2) 35:24;46:19</p> <p>drawings (2) 21:15;37:11</p> <p>Drive (10) 10:10;16:1;23:6,8; 26:12;47:16;60:3,15, 19;71:21</p> <p>driveby (1) 72:7</p> <p>drive-thru (3) 25:2;26:16,17</p> <p>driveways (2) 30:7;98:23</p> <p>drone (1) 100:22</p> <p>drop (1) 72:3</p> <p>dropoff (1) 83:22</p> <p>drop-off (1) 23:7</p> <p>dropped (1) 15:15</p> <p>dropping (1) 71:18</p> <p>dry (2) 22:1;50:8</p> <p>due (5) 10:15;13:19;27:6, 18;69:23</p> <p>during (7) 7:1;15:2,24;16:2; 37:10;84:23;106:12</p>	<p>easily (1) 38:9</p> <p>east (11) 16:10;17:8;22:11; 31:11;67:14;68:22; 69:23;71:11;92:6; 98:2;102:13</p> <p>eastern (4) 63:18;102:19; 103:2,5</p> <p>easy (1) 43:24</p> <p>ebb (1) 93:23</p> <p>ecco (1) 53:8</p> <p>ecologist (1) 61:23</p> <p>edge (1) 83:9</p> <p>edification (1) 46:20</p> <p>education (2) 94:14;95:3</p> <p>educational (1) 13:9</p> <p>effect (1) 32:8</p> <p>effort (1) 70:13</p> <p>efforts (1) 16:12</p> <p>eight (3) 13:20;62:12;99:18</p> <p>either (7) 16:22;32:22;45:6; 54:1;65:3;74:3;107:4</p> <p>electrical (1) 21:21</p> <p>elevation (2) 27:5;92:14</p> <p>Elk (1) 80:14</p> <p>else (8) 24:5;25:17;56:24; 57:11;66:18;67:6; 79:16;106:13</p> <p>elsewhere (1) 28:7</p> <p>email (1) 21:5</p> <p>emergency (2) 49:11,12</p> <p>emphasis (1) 22:4</p> <p>emphasize (8) 14:7;16:11;58:9; 65:23;66:1,20;78:6; 80:2</p> <p>EMS (1) 29:2</p> <p>encroached (1) 6:24</p>	<p>encroaches (1) 4:21</p> <p>encroaching (1) 5:18</p> <p>end (6) 47:18;68:17;77:14, 16;78:3;96:24</p> <p>end-of-year (1) 52:21</p> <p>ends (4) 15:14;17:4,13;60:5</p> <p>engineer (1) 43:7</p> <p>engineered (1) 55:8</p> <p>Engineering (24) 22:11,14,19,24; 23:18;27:3,21;29:18; 30:12,13;35:13,15; 37:10;43:4;45:17,18; 49:20;51:12;54:4; 55:5;56:22;57:3,9; 70:18</p> <p>enhanced (3) 90:12;91:5,10</p> <p>enhancing (1) 90:10</p> <p>enough (5) 23:24;24:6;54:18; 89:23;105:12</p> <p>ensure (1) 66:14</p> <p>enters (1) 23:23</p> <p>entire (1) 5:24</p> <p>entirely (1) 91:22</p> <p>entities (6) 10:18;39:7;41:6; 49:6,8;50:17</p> <p>entity (4) 35:11;39:24;40:15; 41:10</p> <p>entrance (7) 15:24;16:1,7;25:7; 87:6,10;103:16</p> <p>entrances (4) 17:9,10;59:10,12</p> <p>entries (1) 19:16</p> <p>entry (1) 19:9</p> <p>erosion (1) 56:20</p> <p>essentially (1) 49:5</p> <p>establish (2) 77:13,15</p> <p>established (1) 12:18</p> <p>esthetic (1) 31:17</p>	<p>esthetically (1) 70:11</p> <p>esthetics (1) 103:21</p> <p>et (3) 39:9;50:19,19</p> <p>even (7) 8:5;38:5,6;63:6; 72:23;88:19;91:7</p> <p>evens (4) 14:18;34:18;36:16; 61:22</p> <p>event (2) 38:5;49:10</p> <p>events (7) 15:9,11;38:10;66:4, 10;86:19;87:17</p> <p>eventually (1) 64:24</p> <p>everybody (1) 43:24</p> <p>everybody's (1) 100:11</p> <p>everyone (2) 10:8;20:24</p> <p>everyone's (1) 10:8</p> <p>eves (1) 18:22</p> <p>exact (2) 61:17;66:23</p> <p>exactly (1) 89:8</p> <p>example (4) 16:18;45:20;93:3; 108:12</p> <p>Excellent (1) 44:13</p> <p>exchanged (1) 4:14</p> <p>Excuse (2) 11:5;60:13</p> <p>Executive (1) 16:24</p> <p>exhibit (11) 22:20;43:19;44:24; 49:18;50:1;52:5,6,6,7; 56:9;105:2</p> <p>exhibits (3) 52:3;53:16;90:4</p> <p>existing (12) 22:6;36:9;50:7; 63:22;69:2;89:2,13; 92:1;100:23;102:20, 21;103:1</p> <p>exit (1) 63:12</p> <p>expansion (2) 73:10,14</p> <p>expect (1) 95:14</p> <p>expectation (1) 25:8</p>
	E			
	<p>earlier (1) 69:18</p> <p>early (3) 47:7;52:16;65:19</p> <p>earth (1) 52:16</p> <p>earthwork (5) 52:17,19,21,22,23</p> <p>ease (3) 10:17;69:9;105:3</p> <p>easement (2) 21:8;39:8</p> <p>easements (13) 39:10,11,13;47:1; 49:9;50:14;53:24; 54:3,3,8,9,10;84:21</p> <p>easier (1) 23:10</p>			

<p>expectations (1) 103:22</p> <p>expected (2) 14:13;15:5</p> <p>expecting (1) 47:24</p> <p>expedited (1) 52:19</p> <p>explain (1) 40:21</p> <p>explanation (1) 71:15</p> <p>expressed (1) 85:24</p> <p>expressing (1) 89:1</p> <p>extend (2) 89:14;105:6</p> <p>extensive (1) 16:12</p> <p>extensively (1) 70:2</p> <p>extent (3) 53:19;92:4;103:2</p> <p>exterior (2) 12:9;18:3</p> <p>extra (1) 70:12</p> <p>extremely (1) 93:7</p>	<p>93:22;94:5</p> <p>farther (1) 89:3</p> <p>fascia (2) 18:22;19:1</p> <p>fast (1) 106:17</p> <p>favor (3) 7:4;65:2;111:1</p> <p>feasible (2) 78:2,4</p> <p>feature (1) 19:10</p> <p>features (9) 16:21,22;17:2,12, 12:69;4:98;16; 100:20;103:17</p> <p>featuring (2) 17:6;19:9</p> <p>feel (7) 23:12;24:18;65:4; 70:11;78:7;83:4; 104:12</p> <p>feeling (1) 102:8</p> <p>feet (22) 4:17,22;5:19;6:24; 12:16;13:2,9;30:2,2,3; 55:19,20,22;56:15; 61:18;69:3;83:8,10, 14:90;20;96:8,9</p> <p>fence (8) 3:4;4:21;5:18,24; 83:21,24;84:1,1</p> <p>fencing (2) 4:16,18</p> <p>few (5) 12:12,20;19:6,16; 69:17</p> <p>fiber (2) 18:19;19:18</p> <p>field (1) 62:8</p> <p>figure (4) 88:15;97:6,20; 98:24</p> <p>file (1) 36:12</p> <p>fill (1) 93:10</p> <p>final (50) 16:10;22:24;23:3, 18:24;9,14;26:8;27:3, 15,21;30:12,13;31:14; 32:16;34:8,9;35:13, 15;37:10,12,16;39:12; 41:17;45:6;46:14; 50:10,21;51:6;52:12; 53:6;54:4;55:17; 56:22;57:9;61:7;63:6; 69:8,14;70:17;84:23; 87:21;89:11;90:15; 99:2;105:9,17,24;</p>	<p>106:2,3;107:20</p> <p>finally (3) 14:7;19:1,20</p> <p>financial (3) 77:22;78:15;94:10</p> <p>financially (1) 78:5</p> <p>find (1) 97:15</p> <p>findings (2) 81:17;108:18</p> <p>fine (2) 49:7;71:5</p> <p>fire (20) 28:13,15;29:2,13, 14,17,19,20,21;30:1,6, 8,11,14;36:23;52:7,8; 76:11,20,20</p> <p>firm (1) 45:17</p> <p>first (10) 2:24;21:4;29:13; 38:23;40:18;47:14; 51:1;67:11;74:18; 96:10</p> <p>five (2) 8:8;83:4</p> <p>five-minute (1) 12:11</p> <p>flat (3) 17:16;19:24;90:5</p> <p>flexibility (1) 55:12</p> <p>flow (4) 27:19;45:15;66:13; 93:24</p> <p>flows (6) 27:8,9,10;63:16,18, 21</p> <p>flushed (1) 84:23</p> <p>fly (1) 62:7</p> <p>follow (1) 61:5</p> <p>followed (2) 30:13;52:22</p> <p>following (3) 19:6;51:1;81:14</p> <p>follows (1) 14:14</p> <p>Fontana (27) 34:19,22,22;35:3, 16;36:8;37:22;38:1; 42:24;43:2,5,8,11,16; 44:2,3,12,14,17,21; 45:3,8;68:20;100:16; 102:18;105:1;106:19</p> <p>F-o-n-t-a-n-a (1) 42:24</p> <p>food (1) 37:15</p> <p>foot (2)</p>	<p>5:23;102:22</p> <p>footage (1) 28:3</p> <p>footprint (2) 27:6,14</p> <p>forecast (1) 93:24</p> <p>forever (1) 62:14</p> <p>form (1) 20:14</p> <p>forward (3) 9:9;41:17;109:10</p> <p>foundation (2) 52:19;54:19</p> <p>foundations (1) 52:24</p> <p>founders (1) 12:24</p> <p>four (6) 4:22;5:18,23;6:24; 66:7;95:7</p> <p>FOWLER (5) 36:16,16,18,21;38:3</p> <p>Fox (1) 2:7</p> <p>free (1) 78:7</p> <p>front (4) 17:18;83:7;96:19; 103:18</p> <p>full (5) 