

**MINUTES OF THE PLAN COMMISSION & ZONING BOARD OF  
APPEALS OF THE VILLAGE OF SOUTH BARRINGTON  
Held Thursday, August 17, 2023  
7:00 P.M.**

**CALL TO ORDER**

Chairman McCombie called the meeting to order at 7:13 p.m. and requested a roll call.

**PRESENT:**

Commissioners Present: Abri, Gillis, Kwasek, Murarka, and Chairman McCombie  
Commissioners Absent: Fox, Kazi  
Officials present: Mayor McCombie, Village Clerk Zierk, Trustees Abbate, Alvarado, Guranovich, Panchal, Patel, and Stagno  
Staff present: Village Attorney James Vasselli, Finance Director Wayde Frerichs, Village Administrator Robert Palmer, Executive Assistant/Deputy Clerk Ashley Hrynko, Police Chief Thomas Roman

A quorum was present.

**PUBLIC COMMENT NOTE:**

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

**MINUTES**

- A. Approval of the Plan Commission/Zoning Board of Appeals Meeting Minutes (Stenographer Transcript) of June 12, 2023.**
- B. Approval of the Plan Commission/Zoning Board of Appeals Meeting Minutes (Stenographer Transcript) of July 18, 2023.**
- C. Approval of the Plan Commission/Zoning Board of Appeals Meeting Minutes (Stenographer Transcript) of July 20, 2023.**
- D. Approval of the Plan Commission/Zoning Board of Appeals Meeting Minutes (Stenographer Transcript) of August 2, 2023.**

Chairman McCombie indicated that several transcripts were received and requested a motion to table the minutes to the next meeting to allow time for review. Gillis made a motion to table minutes. Murarka seconded the motion.

**Motion Approved by Voice Vote**

Attorney Vasselli read a statement regarding the purpose of local zoning laws and ordinances and the applicability of Proposed Unit Development regulations related to the proposed development.

**PUBLIC HEARING AGENDA ITEMS**

Due to major proposed plan changes, the Public Hearing portion of the meeting was cancelled and the petitioner was asked to submit a new application.

**PUBLIC COMMENT**

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

## **PRESENTATIONS**

Chairman McCombie asked for the representatives from the South Barrington Park District to speak. Park District Attorney Dan Bolin provided information outlining the most recent referendum and auction of the property known as "Area N". He also provided information related to past referendums and attempts to sell/develop the property. He then read a letter from the Mayor of Northlake outlining the Village's experience with the local Plymouth Brethren Christian Church. Park District Board President Peter Perisin answered questions regarding the reason for the sale of the property and anticipated use of the sale proceeds.

Audience members asked additional questions; Chairman McCombie requested further questions be held until all presentations had been made.

Chairman McCombie asked for the representatives from the Plymouth Brethren Christian Church to present. Dale Diener addressed the concerns raised in previous public meetings related to property access, landscaping, and wetland impacts. Dale introduced Civil Engineer Jared Placek with Manhard Consulting to review the newest site plan proposal eliminating the Acadia Drive access point as requested by residents in previous meetings. He also showed how the majority of wetlands on the property would be preserved in addition to maintaining landscaping buffers. Dale then displayed the renderings for both the church and school, noting the local design inspirations.

Chairman McCombie asked Police Chief Thomas Roman to comment on the potential impact to emergency services. Chief Roman noted that there appears to be a very low impact from a traffic perspective and the roads, traffic control devices, and signals are very capable of the projected load. The number of anticipated congregants also pose minimal impact to police or other emergency services.

Javier Millan from KLOA addressed resident comments regarding the number of parking spaces and the study done regarding the trip generation of based on the number of congregants, concurring in the Chief's assessment that there will be minimal traffic impact.

Audience members asked additional questions and made comments.

Chairman McCombie invited resident Sage Fattahian to make her presentation on behalf of the residents. A PowerPoint presentation was given, highlighting resident concerns, ideas, and other areas of interest.

Chairman McCombie then invited members of the audience to ask questions or make comments. Several individuals spoke.

Additional questions were asked regarding the communication of upcoming meetings and the updates regarding the property. Mayor McCombie encouraged residents to sign up for the weekly e-News. Mayor McCombie also assured the emails she had received regarding this property will be read into the record at a later meeting.

Additional questions were asked by audience members.

Chairman then asked the Commissioners if there was any Old Business to discuss or New Business to discuss.

**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 Murarka seconded the motion. The motion passed by unanimous vote and the meeting adjourned at 11:15 p.m.

Respectfully Submitted,



Daniel Zierk  
Village Clerk

These Minutes were approved this

1 day of Nov, 2023

**In The Matter Of:**  
*South Barrington Plan Commission/Zoning  
Board Of Appeals*

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*August 17, 2023*

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

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1  
2 PLAN COMMISSION/ZONING BOARD OF APPEALS  
3 AUGUST 17, 2023  
4  
5  
6 Presentation for the )  
7 proposed development of a )  
8 church and school located )  
9 on property near 59 and )  
10 Bartlett Road, known as )  
11 "Area N." )  
12  
13 REPORT OF PROCEEDINGS had at the public  
14 hearing of the above-entitled cause before the Plan  
15 Commission/Zoning Board of Appeals, at the Village  
16 of South Barrington, 30 South Barrington Road, South  
17 Barrington, Illinois, on 17th day of August, 2023,  
18 at 7:00 p.m.  
19  
20  
21  
22  
23  
24

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1 CHAIRPERSON MCCOMBIE: There's a couple things  
2 before we begin that I'd like to start with.  
3 First, call to order and roll call.  
4 VILLAGE CLERK ZIERK: Abri?  
5 TRUSTEE ABRI: Aye.  
6 VILLAGE CLERK ZIERK: Gillis?  
7 TRUSTEE GILLIS: Here.  
8 VILLAGE CLERK ZIERK: Kazi?  
9 (No response.)  
10 VILLAGE CLERK ZIERK: Kwasek?  
11 TRUSTEE KWASEK: Yes.  
12 VILLAGE CLERK ZIERK: Murarka?  
13 TRUSTEE MURARKA: Yes.  
14 VILLAGE CLERK ZIERK: Chairman McCombie?  
15 CHAIRPERSON MCCOMBIE: Yes.  
16 We have a quorum.  
17 The first item on the agenda was the  
18 minutes. We got sent a lot of minutes, so rather  
19 than go through the minutes right now, we're going  
20 to hold those off until later on when we get a  
21 chance to read them a couple of times or one  
22 time anyway. There's a lot of things, so we're  
23 going to hold off on the minutes, and we'll do that  
24 at the next meeting.

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1 PRESENT:  
2  
3 OTTOSEN DiNOLFO HASENBALG & CASTALDO, LTD.  
4 BY: MR. JAMES M. VASSELLI  
5 1804 North Naper Blvd.  
6 Naperville, IL 60563  
7 (630) 682-0085  
8 jvasselli@ottosenlaw.com  
9 Appeared on behalf of the Board.  
10  
11 ALSO PRESENT:  
12  
13 Mr. David Gillis, Trustee  
14 Mr. Anthony Abri, Trustee  
15 Mr. Michael McCombie, Chairman  
16 Mr. Narayan Murarka, Trustee  
17 Mr. Julius Kwasek, Trustee  
18  
19 Mr. Robert Palmer, Village Administrator  
20 Mr. Daniel Zierk, Village Clerk  
21 Ms. Ashley Hrynko, Executive Assistant  
22  
23 REPORTED BY: LINDA A. WALICZEK, C.S.R.  
24 CERTIFICATE NO. 84-3865

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1 So let's talk about the public  
2 hearing --  
3 (WHEREUPON, a discussion was had off  
4 the record.)  
5 CHAIRPERSON MCCOMBIE: Okay. So I need a  
6 motion to continue the minutes -- table the minutes,  
7 table the minutes.  
8 TRUSTEE GILLIS: Motion to table.  
9 TRUSTEE KWASEK: Second.  
10 CHAIRPERSON MCCOMBIE: All those in favor, aye?  
11 (All responding aye.)  
12 CHAIRPERSON MCCOMBIE: Any opposed?  
13 (No response.)  
14 CHAIRPERSON MCCOMBIE: Hearing none. Minutes  
15 have been tabled.  
16 I want to talk about the public  
17 hearing. This was originally to be a public  
18 hearing. It's because of some --  
19 (WHEREUPON, a discussion was had off  
20 the record.)  
21 CHAIRPERSON MCCOMBIE: Yes. This is Jim  
22 Vasselli, our attorney.  
23 MR. VASSELLI: Good evening, everyone.  
24 So tonight's scheduled for a public

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1 hearing. The petitioner has actually made a  
 2 material alteration to their plan with the removal  
 3 of Acadia -- am I saying that correctly?  
 4 CHAIRPERSON MCCOMBIE: Correct.  
 5 MR. VASSELLI: -- Acadia Road.  
 6 It is a material change from the  
 7 plan; as such, this will not be a public hearing.  
 8 There will be no vote by the joint Planning Zoning  
 9 Board at the end of it because they -- the plans  
 10 have materially alter -- materially altered from  
 11 what they submitted when they submitted their  
 12 initial application.  
 13 We do respect the fact that we have a  
 14 full house tonight; and, of course, the village  
 15 wants to hear what everyone has to say, including  
 16 the petitioner, who made an application here today,  
 17 and I believe that the park district is here today  
 18 as well.  
 19 Thank you.  
 20 CHAIRPERSON MCCOMBIE: Before we begin,  
 21 our attorney wants to read a statement about  
 22 zoning.  
 23 MR. VASSELLI: Thank you, Mr. Chair.  
 24 Zoning is the primary means of --

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1 just for identification of the board.  
 2 Zoning is the primary means by which  
 3 local governments regulate land usage. Zoning laws  
 4 come from state and federal case law, state federal  
 5 statutes, secondary legal sources, and, most  
 6 importantly, local zoning ordinances.  
 7 The purpose of the zoning ordinance  
 8 is to allow local authorities, like the Village of  
 9 South Barrington, to regulate and control land uses  
 10 and establish guidelines for health, safety,  
 11 comfort, morals, convenience, and general welfare of  
 12 the community, secure adequate light, pure air, and  
 13 safety from fire and other dangers and conserve the  
 14 taxable value of land and buildings throughout the  
 15 and Village of South Barrington.  
 16 The South Barrington Zoning Code  
 17 establishes rules that Planning and Zoning Board of  
 18 Appeals must follow today and at all hearings.  
 19 The South Barrington Zoning Code  
 20 states that the Planning and Zoning Board of Appeals  
 21 is vested with the jurisdiction and authority to  
 22 hold public hearings or take meetings on  
 23 applications for amendments, special uses, and  
 24 planned developments and thereafter to submit

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1 reports of findings and recommendations to the board  
 2 of trustees in the manner set forth in that  
 3 article.  
 4 The Village of South Barrington  
 5 Zoning Code establishes those rules, regulations,  
 6 and standards by which the Planning and Zoning Board  
 7 of Appeals makes its decisions.  
 8 The South Barrington Zoning Code  
 9 states the report, after a public hearing, will set  
 10 forth in what respects that the proposed plan would  
 11 or would not be in the best public interest and may  
 12 or may not include findings of fact on the  
 13 following:  
 14 In what respects the proposed plan is  
 15 or is not consistent with the stated purpose of  
 16 these plans unit development regulations.  
 17 The extent to which a proposed plan  
 18 meets or fails to meet the requirements and  
 19 standards of the Planned Unit Development  
 20 regulations.  
 21 The extent to which the physical  
 22 design of the proposed plan does or does not make  
 23 adequate provisions for public services, provide  
 24 adequate control over the vehicular traffic, provide

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1 for and protect designated and common and open  
 2 spaces, and further amenities of light, air,  
 3 recreation --  
 4 AUDIENCE MEMBER: Speak louder.  
 5 MR. VASSELLI: -- and visual enjoyment.  
 6 AUDIENCE MEMBER: Louder.  
 7 (Multiple people speaking at the same  
 8 time.)  
 9 AUDIENCE MEMBER: Louder and slower.  
 10 (Multiple people speaking at the same  
 11 time.)  
 12 MR. VASSELLI: Thank you all very much.  
 13 The relationship and compatibility of  
 14 the proposed plan to the adjacent properties and  
 15 neighborhood.  
 16 The desirability of the proposed plan  
 17 with regard to the physical development, tax base,  
 18 and economic well-being of the village and the  
 19 extent to which the proposed plan will affect  
 20 property values in the vicinity.  
 21 This hearing is governed by Roberts  
 22 Rules of Order. Please remember, based on that, to  
 23 always act with decorum. People are not supposed to  
 24 speak out of order.

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1 For example, Section 43 of Roberts  
 2 Rules that when the chairman is speaking, or the  
 3 assembly is engaged in voting, no member is  
 4 permitted to disturb the assembly by whispering or  
 5 walking across the floor, or in any other way.  
 6 Again, we appreciate the fact that  
 7 members of the public have acted with decorum in the  
 8 past and are sure that is the way tonight's hearing  
 9 will proceed.  
 10 Also, please do note that we do have  
 11 a stenographer here. So to allow her to do her job,  
 12 we would ask that each speaker states his or her  
 13 name, only one speaker talk at a time, and that  
 14 people are respectful of each other and let each  
 15 other speak.  
 16 There are other bodies of law that  
 17 deal with land adjustment in the State of Illinois.  
 18 For example, the Religious Land Use and  
 19 Institutionalized Persons Act, or RLUIPA. This is a  
 20 federal law that, among other things, protects  
 21 religious institutions from unduly burdensome or  
 22 discriminatory land use regulations.  
 23 Congress passed RLUIPA in 2000 after  
 24 hearing testimony that land use zoning regulations

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1 were often burdening the ability of religious  
 2 congregations to exercise their faiths in violation  
 3 of the Constitution.  
 4 If you work with a church or other  
 5 religious institution, you know that having a place  
 6 to meet and operate is a fundamental right.  
 7 Section 2(a) of the RLUIPA bars land  
 8 use zoning restrictions that impose a substantial  
 9 burden on the religious exercise of a person or  
 10 institution, unless the government can show that,  
 11 one, it has a compelling interest for imposing the  
 12 restriction and; two, the restriction is the least  
 13 restrictive way for the government to further that  
 14 land interest.  
 15 This is directly taken from the  
 16 Department of Justice's website.  
 17 Similarly Section 25 of the Illinois  
 18 Religious Freedom Restoration Act provides that the  
 19 corporate authorities of a municipality or other  
 20 unit of local government may enact ordinances,  
 21 standards, rules, or regulations that protect the  
 22 free exercise of religion in a manner or to an  
 23 extent equal to or greater than the protection  
 24 provided in the act.