13:15;14:16;28:24; 52:21,22</p> <p>fully (2) 20:1;95:16</p> <p>fully-loaded (1) 95:15</p> <p>functions (3) 15:22,22;57:23</p> <p>funding (1) 78:10</p> <p>further (6) 51:11;57:14;64:2; 81:6;90:8,11</p> <p>future (6) 55:13;62:15;73:11, 19;94:19;109:13</p>	<p>gated (2) 24:19,24</p> <p>gates (6) 15:1,24;24:15;30:6; 52:13;60:1</p> <p>gave (3) 5:13;35:24;71:9</p> <p>geared (1) 95:12</p> <p>general (4) 13:13;50:15;56:18; 59:3</p> <p>generally (1) 98:6</p> <p>generation (2) 12:23,23</p> <p>generations (1) 93:23</p> <p>generous (2) 14:1,4</p> <p>gentleman (2) 67:19;92:22</p> <p>geometrics (3) 33:22;35:5;60:7</p> <p>germane (1) 105:23</p> <p>gets (3) 52:15;57:23;81:23</p> <p>Gillis (26) 2:8,9;3:7,12,13; 6:10,14,15;7:5,13,14; 8:1,18,22,23;24:19; 63:12;82:14,18,19; 85:20;92:19;106:17; 110:6,14,15</p> <p>GILLISSecond (1) 110:24</p> <p>given (2) 15:20;19:12</p> <p>gives (2) 22:5;92:4</p> <p>giving (2) 7:4;84:8</p> <p>glance (1) 4:10</p> <p>Global (6) 10:20;12:5;47:9; 66:10;78:7,8</p> <p>globally (3) 79:2,4;95:4</p> <p>goal (3) 90:23,23;91:5</p> <p>God (1) 29:6</p> <p>goes (7) 5:11;63:19,20; 65:19;83:21,24;94:2</p> <p>Goggle (1) 25:22</p> <p>good (23) 5:11;20:22;23:1; 26:19;28:1;31:1; 34:18;36:13,16;58:23;</p>
F			G	
<p>face (1) 103:6</p> <p>facilitate (1) 52:23</p> <p>facilities (4) 12:19;78:18,22; 83:19</p> <p>facility (4) 25:2;26:16;65:21, 22</p> <p>fact (6) 12:22;62:23;81:17; 82:2;86:24;94:6</p> <p>factor (1) 103:19</p> <p>fair (1) 94:21</p> <p>fairly (2) 20:19;36:21</p> <p>fall (2) 51:15;99:23</p> <p>familiar (4) 43:9,12,20;46:7</p> <p>families (7) 13:4,7,14;15:9; 79:22,24;80:3</p> <p>family (2) 15:16,18</p> <p>far (5) 17:16;54:18;59:19;</p>				

61:22;71:24;72:4; 77:17;79:17;88:14; 92:16;98:1,14;104:5, 14,14;109:18 good-looking (1) 98:15 Google (2) 25:16,17 Gospel (1) 40:1 government (1) 35:11 governs (1) 60:24 grade (4) 23:16;69:14;94:1,2 grades (1) 13:12 grading (1) 22:22 grant (1) 53:24 granted (1) 54:3 granting (1) 56:4 grass (1) 51:10 grease (1) 37:14 great (1) 47:4 greatest (2) 31:4;103:2 group (9) 14:14,17,18;20:20; 39:21;44:24;47:8; 49:5,9 groups (2) 48:20;87:7 Grove (1) 80:14 grow (2) 64:24;73:13 growth (2) 72:22;94:19 guess (16) 7:9;16:12;19:22; 23:13;41:7;58:8; 59:15;67:12;73:9; 74:12;80:1;81:8; 91:23;96:4;100:5; 103:9 guidelines (1) 28:6 gutters (2) 18:22;19:1 guy (2) 70:24;104:3 guys (3) 21:14;27:11;65:9 gym (13) 13:10;17:15,16,22;	61:10,12;67:22;70:6, 10;91:20;92:11,11,15 H Haeger (6) 22:11;38:18,19; 45:18;54:15;57:17 half (2) 37:23;67:13 hand (5) 3:22;4:2;9:9;11:16; 20:4 happen (11) 8:5;9:22;24:3; 35:19;41:13,14;66:5; 73:18;86:13;98:19; 101:22 happened (1) 66:8 happens (1) 59:19 happy (1) 18:8 Hardie (1) 18:19 hardship (2) 5:11;7:2 hardships (1) 5:10 hatches (1) 68:24 heading (1) 102:18 headlights (1) 31:21 heads (1) 109:20 health (1) 73:24 hear (3) 61:11;97:22;100:2 heard (9) 67:12,17,19;70:24; 71:20;83:2;101:15; 111:4,6 hearing (10) 2:2;3:1;8:15;37:12; 53:17;81:9,15;82:7, 11;105:16 hearings (1) 2:20 Heaven (1) 25:21 heavily (1) 83:23 heavy (1) 38:13 height (3) 31:14;88:12;101:10 heights (2) 96:6;101:11 help (5)	29:6;77:12;101:4; 103:6;105:3 Here's (1) 17:19 Hey (2) 61:21,23 Hi (1) 67:8 hiccups (1) 41:22 Hidden (9) 64:13,14,17;67:9; 87:3,9;92:16;102:2; 104:11 hide (6) 90:23;91:4,4,7,22; 98:4 high (4) 61:15,16,18;69:20 higher (1) 69:22 highest (1) 31:15 highlight (1) 68:21 Highway (4) 32:9;84:16,16,16 hike (1) 99:19 hiked (1) 99:17 Hill (1) 68:4 Hills (1) 79:23 hip (1) 17:4 hired (1) 33:2 historical (1) 16:16 Historically (3) 15:6,22;65:20 hit (1) 38:6 hold (2) 35:15;75:20 Homeowners (3) 64:13,18;67:23 homes (5) 25:3;37:21;65:3; 66:24;86:14 Hopefully (2) 54:9;109:16 hoping (3) 35:9,11;65:1 hour (1) 67:13 hours (8) 15:12;16:1,2; 105:14,16,18;107:7, 13 house (4)	67:3,11;68:1;96:19 houses (3) 67:16;90:17;96:5 hundred (3) 31:22;69:3;92:4 hundred-plus (1) 31:23 hydrant (3) 29:14;30:4;52:7 hydrants (3) 28:15;29:17;36:23 hydrology (1) 27:6 I idea (1) 5:8 ideally (1) 69:20 identifying (1) 13:20 IDOT (12) 22:22,23;33:9,13, 23;35:2,6,10;53:11, 12,22;60:8 IEPA (1) 56:20 Illinois (6) 22:12;32:24;43:7; 84:17,18;107:22 illustrate (2) 68:17;101:4 illustrated (8) 14:2,21;19:2,3,18; 39:10;47:16;60:12 illustration (1) 40:10 imagine (2) 8:5;24:3 immediate (1) 69:1 impact (4) 13:22;14:10;66:21; 96:19 impacted (1) 29:15 impacts (2) 27:8;62:19 implement (2) 66:13;87:14 implementing (1) 88:23 important (8) 15:21;16:11;70:4; 80:4;92:22;93:7; 98:12;108:12 impractical (1) 102:6 improvements (1) 53:20 inaudible (2) 4:13;51:22	include (4) 39:2;45:18;69:13; 89:18 included (7) 21:8;40:11;45:14, 14;52:4;71:8;100:17 includes (1) 49:20 including (2) 13:22;15:19 incorporate (3) 35:13;86:1;105:3 incorporated (2) 34:2;42:2 increase (4) 27:15;55:12;94:23; 95:13 increased (3) 53:21;64:19;86:9 indicate (1) 62:17 indicated (2) 37:4;89:7 information (5) 10:8;39:4;54:19; 64:4;108:4 infrastructure (3) 21:24;41:3;51:14 ingress/egress (1) 39:8 initial (3) 29:16;41:2;53:1 initials (1) 44:18 inner (1) 26:18 inside (1) 26:14 insomuch (1) 73:7 installation (2) 54:9;93:2 instead (1) 97:3 institution (3) 92:5,8;96:16 intensity (1) 14:9 interest (2) 65:4;100:11 interesting (2) 25:22;80:15 interests (1) 73:23 interfere (1) 87:8 interior (1) 32:6 international (1) 47:9 into (37) 5:23;6:24;13:4,9; 16:3;19:5;28:13;
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<p>32:16;34:2;35:13; 39:1,19;41:16;42:2; 51:15;52:15;53:4,5, 15;54:16;61:4;62:1; 63:22,23;66:18;70:13; 71:23;77:23;79:16; 84:20;91:9;92:19; 99:19;100:9;101:14, 24;105:4 introduced (2) 43:19;44:24 Inverness (1) 79:22 invest (1) 94:16 involved (1) 62:14 inward (1) 22:3 irrigation (1) 38:13 islands (1) 32:6 isolated (1) 62:12 issue (3) 46:11;96:11,13 issued (1) 43:13 issues (8) 37:17;42:24;62:8, 10;63:1;84:17,19; 105:22 item (10) 8:7;21:5,10;22:18; 38:18;50:13;84:2; 101:22;104:1;107:21 items (7) 28:4;51:5;57:11; 83:5;85:8,9,12</p>	<p>21:10,16;22:4 July (5) 2:3;43:14;64:5; 109:4;110:2 jump (1) 16:3 June (2) 15:15;21:6 jurisdiction (2) 60:8;62:13 jurisdictional (1) 60:22</p>	<p>lack (1) 70:11 lag (1) 10:21 Lake (1) 40:2 Lakes (8) 64:13,14,17;67:9; 87:3,9;102:3;104:11 land (8) 27:16;52:18;55:14, 15;73:5;83:18;98:1; 104:6 landscape (10) 30:22;31:7;68:16, 21;69:4;70:15,16; 91:14;100:16;102:10 landscaped (1) 83:23 landscaping (29) 30:18,21;32:5,16; 54:16;84:19;88:2,4, 14;90:10,13,15;91:6, 11;97:21;98:3,18; 99:2;101:8;102:1,2,9; 