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1 If an ordinance, standard, rule, or  
 2 regulation enacted under the authority of this  
 3 section or under the authority of a unit of local  
 4 government's home rule powers prohibits restricts,  
 5 narrows, or burdens a person's exercise of religion  
 6 or permits the prohibition, restriction, narrowing,  
 7 or burdening of a person's exercise of that  
 8 religion, that ordinance, standard, rule, or  
 9 regulation is void and unenforceable as to that  
 10 person if it is not in furtherance of a compelling  
 11 governmental interest.  
 12 This subsection is a limitation under  
 13 subsection of Section 6 of Article VII of the  
 14 Illinois Constitution on the concurrent exercise by  
 15 home rule units of powers and functions exercised by  
 16 the state.  
 17 So the zoning of religious  
 18 institutions falls -- does fall under the village  
 19 regulations and religious institutions can be zoned,  
 20 but these other laws and the higher standard must be  
 21 applied and considered as well when this process is  
 22 ensued by the village.  
 23 Thank you, Mr. Chair, for allowing me  
 24 to explain some of the laws that we're going to be

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1 dealing with tonight.  
 2 And, again, we will not be holding a  
 3 public hearing tonight, but we will be taking  
 4 comments.  
 5 CHAIRPERSON MCCOMBIE: Thank you.  
 6 So the way we like to do this is we'd  
 7 like to have the church do a presentation, then the  
 8 park district is going to do a presentation, and  
 9 then we're going to ask the police chief to do a  
 10 presentation.  
 11 And then after that on the schedule  
 12 is a resident -- and I apologize.  
 13 Sage Fattahian?  
 14 MS. FATTAHIAN: Right here.  
 15 CHAIRPERSON MCCOMBIE: And then you have a  
 16 presentation, and you would be after that. Okay?  
 17 MS. FATTAHIAN: Okay. Thank you.  
 18 CHAIRPERSON MCCOMBIE: You are welcome.  
 19 So let's begin with --  
 20 AUDIENCE MEMBER: Why are we not doing a public  
 21 hearing tonight?  
 22 CHAIRPERSON MCCOMBIE: I'm sorry. What?  
 23 AUDIENCE MEMBER: Why are we not doing a public  
 24 hearing when everybody is here for that?

1 CHAIRPERSON MCCOMBIE: Well, so -- so what  
2 happened is if you were here for the last meeting  
3 that was here, a lot of public comment, and  
4 everything that went through, at the end of that  
5 meeting, what the church did is they went back, and  
6 they decided to remove the connection to Acadia  
7 Drive. So Acadia Drive no longer has a connection  
8 to the church property.

9 Once that was done on the behest of a  
10 lot of people -- and it was a good thing to have  
11 done -- once that was done, what happened was that  
12 their initial filing was incorrect because the  
13 connection to Acadia was in that.

14 So now we have to have a meeting  
15 where the filing is correct, so we're going to have  
16 to wait, and they're going to have to remove it, and  
17 then file again.

18 That's the reason. So you'll see it,  
19 and there will be an opportunity for everybody to  
20 stand up and talk about what they want, but they've  
21 made some alterations, and I want everybody to see  
22 what's really going on with the church and  
23 understand it.

24 I've heard different stories about

1 CHAIRPERSON MCCOMBIE: -- you know, if  
2 somebody's talking, you really should say who you  
3 are and where you live and stand up, and I just need  
4 to --

5 AUDIENCE MEMBER: (Inaudible.)

6 CHAIRPERSON MCCOMBIE: Just a second. The  
7 spelling of your name?

8 AUDIENCE MEMBER: Satya, S-a-t-y-a, last name  
9 Kandimalla, K-a-n-d-i-m-a-l-l-a. I'm from 44 Wood  
10 Oaks Drive.

11 Before going on with all of this, we  
12 have so many people out here to hear the public  
13 hearing then decide. (Inaudible) minutes if you  
14 needed to be -- everything is possible, right? You  
15 cannot bring this many people again and again.  
16 Plus, this is the highest priority we are requesting  
17 as citizens, okay? (Inaudible) vote meeting  
18 minutes. Make this as a public hearing as a high  
19 priority, please.

20 CHAIRPERSON MCCOMBIE: Okay. I don't know.  
21 Maybe I didn't explain myself well.

22 What happened is that once the --

23 AUDIENCE MEMBER: Plus, this is the highest  
24 propriety. Plus, you are general today -- make this

1 Acadia. Now that's removed. I've heard stories  
2 about wetland. I've heard stories about police and  
3 safety.

4 These -- I'm having these people  
5 stand up to talk about it, and to talk about these  
6 concerns that I've seen through all the various  
7 blogs and whatnot out there.

8 So that's the reason for this.

9 AUDIENCE MEMBER: Well, why don't we have a  
10 public hearing before all those?

11 AUDIENCE MEMBER: Yeah. I think that would be  
12 a better way to do --

13 (Multiple people speaking at the same  
14 time.)

15 CHAIRPERSON MCCOMBIE: Just a second. Just a  
16 second.

17 (Multiple people speaking at the same  
18 time.)

19 CHAIRPERSON MCCOMBIE: Just a second. Just a  
20 second.

21 I know that we had one person say --  
22 I have to really --

23 (Multiple people speaking at the same  
24 time.)

1 as a -- for us agenda item, and then you will  
2 (inaudible). Take up this for public hearing.

3 CHAIRPERSON MCCOMBIE: Again, to have a public  
4 hearing, you have to have -- you have to have  
5 certain things in place.

6 What happens is there has to be a  
7 document that says from the church that this is what  
8 they want to build, and then we can have a public  
9 hearing to say whether we think it's a good idea or  
10 a bad idea.

11 AUDIENCE MEMBER: Are you for us or for the  
12 church? Are you from the church?

13 (Multiple people speaking at the same  
14 time.)

15 AUDIENCE MEMBER: You voting for (inaudible),  
16 okay.

17 CHAIRPERSON MCCOMBIE: Okay. Are you saying --  
18 I'm trying to understand what you're saying.

19 Are you saying that you just want to  
20 have a public hearing no matter what?

21 AUDIENCE MEMBER: Yes.

22 CHAIRPERSON MCCOMBIE: You can't have one.  
23 It's not allowed. Our attorney is here. I can't  
24 have a public hearing. It's not a choice that I can



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1 check a box and say, it can happen. No. The only  
 2 time a public hearing can happen is when we're  
 3 having a public hearing in regards to this.  
 4 All the information that's going to  
 5 be disseminated tonight and talked about tonight  
 6 will be recorded by the court reporter. You can get  
 7 a transcript of it. You can listen to the -- you  
 8 can go over the details on it.  
 9 All the people that are here will be  
 10 heard.  
 11 AUDIENCE MEMBER: Tonight?  
 12 CHAIRPERSON MCCOMBIE: Tonight. Every single  
 13 person.  
 14 Please.  
 15 MS. FATTAHIAN: My name is Sage Fattahian. I  
 16 live in the Woods of South Barrington.  
 17 Just to be clear, we're just doing  
 18 presentations tonight, and then nobody else is  
 19 permitted to stand up and voice their opinions or  
 20 their questions?  
 21 CHAIRPERSON MCCOMBIE: No. Absolutely not.  
 22 Everybody --  
 23 MS. FATTAHIAN: Okay. Everybody's asking --  
 24 CHAIRPERSON MCCOMBIE: Everybody, everybody --

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1 I thought I explained it.  
 2 Everybody can stand up and talk --  
 3 MS. FATTAHIAN: And make --  
 4 CHAIRPERSON MCCOMBIE: -- and make a statement.  
 5 MS. FATTAHIAN: -- a statement?  
 6 CHAIRPERSON MCCOMBIE: Okay. Anybody who  
 7 wants --  
 8 (Multiple people speaking at the same  
 9 time.)  
 10 MS. REPORTER: Hold on. One at a time, please.  
 11 AUDIENCE MEMBER: Public hearing --  
 12 CHAIRPERSON MCCOMBIE: Just a second.  
 13 (Multiple people speaking at the same  
 14 time.)  
 15 CHAIRPERSON MCCOMBIE: The public hearing  
 16 will be -- it has to be noticed, and it has to  
 17 go into the paper, and it will be 20 to 25 days  
 18 later.  
 19 AUDIENCE MEMBER: You said --  
 20 CHAIRPERSON MCCOMBIE: -- from today.  
 21 AUDIENCE MEMBER: -- it was a notice of public  
 22 hearing tonight.  
 23 CHAIRPERSON MCCOMBIE: Correct. That's the  
 24 reason I started by saying the reason we're not

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1 having a public hearing is because there's been a  
 2 change on this -- substantial change.  
 3 (Multiple people speaking at the same  
 4 time.)  
 5 CHAIRPERSON MCCOMBIE: Just a second --  
 6 (Multiple people speaking at the same  
 7 time.)  
 8 AUDIENCE MEMBER: What happened to the --  
 9 (Multiple people speaking at the same  
 10 time.)  
 11 CHAIRPERSON MCCOMBIE: Just a second. Just a  
 12 second.  
 13 (Multiple people speaking at the same  
 14 time.)  
 15 CHAIRPERSON MCCOMBIE: Everybody --  
 16 (Multiple people speaking at the same  
 17 time.)  
 18 CHAIRPERSON MCCOMBIE: Everybody, everybody,  
 19 just a second.  
 20 (Multiple people speaking at the same  
 21 time.)  
 22 CHAIRPERSON MCCOMBIE: Come on.  
 23 (Multiple people speaking at the same  
 24 time.)

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1 CHAIRPERSON MCCOMBIE: Okay. Okay. Okay.  
 2 There's a court reporter here who's going to try  
 3 to take down all the comments, so we can have it  
 4 order.  
 5 Raise your hand. I'll call on you,  
 6 and then we can do it.  
 7 This gentleman behind us has his hand  
 8 up for a long time. One second, please.  
 9 Please.  
 10 AUDIENCE MEMBER: I'm John Guido, John Guido.  
 11 I live at 26 (inaudible) --  
 12 MS. REPORTER: I can't hear you.  
 13 (Multiple people speaking at the same  
 14 time.)  
 15 MR. VASSELLI: Could you just come up to the  
 16 microphone?  
 17 Mr. Guido, Mr. Guido, come up to the  
 18 microphone.  
 19 CHAIRPERSON MCCOMBIE: Thank you very much.  
 20 AUDIENCE MEMBER: I think what everybody is  
 21 trying to get to here is that we all came together  
 22 with the idea that this was a public hearing. There  
 23 was a strategic move made by the petitioner, sounds  
 24 like it was last moment because you would have

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1 notified us if it was weeks ago, I'm sure,  
 2 right?  
 3           So it's a strategic move, so that  
 4 they can change their plans up. And then we're  
 5 going to have another hearing for it, which I think  
 6 you can see by the solidarity of this group, that  
 7 there's really nothing that they can come to the  
 8 table with that we're going to vote on that's going  
 9 to allow for this church to be on that property  
 10 regardless of whatever changes they make.  
 11           So I think that's what everybody is  
 12 trying to say and just upset that we feel like you  
 13 have wasted our time although we will speak  
 14 tonight.  
 15           (Applause.)  
 16 CHAIRPERSON MCCOMBIE: So the only difference  
 17 between a public hearing and what's going to happen  
 18 tonight is that at the end of the public hearing,  
 19 this committee could either vote or not vote on the  
 20 matter.  
 21           All the testimony that's going to be  
 22 given tonight by the church, by the police chief, by  
 23 the park district, all of it's going to be the same  
 24 that would be given, and I assume that all of your

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1 comments that you're going to give to the Zoning  
 2 Board here are going to be the same.  
 3           There is no difference except for the  
 4 item that there will not be a vote at the end of  
 5 this meeting. That's it. That's the only  
 6 difference.  
 7           So I don't think we've wasted your  
 8 time. We're very interested in hearing your  
 9 comments. I -- we're very interested. We want to  
 10 hear what your comments are.  
 11 AUDIENCE MEMBER: You know, this was a  
 12 strategic move made by an attorney last --  
 13           (Multiple people speaking at the same  
 14 time.)  
 15 CHAIRPERSON MCCOMBIE: Again, again --  
 16 AUDIENCE MEMBER: We're not changing the rules.  
 17 Obviously, they are what they are.  
 18           But, again, I think that's just where  
 19 we're coming from, and I think a lot of us would  
 20 like to have some closure at the end of tonight on  
 21 which way this is going to go.  
 22           So if you're going to make some kind  
 23 of a vote on things, that will be fantastic, and I  
 24 think everybody here would support that, given the

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1 opportunity to be able to speak as well.  
 2           So if there's a chance that there's  
 3 going to be some closure tonight, can you let us  
 4 know that?  
 5 CHAIRPERSON MCCOMBIE: I've been told by my  
 6 attorney that I have no chance that I can vote on  
 7 this tonight.  
 8 AUDIENCE MEMBER: When?  
 9 MR. VASSELLI: Can I explain?  
 10 CHAIRPERSON MCCOMBIE: Yes.  
 11 AUDIENCE MEMBER: When?  
 12 MR. VASSELLI: So the village -- honest, I --  
 13           (Multiple people speaking at the same  
 14 time.)  
 15 MR. VASSELLI: We have a court reporter here  
 16 tonight. We will not be able to proceed at all if  
 17 people keep yelling out comments. That's why I made  
 18 the statement about decorum.  
 19           The chair was kind enough to call  
 20 public comment out of order to give a better  
 21 explanation, so please respect that.  
 22 AUDIENCE MEMBER: And when is the vote, please?  
 23 MR. VASSELLI: Again, we cannot proceed with --  
 24

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1           (Multiple people speaking at the same  
 2 time.)  
 3 MR. VASSELLI: Mr. Guido, if you can give me  
 4 one second.  
 5           We cannot proceed with people yelling  
 6 out comments. There is a public -- we have an  
 7 agenda. I will go through that agenda. The village  
 8 just found out about this --  
 9 AUDIENCE MEMBER: Just found out --  
 10 AUDIENCE MEMBER: Can I --  
 11           (Multiple people speaking at the same  
 12 time.)  
 13 MR. VASSELLI: Again --  
 14 CHAIRPERSON MCCOMBIE: Please.  
 15           (Multiple people speaking at the same  
 16 time.)  
 17 MR. VASSELLI: -- we have a court reporter.  
 18 She is here to take down public comments. So  
 19 when there is a vote, that that's put into the  
 20 record.  
 21           With people yelling out comments  
 22 or a muttering crowd of different comments all at  
 23 the same time, none of the comments will be  
 24 recorded.