103:12,14,17,21; 104:1,3;106:15 lane (2) 25:2;39:10 lanes (9) 32:10,13;33:7,7,8; 34:13;35:3;88:17,18 laptop (1) 21:3 large (5) 31:4;67:22;68:7; 70:5;87:15 larger (1) 79:7 largest (3) 26:5;72:18;79:3 last (7) 66:6;67:13;75:11, 19;84:2;99:18,23 late (3) 12:19;65:11,12 later (3) 14:16;57:2;74:18 Laughter (1) 65:17 law (2) 11:21;45:17 layer (1) 32:8 layering (1) 90:10 layout (2) 29:15;97:2 least (3) 26:11;108:11,12 leave (2) 24:2;100:7 leaves (1)</p>	<p>99:24 led (1) 25:21 left (2) 18:15;31:2 legal (8) 39:24;40:2,3;47:11; 48:23;49:5,8;50:17 length (1) 55:20 lenient (1) 41:19 Leonardo (1) 18:23 less (9) 15:20;37:21;38:8; 59:22;86:11;90:20; 107:7,11,16 lessening (1) 70:19 letter (8) 20:11,14;28:8; 36:12;43:13,19;44:16; 85:5 level (2) 47:9;78:8 liability (1) 47:13 licensed (1) 43:7 lift (1) 37:12 light (7) 58:5,6,7,24;59:5,13; 68:24 lighting (6) 45:15;57:2,24; 58:14;59:12,14 lights (5) 57:21,22;59:7,10; 104:15 likely (1) 25:14 limited (5) 32:3;67:21;69:10, 12;73:20 limits (1) 53:20 line (9) 47:17;83:7;90:21; 101:1,1;102:19,23; 103:2;107:21 lines (4) 30:11;54:17;90:19; 91:8 list (8) 8:7;42:1,4,7,9;45:4, 10,11 little (10) 10:6,7;14:16;19:5, 10;41:8,21;44:15; 69:10;87:16 live (3)</p>	<p>67:9;96:18;104:13 living (1) 97:8 load (1) 80:22 loaded (1) 95:16 loads (2) 73:3,3 local (2) 13:2;66:12 located (5) 3:4;8:12;22:6; 28:15;69:1 location (4) 7:3;32:22;38:15; 80:13 locations (3) 24:14;66:11;78:9 locked (1) 15:24 long (14) 4:23;5:2;31:5; 34:12;39:15;42:10; 46:22;58:6;59:8,13, 20;62:2;71:14;72:2 look (26) 11:8;16:16,17,19; 20:10,19;33:5;35:20, 23;58:23;67:19; 68:22;87:16;88:5,9, 13;89:4;90:4;91:24; 92:3;96:11;98:7; 102:7;103:4;104:10, 14 looked (2) 58:23;100:2 looking (13) 12:15;16:5,9;17:10; 18:14;48:5,9;64:6; 67:3;85:19;91:6,9; 103:20 looks (3) 9:7;88:9;91:18 lost (1) 25:16 lot (65) 5:13;9:6;11:9,14; 20:5,6,7,23;23:7; 24:24;31:3,6;32:3,5, 21,22;36:2,4;37:20; 40:16;41:20;42:15,17; 43:22;45:20;46:5,10, 10,14,21,21;47:17; 51:13,13;55:10,11; 57:12;59:14;64:21,23; 67:20,22,24;69:3; 70:8;71:11;74:19; 77:12;79:21;83:2,3,9, 13;88:10,13;90:3; 91:10;97:2,4;98:16; 99:21;100:14;102:13, 23;104:14</p>
J	<p>K</p> <p>KARNEY (3) 71:7,19;72:5 Kazi (21) 2:13,14;3:16,17; 6:18,19;7:17,18;8:16; 9:2,3;61:9,12,19; 78:17;79:1;82:22,23; 86:6;110:18,19 keep (6) 8:9;25:9;26:15; 31:10;48:24;108:20 keeping (1) 69:24 Kelly (1) 108:17 key (2) 30:23;39:5 kids (4) 71:18,22;72:23; 78:3 kind (13) 24:19;25:3,19; 40:21;51:10;61:24; 64:23;89:17;91:16,18; 96:19,21;101:5 kinds (1) 96:24 kitchen (2) 13:10,16 Klehm (1) 30:24 Klehms (1) 31:1 KLOA (1) 33:2 knowing (1) 94:10 known (1) 37:1 knows (3) 25:21;39:16;48:2 Knox (1) 30:5 Kwasek's (1) 2:10</p>	<p>L</p>	<p>James (1) 42:21 January (2) 5:5;85:5 Jason (1) 36:16 job (3) 8:4;34:23;92:16 jog (2) 67:11;68:4 jogging (1) 68:5 jogs (1) 47:18 Johnston (1) 93:15 JOHNSTONE (9) 93:11,13,15;95:2, 19,22;99:13,15,15 JULIE (3)</p>	

lots (15) 38:13;39:1,7;47:10; 48:2,2,11;69:7;84:3,4, 5,21;88:6,7;91:20	marriage (1) 92:9	13;84:7;85:7,11,15, 18,22;86:2,7,20,23; 87:18;88:1;89:21; 91:15;92:10;97:10,17; 99:4,6,9;100:13,21; 101:20;103:24;105:6, 11;106:8,21;107:11, 15,24;108:23;109:11, 21;110:7,11,20,21; 111:1,5,7	Michael (1) 67:8	14:18;58:4	
low (7) 14:9,10;25:10;26:7; 31:14;66:21;102:19	masqueraded (1) 51:9	18,22;86:2,7,20,23; 87:18;88:1;89:21; 91:15;92:10;97:10,17; 99:4,6,9;100:13,21; 101:20;103:24;105:6, 11;106:8,21;107:11, 15,24;108:23;109:11, 21;110:7,11,20,21; 111:1,5,7	MICHALSKI (13) 3:24;4:3,6,6,8,5;1,4, 15;6:2;71:2;80:18,20; 81:1	money (1) 78:1	
lower (3) 10:11;17:3;87:16	matching (1) 96:15	101:20;103:24;105:6, 11;106:8,21;107:11, 15,24;108:23;109:11, 21;110:7,11,20,21; 111:1,5,7	15;6:2;71:2;80:18,20; 81:1	months (2) 16:12;99:18	
Lyon (1) 12:20	material (1) 18:22	11;106:8,21;107:11, 15,24;108:23;109:11, 21;110:7,11,20,21; 111:1,5,7	middle (1) 44:15	more (35) 11:9,14;15:18; 17:20;19:7;38:20; 41:8;46:18;52:24; 55:14;59:22;62:7; 65:3,13;66:8;67:3; 74:19;77:21;79:20; 84:23;86:14;87:4; 88:19;90:9,12;94:2,8, 20;95:14;102:15; 104:2,9;105:2;108:6,6	
M	materials (6) 12:9;18:3,5,6;19:5, 14	111:1,5,7	might (7) 16:20;51:15;58:12; 60:14;93:1;95:13; 101:4	morning (3) 14:14,16;30:23	
Madam (1) 43:17	matter (7) 3:21;6:7,22;12:22; 86:15;91:21;108:15	mean (22) 5:10,22;6:22;21:13; 33:13;35:17,19;65:8; 68:12;74:17;76:8; 77:2;78:2;83:15; 86:18;87:8;98:14; 99:1,10;104:14,15; 107:12	migration (2) 79:21;80:5	mornings (1) 60:4	
magnitudes (1) 90:7	matters (3) 45:19;106:7;107:23	meaning (1) 34:7	Mike (1) 72:16	MOSCA (6) 61:22,22;62:3,6; 63:15;100:22	
main (12) 16:7;17:9;19:16; 29:15,16;37:9;56:20; 59:11,15;60:5;63:1; 103:16	max (1) 66:9	means (1) 96:2	million (3) 75:14,15;77:1	most (9) 20:8,9;25:14;29:20; 71:7;72:23;79:9;89:6, 20	
mainly (1) 52:13	maximum (2) 15:7;80:21	mechanical (1) 20:2	mimick (1) 17:1	mostly (1) 62:11	
maintained (3) 4:16;14:3;27:5	may (9) 27:15;32:14,14; 43:21;44:3;53:21; 55:16;80:18;105:15	mechanisms (1) 52:23	mind (6) 8:9;25:9;31:10; 71:4;84:3;86:10	Motion (35) 3:6,7;6:7,9;7:22; 8:14,16;81:9;82:11; 85:8,9,12,14,16,19,20; 90:12;106:3;108:8,11, 12,12,13,14,18,19,19, 20;109:2,4;110:1,4,5, 22,23	
maintaining (2) 13:22;103:1	maybe (13) 43:14;46:24;66:6; 68:15;70:19;72:23; 75:18;92:3;95:14; 98:7;102:14,16; 106:14	median (1) 25:6	minimal (1) 58:13	MOTISI (5) 28:22;29:2,3,6;30:3	
maintenance (4) 39:9,15;49:2;50:19	MAYOR (3) 11:5,11,16	medians (1) 88:7	minimize (3) 13:21;14:5;70:9	M-o-t-i-s-i (1) 29:3	
majority (2) 13:23;27:4	McCOMBIE (201) 2:1,15,16,18,3;9,18, 19;4:1,5,7,23;5:2,7,10, 22;6:3,6,11,20,21;7:7, 19,20;8:3,17,19;9:4,5, 18;10:1;11:1,5,9,11, 14,16,17;18:11;20:5, 17;21:4,18;22:7,15, 17;23:5,14,22;24:12, 17,23;25:5,20;26:23; 27:17,24;28:9,12,18, 20,23;29:4,7;30:9,16, 20;32:18;33:4,11,15, 18;34:4,7,11,18,21; 35:14,22;36:13,20; 37:19,23;38:17;39:18; 40:4,12;41:24;42:8, 20;48:5,9,16,19;49:1, 15,23;50:5,12,22; 51:16,20;52:1;53:3,9, 14;54:5,11,23;55:3, 23;56:13,17,23;57:6, 10,15;58:2,15,18,22; 59:7,21;60:9,20;61:8, 20;62:2,5;63:11,24; 64:3;65:7,12;67:5; 68:11;70:22;71:5,20; 72:10,13,15;74:2,22; 76:2;77:4,7,11,19; 80:16,19;81:4,8,12; 82:3,6,13,15,24;83:1,	meet (7) 22:23;23:18;28:22; 29:17;32:12;62:8; 103:21	meeting (12) 50:4;58:5;82:7; 104:18;105:10;107:2, 4,6,7,16;108:3;111:9	minimized (1) 59:6	mouse (1) 10:2
makes (3) 51:13;98:20;104:16	meat (7) 22:23;23:18;28:22; 29:17;32:12;62:8; 103:21	meetings (7) 2:20;14:13;58:3; 105:15,21;106:6; 107:21	minutes (1) 8:8	move (6) 17:23;63:8;97:3,3; 99:22;107:8	