1 This is for the benefit of  
 2 the record, and it's to get the best facts  
 3 available.  
 4 The village did just find out about  
 5 this. The village knew people were coming here  
 6 tonight.  
 7 So to ensure that everyone in this  
 8 room who wants to speak has that opportunity, the  
 9 village is proceeding with a meeting and not a  
 10 public hearing.  
 11 When the public hearing does occur,  
 12 all of your comments will be taken into account  
 13 through the court reporter over here if, quite  
 14 frankly, you let her do her job, and everyone talks  
 15 one at a time.  
 16 CHAIRPERSON MCCOMBIE: So now --  
 17 AUDIENCE MEMBER: Can I make one more comment?  
 18 CHAIRPERSON MCCOMBIE: Just let me speak.  
 19 One thing I want to tell everybody  
 20 that the meeting that's coming up when I said in  
 21 25 days or so, that's the public hearing, and that's  
 22 when the vote will be taken.  
 23 I can't take a vote unless it's in a  
 24 public hearing. So that's when it will be, and you

1 then we can get back together on a date that's  
 2 suitable.  
 3 I think that will be best for all of  
 4 the time --  
 5 (Multiple people speaking at the same  
 6 time.)  
 7 MR. VASSELLI: I think that's what we're trying  
 8 to do, sir.  
 9 AUDIENCE MEMBER: Well, video presentation  
 10 where we don't have to all sit here and watch it  
 11 and --  
 12 MR. VASSELLI: Have --  
 13 AUDIENCE MEMBER: -- because there's too many  
 14 distractions.  
 15 MR. VASSELLI: I understand that, but to have a  
 16 video presentation -- we have to have a public  
 17 meeting. So there are certain requirements of the  
 18 Open Meetings Act, and we have to have a public  
 19 meeting. And we have to have that public meeting,  
 20 for example, where everyone can come and hear  
 21 comments if they want.  
 22 AUDIENCE MEMBER: I think we'll still have that  
 23 public meeting, but I think it will save us a lot of  
 24 time by having something that's already -- and give

1 will be able to go through everything you see  
 2 tonight. All the comments that come forth, all will  
 3 be entered in. We're all the same people who are  
 4 going to be here for that vote.  
 5 So the only thing is I can't take a  
 6 vote tonight. I can't do that.  
 7 AUDIENCE MEMBER: Can I make one comment?  
 8 CHAIRPERSON MCCOMBIE: Please.  
 9 AUDIENCE MEMBER: So with respect for all of  
 10 our time and, quite honestly, for what you guys are  
 11 doing, why don't you guys allow the petitioner to  
 12 put together a presentation, the police to put  
 13 together a presentation. We'll put together a bunch  
 14 of presentations.  
 15 With technology on our side, there's  
 16 no reason that we should have a free-for-all  
 17 tonight, which it will be. You'll try to control  
 18 it, but it will be a free-for-all as people make  
 19 statements and try and do this. We'll be here for  
 20 hours and get nothing done except aggravate you and  
 21 this poor woman right here.  
 22 So why don't you do that? Let them  
 23 present, do videos of it. Let us all have a  
 24 chance to review it. You can look at ours, and

1 them their best foot forward.  
 2 MR. VASSELLI: But we do have -- and I  
 3 appreciate what you're trying to do. I really do.  
 4 AUDIENCE MEMBER: I'm trying to save you a  
 5 bunch of time.  
 6 MR. VASSELLI: Yes. But we do have people  
 7 here. We want them to go through. We want them to  
 8 be heard if they want to talk, and we do have -- I  
 9 mean, we've got the presentation. We've got a  
 10 reading of public comments. We have the  
 11 petitioner being able to address public comments.  
 12 We have -- as the chairman said, we have the park  
 13 district explaining the process. We have the  
 14 police explaining the investigation that they've  
 15 done.  
 16 And back to the original point, their  
 17 petition -- petitioner's petition is incongruent  
 18 with what they're -- so we can't go forward, and I  
 19 think you understand that.  
 20 AUDIENCE MEMBER: I've done this before. I  
 21 understand what they're doing. This is a move to  
 22 try to push things.  
 23 MR. VASSELLI: And I can't comment on  
 24 motivation. All I can comment on is, does it match?

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1 And if it doesn't, we can't go forward, and I'm sure  
 2 you understand that.  
 3 AUDIENCE MEMBER: Yes. It's going to be a long  
 4 night.  
 5 Good luck.  
 6 CHAIRPERSON MCCOMBIE: Thank you very much.  
 7 (Applause.)  
 8 AUDIENCE MEMBER: Hi. My name is Bhanu Raju.  
 9 B as in boy, H as home, A as in apple --  
 10 AUDIENCE MEMBER: We can't hear you.  
 11 AUDIENCE MEMBER: We can't hear you.  
 12 (Multiple people speaking at the same  
 13 time.)  
 14 AUDIENCE MEMBER: Can you hear me now?  
 15 (Multiple people speaking at the same  
 16 time.)  
 17 AUDIENCE MEMBER: My name is Bhanu Raju. B as  
 18 in boy, H as in home, A as in apple, N as in Nancy,  
 19 U as in umbrella. Last name is Raju. R as in rain,  
 20 A as in apple, J as in Jack, U as in umbrella.  
 21 I am the resident of Hidden Lakes,  
 22 3 Brooke Lane, South Barrington. And I've been a  
 23 resident here for the last 20 years, and we raised a  
 24 family here.

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1 So I just have one comment. You  
 2 mentioned that the church came back after  
 3 (inaudible) -- and then in the other community  
 4 Acadia, right? They changed that.  
 5 But we brought a lot of other  
 6 concerns, too, okay? And that's -- it's not to  
 7 South Acadia Drive. It's all other concerns  
 8 that we brought last time.  
 9 What about those concerns?  
 10 CHAIRPERSON MCCOMBIE: So there is scheduled  
 11 to have a presentation from the church to talk  
 12 about those items. It will be in their  
 13 presentation.  
 14 AUDIENCE MEMBER: Okay. All right.  
 15 CHAIRPERSON MCCOMBIE: Thank you.  
 16 Yes? Yes?  
 17 AUDIENCE MEMBER: Roman Sulikowski, and I live  
 18 at 41 North Liberty Drive. This will be quick.  
 19 I think the frustration that people  
 20 behind me feel is that it's a known tactic to change  
 21 the venue and keep doing that every time there's a  
 22 court date, for instance, and people get tired or  
 23 busy from coming.  
 24 I think that's where the frustration

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1 lies here, but I'm hoping that you can see the  
 2 people here that are concerned and what they have to  
 3 offer as far as a yea or nay.  
 4 Thank you for your time.  
 5 (Applause.)  
 6 CHAIRPERSON MCCOMBIE: Please.  
 7 AUDIENCE MEMBER: Larry Stoegbauer, L-a-r-r-y  
 8 S-t-o-e-g-b-a-u-e-r, 3 Heathway.  
 9 I just like to understand how they  
 10 found out that this was for sale? I just looked on  
 11 Redfin. I can't find it.  
 12 Why couldn't I just jump in and put  
 13 in a bid myself?  
 14 CHAIRPERSON MCCOMBIE: Okay. Here's what will  
 15 happen.  
 16 I will -- the presentation that the  
 17 park district is going to do, and this is park  
 18 district land, what they're going to do is they're  
 19 going to explain all about how the sale was put  
 20 together, the referendums, all of the things that  
 21 happened for the past several years that put this  
 22 property up for sale.  
 23 It's been for sale a long time. This  
 24 property is not for sale right now.

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1 AUDIENCE MEMBER: It's not for sale anymore?  
 2 CHAIRPERSON MCCOMBIE: No.  
 3 AUDIENCE MEMBER: I'm sorry. I don't  
 4 understand then how are they purchasing it until  
 5 it's signed --  
 6 CHAIRPERSON MCCOMBIE: They have -- they  
 7 have -- there was a bid process that went through,  
 8 and they were the high bid on it, and they're now  
 9 going through their --  
 10 (Multiple people speaking at the same  
 11 time.)  
 12 CHAIRPERSON MCCOMBIE: Whoa. Excuse me.  
 13 Now, remember, there's going to be a  
 14 presentation. Just like I said to the other lady,  
 15 that what's going to happen, there will be a  
 16 presentation. The park district will go over this;  
 17 and if you have questions about how they went  
 18 through it, they also brought their attorney here,  
 19 so they can talk about all of that.  
 20 So they will go into detail about how  
 21 the land was put up for sale, the referendums  
 22 associated with it, and that we all voted on it  
 23 three times. They'll explain it to you.  
 24 AUDIENCE MEMBER: My only concern is that that

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1 will be hours away when we found out. And at that  
 2 point, you know, people will find probably have  
 3 fatigue --  
 4 CHAIRPERSON MCCOMBIE: No, no, no. There's  
 5 going to be -- we're going to -- if we just -- if we  
 6 can just get to this right now, we'll have -- this  
 7 is total about a half an hour. You spend a half  
 8 hour, you'll hear the police chief, you'll hear the  
 9 park district, you're going to hear the attorney  
 10 from the park district, and you'll hear the  
 11 church.  
 12 From there, you'll have a lot of  
 13 information explained to you, and I think you'll be  
 14 much more informed, and then we can go on to the  
 15 public commentary.  
 16 AUDIENCE MEMBER: Okay. The last thing is you  
 17 are allowed to bid on these things even if it is not  
 18 zoned for that bid.  
 19 CHAIRPERSON MCCOMBIE: Okay. We can go into  
 20 the zoning, but I want to talk to you about the  
 21 zoning.  
 22 This is zoned. That land is zoned  
 23 for a recreational building, for a church, for a  
 24 school. That's what it's zoned for.

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1 AUDIENCE MEMBER: Thank you.  
 2 TRUSTEE KWASEK: Mr. Chairman, would the best  
 3 course be to start with the park district since  
 4 that's where this all starts from?  
 5 CHAIRPERSON MCCOMBIE: Okay. I -- Pete, are  
 6 you sitting some place?  
 7 AUDIENCE MEMBER: We're going to have the  
 8 attorney talk.  
 9 CHAIRPERSON MCCOMBIE: Okay.  
 10 (Multiple people speaking at the same  
 11 time.)  
 12 MR. BOLIN: (Inaudible.)  
 13 MS. REPORTER: I'm sorry. I did not hear you.  
 14 CHAIRPERSON MCCOMBIE: Just a second. Excuse  
 15 me.  
 16 You're going to really have to talk  
 17 into the microphone, so we can hear you.  
 18 MR. BOLIN: I appreciate that. Thank you.  
 19 My name is Dan Bolin. I'm an  
 20 attorney for the park district.  
 21 I'll just explain kind of the  
 22 procedure in the Park District Code about the --  
 23 how the park district goes about selling property,  
 24 the general assembly, authorizes park districts

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1 all across the state to use a procedure like  
 2 this to sell property for those that aren't  
 3 familiar.  
 4 Under the Park District Code, the  
 5 board can by (inaudible) adopt a resolution  
 6 describing the property and declaring the land is no  
 7 longer needed or used for park purposes, and that it  
 8 intends to sell the land.  
 9 After the resolution's been adopted,  
 10 it must be published at least three times in a  
 11 newspaper. And after completion of the publication,  
 12 the board certifies the question to the proper  
 13 election officials. And then the property may not  
 14 be sold unless a majority of the district's  
 15 referendum lenders approve the sale.  
 16 If a majority of the voters favor  
 17 selling the property, the board must conduct a  
 18 public auction to sell the property. Before selling  
 19 the property, however, the board must provide notice  
 20 of sale in a newspaper or general circulation for  
 21 two successful weeks, once each week.  
 22 The first notice is published at  
 23 least 15 days prior to the scheduled sale, and then  
 24 the board must sell the property to the highest

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1 possible bidder at the auction.  
 2 The purchaser has to pay -- pay the  
 3 purchase price under a schedule in the loan, and the  
 4 park district has used this procedure before  
 5 November 2018. There was a referendum to sell this  
 6 property, and that did not pass.  
 7 In April 2019, there was another  
 8 referendum to sell this property, and that did not  
 9 pass.  
 10 In March 17, 2020, there was a  
 11 referendum that did pass; but ultimately, the sale  
 12 of the property was not consummated once -- because  
 13 the bid didn't meet the minimum requirements of the  
 14 amount by the board; and two other times the  
 15 purchaser was unable to get their necessary zoning  
 16 approved.  
 17 In April 2023, there was yet another  
 18 referendum, and that's the subject of the purchase  
 19 contract that we -- the applicant is here tonight.  
 20 Under the terms of the contract, they have a  
 21 period of time to get due diligence. It's the  
 22 applicant's application to demonstrate that  
 23 their proposed development meets the standards in  
 24 your code. We're just here to help provide

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1 information.  
 2 It's our position that whether the  
 3 property is no longer needed or necessary or whether  
 4 it's a good idea to sell the property was decided by  
 5 the voters, it's not really relevant to the  
 6 standards of the -- that are being considered under  
 7 the application. The application is about whether  
 8 the proposed development meets the standards from a  
 9 land use prospective.  
 10 But nevertheless, we're here to help  
 11 and provide information that might be relevant or of  
 12 interest to you.  
 13 One piece of information. We did  
 14 receive a letter -- the park district did -- from  
 15 the mayor of Northlake. I just wanted to share that  
 16 with all of you, and I'll share with you a copy  
 17 after I read it.  
 18 It says: "To whom it may concern,  
 19 the Plymouth Brethren Christian Church has been part  
 20 of the Northlake Community for approximately  
 21 40 years and have been great neighbors and members  
 22 of the community. Their church has presented little  
 23 or minimal effect on traffic or disruption to the  
 24 neighborhood and surrounding area.

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1 In fact, their activities are so low  
 2 keyed, you forget that there are there. I'm sure  
 3 that with well thought out landscaping and good  
 4 design, that their facility will blend into the  
 5 neighborhood and soon become woven into the fabric  
 6 of the community as they were in Northlake. Yours  
 7 truly, Jeffrey T. Sherwin, Mayor."  
 8 That's just one piece of information  
 9 we want to share with you. It's really the  
 10 applicant's presentation.  
 11 I'm happy to answer questions along  
 12 the way or provide information as needed.  
 13 CHAIRPERSON MCCOMBIE: So I have a question for  
 14 you, and so that everybody hears it, the other  
 15 people who purchased the land previously, what was  
 16 their development that we rejected as a planning and  
 17 zoning? Do you know what it was?  
 18 MR. BOLIN: I don't know what it was.  
 19 CHAIRPERSON MCCOMBIE: Pete, do you want to  
 20 come up?  
 21 Pete, why don't you come up and  
 22 explain.  
 23 MR. PERISIN: Sure. My name is Pete Perisin,  
 24 P-e-r-i-s-i-n, with the park district.

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1 The first one after the March 20th,  
 2 March of 2020s referendum was passed, we rejected  
 3 the first bid public auction because it was too  
 4 low.  
 5 We then had another public auction  
 6 three months later that we did accept the bid, and  
 7 it was a very local -- it was a local developer who  
 8 wanted to do homes. He came through with two or  
 9 three site plans to the Planning Commission. It was  
 10 rejected. It came back again, came back again, and  
 11 came back again, and was rejected.  
 12 He started at about 75 homes. He got  
 13 down to about 65 homes, and, I believe, that the  
 14 commission -- Planning Commission felt it was too  
 15 dense, and it was rejected, so that was  
 16 single-family detached  
 17 homes. That was in October of '20.  
 18 Then March of '21, we went back to a  
 19 public auction. Had a public auction just like we  
 20 had before. We had another bid from McNaughton,  
 21 which is a development out of Hinsdale, for  
 22 1.725 million. We accepted that bid.  
 23 He went through the same process as  
 24 the first developer. Again, custom single-family

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1 homes. That was also rejected by the Planning  
 2 Commission. He came back with one or two different  
 3 site plans. Got down to about 45 homes on the  
 4 35 acres, and still the Planning Commission rejected  
 5 it. So that was another single-family custom home  
 6 builder who was rejected then.  
 7 So then that was it until the -- we  
 8 waited then until April of '23. Right now is where  
 9 we're at now with the referendum was passed again by  
 10 the voters, and then the church group was the  
 11 highest bid at that public auction, and that was for  
 12 the same dollar amount that the previous bid was  
 13 accepted at back in '21, which was at  
 14 \$1.725 million.  
 15 So the previous -- the first two bids  
 16 that we had accepted were rejected by the Planning  
 17 Commission, and those were all for single-family  
 18 detached homes -- custom homes.  
 19 CHAIRPERSON MCCOMBIE: Okay. Now, does anybody  
 20 have any questions --  
 21 (WHEREUPON, a discussion was had off  
 22 the record.)  
 23 CHAIRPERSON MCCOMBIE: I don't know how many --  
 24

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1 (WHEREUPON, a discussion was had off  
2 the record.)  
3 CHAIRPERSON MCCOMBIE: Let's see some  
4 questions.  
5 Go ahead.  
6 AUDIENCE MEMBER: Yes. Why were --  
7 (inaudible.)  
8 CHAIRPERSON MCCOMBIE: Just a second.  
9 AUDIENCE MEMBER: (Inaudible.)  
10 CHAIRPERSON MCCOMBIE: Just a second. Just a  
11 second.  
12 Can you please come up to the  
13 microphone?  
14 AUDIENCE MEMBER: Hi. My name is Puneet,  
15 P-u-n-e-e-t, Dhillon, D-h-i-l-l-o-n, 22 Olympic  
16 Drive, South Barrington.  
17 So he just (inaudible) -- explain,  
18 you know, to go over the previous, you know,  
19 development plans and explain why they were  
20 rejected. He never said why. He just said they  
21 were rejected.  
22 CHAIRPERSON MCCOMBIE: They were rejected by  
23 planning and zoning. They came before us with the  
24 plan that the high density, the amount of how they

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1 were using the land, it was going to be a very,  
2 very, very dense community.  
3 They were thinking -- they came  
4 before us to say that they would like to have it  
5 like their regency where they would be -- but there  
6 was no place for them, you know, for them to have  
7 any special -- they were going to try to make a  
8 deal with the regency to use their facilities.  
9 it was just a very, very, very dense community  
10 that didn't fit into the spirit of South  
11 Barrington.  
12 And you can only imagine the traffic,  
13 and there was no connection to anyplace other than  
14 Acadia. So what was going to happen is there was  
15 going to be 45 or 50 homes that were going to be on  
16 that area that were going to drive out of Acadia  
17 every single day.  
18 AUDIENCE MEMBER: But in my community, I live  
19 on the south side of Wood. We have homes that are  
20 less than an acre over there, too.  
21 So how were they approved, and these  
22 were rejected?  
23 CHAIRPERSON MCCOMBIE: They didn't have space  
24 for the buildings that they were looking for.

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1 It was not -- I'm familiar with most  
2 of the homes that have been built --  
3 AUDIENCE MEMBER: Yes. So as you know, there  
4 are homes in the Woods --  
5 CHAIRPERSON MCCOMBIE: This was --  
6 (Multiple people speaking at the same  
7 time.)  
8 AUDIENCE MEMBER: -- in the community that are  
9 less than an acre, right --  
10 CHAIRPERSON MCCOMBIE: This was not --  
11 AUDIENCE MEMBER: -- or a half an acre.  
12 CHAIRPERSON MCCOMBIE: This was not the type of  
13 community we wanted in there, high density.  
14 AUDIENCE MEMBER: That was taxpayers'  
15 (inaudible) the village --  
16 (Multiple people speaking at the same  
17 time.)  
18 AUDIENCE MEMBER: -- rather than having a  
19 church that's not going to pay any tax.  
20 What contribution are they going to  
21 have to the community having a church in there? We  
22 already have a big church in --  
23 (Applause.)  
24 CHAIRPERSON MCCOMBIE: Just -- you know, all

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1 these referendums that happen you saw, you listen to  
2 the publications that happen in the papers. You  
3 heard all the things that happened. All the  
4 information that you're hearing tonight was in  
5 public meetings. We had public meetings on this.  
6 We had -- looking for comments from people. We  
7 published the information to the community. We --  
8 to the best of our ability, to the best of our  
9 ability, we thought that the project was not good  
10 for this village to the best of ability.  
11 AUDIENCE MEMBER: So you rejected -- those were  
12 not good?  
13 CHAIRPERSON MCCOMBIE: I'm sorry?  
14 AUDIENCE MEMBER: You mean, the old ones that  
15 were being rejected, those were not good?  
16 CHAIRPERSON MCCOMBIE: Yes.  
17 AUDIENCE MEMBER: Even though those would have  
18 been tax-paying homeowners that would have moved in,  
19 right?  
20 CHAIRPERSON MCCOMBIE: I understand what you're  
21 saying. We have to look at the village, and we have  
22 to look at the rules and how they're built up and  
23 what's going on. We're trying to do the best we  
24 can.

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1 AUDIENCE MEMBER: Another comment, like what  
 2 are they -- even the need to sell this land? Why  
 3 not just keep it as is and keep it protected as a  
 4 wetland?  
 5 AUDIENCE MEMBER: Yeah.  
 6 AUDIENCE MEMBER: Why does the seller --  
 7 (Multiple people speaking at the same  
 8 time.)  
 9 (Applause.)  
 10 AUDIENCE MEMBER: (Inaudible.)  
 11 CHAIRPERSON MCCOMBIE: I'm sorry. I didn't  
 12 hear you.  
 13 What did you just say?  
 14 AUDIENCE MEMBER: I said --  
 15 CHAIRPERSON MCCOMBIE: Oh, you heard it.  
 16 AUDIENCE MEMBER: Why is the park district  
 17 trying to sell this in the first place?  
 18 (Multiple people speaking at the same  
 19 time.)  
 20 MR. PERISIN: So, again, the voters decided  
 21 on -- for us to sell. The voters voted on a  
 22 referendum. So anybody who voted was voting on it,  
 23 and we were approved to sell this property. The  
 24 voters wanted us to sell this property.

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1 (Multiple people speaking at the same  
 2 time.)  
 3 MR. PERISIN: The reason we're selling the  
 4 property is because we had the second lowest tax  
 5 rate in the State of Illinois, the park district,  
 6 the second lowest.  
 7 We haven't raised taxes for the park  
 8 district in more than 25, 30 years. We've done  
 9 referendums on the tax increases. We've been shot  
 10 down, so we need to raise capital. And by raising  
 11 capital was to sell off unneeded, unused, will never  
 12 be needed properties.  
 13 When we bought in -- we were --  
 14 bought it in 2004, Area C and Area N. We were asked  
 15 to buy that as a favor to the village. We did not  
 16 want these properties. We don't need these  
 17 properties. Our town is too small for these  
 18 properties. We don't need them.  
 19 Area C, we're trying to make some  
 20 work -- work -- we're trying to make it out with  
 21 some tenants that we can get a revenue generating a  
 22 source from there, but Area N is titled all by  
 23 itself. It backs up to commercial pools. It's got  
 24 a State Highway 59. It's got county highways. It's

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1 in a weird shape. It's not conducive to parking at  
 2 all, and it's all by itself.  
 3 What we're going to do is with the  
 4 funds from the referendum from the sale of the  
 5 property, we're going to put 100 percent of the net  
 6 proceeds of that sale directly back into our parks,  
 7 our facilities, and our programs immediately. And  
 8 actually, this is a good time, we're looking for  
 9 neighborhood groups to help us spend our money  
 10 because this money is going right back into the  
 11 village, so 100 percent of the village will benefit  
 12 from these parks.  
 13 Now, I understand there's a group  
 14 here, but there's 6,000 residents, so 100 percent of  
 15 our residents will benefit from these parks. We're  
 16 putting it directly back into the parks.  
 17 The park at the corner of Witt and  
 18 Penny Road, Dunteman Park, it has not been touched,  
 19 updated, improved in over 40 years. The community  
 20 park that's in the Woods also needs help, and so do  
 21 our facilities and our programs.  
 22 So this money is going directly back  
 23 into the community 100 percent. That would be --  
 24 we don't have to raise any taxes. I don't like

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1 taxes raised. I'm a homeowner in here, too,  
 2 and I'm volunteering for this -- like you guys  
 3 are, we're volunteering to try to help out the  
 4 community.  
 5 If there are any other volunteers  
 6 that want to join us, please do, because we're  
 7 looking for groups to help implement what we need at  
 8 the parks.  
 9 For instance, the park at Penny and  
 10 Witt, it's not -- none of our parks are ADA  
 11 compliant. That's special needs. We can't go -- we  
 12 can't go to parks in town. We have to go to Hoffman  
 13 Estates parks because none of our parks are ADA  
 14 compliant.  
 15 That's just a shame. So by all these  
 16 funds, we're going right back into the community  
 17 with them, and that's why we're selling unused  
 18 property that we'll never use, the taxpayers aren't  
 19 making a dime from it now; so if we held it forever,  
 20 it's the same thing if the church held it, because  
 21 we're not paying a dime on property taxes, being in  
 22 the park district zoning it. We're taking all those  
 23 funds and putting them directly back into it, and  
 24 we're going to start work on the parks in the spring



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1 of 2024.  
 2 CHAIRPERSON MCCOMBIE: Thank you.  
 3 I know you had your hand up  
 4 earlier.  
 5 AUDIENCE MEMBER: (Inaudible.)  
 6 CHAIRPERSON MCCOMBIE: I'm sorry.  
 7 AUDIENCE MEMBER: I'm so sorry.  
 8 I understand all that. The goal is  
 9 to put the money back into the community and all of  
 10 that. That's really good.  
 11 But why are you taking such a huge  
 12 loss on this?  
 13 AUDIENCE MEMBER: Yes.  
 14 AUDIENCE MEMBER: The property was bought for  
 15 \$3 million, and you're selling at 1.7 when the real  
 16 estate market has gone up. I'm a realtor. I know  
 17 the property values have gone up.  
 18 So why are you taking the property  
 19 with such a huge loss?  
 20 (Applause.)  
 21 MR. PERISIN: So when the property was  
 22 purchased, it was not a value-based price. We did  
 23 not purchase because it was a good deal. We did not  
 24 purchase it because we were going to try to get any

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1 kind of monies back out of it.  
 2 We had five days in 2004 to purchase  
 3 this property to help offset lawsuits that were  
 4 happening for the Woods when it was still a tree  
 5 farm, so there were a lot of lawsuits floating  
 6 around.  
 7 The village came to the park district  
 8 and asked us to please buy these two pieces of  
 9 property at the going rate, and the going rate in  
 10 2004 -- being in real estate market, you realize  
 11 that was just about that peak. So there's no  
 12 question we paid a higher price than we would  
 13 have liked to, but it was not a value-based  
 14 purchase.  
 15 That's what we have to understand is  
 16 that we came into it -- I think, at that point, I  
 17 was on the board, but I think the board they had  
 18 told me that they had 48 hours, 72 hours to figure  
 19 out if they could buy these two pieces of property.  
 20 We had the wherewith all to take them to avoid a  
 21 lawsuit with the developer that we could still be in  
 22 now that -- at that time, the village had already  
 23 spent millions of dollars fighting that lawsuit to  
 24 get that to work for that PUD, so the Woods could be

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1 built.  
 2 So the woods were built because we  
 3 bought those two pieces of property. We did not  
 4 want to, but we did it to the -- the village as a  
 5 favor, but they were not value based -- it was not a  
 6 value-based purchase.  
 7 AUDIENCE MEMBER: Then leave it alone.  
 8 AUDIENCE MEMBER: Then leave it as it is.  
 9 MR. PERISIN: But then how are we going to fix  
 10 our parks?  
 11 AUDIENCE MEMBER: We have --  
 12 (Multiple people speaking at the same  
 13 time.)  
 14 CHAIRPERSON MCCOMBIE: Just a second. Just a  
 15 second.  
 16 (Multiple people speaking at the same  
 17 time.)  
 18 CHAIRPERSON MCCOMBIE: Remember, remember, your  
 19 comments -- yes, you have to raise your hand and  
 20 come up.  
 21 Did you have anything else you wish  
 22 to say?  
 23 AUDIENCE MEMBER: No.  
 24

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1 (Multiple people speaking at the same  
 2 time.)  
 3 CHAIRPERSON MCCOMBIE: Excuse me, sir --  
 4 (Multiple people speaking at the same  
 5 time.)  
 6 CHAIRPERSON MCCOMBIE: Just a second.  
 7 Do you have anything else you wish to  
 8 say?  
 9 AUDIENCE MEMBER: No. I think -- I just wanted  
 10 to -- so you talked about the referendum that was  
 11 based, right, to authorize the sale of this  
 12 land?  
 13 CHAIRPERSON MCCOMBIE: Yes.  
 14 AUDIENCE MEMBER: So is it true that only  
 15 6 percent of the people actually voted and  
 16 94 percent voted no?  
 17 AUDIENCE MEMBER: No, no, no.  
 18 CHAIRPERSON MCCOMBIE: No, no, no, no, no.  
 19 AUDIENCE MEMBER: Oh, 6 percent of the  
 20 population actually voted on the referendum.  
 21 CHAIRPERSON MCCOMBIE: So --  
 22 (Multiple people speaking at the same  
 23 time.)  
 24 AUDIENCE MEMBER: (Inaudible) of the population

1 they didn't even vote.  
 2 (Multiple people speaking at the same  
 3 time.)  
 4 CHAIRPERSON MCCOMBIE: Just a second. Just a  
 5 second.  
 6 Different subject.  
 7 (Multiple people speaking at the same  
 8 time.)  
 9 CHAIRPERSON MCCOMBIE: Different subject.  
 10 If what we want to talk about is  
 11 about having groups --  
 12 (Multiple people speaking at the same  
 13 time.)  
 14 CHAIRPERSON MCCOMBIE: One second, please,  
 15 please.  
 16 If what we want to do is we want to  
 17 talk about civic involvement with the community, I  
 18 know I voted. I've never missed -- I've never  
 19 missed voting any time since I've lived in South  
 20 Barrington for 32 years. I voted every single  
 21 election.  
 22 I don't know how many people can  
 23 say that, but you will see these things on the  
 24 backside. Thank you. There's lots of them here.