making (1) 98:9	meeting (12) 50:4;58:5;82:7; 104:18;105:10;107:2, 4,6,7,16;108:3;111:9	members (9) 13:3;14:17;15:9; 93:20;94:22,24;95:7; 109:19,24	miscellaneous (1) 53:15	moved (2) 82:12;92:11	
manage (2) 66:17;78:5	meets (1) 55:6	membrane (1) 20:1	missed (1) 58:18	movements (2) 24:10;29:19	
managed (1) 93:1	members (9) 13:3;14:17;15:9; 93:20;94:22,24;95:7; 109:19,24	mention (3) 12:17;65:22;84:24	missing (1) 98:18	moves (1) 41:17	
management (8) 45:15;49:3;53:5,6, 13;55:9;66:11;90:3	mentioned (13) 10:4,5;13:1,19; 36:22;59:16;69:5,18; 70:6,16;87:12;102:12; 103:4	mentioned (13) 10:4,5;13:1,19; 36:22;59:16;69:5,18; 70:6,16;87:12;102:12; 103:4	mistake (1) 5:20	Moving (7) 13:18;17:7;18:3; 19:13;41:16;79:16; 108:21	
manager (1) 34:23	merchandise (1) 13:13	merchandise (1) 13:13	mitigate (1) 49:12	much (5) 29:7;30:17;79:7; 95:3;99:21	
managing (1) 41:8	method (1) 27:19	method (1) 27:19	mitigation (3) 62:20,21,23	multi (1) 67:2	
maneuvering (1) 23:10	metrics (3) 28:5,6;49:20	metrics (3) 28:5,6;49:20	model (4) 16:13;89:12;92:2; 95:3	multipage (1) 20:11	
Manhard (7) 20:12,15;21:1,12; 34:23;43:3;64:4			modeled (1) 16:17		
many (13) 44:4;59:7;74:17,22, 23;75:8;76:2,13;77:8, 16;92:24;93:8;95:11			modeling (1) 27:20		
map (1) 62:10			modification (2) 81:18;96:22		
Maps (3) 25:16,17,22			modifications (1) 26:3		
March (1) 5:6			modified (2) 26:6;70:1		
			modifying (1) 50:1		
			Monday (2)		

<p>multiple (1) 42:15 Murarka (27) 2:11,12;3:14,15;6:9,16,17;7:15,16,23; 8:24;9:1;7:21;79:12; 80:6,10,15;82:12,20, 21;85:10,14,17;92:21; 96:14;110:16,17 must (2) 5:20;97:12 MWR (1) 53:8 MWRD (2) 62:13,17</p>	<p>neighborhood (2) 80:7;96:16 neighborhoods (1) 80:9 neighboring (4) 11:23;84:20;91:13; 101:12 neighbors (6) 14:1;85:24;88:16; 89:1;91:21;97:16 new (7) 4:8;40:1;105:20; 107:18,19;109:5; 110:1 newspaper (1) 11:22</p>	<p>61:17;66:23;67:2; 74:6,10;75:12,22; 77:14,24 numbers (4) 44:23;75:21;77:16; 78:23 Nursery (1) 31:1</p>	<p>15:6,18,18;16:18; 19:22;31:4,8,8,9,24; 39:5,18,22;40:7,13; 41:3,3,12,20;42:15, 17;45:20;46:5,9,10, 10,10,14,18;47:7,9; 48:17;49:5,8,24;50:6; 51:4,14;53:5;55:18; 56:5;58:16;63:1; 68:20;69:17;75:3; 76:13;79:9,22,23; 81:10;84:4,5,86:9,20; 87:2;90:19;92:10,21; 96:24;98:10;103:12, 14;105:23;109:24</p>	<p>OSG (3) 10:20;12:5;13:5 others (1) 78:19 Otherwise (2) 63:21;97:7 ourselves (1) 82:8 out (27) 11:16;19:22;23:24; 26:8;31:5;39:11; 46:21;51:5;63:1,5; 71:22;77:5;79:20; 84:23;88:15;89:10; 93:22,24;94:3;95:6,9; 97:7,20;98:24;107:8; 109:12,16</p>
<p>N</p>	<p>next (20) 18:20;21:10;22:18; 38:18;49:16,24;50:6, 13,23;51:3;52:2,15; 54:12;72:22;73:15; 76:6;89:19,22;90:2; 104:13 nice (2) 91:18,19 Nicole (2) 64:8,12 night (10) 57:21;58:4,4;59:6,8, 13,20,21;104:15,18 nodding (1) 109:19 nomographic (1) 27:19 non-debatable (2) 108:14,20 none (1) 2:24 non-fire (1) 52:10 north (9) 31:12;39:21;47:21; 55:15;68:22;72:9; 79:8;89:4;95:5 note (4) 15:21;22:21;57:1; 70:4 noted (6) 5:16;36:11;60:24; 61:7;83:8;85:4 notes (2) 56:18;109:12 notice (3) 2:1;50:4;105:18 notices (1) 11:20 notifications (1) 11:22 noting (1) 50:15 not-so-good (1) 31:2 number (9)</p>	<p>O</p> <p>oath (1) 75:6 objection (1) 83:17 obligate (1) 86:4 obligation (2) 49:12;82:1 obligations (1) 50:18 obviously (9) 15:3;17:3;19:11,23; 64:21;74:10;83:20; 96:10;108:15 occasion (2) 38:6;66:7 occasions (1) 15:6 occupancy (6) 73:1,3;74:9;75:1; 76:5,10 occupant (1) 80:21 occupying (1) 76:3 occur (1) 66:10 occurred (1) 23:10 occurrences (1) 65:13 odd (1) 44:15 off (16) 15:15;16:14;26:11; 47:5,14,17;55:14; 57:22;71:18;72:4; 87:6,15,17;88:12; 99:24;102:21 officer (1) 4:9 off-site (1) 27:8 ointment (1) 62:7 old (2) 30:24;70:24 Once (7) 32:13;38:7;41:6,10; 51:22;53:22;66:8 one (68) 8:8;10:20;12:4;</p>	<p>one-day (1) 86:19 one-way (2) 23:6,8 ongoing (1) 94:8 only (19) 13:14;54:6,15;56:9, 9;57:21,22;60:3,9,10; 61:3;70:7;71:8;89:24; 92:12;93:18;95:5,7; 104:7 on-site (1) 36:10 open (14) 8:14;12:10;13:14; 24:21;55:11;59:18; 69:5;70:18;76:10; 89:4;105:14,21;106:6; 107:21 opened (1) 15:2 operation (1) 51:4 opinion (1) 33:21 opportunities (1) 90:6 opportunity (1) 32:4 opposed (2) 11:6;111:5 opposite (1) 90:17 option (1) 102:15 Order (1) 108:11 ordinance (7) 46:8;49:19;55:22, 24;60:24;61:1;62:24 ordinances (3) 30:12;41:18,18 original (4) 12:24;38:24;58:20; 99:21 Originally (1) 17:17</p>	<p>outside (2) 57:24;78:13 over (14) 16:12;29:13;31:8; 39:11;44:10;62:22; 67:13;69:3;72:21; 75:11;85:12;96:9; 99:18;104:4 overall (3) 26:3;28:2;53:13 overflow (2) 55:13;66:18 overflows (1) 63:23 overlapped (1) 15:23 own (3) 39:7;48:21;66:17 owned (3) 47:20,21;48:3 owner (2) 40:20;42:13 owners (9) 11:23;39:14;40:2,3; 48:15;50:2,3;52:6; 101:12 ownership (2) 39:6;40:7 ownerships (1) 48:15 owns (2) 46:21,23</p>
				<p>P</p> <p>package (1) 100:18 packet (5) 20:24;40:11;45:14; 52:5;54:14 pages (1) 43:14 Painting (1) 30:10 PALMER (42) 2:5,7,10,13,15,17;</p>

3:10,12,14,16,18;5:9; 6:12,14,16,18,20;7:11, 13,15,17,19,23;8:1,20, 22,24;9:2,4,14;10:23; 30:19;82:16,18,20,22, 24;110:12,14,16,18,20	38:2,5,14 pedestrians (1) 66:15 pending (1) 46:14 people (38) 9:6;14:15,19;20:7; 24:4;25:15;38:6; 43:22;64:6,23;66:2; 70:23;73:24;74:7,16, 17,19,23;76:2,12,13, 77:1,23;86:13;87:2,3, 9:92:6,12;93:6,8; 95:17;96:17,20;97:20; 101:23;104:8,11	picture (1) 67:11 pieces (1) 39:19 placard (2) 76:11,14 place (5) 4:12;5:12;41:3; 51:15;52:23 plan (39) 8:11;12:5;13:18; 14:11;26:3,4;28:2,5; 30:12;32:16,19;35:21; 38:20;44:10;49:17; 57:3;59:3;66:11; 68:16,21;70:16;72:4; 81:15;84:19;87:13,22; 88:14;90:13,15;91:6, 11;99:2,20;100:17; 101:4,8;102:9;105:3; 109:13 planned (2) 8:11;39:5 planning (8) 2:2;45:24;58:3; 63:10;64:15;65:1; 74:4;81:16 plans (12) 5:16;23:15;29:13, 18,23;44:20,23;49:20; 53:16;54:4;55:6; 58:20 plant (2) 32:4;90:1 planters (1) 103:15 planting (4) 31:19;69:6;70:21; 103:5 plantings (1) 102:16 plat (5) 21:6,7,8;44:10;54:3 platted (3) 48:13;53:24;54:1 playground (1) 17:24 please (14) 2:4,22;3:21,21; 22:21;23:14;42:20; 59:23;67:7;72:13; 74:22;77:20;80:19; 85:10 pleasing (1) 70:14 Pleasure (1) 28:22 pledged (1) 78:11 plus (2) 26:19,20 Plymouth (8) 9:22;10:12,19;12:3;	13:6;39:21;47:8; 93:20 pm (3) 15:13;110:1;111:8 point (32) 7:8;12:11;19:22; 36:5;45:2;46:21;47:6; 51:18,23;62:14;63:7; 69:21,22;70:15;74:13; 76:17;79:17;82:1,7, 10;83:6,9,22;93:9; 96:15;100:8,24; 103:12,14;108:8,22; 109:5 