1 AUDIENCE MEMBER: Okay. All right. Thank you.  
 2 CHAIRPERSON MCCOMBIE: Thank you.  
 3 Sir, back there. I know you raised  
 4 your hands several times now.  
 5 AUDIENCE MEMBER: The Woods -- the Woods was  
 6 high density, too, if you remember.  
 7 CHAIRPERSON MCCOMBIE: Yeah. So I don't know  
 8 how many people were here because I was actually  
 9 involved, and they asked me -- the mayor at the time  
 10 asked me to be involved in the group of people that  
 11 got together to work with (inaudible) to come up  
 12 with a way that the Woods can be built.  
 13 We reduced the zoning. We went from  
 14 higher density on the west side to lower density on  
 15 the east side. All this was thought up by a group  
 16 of people in this village as we came up with a plan  
 17 to get the Woods to be built. There was a group of  
 18 us who did it, and I'm -- quite honestly, I'm very  
 19 proud of our work and what we ended up. We ended  
 20 up -- at the ninth hour we were in trouble, and I  
 21 don't know if I tell -- Pete, you know, yeah, we  
 22 went to the park district. We asked the village for  
 23 money. We saw that we had to reduce -- you know,  
 24 give the developer some additional compensation, so

1 Thank you.  
 2 This is really important voting, and  
 3 so the referendum was on there. If only 6 percent  
 4 of the people voted, that's the same thing as when  
 5 you elect other people. If only 6 percent vote,  
 6 those 6 percent determine what wins.  
 7 I can't change that. I can only ask  
 8 everybody to please participate. That's the most  
 9 important thing that needs to be done. We all need  
 10 to participate.  
 11 This is wonderful that all of you are  
 12 participating in this now; but, you know, there was  
 13 times -- you think about -- that we've gone through  
 14 this -- they've gone through several referendums.  
 15 You've heard them. Something like four or five  
 16 referendums they've gone through. They've also --  
 17 there's been meetings here on different -- different  
 18 types of communities they want to build there with  
 19 high density.  
 20 We didn't like it. We didn't think  
 21 it was appropriate. That's the reason we said no.  
 22 We're -- we're looking for the best possible thing.  
 23 We're volunteers trying to do the right thing for  
 24 the village.

1 that we could get this.  
 2 That's the reason the park district  
 3 stepped up. The village stepped up with some money.  
 4 We paid the developer money not to build a bunch of  
 5 homes. And that's really what happened during that  
 6 time.  
 7 In 2004, they started the Arboretum,  
 8 and they started the Woods development, and it was  
 9 something, quite honestly, I'm very proud of.  
 10 Anyway, please.  
 11 AUDIENCE MEMBER: Hi, everyone.  
 12 Thank you, everyone, including all  
 13 the commissioners and the chair person.  
 14 My name is Mahesh Munagekar,  
 15 M-a-h-e-s-h, and last name M-u-n-a-g-e-k-a-r. I  
 16 live at 48 Shenandoah Circle. Been a resident for  
 17 eight years here.  
 18 I appreciate all the comments. I  
 19 think everybody here is super tense, and no offense  
 20 to people who want to build the church, but one  
 21 thing that all of us here -- lessen learned from all  
 22 of us as a community is, A, our property taxes are  
 23 going up. This community that is coming in is going  
 24 to take up -- what I've heard is more police force

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1 doing the sermons. There's going to be all the  
 2 taxes -- all the tax money that is going to work all  
 3 the security, all the roadwork and all the  
 4 maintenance.  
 5 I know the referendums that happened  
 6 that didn't go through, but all of us definitely  
 7 need to listen to these referendums that come out.  
 8 But one lesson for me is that, frankly, all of us  
 9 (inaudible) what is happening through group chats  
 10 and all of that. That's very easy.  
 11 So I think the one ask to be to  
 12 improve the communication of the citizens of South  
 13 Barrington, and maybe there is already stuff out  
 14 there.  
 15 But one question I have, and we all  
 16 are thinking, for half an acre lot that I have, I'm  
 17 paying \$20,000 property tax. And if the community  
 18 is needing money to build parks and all of that,  
 19 this particular land could have offered -- is  
 20 already -- unfortunately most of the people who  
 21 weren't aware of this land is available and like  
 22 these couple of referendums didn't go through, the  
 23 plans didn't go through, and what have you.  
 24 We would love to have an explanation

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1 of how this land would actually be -- or this sale  
 2 would actually benefit the community in terms of  
 3 property taxes, property values, and all of the  
 4 traffic, and all of this -- I call it nuisance  
 5 (inaudible) community.  
 6 By then what we most afraid is going  
 7 to be property values. Make them -- all of us pay  
 8 more property taxes because you need that money to  
 9 build the parks, and so then why didn't we just  
 10 build a community park right there and raise the  
 11 money to make that happen?  
 12 So that's my question.  
 13 (Applause.)  
 14 AUDIENCE MEMBER: Can you answer me?  
 15 CHAIRPERSON MCCOMBIE: Thank you. I'll try.  
 16 There's a lot of things that you went  
 17 through there.  
 18 AUDIENCE MEMBER: Do you want me to -- I tried  
 19 to speak for everyone.  
 20 CHAIRPERSON MCCOMBIE: Yeah. Let me just talk  
 21 a little bit about it.  
 22 One, there's nothing that -- there's  
 23 only one proposal on the table, and so there was a  
 24 referendum. They offered them the money. They were

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1 the highest bidder, and so that's the only thing  
 2 that we're here looking at.  
 3 We don't -- I mean, I can't create  
 4 something else. So I can't say, oh, I'd like to  
 5 make a deal that what we do is the village is  
 6 going to buy it, and they're going to spend  
 7 1.7 million. I can't spend that money, so I can't  
 8 do that.  
 9 So we can't say, we want to --  
 10 there's an alternate proposal. We want to see a  
 11 park there because there's no park that went to the  
 12 bid meeting, there's no park that made an offer, and  
 13 there's no park before us.  
 14 All we can do -- and that's the  
 15 reason -- that's the reason we said that because  
 16 this tonight was a substantial change because they  
 17 removed Acadia Drive. Once they removed, it was  
 18 substantial enough that we cannot really even vote  
 19 on anything tonight.  
 20 So as you can see, there's a lot of  
 21 legalese and a lot of things we have to be careful  
 22 of that we follow the rules.  
 23 In regards to -- what else? We  
 24 talked about --

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1 AUDIENCE MEMBER: Property values.  
 2 CHAIRPERSON MCCOMBIE: Taxes.  
 3 So I know sitting behind you, two  
 4 chairs behind you, is the mayor, and I know that  
 5 the mayor has not raised taxes in this village  
 6 for --  
 7 MAYOR MCCOMBIE: Our budget has stayed the same  
 8 for the last five years, so the amount we collected  
 9 in real estate taxes has been leveled for the last  
 10 five years.  
 11 So our -- I think most of your taxes  
 12 belong to the school district and the raise in taxes  
 13 on them. Municipal taxes are very low. I think the  
 14 last that I heard we were third lowest in Cook  
 15 County of all of the villages that charge taxes.  
 16 Because Rosemont, for instance, I don't know if  
 17 they have tax now, but they don't have a tax.  
 18 So we can't compare ourselves to zero  
 19 taxes, but all of the taxing bodies, which is most  
 20 of the municipalities, we're the third lowest as of  
 21 last year.  
 22 AUDIENCE MEMBER: (Inaudible) homes average  
 23 \$40,000. That's a lot of money, so we could -- 45  
 24 homes would have given a lot more property tax than

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1 the community would have.  
 2 (Applause.)  
 3 (Multiple people speaking at the same  
 4 time.)  
 5 AUDIENCE MEMBER: So one other question is  
 6 this voting -- and, quite frankly, I'm sure  
 7 90 percent of us don't understand the voting, the  
 8 way that referendum, and all of these processes work  
 9 in the village, and maybe we should get educated on  
 10 that. That's one definitely homework.  
 11 But one of the question is -- and  
 12 obviously, I'm not a big politician here, but as our  
 13 house Congress and everyone, there's a judiciary  
 14 committee (inaudible).  
 15 Is there anyone -- no offense about  
 16 your offices, but who's above you, that these six  
 17 people decide what happens on this voting and  
 18 basically we have to live with it.  
 19 CHAIRPERSON MCCOMBIE: So, again, this --  
 20 (Applause.)  
 21 AUDIENCE MEMBER: I'm not a politician, and  
 22 I --  
 23 (Multiple people speaking at the same  
 24 time.)

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1 CHAIRPERSON MCCOMBIE: We all have a boss.  
 2 Here's the thing. We're here at the  
 3 will of the mayor. So if the mayor thinks we're  
 4 doing a terrible job, and she has someone else in  
 5 mind to replace us, we're here at her will. That's  
 6 it.  
 7 We are not -- this is -- we are all  
 8 volunteers who spend a lot of time on a lot of  
 9 different things going over it. I've been doing  
 10 this for -- 25 years I think I've been doing this.  
 11 I don't know. I've been doing this for a long time.  
 12 I think I have some of the ordinances memorized,  
 13 which is crazy.  
 14 But anyway, I will tell you that we  
 15 are here at the behest of the mayor; and if she  
 16 determines that we are not doing a good job, we can  
 17 be replaced.  
 18 And what else did you want to know  
 19 that I can help you with?  
 20 AUDIENCE MEMBER: No. I think that you  
 21 answered some of my questions. I'm sure there are a  
 22 lot of folks that probably want to be --  
 23 CHAIRPERSON MCCOMBIE: Yeah. I mean, I -- what  
 24 I really want to do is -- I know we had -- again, I

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1 know that we had a presentation from the park  
 2 district. There's also a presentation from the  
 3 police chief to talk about, you know, if there will  
 4 be increased costs or whatnot.  
 5 That's some very important things,  
 6 and I do have a presentation from the church because  
 7 they want to talk about wetlands. They want to talk  
 8 about Acadia Drive. They want to talk about  
 9 landscaping.  
 10 There's a lot they want to talk about  
 11 that they really want to show everybody.  
 12 AUDIENCE MEMBER: Yeah. Just one, Round Lake  
 13 mayor, (inaudible). That's one way to look at  
 14 it.  
 15 Another way to look at it is this  
 16 wetlands are always -- complexity is there maybe;  
 17 but if there were so many, 45 homes, we didn't  
 18 really get an answer why that was not a good idea  
 19 when 45 homes in 37 acres is very less compared to  
 20 80 homes in Woods of South Barrington.  
 21 AUDIENCE MEMBER: Yeah.  
 22 AUDIENCE MEMBER: And that's such a small land.  
 23 AUDIENCE MEMBER: Yeah.  
 24 AUDIENCE MEMBER: So if you're saying it's

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1 ingested, actually our neighbor is pretty good for  
 2 80 homes and 45 -- I don't know our land isn't that  
 3 much bigger --  
 4 (Applause.)  
 5 CHAIRPERSON MCCOMBIE: Yeah. I was very proud  
 6 of that development and very happy with it, and very  
 7 deeply involved in it.  
 8 I will tell you one of the things you  
 9 have to remember is this is 34 acres. There's about  
 10 six acres of wetland in there, and there's other  
 11 areas that are unbuildable. So what happens is  
 12 that -- I don't remember all the details on it.  
 13 They might be on quarter acre lots. They're very,  
 14 very minute lots that these things -- that these  
 15 homes ended up being on.  
 16 And so -- and the only way to get  
 17 more of it was to remove all the wetlands and  
 18 destroy them, and that didn't make any sense  
 19 to us.  
 20 AUDIENCE MEMBER: The other point, your words,  
 21 you actually did not remember why they were  
 22 rejected, so you asked Pete to present.  
 23 I don't think you probably -- I would  
 24 really ask the board -- the Zoning Board to really

1 see what that -- why that was rejected because it --  
2 a lot of major decisions -- because this is -- the  
3 whole community is behind this. We are against all  
4 of this. We want to make sure our village is  
5 resilient, is diverse. There's no problem with  
6 that. There are a lot of churches, temples present.  
7 Nothing against it.

8 We want to make sure -- our community  
9 needs dollars for a park. That's fine. That's a  
10 really good idea. Generate taxes from that, so that  
11 taxes don't go up.

12 A lot of us are really thinking for  
13 the property taxes keep going up. We are selling  
14 and moving out. The way -- South Barrington are  
15 populated by a lot of folks in the last eight years.  
16 That could really go down very quickly if people are  
17 pissed and see this is not where we want to be.

18 That could hurt the community and  
19 that long term. I'm speaking for a lot of folks who  
20 are on that edge right now.

21 So it is -- you don't want South  
22 Barrington to be only -- the mall is already  
23 bankrupt. You probably know that it was bought is  
24 what I've heard for -- they bought it for

1 total of your real estate tax. I believe it was  
2 6.9.

3 I don't know if our finance officers  
4 is still here or not? He left.

5 Where are you?

6 MR. FRERICHS: If your village property tax  
7 is going up, it's just the value of the property.  
8 We have not raised the rate of -- your tax  
9 rate --

10 MAYOR MCCOMBIE: Can you speak a little louder,  
11 Wayde?

12 MR. FRERICHS: If your property taxes are going  
13 up on the village line, it's because of the value of  
14 your property is going up. We have not changed  
15 the rate of tax that you are charged for the  
16 village.

17 The increases that you'll see are  
18 most likely with the school district.

19 CHAIRPERSON MCCOMBIE: And is it about  
20 6.9 percent is what the village takes of the total  
21 tax bill?

22 MR. FRERICHS: To be honest with you, I haven't  
23 gotten that far in my new position; but if the mayor  
24 says that's what it is, I think that's probably what

1 175 million or something, and they sold it for such  
2 a loss.

3 If this continues, you're just going  
4 to see a massive backlash with no one moving here,  
5 and that really becomes a big negative for the  
6 community.

7 CHAIRPERSON MCCOMBIE: Again, I don't know if  
8 you've really looked at --

9 (Applause.)

10 CHAIRPERSON MCCOMBIE: I don't know if you've  
11 really looked at your tax bill in detail. You'll  
12 see that when you look at your tax bill, all the  
13 different -- where the money goes to, and there's a  
14 line item on there for park district. There's a  
15 line item on there for village.

16 And the line item on there for the  
17 village hasn't changed. Like you said, the mayor  
18 side five years, the same amount.

19 What's changing a lot is the school  
20 districts, the libraries, all the other things; and  
21 so your taxes -- I don't know what it is.

22 Is it about 8 percent or 9 percent go  
23 to the village.

24 MAYOR MCCOMBIE: We're under 7 percent for your

1 it is.

2 I do know it hasn't changed like she  
3 said over the last five years. So if it is going up  
4 on the village line, it's because your property  
5 value is going up.

6 CHAIRPERSON MCCOMBIE: All right. And I do  
7 really want to get to these presentations. I know I  
8 promised you --

9 AUDIENCE MEMBER: Thank you.

10 AUDIENCE MEMBER: Hello, everyone.

11 My name is (inaudible). I am  
12 13 years old, and I live in the South Barrington  
13 Lakes, I think.

14 CHAIRPERSON MCCOMBIE: What's your address?

15 AUDIENCE MEMBER: What?

16 CHAIRPERSON MCCOMBIE: What's your address to  
17 your home?

18 AUDIENCE MEMBER: So this is the first time  
19 I've been to one of these public meetings. And as  
20 I'm only 13, I probably don't understand as much my  
21 adult counterparts, but what I understand is math.  
22 And when I calculate the sale price it comes to  
23 about \$1 per square foot, and that's not much. And  
24 how can we justify that?

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1 (Applause.)  
 2 CHAIRPERSON MCCOMBIE: So again, the way the  
 3 system works is that the voters vote to allow the  
 4 park district to sell the property.  
 5 So when the voters voted on the  
 6 referendum and approved the referendum for the park  
 7 district to sell the property, they sold it to the  
 8 highest responsible bidder. And that's how the  
 9 system works.  
 10 So the system works that you have  
 11 something that the park district -- they appealed to  
 12 the village, and the village determines whether or  
 13 not they are allowed to sell it.  
 14 AUDIENCE MEMBER: I also have another comment  
 15 at this time.  
 16 So I think maybe you should publicize  
 17 referendums, and maybe like spread the word a little  
 18 bit more because I don't think that many people  
 19 voted this time.  
 20 And, obviously, voting is a big  
 21 part of our country. Democracy is big, so we need  
 22 to -- I think we need to like publicize a lot more  
 23 to get our point across and make these referendums  
 24 public.

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1 CHAIRPERSON MCCOMBIE: Thank you.  
 2 (Applause.)  
 3 CHAIRPERSON MCCOMBIE: So I will tell you that  
 4 the referendum was not a separate voting -- was not  
 5 something that came out like, you know, next -- on  
 6 the fourth of, whatever, January we're going to vote  
 7 on a referendum.  
 8 So during the regular voting that  
 9 happened in the village, for either municipal or  
 10 something national, they would have a referendum on  
 11 there by the park district, and it's one of the  
 12 items on it. So you might be electing state  
 13 officers and whatnot, then at some point you would  
 14 also then vote on the referendum.  
 15 So it's part of the whole package.  
 16 Not only do they have to publish it twice on two  
 17 separate weeks before, but they also put signs up on  
 18 the property, huge signs. I don't know -- and they  
 19 put them out there so that people would recognize  
 20 it.  
 21 Okay. So --  
 22 AUDIENCE MEMBER: One question because --  
 23 before you move on, if you'd allow one question  
 24 about the referendum?

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1 CHAIRPERSON MCCOMBIE: Okay. And I know you've  
 2 had your arm up for a long time, so, please.  
 3 AUDIENCE MEMBER: Please.  
 4 CHAIRPERSON MCCOMBIE: Please.  
 5 AUDIENCE MEMBER: Before you move on to the  
 6 police --  
 7 AUDIENCE MEMBER: Hello. I'm Shayma Ansari,  
 8 S-h-a-y-m-a. Last name is A-n-s-a-r-i.  
 9 I just want to talk about really  
 10 quickly, it does go back to the voting, and I want  
 11 to understand why the park district after the first  
 12 time it put out the referendum, and it was voted no,  
 13 why do they come back again and again for a no, no?  
 14 And then the first time it was -- it was passed was  
 15 not, to me -- something that was a coincidence in  
 16 March 2020, if I heard correctly, which as we all  
 17 know, we were in the midst of a shut down.  
 18 So my frustration as one who votes at  
 19 every single election, what every single person  
 20 asked me, what does this mean? Shayna, who are you  
 21 voting for? What is this worded?  
 22 I saw that referendum go. Each time  
 23 I voted no. Each time people asked me why. I  
 24 explained, and they couldn't understand the

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1 wording. And the third time the wording was  
 2 different.  
 3 So this is the frustration. When  
 4 people come up here --  
 5 (Applause.)  
 6 AUDIENCE MEMBER: -- and they feel like they're  
 7 not able to get their voice out, even as much I  
 8 begged them to go and vote in March, guys, it's  
 9 still very difficult when you read that, and you're  
 10 like, I didn't understand that. And sometimes they  
 11 don't even put a vote because they're scared to vote  
 12 the wrong way.  
 13 So here's the issue -- and when you  
 14 say you put it out two weeks before, that's not  
 15 enough time for people to discuss it, understand it,  
 16 and know what it means.  
 17 There's got to be a lot more publicly  
 18 than a big sign. We are not in the world of reading  
 19 signs anymore. We are in a world of technology.  
 20 How does everybody find out from other people how we  
 21 all got here? Whatsapp groups, because of Facebook  
 22 groups.  
 23 So if the South Barrington Village  
 24 has so much access to us, and we're being blamed

1 for not getting to vote, I find that that  
 2 frustrating.  
 3 (Applause.)  
 4 CHAIRPERSON MCCOMBIE: Again, this is -- this  
 5 was not the village. This is not the village. This  
 6 is the park district. The park district did all of  
 7 the advertising. The park district created the  
 8 referendum. All of that was done through the  
 9 park district. It was not done through the village.  
 10 The village does not and has not owned that  
 11 property.  
 12 AUDIENCE MEMBER: Real quick then.  
 13 If somebody from the village can just  
 14 explain to me? The first no went through. Why did  
 15 you come back again and ask us again and ask us  
 16 again.  
 17 That's what I want to understand.  
 18 (Multiple people speaking at the same  
 19 time.)  
 20 MAYOR MCCOMBIE: It's not the village who had  
 21 anything to do with this. We had no idea.  
 22 AUDIENCE MEMBER: But that's why I'm asking the  
 23 park district to answer the question.  
 24 MAYOR MCCOMBIE: You said the village.

1 The question about the language of the park district  
 2 referendum, that is determined by statute. There is  
 3 a statutory form that that referendum has to follow.  
 4 So the law dictates that's what it  
 5 has to be. I'm a lawyer, and I read statutes all  
 6 day. Sometimes they are confusing, but that's the  
 7 way the law is set up from Springfield. It's not  
 8 the park district's issue. It's clearly not the  
 9 village's issue.  
 10 So what happens is the board votes,  
 11 and then a referendum goes out, and then that  
 12 referendum is voted on. The people who show up to  
 13 vote, vote. And if 6 percent show up to vote,  
 14 that's the universal voters, and that's what they  
 15 voted.  
 16 I don't know if there's anyone who  
 17 can talk about why a referendum from 2020 went  
 18 through when it didn't go through in 2018 because  
 19 the statements of intent are just not out there.  
 20 It's a yes or not vote. It goes to referendum, and  
 21 the people vote it up or down.  
 22 I would invite -- if it's okay with  
 23 the chair, the park district, they are here. If  
 24 they want to comment on that. I don't even know if

1 AUDIENCE MEMBER: No. I'm sorry. I misspoke.  
 2 I want to say this comment before we  
 3 moved from the park district.  
 4 If somebody from the park district  
 5 could just explain that --  
 6 CHAIRPERSON MCCOMBIE: Did you have a comment?  
 7 AUDIENCE MEMBER: -- that, I'd love to  
 8 understand.  
 9 CHAIRPERSON MCCOMBIE: Okay. Thank you.  
 10 AUDIENCE MEMBER: I have a related question --  
 11 CHAIRPERSON MCCOMBIE: One second, please.  
 12 Just one second, please.  
 13 (Multiple people speaking at the same  
 14 time.)  
 15 MR. VASSELLI: Everyone, again, we're going to  
 16 go on to the presentation after this question gets  
 17 answered. Thank you very much.  
 18 The park district passes a  
 19 referendum, a resolution for referendum. I do not  
 20 know if the chair of the park district or the  
 21 president of the park district was even on the board  
 22 the first time it was on.  
 23 By process of law, the park district  
 24 passes a resolution and goes through referendum.

1 they were -- if the people who are on the park  
 2 district board were on the board district at that  
 3 moment.  
 4 It was voted multiple times. It  
 5 passed this time. There is a legal process. It  
 6 passed pursuant to referendum, and we're here --  
 7 we're here, quite frankly, because there was one  
 8 offer, and that offer came through, and the  
 9 petitioner is here tonight.  
 10 And it's just that simple. We have,  
 11 I think, four or five presentations tonight --  
 12 (Multiple people speaking at the same  
 13 time.)  
 14 MR. VASSELLI: Wait. I am going -- I am  
 15 going to say this, and I'm going to say it very  
 16 politely.  
 17 We have a very nice court reporter.  
 18 I've worked with her before. It is impossible for  
 19 her to take a transcript that will be part of the  
 20 public hearing that everyone wants to have on this  
 21 if everyone is talking all at once.  
 22 For all the -- there are lawyers in  
 23 the crowd. I know that for a fact. You have to  
 24 have a clear record anytime these things go

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1 through.  
 2 We have multiple presentations, and  
 3 then there are multiple comments that have been sent  
 4 in. They will be read into the record. We have  
 5 many people who want to speak, and many people who  
 6 are speaking that will go on the record. But we  
 7 can't get to the people's comments up until we get  
 8 to the presentations.  
 9 AUDIENCE MEMBER: Just a 30-second question.  
 10 CHAIRPERSON MCCOMBIE: That's why we have a  
 11 public comment section, and it will be there.  
 12 (Multiple people speaking at the same  
 13 time.)  
 14 CHAIRPERSON MCCOMBIE: Okay. Just --  
 15 (Multiple people speaking at the same  
 16 time.)  
 17 CHAIRPERSON MCCOMBIE: Okay. There's a lot of  
 18 people who have their hands up.  
 19 Can it wait until there's a --  
 20 (Multiple people speaking at the same  
 21 time.)  
 22 CHAIRPERSON MCCOMBIE: Again, again, can it  
 23 just wait until after the presentations?  
 24

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1 briefly Plymouth Brethren Christian Church, which  
 2 Steve Johnston will go through. And then we'll hand  
 3 it over to our civil engineers, Jared Placek, with  
 4 Manhard Engineering. And then we'll go through some  
 5 of the details around the site plan, as well as the  
 6 landscape plan. And then I'll wrap it up with some  
 7 details around the building's design.  
 8 So with that, I'll hand it over to  
 9 Steve.  
 10 MR. JOHNSTON: Thank you very much, Dale.  
 11 To the commissioners and to everyone  
 12 that came tonight, we really appreciate that.  
 13 As Dale alluded to, I'm also a member  
 14 of the Plymouth Brethren Christian Church. We've  
 15 been established in the Chicagoland area since  
 16 1864, so that's approximately 160 years for the  
 17 mathematicians.  
 18 We have been a small group in the  
 19 Chicagoland area. Currently, we're at a total count  
 20 of 209 persons. I believe the most that I've seen  
 21 is 220. I recall 170s. So our population has  
 22 fluctuated within that small amount of change over  
 23 the last 50 years.  
 24 I know there's been concern that this

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1 (Multiple people speaking at the same  
 2 time.)  
 3 CHAIRPERSON MCCOMBIE: And they've been  
 4 waiting --  
 5 (Multiple people speaking at the same  
 6 time.)  
 7 CHAIRPERSON MCCOMBIE: Can we just do this?  
 8 (Multiple people speaking at the same  
 9 time.)  
 10 CHAIRPERSON MCCOMBIE: I think a lot of people  
 11 want to see and hear about it.  
 12 (Multiple people speaking at the same  
 13 time.)  
 14 CHAIRPERSON MCCOMBIE: Let's -- so, please.  
 15 Dale.  
 16 MR. DIENER: Good evening. My name is Dale  
 17 Diener. I'm part of the Plymouth Brethren Christian  
 18 Church.  
 19 Tonight we're here to address  
 20 concerns that were raised in the past two public  
 21 meetings relating to Acadia Drive access, some  
 22 landscaping concerns, and then some further concerns  
 23 relating to wetland impact.  
 24 I'd like to go through just very

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1 is going to grow into a mega church. I can assure  
 2 everyone in this room that will not happen,  
 3 and we have 160 years of history to prove that to  
 4 you.  
 5 And I think this is a very, very low  
 6 density, very nice looking project that we're  
 7 proposing for this area, and I think the civil  
 8 engineers can speak the technical terms as to  
 9 how this will be a very low impact to this  
 10 neighborhood.  
 11 And we really long to become part of  
 12 the fabric of this neighborhood. We long to become  
 13 a neighbor.  
 14 With that, I would like to turn it  
 15 over to our civil engineers to go through the  
 16 technical details.  
 17 MR. PLACEK: Thank you very much.  
 18 My name is Jared Placek, with Manhard  
 19 Consulting, One Overlook Point, Lincolnshire,  
 20 Illinois 60169.  
 21 Once again, I thank everyone who is  
 22 out here tonight and wants to know a little bit more  
 23 about this development, and how it's adjacency to  
 24 your properties, and what's going on.