points (5) 14:20;28:7;30:7; 50:16;69:17 pole (1) 59:13 police (2) 66:12;87:13 pond (1) 55:12 pool (13) 3:4;4:15,19,23;5:3, 12,16;6:1;7:3;70:8; 84:1;92:13,20 portion (3) 36:24,24;84:1 position (1) 69:20 positioned (1) 13:24 positioning (1) 69:18 possible (3) 3:2;8:9;68:12 possibly (2) 59:13;66:18 post (1) 107:14 Potentially (4) 11:1;15:17;68:17; 86:22 PowerPoint (1) 43:22 Prairie (1) 40:2 prayer (3) 14:19;58:12;77:23 preceding (1) 37:5 preconstruction (1) 9:21 preferred (1) 18:9 preliminary (33) 21:6,7;22:19;23:3; 24:9,14;26:8;27:15; 31:13;34:5;35:5; 39:12;42:2;44:10; 45:6;48:10,13;50:10, 20;51:6;52:11;53:17;	55:5,17;57:8;70:15, 17;81:15;84:8,10,24; 87:20;108:9 premature (1) 76:16 preparation (1) 37:15 prepare (2) 45:3;106:11 prepared (3) 44:4,6,9 present (2) 4:11;92:2 presentation (9) 9:13,14,15,23; 10:21;11:12;43:22; 89:19;106:14 presented (3) 25:9;51:2;66:24 presently (1) 83:16 preservation (1) 100:17 preserve (3) 36:9;69:11;100:19 preserved (2) 63:2;101:3 preserving (1) 62:18 pretty (11) 5:11;6:23;28:17; 35:24;36:1;58:13; 71:24;72:4;98:14,15; 106:17 previous (1) 12:23 previously (1) 21:22 primary (4) 59:10;60:14;87:6, 10 principle (2) 22:10;61:23 prior (2) 15:2;42:11 privacy (1) 89:9 private (2) 67:16;80:13 probably (15) 9:8;10:9,18;15:19; 20:9;38:8;41:11;44:7; 53:13;65:19,19;67:3; 99:18;103:19;104:2 problem (4) 39:17;74:15;88:2; 105:8 procedural (5) 42:24;106:7; 107:10,23;109:9 procedure (2) 81:11;109:24 proceed (2)
--	--	---	---	--

<p>109:6,6 process (15) 13:19;29:23,24; 39:2,3;40:21;45:7; 52:16;55:2;56:2,22; 60:3;69:20;71:24; 87:23 produce (1) 32:16 producing (1) 49:17 professional (1) 43:6 prognosticator (1) 73:18 project (19) 10:17;12:3,6;31:21; 34:23;38:21;41:17; 43:10,13,15,20;44:1; 52:15;71:3;84:11; 93:21;94:10;97:23; 104:12 projection (1) 94:3 projections (1) 72:21 prominent (2) 17:12,17 promote (1) 31:20 proper (2) 11:20;109:23 property (44) 3:4;8:12;10:14,15, 17;11:23;21:22;24:2; 31:13;39:11,13,14,18; 40:3,5,7;42:13;47:15; 48:6,15;50:2,3;52:6; 55:11;61:1;63:13,14, 19;66:17,23;67:23; 69:21;73:20,23;83:7, 7;88:21;99:17,19; 100:9;101:12,24; 102:19;103:2 proposal (3) 10:15;67:20;68:2 proposed (28) 12:5,9;14:11;18:2,4, 21,23;21:22;22:2; 23:6;25:6;31:9;33:8; 34:3;47:17;50:8,8; 54:14;57:20;58:1; 64:16;65:2;66:22; 83:5,15,21;88:22;91:1 proposing (7) 12:2,15;13:8;37:13; 55:13;57:21;60:17 protect (1) 98:2 protection (3) 29:21;30:15;76:20 protects (1) 102:2</p>	<p>Provide (8) 21:6;22:18;23:10; 32:13;94:13;103:4,6; 105:2 provided (11) 21:5;22:21;23:18; 24:10;29:16,20;36:14; 37:6,12;38:18;85:4 providing (2) 31:17;102:24 provision (1) 105:14 provisions (1) 35:17 proximity (2) 78:21;80:2 public (12) 2:2,20,20;3:1;8:14; 22:3;39:8;81:9,14; 82:7,11;105:20 published (1) 11:21 PUD (14) 34:5;37:1;38:20; 39:3;48:14;50:7;56:3, 10;61:2;64:17;70:17; 73:21;83:10;96:2 pull (4) 16:20;20:14;21:2; 78:14 pulled (1) 78:14 purchase (1) 84:5 purpose (1) 98:5 purposes (1) 57:22 purview (1) 77:18 pushed (2) 70:2;99:24 put (18) 10:14,16;11:20; 20:20;21:24;41:3; 43:23;68:12;70:12; 72:1,2;74:3;78:1,3; 88:18;92:14;94:7; 98:23 putting (4) 55:10;88:8;96:23; 98:9</p>	<p>quiet (2) 67:14;68:3 quite (6) 17:14,16,17,18; 26:12;100:11 quorum (2) 2:17;109:8</p> <p style="text-align: center;">R</p> <p>radii (2) 23:9;24:6 radius (9) 25:24;26:15,18,19, 19;29:17;36:23;52:8,9 radiuses (1) 29:15 raise (3) 3:22;4:2;9:8 raised (2) 78:10;79:18 range (1) 26:21 ranging (1) 13:12 rare (2) 38:6;66:8 rate (1) 27:2 rather (2) 14:6;32:20 reach (1) 15:7 read (8) 20:18;27:12;32:18, 19,20;35:23;61:4; 81:10 ready (1) 109:6 real (3) 25:21;88:16,17 reality (1) 86:24 really (18) 4:11;14:5;22:8; 25:24;26:17;29:10; 60:18;68:24;70:7,9, 12;79:17;92:16;98:11, 16,20;102:2,8 rear (2) 3:3;5:23 reason (5) 21:19;47:10;71:9; 72:1;96:18 reasonable (2) 23:20;73:12 reasons (1) 81:19 reboots (1) 11:6 recall (2) 66:23;71:16 receive (1)</p>	<p>53:22 received (1) 91:12 reciprocal (1) 50:14 recognize (1) 51:21 recognized (1) 2:23 recollection (3) 61:15;65:18;66:6 recommend (2) 46:1;60:7 recommendation (11) 3:2;7:8;8:10;33:24; 41:1;46:13;48:12; 61:5;81:17;82:9;84:9 recommendations (2) 34:1;36:3 recommended (1) 39:2 reconvene (1) 105:15 record (12) 11:18,20;39:24; 41:20;42:15,18;43:18; 60:1;61:4;73:8;81:24; 100:10 recorded (2) 41:21;73:19 recruiting (1) 94:12 redesign (1) 97:2 reducing (1) 31:20 reduction (2) 38:10;83:14 reemphasize (1) 47:6 refer (1) 60:14 referring (2) 100:20;101:6 reflected (1) 12:14 regard (1) 43:24 regarding (2) 56:18;57:18 regards (5) 21:13;45:19;46:11; 65:8;90:22 Regency (1) 16:19 region (3) 79:7,8;95:5 related (3) 52:11;62:10;84:17 relates (8) 12:2;30:6;47:12; 50:1;58:14;66:1,21; 103:18</p>	<p>relation (1) 90:18 relationship (1) 90:17 relatively (1) 90:5 release (1) 27:2 relied (1) 32:5 relief (5) 45:23;46:2;56:4,5; 96:4 remain (3) 15:24;16:2;65:3 remaining (1) 100:18 remember (3) 30:24;38:11;65:14 remotely (1) 95:4 removal (2) 31:6;67:20 removed (1) 100:15 rendered (1) 81:20 renderings (4) 12:7;16:4;17:7;19:6 renditions (1) 103:13 rephrase (1) 44:8 replicate (1) 92:3 report (9) 20:12;27:1;53:5,13; 60:23;64:5;71:8; 81:19,21 reported (1) 73:8 reporter (6) 7:22;22:8;42:22; 43:18;81:23;108:16 reports (3) 38:22;60:21;64:5 reposted (1) 105:9 represent (1) 64:13 representing (1) 61:21 request (5) 21:20;33:14;45:9; 55:19,20 requested (2) 53:23;54:2 requesting (1) 56:5 requests (2) 54:22;109:17 require (2) 32:10;54:8</p>
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<p>required (11) 22:23;27:23,24; 30:5;32:14;33:22; 49:21;52:11;60:7; 61:15;63:3</p> <p>requirements (7) 23:19;27:7,21; 33:10;36:11;55:6; 109:9</p> <p>requiring (1) 33:19</p> <p>reset (1) 108:15</p> <p>resident (1) 16:18</p> <p>residential (11) 31:10;32:17;67:14; 68:4,9;84:20;90:14; 92:5,7,7;97:8</p> <p>residents (6) 64:15;69:24;79:14; 98:2;101:15;105:4</p> <p>resources (1) 78:13</p> <p>respect (10) 29:14;31:24;41:19; 49:17;50:11,24;54:13, 15;56:19;69:24</p> <p>respectfully (1) 35:6</p> <p>respond (1) 20:10</p> <p>responded (1) 52:4</p> <p>response (2) 35:9;36:12</p> <p>responses (6) 20:7,20,21;21:12; 37:17;61:6</p> <p>responsive (1) 35:10</p> <p>rest (1) 92:14</p> <p>restaurant (2) 76:9,10</p> <p>restriction (3) 73:4,16;94:11</p> <p>restrictions (2) 50:14;73:22</p> <p>resubmit (1) 63:5</p> <p>re-submittal (2) 21:9;22:21</p> <p>result (1) 93:21</p> <p>re-table (1) 109:7</p> <p>retained (1) 22:12</p> <p>Review (7) 