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1 With that being said, I think there's  
 2 already been multiple meetings that have occurred  
 3 where some concerns were expressed, in particular,  
 4 regarding Acadia Drive and the access to it.  
 5 As you can see from this most recent  
 6 site plan, the Acadia Drive access, which previously  
 7 was at one point a bit of a full access, an  
 8 emergency access, it has now been completely  
 9 eliminated to no a access point.  
 10 I think as was previously illustrated  
 11 as part of the dialogue from the park district and  
 12 from the Plan Commission, previous plans  
 13 developments in this area that were rejected, did  
 14 act as traffic concerns related to having  
 15 connections to Acadia Drive, which this development  
 16 now has currently proposed does not have.  
 17 In addition to this, I'm not a  
 18 traffic consultant, but we do have our consultant  
 19 here who's happy to answer any questions that may  
 20 come up relative to the traffic.  
 21 But the traffic from this development  
 22 is, as was previously discussed, a low impact due to  
 23 the number of 200 or so Brethren of the PBCC, and  
 24 those are typically around 50 total cars that are

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1 associated with them.  
 2 With that being said, that you can  
 3 see the site plan here. One of challenges that has  
 4 been expressed in relation to the development of  
 5 this piece in the past is the wetlands that are on  
 6 site.  
 7 I think you can quickly move to the  
 8 next one here. Sorry. I'm going to stand up and  
 9 talk. A little bit better standing, and I can  
 10 point.  
 11 On this site, there are wetlands  
 12 surrounding the entire -- can everyone hear me  
 13 okay?  
 14 (Multiple people speaking at the same  
 15 time.)  
 16 MR. PLACEK: All right. Better? Okay.  
 17 Great.  
 18 So there's existing wetlands that  
 19 surround the site. In this current proposed plan,  
 20 these existing wetlands are being maintained. You  
 21 can see the existing wetlands genuinely surrounding  
 22 the entire site. You can see here the undisturbed  
 23 areas that show where we're making no impact to  
 24 these wetland areas. And then you can see the

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1 very small limited wetland impact that has  
 2 occurred.  
 3 If you can click the next one  
 4 here. Perfect.  
 5 So in relation to the actual wetlands  
 6 on site, there's been some expressed concerns  
 7 relative to maintaining this, the total amount of  
 8 wetland impact is three and a half percent to the  
 9 existing wetlands that are on site or just around  
 10 two-tenths of an acre. I know that's about  
 11 8,000 square feet. I know from some of the homes  
 12 here in South Barrington that that's a pretty --  
 13 that's smaller than, I think, some of the yards that  
 14 have been expressed by two tenths of an acre.  
 15 And these two wetlands that are  
 16 impacted, this one here, which is emerging wetland,  
 17 in fact, what we first did -- our wetland consultant  
 18 when they first did the study here, there was seven  
 19 wetlands outlined surrounding the site. And as part  
 20 of the review process, we had a second --  
 21 third-party wetland consultant come in. And when  
 22 they did their study, they found this emergent  
 23 wetland, which at that time, we had the impact. And  
 24 part of the reason that we were impacted was due to

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1 the concept of providing an access point to 59.  
 2 And, again, maintaining access to  
 3 Route 59, and then you can see a small amount of  
 4 wetland impact out here, and that was just due to  
 5 the retention requirements.  
 6 And so two-tenths of an acre or  
 7 3.4 percent, the total of wetlands that are being  
 8 impacted in this plan.  
 9 As you can see, we're trying to  
 10 maintain and preserve the wetlands to the maximum  
 11 extent we practically can, and I think we've done a  
 12 good job.  
 13 In regards to the landscaping, we  
 14 have provided some additional landscaping, again,  
 15 showing green here. You cannot see all of the  
 16 landscaping. We'll get to that in a second.  
 17 But the green landscaping here,  
 18 again, what has been changed based on commentary  
 19 that has been provided from the public as part  
 20 previous meetings.  
 21 These are, again, ways that we are  
 22 trying to provide this within the fabric of the  
 23 community. We're trying to preserve the existing  
 24 wetlands, and we're trying to maintain landscaping

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1 buffers around the surrounding area.  
 2 Next slide. This kind of just gives  
 3 you a little bit of a view of what you might see as  
 4 a resident who might be traveling along Bartlett  
 5 Road or traveling along Acadia Drive. Something  
 6 that you might see as you look out here on the  
 7 property in the existing conditions, and then our  
 8 proposed conditions.  
 9 And if you can -- so as you can see  
 10 the existing conditions, there's a considerable  
 11 amount of grove, again, as we previously described.  
 12 There's wetlands surrounding the property. They're  
 13 being maintained. So that existing growth that  
 14 you're seeing today is going to say there. And then  
 15 behind that existing growth, we're adding further  
 16 additional trees that will then be provided further  
 17 buffer, further landscape, and further removing the  
 18 (inaudible.)  
 19 I think these illustrate this from  
 20 multiple different views, but all are kind of --  
 21 existing trees existing along the edge of the  
 22 site.  
 23 And then our proposed landscape plan  
 24 working closely with the Village of South Barrington

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1 staff to ensure that we're meeting all codes and  
 2 requirements.  
 3 With that being said, we also  
 4 provided our final landscape plan. I know this is  
 5 real small text. I know it's hard to read. I  
 6 understand that for sure.  
 7 But what we can assure you in terms  
 8 of the codes and requirements that are being met,  
 9 again, we're working closely with staff, and  
 10 we'll continue to work with them, to provide, as  
 11 you can see, a substantial amount of landscape  
 12 buffers.  
 13 I think one of the other things that  
 14 you can notice, too, is that previously there was  
 15 this connection that was being shown to Acadia  
 16 Drive. It's since been eliminated. And also you  
 17 can see that there's, again, the natural wetland  
 18 planning needs to go, what has not been impacted,  
 19 which are these two existing wetlands along the  
 20 south side property.  
 21 With that, I'm going to turn it back  
 22 over for the architectural side.  
 23 MR. DIENER: Thank you.  
 24 So what we want to illustrate -- what

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1 we wanted to do is just show two renderings. One of  
 2 the church, and one of the school. What we have up  
 3 here right now is the church.  
 4 We've gone through extensive efforts  
 5 to model the architecture of the buildings after the  
 6 buildings within the community.  
 7 At one point, our resident actually  
 8 suggested we look at the Clubhouse within the  
 9 Regency of the Woods in South Barrington. And  
 10 you'll see similarities as you look at these two  
 11 buildings, to not only with that, but also to  
 12 buildings off of Executive Court, as well as the  
 13 Village Hall.  
 14 Some of the features that you'll see  
 15 include dormers and gables, as well as decorative  
 16 columns, stone, and brick accents. Again, just  
 17 really trying to keep the buildings low in height,  
 18 as well as blend in with the surrounding  
 19 architecture and compliment the village and  
 20 compliment the community with the way they're  
 21 designed.  
 22 Just another point, just as it  
 23 relates to landscaping and the building design, you  
 24 know, there will be glimpses of this building, but

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1 it won't be totally obscure.  
 2 Of course, we want -- you'll be able  
 3 to see the beautiful architecture as you drive by,  
 4 but it won't be a prominent feature along Bartlett  
 5 Road. That's for certain.  
 6 With that, I think we'll hand it back  
 7 to the commission --  
 8 CHAIRPERSON MCCOMBIE: Thank you.  
 9 MR. DIENER: -- for the next presentation.  
 10 CHAIRPERSON MCCOMBIE: So I would now like the  
 11 police chief to just give us a few comments.  
 12 POLICE CHIEF ROMANS: Thank you.  
 13 My name is Thomas Roman, R-O-M-A-N.  
 14 I'm the police chief in South Barrington.  
 15 As part of this proposal, I did some  
 16 homework, and one of questions people always ask or  
 17 need to know, how is this going to affect my  
 18 neighborhood, and how is it going to affect me and  
 19 my family?  
 20 Looking at the proposal from a  
 21 traffic prospective, very low impact. The number of  
 22 people that are expected to use the church, 50 to  
 23 200 congregates, would not significantly impact  
 24 traffic at all. Twenty-five to fifty students, same

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1 thing.

2 The build out of the streets and

3 traffic signals, and traffic-control devices in the

4 area are very capable of handling this load.

5 When we compare this church to

6 Willow Creek, big difference. This is not what

7 we're talking about at all, so very little impact

8 there.

9 In terms of safety, again, very

10 little impact. What causes calls to the police

11 department and the fire department and the fire

12 chief, Chief Motisi, is here regarding the country

13 side.

14 What results in calls to the police

15 and fire departments are not buildings, are not

16 vehicles, it's people. So when we build a new

17 building, that isn't exactly going to increase

18 workload. When they put people inside, that's what

19 does.

20 These numbers are small enough that

21 we expect there to be very little impact on police

22 services. Chief Motisi and I had talked about this,

23 and we expect that there will be a single or very

24 little impact on fire, EMS services as well.

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1 One of the things that I did is I

2 reached out to other -- my counterparts and other

3 communities where Plymouth Brethren has churches and

4 schools. And to re-enforce this, that the impact

5 will be very low, they're saying maybe like -- they

6 didn't even know they were in town.

7 So in terms of churches, in terms of

8 schools, very low impact. Don't expect there to be

9 any change to -- to our workload. Don't expect

10 there to be any changes to services that we provide

11 in the community.

12 We would be able to handle this with

13 the officers that we have, with the firefighters,

14 and paramedics that Chief Motisi has. It wouldn't

15 really have any affect on us at all.

16 Happy to answer any questions that

17 you might have.

18 CHAIRPERSON MCCOMBIE: Thank you.

19 Are there any questions you have,

20 either of the church or the chief here?

21 Yes.

22 AUDIENCE MEMBER: I have a question -- two

23 quick questions. I have two questions.

24 How many parking spots do you have

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1 there? It looks like 100.

2 MR. DIENER: 281.

3 AUDIENCE MEMBER: 281, and you're saying that

4 there's going to be only 50 people coming in

5 there?

6 (Multiple people speaking at the same

7 time.)

8 AUDIENCE MEMBER: Can you explain that to me?

9 (Applause.)

10 MR. DIENER: Yes. Thank you.

11 So that is obviously split between

12 the church and the school, I think, that total count

13 is.

14 I think the important thing to

15 emphasize here is that what we want to do is

16 accommodate a special occasion that might happen

17 once a year in which it would come to full capacity

18 of 1,000 members --

19 (Multiple people speaking at the same

20 time.)

21 MR. DIENER: This is --

22 AUDIENCE MEMBER: 1,000 people --

23 (Multiple people speaking at the same

24 time.)

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1 CHAIRPERSON MCCOMBIE: One second. One second.

2 (Multiple people speaking at the same

3 time.)

4 CHAIRPERSON MCCOMBIE: Just a second.

5 In respect for the people, please.

6 If you want to talk after the thing, raise your

7 hand. We will recognize you, and you can come and

8 speak, and you can ask the chief or anybody else a

9 question.

10 But just out of respect, I think it's

11 only common decency that we let him talk.

12 MR. DIENER: Thank you.

13 So it's important to emphasize that

14 we're a community of families. The families will

15 get together at various communities across the

16 country. There is these church facilities in

17 various cities throughout the country in which

18 occasionally we'll get together.

19 This is not a set time frame or a set

20 agenda, so we've had --

21 How many occasions have we had in the

22 last ten years, Steve?

23 MR. JOHNSTON: Historically over the past ten

24 years, we've held -- we've hosted eight of these

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1 special events at our current facility.  
 2 I will say that we don't get to  
 3 choose when we host these. We always say we're open  
 4 to host them.  
 5 Currently Minneapolis; Detroit;  
 6 Columbus, Ohio; Philadelphia, New York City has  
 7 completed a new one; another location in New Jersey.  
 8 They've all completed new facilities, which means  
 9 our chances of hosting these is becoming less and  
 10 less available.  
 11 So we presented this from the very  
 12 start when we brought the presentation in. Anyone  
 13 attended the past public hearings would know this is  
 14 not a surprise that we're presenting this. This is  
 15 a very special purpose-built facility.  
 16 In the past, we used to rent out  
 17 auditoriums for special events, but scheduling  
 18 purposes and the way we host our events, that has  
 19 become unworkable for us. So we are sort of a  
 20 global organization, and globally this is the way  
 21 that we're hosting these events.  
 22 Unfortunately, I'd like to say, we'd  
 23 host these more than once a year; but we won't have  
 24 that opportunity frankly, so we travel instead of

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1 host.  
 2 So hopefully that clarifies.  
 3 CHAIRPERSON MCCOMBIE: Okay.  
 4 Yes?  
 5 AUDIENCE MEMBER: My name is Hemal Patel,  
 6 H-e-m-a-l P-a-t-e-l. I live at 1 Acadia Drive.  
 7 So what we heard -- thank you for the  
 8 comments, Chief, and from the attorney from the park  
 9 district -- are really subjective comments about the  
 10 church, proposed church, not being even recognized  
 11 at times as part of the community because of such  
 12 small gatherings and what have.  
 13 You can objectively -- if you look at  
 14 it, they're asking for 281 parking spots. I mean, I  
 15 just see a big -- there are subjective comments from  
 16 police chief, who you called, and people told him  
 17 what he told us. And same thing from the attorney  
 18 from the park district. But these are all  
 19 subjective comments.  
 20 Objectively what is being proposed  
 21 is, I'm not sure about square footage, but probably  
 22 about 20,000, 25,000 square foot of space with 281  
 23 parking spots. And they're clearly stating there  
 24 will be occasional small gatherings.

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1 Again, we heard many times from them  
 2 they are very infrequent, but things change. And if  
 3 they do change, that will be the burden of the  
 4 community from the traffic standpoint to  
 5 increasing utilizing resources of the community, and  
 6 all other aspects.  
 7 So I think that's what I request the  
 8 Zoning Commission to look at, that what is being  
 9 said is all subjective, and what is being asked is a  
 10 very objective, large building with multiple parking  
 11 spots.  
 12 Thank you.  
 13 (Applause.)  
 14 CHAIRPERSON MCCOMBIE: Well, the traffic  
 15 consultant is here. I don't know how many of you --  
 16 we were -- and he can give a presentation on  
 17 traffic, if you would like to hear, not only for the  
 18 regular, but also for what happens for these large  
 19 gatherings. He can talk about it.  
 20 MR. MILLAN: If I may, I'd like say something.  
 21 My name is Javier Millan.  
 22 (Multiple people speaking at the same  
 23 time.)  
 24 AUDIENCE MEMBER: I'm with KLOA --

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1 (Multiple people speaking at the same  
 2 time.)  
 3 CHAIRPERSON MCCOMBIE: Just a second. Just a  
 4 second. Okay.  
 5 AUDIENCE MEMBER: Can't hear him.  
 6 CHAIRPERSON MCCOMBIE: Okay.  
 7 MR. MILLAN: -- regarding -- I'm sorry.  
 8 My name is Javier Millan with KLOA.  
 9 Regarding the parking comment or  
 10 assessment, per quote by the Village of South  
 11 Barrington, they should provide 271 parking spaces.  
 12 We're providing 281.  
 13 It's very easy, uncommon to equate  
 14 parking to trips. It doesn't necessarily mean that  
 15 we're going to generate that.  
 16 As I mentioned at the last public  
 17 hearing, trip generation was based on ITE, which is  
 18 the Institute of Transportation Engineers, and  
 19 that's the federal standard, government, local,  
 20 state, you know, counties, municipalities'  
 21 consultants. We just use that. That's what we're  
 22 required to use.  
 23 And if you remember, I mentioned that  
 24 we did the trip generation or the estimate for the

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1 trip generation based on the number of congregates,  
 2 200, which is a typical one. But we decided what  
 3 about if we do the trip generation based on the size  
 4 of the building? It actually came up higher, not by  
 5 much, but it came up higher. We decided to utilize  
 6 the higher trip generation, not the smaller one, the  
 7 higher one.