4:14,18;12:9;38:20; 52:17;54:18;59:2</p> <p>reviewed (2)</p>	<p>24:15;54:20</p> <p>reviewing (1) 5:21</p> <p>reviews (1) 22:14</p> <p>revisions (1) 35:8</p> <p>right (40) 5:13;9:24;11:2; 18:12;24:17;25:5,12, 18;29:1;33:11;36:6; 38:19;39:20;40:8; 43:17;49:11;58:5,19; 61:1;67:9,11;74:10, 12,23,24;75:6,8,21,23; 79:21;84:6;85:9;89:6; 90:6;100:1,10;104:22; 106:9,22;109:14</p> <p>right-hand (2) 10:11;19:4</p> <p>right-of-way (4) 22:3;53:12,20;69:2</p> <p>right-of-ways (1) 63:23</p> <p>rights (2) 39:14;50:17</p> <p>Road (35) 8:13;10:10;14:4,6, 21;15:23;16:9;22:22; 25:18;26:11;28:3; 31:17,22;32:1,3,9,11; 33:23;35:6;47:17; 60:6;63:20;67:15; 70:3,20;87:17;88:24; 89:3,22;90:18;96:24; 98:20;99:20,22;100:9</p> <p>roads (3) 25:7;51:7;60:5</p> <p>roadways (1) 53:19</p> <p>Robert's (3) 106:5,6;108:10</p> <p>robust (1) 105:3</p> <p>robustly (1) 105:22</p> <p>Roland (2) 36:15,17</p> <p>Roll (9) 2:3;3:9;6:11;7:9; 8:19;82:15;110:7,10, 11</p> <p>roof (7) 17:4,16;18:16; 19:21,24;23:14,15</p> <p>rooflines (2) 31:16;70:1</p> <p>roofs (1) 17:4</p> <p>room (3) 63:7,7;89:23</p> <p>Roselle (2) 12:20;79:24</p>	<p>rotated (1) 71:12</p> <p>ROUKE (2) 67:8,8</p> <p>roundabout (1) 25:3</p> <p>Route (6) 8:13;10:9;14:22; 15:24;23:23;60:17</p> <p>routing (1) 23:17</p> <p>ROW (2) 28:3;54:4</p> <p>rubber (1) 19:24</p> <p>Rules (3) 106:5,6;108:10</p> <p>run (3) 9:24;10:2;12:5</p> <p>runoff (1) 41:9</p> <p>runs (1) 71:11</p>	<p>13:5,8,10,12,13,13,15; 15:12,12,14,19,22; 16:1;17:7,9,9,11,21; 18:1,2,18;19:13;23:7; 33:20;39:22;40:2,14, 17,17;41:4,12,13; 47:9,20;50:24;51:16; 57:23;60:4,5,10,13; 64:20;66:19;68:7; 70:4;71:12;72:17,19; 73:12,14;74:18,23; 76:3;77:22;78:2,4,7, 19;79:14,23;80:1,3, 11,13,21;83:19,19,22, 23;84:2;88:20;92:24; 93:2,12,17,19;94:1,4, 6,19;95:2;97:14</p> <p>schools (1) 80:11</p> <p>school's (2) 12:7;41:15</p> <p>Scott (1) 29:2</p> <p>screen (7) 10:7;14:21;18:9,12; 40:10;69:6;90:5</p> <p>screening (3) 69:6;90:23;103:7</p> <p>screens (1) 32:4</p> <p>scroll (1) 68:15</p> <p>secluded (2) 14:8;17:19</p> <p>second (14) 3:8;6:10;8:7,17,18; 82:13,14;85:22;86:3, 5,6;108:9;110:3,6</p> <p>seconded (1) 7:24</p> <p>seconds (1) 21:3</p> <p>section (5) 10:11;22:20;81:11; 105:21;110:2</p> <p>sections (3) 22:19;90:15,16</p> <p>security (1) 57:21</p> <p>sediment (1) 56:20</p> <p>Seeing (2) 2:24;100:3</p> <p>seeking (1) 45:6</p> <p>seems (4) 5:15;6:23;71:24; 73:12</p> <p>seldom (1) 105:16</p> <p>send (2) 109:12,16</p> <p>sense (3)</p>	<p>27:12;51:13;71:13</p> <p>sent (3) 29:12;35:5,8</p> <p>separate (8) 47:10;48:24;49:5,8; 54:1,3;55:1;56:2</p> <p>separation (1) 23:19</p> <p>September (1) 15:14</p> <p>sequence (1) 51:3</p> <p>sequentially (1) 51:1</p> <p>series (3) 28:15;37:21;52:2</p> <p>service (3) 15:2,3,4</p> <p>services (2) 14:18;60:2</p> <p>session (1) 106:12</p> <p>set (7) 13:5;17:16;54:18; 76:19;92:16;95:3,11</p> <p>setback (9) 3:3;4:17,20,21;5:17, 19,24;31:23;90:22</p> <p>setbacks (3) 14:1,4;22:23</p> <p>seven (3) 77:10,10;95:7</p> <p>sewage (1) 37:20</p> <p>sewer (3) 23:17;37:5;49:4</p> <p>SHAFFER (74) 21:17,19;22:10,10, 16;23:2,13,21;24:8, 13,24;25:6;26:2,14; 27:13,23;28:4,11,16, 19;29:9;30:5,10,22; 33:1,8,12,17,21;34:6, 10;38:19;40:13,23; 41:16;42:6,10;45:16, 21;46:3,7,16;49:16, 24;50:6,13,23;52:2; 53:4,10,15;54:6,12, 24;55:5;56:2,7,11,16, 18;57:2,7,16;58:17, 19;59:2,24;60:21; 63:17;71:17;85:2,3; 89:24;96:8</p> <p>shall (3) 81:16,21;83:18</p> <p>share (1) 78:22</p> <p>Sheaffer (4) 36:15,17;45:17,17</p> <p>sheet (2) 49:19;63:21</p> <p>Shenandoah (2) 3:5,23</p>
		S		
		<p>SADDLEHORN (14) 72:12,14,16,16,24; 73:4,9;74:9;75:1,4; 76:8,18,22;77:3</p> <p>safe (2) 66:13;95:1</p> <p>safety (4) 59:16,18;66:14; 73:24</p> <p>same (6) 18:5;19:14;48:14; 77:8;83:9;110:2</p> <p>samples (1) 18:7</p> <p>Sand (1) 68:4</p> <p>Sandhill (1) 68:5</p> <p>sanitary (3) 37:2,5;49:4</p> <p>satisfy (2) 26:7;109:9</p> <p>saw (2) 42:8;58:2</p> <p>saying (5) 42:3;59:3;65:14; 100:14;104:24</p> <p>scared (1) 26:17</p> <p>Schaumburg (1) 22:12</p> <p>schedule (9) 12:6,7;14:13;15:12; 51:2,19;52:15;60:13; 62:17</p> <p>school (86) 10:16,20;12:5,8;</p>		

<p>shield (4) 67:21;88:19;97:5,7</p> <p>shielded (1) 88:15</p> <p>shielding (2) 69:14;103:7</p> <p>shields (3) 57:19;58:24;59:4</p> <p>shift (1) 54:21</p> <p>shingles (4) 18:16;19:11,20,23</p> <p>shorten (1) 10:18</p> <p>shot (3) 98:22;99:1;100:23</p> <p>show (5) 43:23;50:7;52:12; 90:16;97:19</p> <p>showed (1) 32:20</p> <p>showing (1) 98:13</p> <p>shown (3) 5:18;17:11;50:9</p> <p>shows (4) 51:19;87:22;99:20; 100:18</p> <p>shutting (1) 57:22</p> <p>side (21) 13:5;16:6,8,10; 17:8;18:2;37:2,3; 39:22,23;47:15;67:4, 14;70:5;72:9;89:3; 90:17;92:6;98:3; 102:13;103:15</p> <p>sides (2) 32:7;68:23</p> <p>sidewalks (1) 41:5</p> <p>siding (4) 18:19,19,20;19:18</p> <p>sight (4) 54:17;90:19,21; 91:8</p> <p>sighting (1) 101:6</p> <p>signage (5) 30:11;54:13,13,16, 24</p> <p>signaling (1) 35:19</p> <p>significant (2) 38:10;108:7</p> <p>significantly (1) 70:3</p> <p>signs (4) 54:18,21;55:2,4</p> <p>similar (4) 16:14,15;19:14,14</p> <p>simply (3) 37:14;46:20;94:13</p>	<p>single-family (1) 21:23</p> <p>site (43) 12:5;13:18,20,21; 14:4,8,11;22:1,3; 25:10,11;26:3,4;28:2, 5;30:24;31:3,24; 34:17;35:21;37:13; 38:20;41:2,9,13; 44:10,20,23;45:15; 49:17;52:12,18;55:8; 56:6,7,8;62:11;63:10; 68:8;69:12;88:22; 99:20;101:4</p> <p>situations (2) 25:19;78:20</p> <p>six (1) 16:12</p> <p>size (5) 13:1;17:22;55:12; 58:10;89:8</p> <p>skies (2) 57:19;59:5</p> <p>sky (2) 59:21;98:10</p> <p>Slide (2) 46:20;79:2</p> <p>slides (2) 44:4,9</p> <p>slightly (1) 47:18</p> <p>sloped (1) 17:4</p> <p>small (3) 14:14,18;26:6</p> <p>smaller (2) 12:21;65:21</p> <p>snippets (1) 12:14</p> <p>soil (1) 56:20</p> <p>Solely (2) 56:8;60:22</p> <p>somebody (5) 6:24;7:2;30:18; 61:21;106:24</p> <p>somehow (2) 88:23;92:8</p> <p>someone (2) 93:11;96:7</p> <p>someplace (2) 24:5;25:17</p> <p>sometime (1) 15:14</p> <p>Sometimes (3) 26:16;78:21;86:19</p> <p>somewhat (2) 14:8;89:12</p> <p>somewhere (3) 61:16;67:1;79:15</p> <p>sorry (15) 5:1;28:24;56:9; 58:23;61:11;73:2;</p>	<p>74:5;76:8;79:10; 80:23;106:6;107:6,9, 22,22</p> <p>sort (10) 14:5;32:10;41:9; 47:12;59:17;62:7; 66:16;70:10;97:20; 102:24</p> <p>sorts (1) 104:16</p> <p>sound (1) 44:14</p> <p>sounded (1) 100:13</p> <p>sounds (1) 12:11</p> <p>South (29) 3:5;16:6;22:13; 24:16,20;25:1;30:14; 31:11,18,19;32:2; 38:12;39:16,23;47:14, 20;53:7;63:21;65:4; 70:2;74:1;88:21;90:9; 96:18,20;98:6,16; 103:15,21</p> <p>southeast (1) 8:12</p> <p>southernmost (1) 63:20</p> <p>space (6) 55:11;76:12,13; 91:9;97:4,4</p> <p>speak (3) 20:16;34:17;41:7</p> <p>special (5) 15:6,11;56:24; 87:17;104:21</p> <p>species (1) 36:10</p> <p>specific (2) 36:4;45:4</p> <p>Solely (1) 56:7</p> <p>specifications (1) 37:11</p> <p>specifics (1) 51:11</p> <p>spend (3) 17:14;78:1;103:10</p> <p>spill (1) 27:5</p> <p>splash (1) 23:16</p> <p>split (1) 13:4</p> <p>spoken (1) 52:9</p> <p>spot (1) 102:19</p> <p>spray (1) 32:6</p> <p>spread (1) 79:20</p>	<p>Spring (2) 67:15;68:5</p> <p>sprinkled (2) 12:21;29:22</p> <p>Sprinkling (1) 29:22</p> <p>square (3) 12:16;13:2,9</p> <p>stabilization (1) 51:10</p> <p>stack (1) 72:3</p> <p>stacking (1) 71:17</p> <p>staff (17) 15:19;77:10;79:5; 94:22,24;95:4,6,7,8, 13,15,18,20;96:5; 101:17;109:12,16</p> <p>stage (1) 21:11</p> <p>stall (1) 83:14</p> <p>stalls (1) 55:19</p> <p>stand (7) 2:23;3:22;4:1;9:8; 98:10;100:18,20</p> <p>standard (2) 57:24;81:22</p> <p>standards (1) 59:1</p> <p>standpoint (15) 25:7;31:17;40:23; 47:11;49:3,4;55:8; 56:4;57:19;90:1,24; 91:3,10;94:10,12</p> <p>stands (2) 96:17;97:9</p> <p>start (4) 9:12;47:5,14;51:17</p> <p>started (3) 4:9;13:18;105:10</p> <p>starting (2) 18:14;77:5</p> <p>starts (1) 94:1</p> <p>State (7) 4:5;9:18;22:8,11; 32:24;43:7;107:21</p> <p>stated (1) 4:19</p> <p>statement (1) 53:6</p> <p>statements (2) 86:9;101:16</p> <p>stating (1) 4:14</p> <p>station (1) 37:13</p> <p>statistics (1) 79:1</p> <p>stay (3)</p>	<p>58:6;61:18;63:14</p> <p>staying (1) 61:14</p> <p>stays (1) 63:22</p> <p>step (1) 75:3</p> <p>steps (3) 70:12;77:17;81:22</p> <p>STEVE (6) 93:11;99:13,15,15; 101:6;106:24</p> <p>still (7) 33:16,18;34:8; 55:14;58:13;71:15; 75:5</p> <p>stipulations (1) 85:21</p> <p>stone (5) 17:5,14;19:3,8,16</p> <p>stop (1) 46:18</p> <p>storage (3) 27:4,9,18</p> <p>store (4) 13:10,13,15;83:19</p> <p>storefront (1) 18:21</p> <p>stories (2) 31:15,15</p> <p>stormwater (7) 27:20;49:3;53:4,6, 13;55:9;90:3</p> <p>straight (1) 47:16</p> <p>straightforward (2) 6:23;36:22</p> <p>strategically (1) 31:19</p> <p>street (4) 67:9;68:2;83:9; 104:10</p> <p>strictly (2) 47:11;96:3</p> <p>student (2) 79:6;94:11</p> <p>students (19) 13:7,11,16;38:9; 79:13,13;80:3;93:18, 19;94:3,5,8,13,16,20, 22,23;95:13,20</p> <p>study (5) 32:12,19;33:1; 53:11;60:1</p> <p>studying (1) 89:18</p> <p>stuff (9) 5:14;31:1,2;54:20; 59:22;89:17;104:15, 16;106:11</p> <p>style (1) 17:4</p> <p>subdivide (1)</p>
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40:16 subdivision (15) 21:7,7;36:24;38:12, 24;39:6;41:21;42:11; 46:11,14;48:13;53:24; 54:1;59:5;86:12 subdivisions (2) 31:11;84:22 subject (2) 21:21;85:20 submission (1) 101:9 submit (1) 81:17 submittal (6) 22:24;29:12;53:1; 57:18;58:20,21 submittals (1) 62:17 submitted (9) 21:11,15;27:3; 34:14;38:22;39:4; 42:7;50:15;87:13 submitting (1) 40:18 subsequent (1) 108:18 substantive (1) 108:11 suburban (1) 26:5 suburbs (1) 12:22 successful (1) 10:13 sufficient (6) 24:7;30:7;37:6; 53:17;55:15;107:20 suggest (1) 55:21 suggested (2) 16:19;39:10 suggesting (3) 51:24;91:24,24 suggestion (3) 24:8;45:24;109:3 suggestions (2) 59:19;70:18 suit (1) 97:24 summer (1) 38:13 summertime (1) 38:14 Sunday (1) 14:14 supply (1) 37:6 support (2) 13:6;55:20 suppose (1) 3:24 sure (22)	10:8;12:10;25:23; 26:23;40:22;42:3; 47:4;48:1;59:17; 65:15;66:13;68:20; 73:22;75:21;78:6; 81:22,24;84:24;93:4, 6;96:12;105:19 surrounding (8) 14:1,10;52:5;66:2; 68:22;80:9;96:12; 101:11 survey (4) 22:5;53:16,21; 58:16 swale (2) 102:12,22 swaps (1) 27:10 swear (3) 22:16;29:4;34:16 swearing (1) 9:10 swimming (1) 3:4 SWM (1) 27:1 sworn (8) 4:4;9:17;34:20; 36:19;62:4;64:11; 93:14;99:14 system (4) 38:16;78:7;94:15; 95:11	technicality (1) 48:23 telephone (1) 21:21 telling (2) 25:17,18 template (1) 29:20 ten (4) 72:22;73:15;94:1; 95:15 tends (1) 73:13 tenth (1) 62:22 terms (4) 49:2;69:3,9;70:11 tested (1) 105:17 testify (2) 3:20;9:7 Thanks (2) 75:5;76:1 there'd (1) 26:2 therefore (1) 15:23 therein (1) 54:9 there'll (1) 107:4 thereof (1) 81:19 thinking (5) 24:5;25:14;33:4; 71:10;97:1 though (2) 73:1;74:6 thought (7) 20:18,21;32:20; 71:9,15;72:4;89:18 thoughtfully (1) 13:24 thousand (10) 15:8;38:5,8;64:22; 74:14,16;86:12;97:20; 101:23;104:8 three (4) 31:15;66:7;86:17; 95:14 three-point (2) 26:22;52:14 three-story (1) 90:21 throughout (3) 52:12;54:14;91:2 Thursday (5) 104:18;105:7,19; 106:11;108:2 tight (1) 26:17 times (3) 26:19;86:13;99:18	timing (3) 40:14;46:11,22 today (6) 13:3;76:7;93:1,22; 101:16;110:3 today's (1) 105:16 Todd (9) 22:10;30:20;33:17; 34:6;71:8,9,14; 100:14;102:16 Todd's (1) 63:7 together (6) 14:15,17,19;20:21; 109:13,17 told (1) 27:11 Toll (3) 62:1;89:13;90:7 tollway (1) 63:21 tonight (8) 8:6;9:24;12:2;18:7; 64:15;67:12,17; 108:18 took (4) 4:12;8:8;31:1;50:3 top (1) 19:2 topographic (1) 53:16 topographical (2) 22:5;27:6 total (8) 13:20;75:22;76:4; 77:23;79:5,6;95:15,20 totality (1) 91:7 totally (1) 73:12 touch (1) 14:12 tough (2) 88:4;98:20 toward (3) 16:9;68:16;89:10 towards (3) 17:19;31:21;63:19 town (2) 62:1;66:1 Township (1) 12:20 traffic (30) 14:5;32:12,19,21, 23;33:1,2;45:15; 54:17;59:24;60:21; 64:20,22;66:11;67:3; 74:15,19;86:9,14; 87:1,6,13,15,22;97:18, 18,19;101:24;104:7; 106:15 transfer (1)	84:4 Transportation (2) 84:18,19 trap (1) 37:14 trash (1) 60:16 travel (1) 15:10 tree (2) 31:6;67:20 trees (27) 31:3,19;32:4,7;36:1, 3,9;68:13;88:6,8,10, 11;89:15,15;90:1,10, 10;96:23;97:5;98:9, 10,13;99:24;100:18, 20;102:5;103:1 tried (1) 70:9 trim (2) 19:2,19 truck (4) 29:19,20;52:8,11 trucks (1) 30:8 truly (1) 7:2 Trustees (2) 3:3;8:10 truth (2) 22:16;29:5 try (1) 106:20 trying (4) 17:15;69:10,13; 94:13 Tuesday (1) 2:3 turn (16) 24:1,2,4,9;25:12,13, 18;26:22;29:19;32:10, 13;33:7,8;34:13;35:3; 71:23 turnaround (2) 24:22;25:8 turnarounds (1) 25:16 turning (6) 25:24;26:14;52:8, 10;88:17,18 turns (2) 26:4;52:14 twice (2) 66:9;86:15 two (46) 2:19,20,22;4:9;8:4; 10:18;14:20;16:23; 17:10;18:4;31:15; 39:1,6,19;40:2,3; 41:20;42:17;45:20; 46:5,13;47:10;48:2, 10,15,20,21;49:5,8;
	T			
	table (8) 106:3;108:13,19; 109:2,4,14,22;110:1 talk (15) 2:22;3:23;20:8; 21:13;27:17;28:2; 57:4,6;68:18;88:23; 104:3;105:18;106:1, 13;108:4 talked (3) 30:22;43:15;96:22 talking (9) 15:20;27:1;35:2; 45:19;47:10;58:10; 59:11;84:8;87:3 tall (4) 59:1;61:9,12;96:5 teach (1) 95:8 teachers (3) 71:22;76:4;95:10 teaching (3) 95:6,8,10 team (2) 34:24;93:16 technical (1) 11:19			

<p>50:17;51:22;59:10,11; 65:13;78:22;79:22; 84:3,4,5,22;86:8,16, 20;92:9;95:14;104:19 two-day (1) 70:24 two-lane (1) 26:13 type (6) 21:23;54:19;69:6, 13;89:16;103:5 types (2) 18:17;36:4 typical (4) 22:19;26:13,14; 78:19 typically (4) 15:13;35:8;66:12; 77:23</p>	<p>31:17;35:15;37:14; 43:22;47:16;55:16; 57:2;60:16;70:9;72:3, 3,23;75:18;76:19; 78:1,23;87:22;88:24; 89:3;92:17;93:4,10; 95:3,11;96:13,15; 97:4;98:8,9,10,12; 100:22;102:4,5,21,23 updated (5) 29:18,18;35:8;52:8; 62:10 upon (4) 32:5;49:9;101:10; 110:9 ups (1) 17:20 upstream (1) 27:8 usage (2) 37:4;38:11 use (11) 10:2;13:16;14:9; 18:8;60:18;83:18,19; 87:16;98:1;104:6,22 used (6) 18:18;27:20,21; 53:16;60:3;105:17 uses (1) 25:10 using (4) 18:5;19:13,23; 26:15 usually (1) 35:9 utilities (7) 22:1,2,6;39:9;50:8, 9;55:9 utility (3) 23:19;50:11;54:7 utilize (3) 66:12,18;102:15 utilized (2) 18:16;29:19 utilizing (1) 60:17 U-turn (1) 25:13 U-turns (1) 52:13</p>	<p>42:19,21,21;43:3,6,9, 12,17;44:3,8,13,18,22; 45:11,16,22;46:6,9, 17;47:4;48:1;49:7,14; 56:6,8,12;73:6,17; 75:3,5,8,11,17,20; 76:1,16,19,24;77:15; 81:10,13;82:4;83:12; 84:6,13;95:24;96:10; 101:8,14,19;104:20; 105:8,13;107:3,14,18; 108:10;109:1,23; 110:9 vegetation (2) 89:16;100:23 vehicle (5) 23:22,24;24:1,9; 26:5 vehicles (3) 14:6;23:11;66:15 vehicular (3) 25:10;26:4;54:17 venue (1) 110:2 verbatim (1) 42:16 verify (1) 50:2 versed (1) 30:20 versus (4) 49:19;55:20;66:15; 92:5 via (3) 21:5;27:9;54:3 view (7) 16:5,8,10;17:8,21; 18:9,11 view-ability (4) 70:6,10,19;103:20 viewed (3) 16:23;17:3;70:14 views (3) 16:4;17:20;19:7 Village (46) 3:2;8:10;21:5; 22:13;24:16;30:14; 33:21;39:15;40:8; 42:16;45:5,9,24;46:1, 15;49:11,21;50:3; 52:16;53:7;55:7,18, 21,24;56:3,19;59:19; 62:13;65:4;69:5; 70:23;73:5,21,21; 74:1;76:21;79:15,16; 80:14;81:11;82:5; 91:4,13;97:24;101:16; 105:23 Vince (1) 61:22 vines (1) 96:23 visibility (2)</p>	<p>31:20;59:17 visual (2) 100:11;101:6 voice (1) 68:9 volunteer (1) 93:16 volunteers (1) 66:14 vote (7) 7:10;65:1;82:15; 97:9;107:5;110:8,10</p> <p style="text-align: center;">W</p> <p>waiting (3) 11:19;33:16,18 walking (3) 68:6;71:14;72:7 walkway (2) 72:6,9 wall (1) 20:2 walls (1) 4:15 wants (1) 56:3 warranted (2) 33:9,13 warrants (2) 32:12;35:18 wastewater (1) 56:20 water (11) 29:15,16,17;37:3,5, 9,20;38:15;49:4; 56:20;63:14 way (24) 5:3;11:6;17:22; 46:22;60:10;62:15; 71:10;85:1;87:1,5; 93:24;94:3;95:11,12; 97:7,15,16;98:8,17; 99:24;100:2;106:22; 107:4;108:1 Weber (1) 62:9 website (2) 12:14;78:8 week (1) 34:15 weekday (1) 64:19 weekend (1) 64:19 weekly (1) 14:13 welfare (1) 73:24 weren't (1) 33:6 west (8) 16:8;17:10;31:12;</p>	<p>63:16,18;68:23;71:11; 89:3 western (1) 12:22 wetland (17) 13:23;27:6;47:19; 61:24;62:20,20,22,23; 63:20;70:5;90:4; 100:7,19;101:2,5; 102:20,21 wetland/partial (1) 63:22 wetlands (13) 13:21,22;31:12; 32:2,7;52:18;62:11, 18;63:2,13;69:11; 88:3;89:22 whatnot (2) 36:2;68:13 what's (14) 8:5;11:8;16:5;47:1; 57:24;68:8;75:12; 90:22;92:1;96:5; 97:21;98:19;101:22; 110:9 Whereupon (11) 4:3;9:16;34:19; 36:18;62:3;64:10; 93:13;99:13;111:3,6,8 whichever (1) 97:16 whole (7) 48:6;62:18;65:5; 78:4;85:1;95:12;97:6 who's (2) 40:23;48:17 wide (4) 23:24;26:12,13; 98:10 widen (2) 32:11;33:7 widened (1) 24:11 width (1) 26:20 widths (1) 63:3 willing (3) 26:10;99:2;106:19 Willow (1) 58:11 window (1) 18:17 wish (1) 3:20 within (10) 4:16,19;5:17;12:19; 30:2;78:11,12;81:16; 95:5;105:15 without (2) 74:3;88:13 WMO (1) 27:20</p>
U				
<p>ugly (1) 91:16 ultimately (1) 35:18 under (17) 10:15;37:4;40:15, 15;62:13,24;63:16,17; 75:5;80:20;105:21; 106:4,5,5;107:21; 108:10;109:5 underground (1) 22:2 Understood (1) 87:24 undeveloped (1) 51:9 unfamiliar (1) 71:2 unfortunately (2) 4:21;71:3 uniformity (1) 89:2 uniforms (1) 13:14 unincorporated (1) 12:20 unit (2) 8:11;20:2 unless (1) 105:9 unlike (1) 32:1 unrestricted (2) 27:9,18 unusual (1) 78:9 up (52) 2:23;3:22;7:1,9;8; 10:14;11:10;12:10,16; 13:4,5;15:16;19:2,10; 20:14;21:2;24:21;</p>	V			

wonder (1) 87:5	4:14;22:22;51:8	20,000 (1) 13:8		86 (1) 26:20
Wonderful (1) 2:18	1,000 (2) 93:5,6	200 (6) 13:3;14:17;75:10, 22,23;77:24	4	9
wondering (3) 73:10;78:4;85:23	10 (1) 75:19	2004-717 (1) 61:1	40 (1) 86:14	9,000 (1) 79:6
Woods (4) 16:19;31:18;38:12; 67:16	10,000 (1) 75:17	2021 (2) 5:5,6	40-foot (2) 98:9;102:5	9:27 (1) 111:8
word (1) 26:15	100 (1) 22:11	2023 (3) 43:14;85:5;109:4	42 (2) 3:4,23	90 (1) 35:11
work (9) 11:6;26:8;34:24; 43:3;50:20;51:5;63:5; 89:10;99:16	11th (3) 43:14;64:5;85:5	20th (5) 109:4,14,15,22; 110:2	48 (6) 105:14,18;107:7,12, 13,17	90s (1) 65:19
worked (3) 13:21;17:23;39:11	12 (4) 13:12;26:19;94:2; 99:18	21st (2) 5:5;21:6	5	
working (2) 50:10;91:13	121 (1) 83:8	2-2 (1) 44:9	50 (15) 13:14;14:15,19; 15:1;58:11;67:1; 72:23;77:23;78:24; 79:9;94:2,8,20,23; 95:13	
works (2) 18:10;24:23	12-foot (1) 26:18	2-3 (1) 44:9	500 (3) 73:14;93:3,5	
worth (1) 40:1	13 (1) 77:1	24 (2) 26:20;105:16	52 (1) 13:4	
Wow (1) 27:11	15 (1) 43:14	24- (1) 26:13	56 (2) 37:1;38:1	
write (1) 27:11	150 (5) 29:17;30:2,2,3; 94:23	25 (9) 13:11;66:6;76:7; 77:5,22;78:3,18;93:1, 3	5600 (2) 37:2;38:4	
written (1) 81:17	150-foot (2) 36:22;52:8	2500 (1) 79:5	59 (16) 8:13;10:9;14:22; 15:24;23:23;25:13; 31:12;33:23;35:5; 60:6,17;63:16,17; 70:9;87:6,16	
wrong (1) 5:12	157 (1) 83:10	25-foot (1) 26:13	5th (1) 5:6	
wrote (1) 27:10	15-page (1) 20:12	26 (1) 79:4	6	
Ws (1) 62:17	165 (1) 76:12	3	60 (4) 35:10,11;81:16; 95:17	
Y	17,000 (1) 12:16		6400 (1) 37:3	
	17,295 (1) 13:2		6-A-4 (1) 81:11	
	18 (4) 55:19,22;56:15; 83:14	3 (10) 13:12;15:13;44:23, 23,24;46:19,19,20,20; 94:1	7	
yard (2) 3:3;83:7	180 (1) 75:22	30 (11) 4:17,20;5:17;21:3; 35:10;67:1;75:12; 86:14;94:24;96:8,9	7 (2) 94:22;110:1	
year (8) 15:7,14;38:7;58:6; 66:9;76:6;86:14,15	1800s (4) 12:19;65:11,12,15	30-foot (2) 4:20;5:17	7:00 (3) 58:4,6;107:15	
years (8) 51:4;66:6;72:22; 73:15;75:12,19;94:1; 95:12	180-degree (1) 24:2	30th (1) 35:7	76 (1) 65:23	
Yep (2) 2:16;36:13	18th (1) 2:3	32 (2) 95:21,22	79 (1) 65:23	
Z	19 (3) 55:20;56:14;83:14	33 (1) 95:21	8	
	1978 (1) 65:23	33-foot (2) 61:16;67:22	8 (1) 15:13	
zones (2) 13:23;47:19	2	35 (2) 61:18;90:20		
zoning (8) 2:2;4:9;45:24;46:8, 9;52:5;74:4;96:11	2 (6) 4:18;26:20;40:16; 44:23,23;47:19	35-foot (2) 26:21;61:15		
Zoom (1) 95:10	2.02 (1) 105:21	35-foot-wide (1) 26:12		
1	20 (7) 15:20;58:12;75:11, 19;79:5;94:22;95:21			
1 (3)				