8 We assigned up to the area, and we  
 9 don't analyze in a vacuum, as I mentioned last time.  
 10 We got growth rates from CMAP -- CMAP is the Chicago  
 11 Metropolitan Agency for Planning. We applied that  
 12 to the existing traffic volume, so we increased  
 13 those, and then we added our traffic to be generated  
 14 by the church, as well as the school.

15 We conducted (inaudible) analysis on  
 16 all interactions will continue operating (inaudible)  
 17 levels of service.

18 As the police chief mentioned, the  
 19 amount of traffic that will be generated by this,  
 20 when you compare to the actual volume, is actually  
 21 very small. For comparison purposes, Sunday -- this  
 22 is when the church would generate most of their  
 23 traffic -- traffic in the area on Sunday, it's about  
 24 30 to 25 percent lower than the p.m. or a.m. peak

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1 hour. And when they generate the most traffic, if  
 2 you look at the peak hour traffic that they would  
 3 generate, you could probably have a few homes, five,  
 4 six, seven, ten homes having a party, and you would  
 5 have that additional traffic.

6 So the chief is correct in saying  
 7 that that additional traffic, you really wouldn't  
 8 see that much of a difference in the traffic  
 9 patterns in the area or the traffic operations of  
 10 the intersection.

11 CHAIRPERSON MCCOMBIE: Thank you.  
 12 One last item. You know, I've heard  
 13 your company. I don't know if everybody else has.  
 14 Why don't you -- why don't you talk a little bit  
 15 about your company.

16 MR. MILLAN: I'm sorry. I apologize for that.  
 17 So KLOA was formed in 1995. We are a  
 18 traffic engineering company. It was formed by  
 19 various guys from another company called Barton  
 20 Aschman, a very well-known company in the '70s,  
 21 '80s.

22 We specialize in traffic engineering.  
 23 We're not -- we don't do everything. Traffic  
 24 engineering is just what we do. We do parking

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1 design layouts, (inaudible), signal (inaudible). In  
 2 essence, that's what we do.

3 I have been conducting traffic  
 4 studies or working as a traffic engineer since 1995;  
 5 and I've joined KLOA in 1999, so I've been with them  
 6 now for over 20 years.

7 And, again, we do this on a daily  
 8 basis. We also provide our services to villages.  
 9 We're also village consultants, too, so we  
 10 understand the concern that some people have.

11 But we take our pride -- the answer  
 12 will be the same whether we're doing a traffic study  
 13 for a development or for the village. We want to  
 14 make sure that things are going to work because our  
 15 name is in there.

16 CHAIRPERSON MCCOMBIE: Thank you. Okay.  
 17 Yes.

18 AUDIENCE MEMBER: (Inaudible.)  
 19 MS. REPORTER: I cannot hear him.

20 CHAIRPERSON MCCOMBIE: She can't hear you.  
 21 Sorry.

22 AUDIENCE MEMBER: The question I have --  
 23 CHAIRPERSON MCCOMBIE: Just a second. Just a  
 24 second.

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1 Come up. She didn't hear the first  
 2 part.

3 AUDIENCE MEMBER: That's okay. One of the many  
 4 Patels.

5 J-a-b, as in boy, a-l. Last name  
 6 Patel. 28 Acadia Drive.

7 The question is for Javier, I guess.  
 8 Who's paying for his opinion?  
 9 (Multiple people speaking at the same  
 10 time.)

11 AUDIENCE MEMBER: I'm just --  
 12 MR. MILLAN: It's a very common question that I  
 13 get, you know, who's paying you.

14 So, again, as I mentioned, we have  
 15 worked for villages. We have worked for the county.  
 16 We have worked for the DOT. We've worked for  
 17 developers.

18 It's not -- it's not (inaudible) as a  
 19 result of the analysis. Regardless of who's paying  
 20 for it -- in this case, I'm saying we're working for  
 21 them. They pay the bills.

22 Regardless of who pays the bills, the  
 23 findings will be the same. We have to present them.  
 24 Our name is at stake in there. Clients come and go.

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1 Villages stay.  
 2 AUDIENCE MEMBER: Thank you.  
 3 (Applause.)  
 4 CHAIRPERSON MCCOMBIE: Yes.  
 5 AUDIENCE MEMBER: Thank you.  
 6 Thank you, all, for your time --  
 7 MS. REPORTER: What is your name, please?  
 8 AUDIENCE MEMBER: Joe Elias, E-I-I-a-s, 9  
 9 Brooke Lane, South Barrington.  
 10 So I wanted to try to get in some  
 11 comments prior to the presentation because actually  
 12 I've seen this presentation previously. About a  
 13 year ago or so, the mayor had asked me, and a few  
 14 other people from surrounding subdivisions, to come  
 15 in as a courtesy review to the proposed development  
 16 of the area.  
 17 So I came in, and I saw the  
 18 presentation, and the petitioner had asked for a  
 19 vote for it to be passed to the village board.  
 20 However, that was cut short because  
 21 the petitioner was not the owner of the property or  
 22 under contract for the property because the property  
 23 was still owned by the park district as I believe it  
 24 is still now.

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1 So they had to leave and basically  
 2 went away, and previously the property had been  
 3 auctioned or auctioned up. Signs went up. I  
 4 attended a couple of the auctions. I was actually  
 5 potentially going to bid on the property, as  
 6 I'm a real estate developer in the area. As you  
 7 know, I've done three subdivisions in South  
 8 Barrington.  
 9 The last auction was not -- I don't  
 10 believe was properly noticed. I didn't hear of it.  
 11 When the petitioner with the park district left that  
 12 meeting a year ago, it was kind of a conundrum,  
 13 well, what do we do? We don't own the property, so  
 14 how can we petition? We have to win the auction.  
 15 But then it was silenced. I wasn't  
 16 invited to another auction. I didn't see the signs.  
 17 This property is directly across the street from my  
 18 house. I didn't see a notice of it. And the first  
 19 two auctions, there's several -- several other  
 20 builders and developers, competing bids. And this  
 21 time crickets.  
 22 So I will challenge the validity of  
 23 the auction itself if it goes forward --  
 24 (Applause.)

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1 AUDIENCE MEMBER: -- because I do feel  
 2 something just doesn't seem right with that whole  
 3 process.  
 4 (Applause.)  
 5 AUDIENCE MEMBER: There's other issues that I  
 6 have with that property and the develop -- the way  
 7 that it could be developed because I did look at  
 8 it.  
 9 I did several land plans on it myself  
 10 thinking that it could potentially be residential,  
 11 and I floated a couple of ideas around, but the  
 12 train that is on 59 -- and 59, the proximity to the  
 13 roads, it's not a very desirable parcel of land, and  
 14 I think that in its current form, it's zoned or had  
 15 been plotted for 14 residential lots by (inaudible).  
 16 I'm familiar with everything that you  
 17 guys did back then with the village. I've been  
 18 around here for 40 years, so I'm quite familiar with  
 19 the whole history.  
 20 I think that because the park  
 21 district is in desperate need of cash, they looked  
 22 to get this deal done because the options were  
 23 running out as far as who could develop it or when  
 24 it's going to be developed or how much they were

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1 going to get for it.  
 2 And part of an auction usually is  
 3 that it's sold to the highest bidder without  
 4 contingencies, without -- it's cash up front. You  
 5 put cash up, and then 30 days later you have to  
 6 close. There's never a contingency period where the  
 7 developer or the winning bidder gets a chance to  
 8 kick the tires and look under the hood. It's a  
 9 final sale, and that's not -- has not been the  
 10 case.  
 11 So what I'd like to offer tonight is  
 12 a solution that I think it will settle all of this  
 13 hopefully, but I would respectfully ask that the  
 14 Plan Commission and the village board deny this  
 15 applicant. Let this contract fail or fall out of  
 16 contract.  
 17 I would personally work with the  
 18 village and the park district. I would donate my  
 19 time, my services, and the funds to prepare a land  
 20 plan that could be accepted by the village that will  
 21 be preliminarily accepted through the petitioner --  
 22 the park district would be the petitioner of the  
 23 land plan. It would receive preliminary approval  
 24 from the Plan Commission or the village board, and

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1 then without anything to me, the park district could  
 2 then auction that land to a developer with a  
 3 pre-approved or a preliminary approved land plan  
 4 that would bring a much higher value to the park  
 5 district, solve all their financial issues, and then  
 6 also bring in additional funding to the park  
 7 district by way of real estate property taxes.  
 8 (Applause.)  
 9 AUDIENCE MEMBER: I feel this is a win-win for  
 10 the community --  
 11 (Multiple people speaking at the same  
 12 time.)  
 13 AUDIENCE MEMBER: -- and it's a community  
 14 that --  
 15 (Multiple people speaking at the same  
 16 time.)  
 17 AUDIENCE MEMBER: -- as you know, I care deeply  
 18 about.  
 19 (Multiple people speaking at the same  
 20 time.)  
 21 CHAIRPERSON MCCOMBIE: Joe, you've had since  
 22 2017, 2017 to work on this. I realize -- it's an  
 23 interesting conversation you're having with yourself  
 24 on this --

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1 (Multiple people speaking at the same  
 2 time.)  
 3 CHAIRPERSON MCCOMBIE: -- but I'm going to tell  
 4 you, Joe, you cannot --  
 5 (Multiple people speaking at the same  
 6 time.)  
 7 CHAIRPERSON MCCOMBIE: -- you can't --  
 8 (Multiple people speaking at the same  
 9 time.)  
 10 CHAIRPERSON MCCOMBIE: -- you cannot do this.  
 11 AUDIENCE MEMBER: Pardon me?  
 12 CHAIRPERSON MCCOMBIE: You cannot -- you're  
 13 asking us to reject a plan -- for the village board  
 14 to reject a plan.  
 15 (Multiple people speaking at the same  
 16 time.)  
 17 CHAIRPERSON MCCOMBIE: One second.  
 18 And you're also -- you're also saying  
 19 that you thought there was impropriety with the park  
 20 district.  
 21 Well, the attorney's here from the  
 22 park district, and I've been told -- because I asked  
 23 about this already -- and I've been told there's no  
 24 impropriety about it.

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1 And so -- I mean, I'll -- I'm going  
 2 to call him up here again to do it, to say that.  
 3 But, I mean, if you're suing the park district,  
 4 then, I guess, you're suing the park district; but  
 5 it's -- this is something that I wish you would have  
 6 put something together before this.  
 7 AUDIENCE MEMBER: Before when?  
 8 CHAIRPERSON MCCOMBIE: Before this meeting.  
 9 (Multiple people speaking at the same  
 10 time.)  
 11 AUDIENCE MEMBER: Well, I'm just finding out  
 12 about this as I'm telling you. I did not know that  
 13 the property was sold. I'm just finding out that  
 14 the property was sold.  
 15 I did not know there was a third or a  
 16 fourth auction, and that's -- that's mysterious to  
 17 me. So there is a challenge. It's a question. I'm  
 18 not suing the park district. I'm not looking to get  
 19 into a legal battle, but I am going to challenge it  
 20 because I need to know and ask the question where  
 21 was it published? How was it published? In what  
 22 newspaper? Was it in a --  
 23 CHAIRPERSON MCCOMBIE: Okay.  
 24

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1 (Multiple people speaking at the same  
 2 time.)  
 3 AUDIENCE MEMBER: -- was it a back-door deal?  
 4 Because it's kind a coincidence that  
 5 the church that was here a year earlier with -- not  
 6 under contract, needed to go through the auction  
 7 process, they were the only bidder.  
 8 AUDIENCE MEMBER: That's suspicious.  
 9 AUDIENCE MEMBER: Yes. It's just a question.  
 10 CHAIRPERSON MCCOMBIE: Okay. Well, the  
 11 attorney for the park district is here, so let's see  
 12 if we can ask him to resolve this.  
 13 AUDIENCE MEMBER: And then with regard to the  
 14 development since 2017, I had looked at the  
 15 property. I'm not interested in developing the  
 16 property, but I would donate my services, time, and  
 17 funds to help the park district develop and get a  
 18 preliminary plan that they can take to market and  
 19 get a much higher price from the developer, and  
 20 something that the village can be happy with,  
 21 something that the park district and the community  
 22 can be happy with.  
 23 That's all I'm saying tonight. Thank  
 24 you.

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1 CHAIRPERSON MCCOMBIE: Okay.  
 2 (Applause.)  
 3 CHAIRPERSON MCCOMBIE: One second.  
 4 Pete, could you -- I apologize. I  
 5 don't remember the attorney's name.  
 6 MR. BOLIN: Thank you. Dan Bolin, attorney for  
 7 the park district.  
 8 Well, we could go through all the  
 9 documents and the notices and the dates. I don't  
 10 have them in front of me right here, partially  
 11 because the purpose of this meeting is to evaluate  
 12 the applicant's application and whether their  
 13 application, their proposed development, meets the  
 14 standards for a planned development in the  
 15 village.  
 16 In any other zone hearing that you've  
 17 considered, you've considered many of the  
 18 developments over the years, there's not some  
 19 evaluation of the seller's contract for the seller  
 20 -- the terms of the seller's contract with the  
 21 applicant.  
 22 (Multiple people speaking at the same  
 23 time.)  
 24 CHAIRPERSON MCCOMBIE: Closer to the

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1 microphone.  
 2 MR. BOLIN: From our perspective, it's not  
 3 relevant that you need to consider when we're  
 4 evaluating the application --  
 5 CHAIRPERSON MCCOMBIE: That's --  
 6 MR. BOLIN: -- but we're happy to provide those  
 7 documents to the village.  
 8 CHAIRPERSON MCCOMBIE: Yes. One second.  
 9 So the real question -- one second.  
 10 The real question is: Was this done properly, the  
 11 notices, and was the auction, and all the aspects of  
 12 it, was it done properly, was it noticed properly,  
 13 per state regulation?  
 14 MR. BOLIN: Right.  
 15 We went through the process at the  
 16 top, and that's the process we followed.  
 17 CHAIRPERSON MCCOMBIE: Okay. So I would ask  
 18 that you would forward information to the village,  
 19 so the village can send information to Joe that  
 20 shows that this was noticed properly, and Jimmy will  
 21 take a look at it and make sure that it has been  
 22 done correctly.  
 23 AUDIENCE MEMBER: I just have a follow-up  
 24 question.

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1 Who was the auction company?  
 2 CHAIRPERSON MCCOMBIE: I'm sorry?  
 3 AUDIENCE MEMBER: Who was the auction company?  
 4 The auction company? The auctioneers?  
 5 (Multiple people speaking at the same  
 6 time.)  
 7 AUDIENCE MEMBER: Yeah. Who handled it?  
 8 CHAIRPERSON MCCOMBIE: Again, I was -- it's the  
 9 park district, so I don't know who --  
 10 Do you know who the auctioneer was?  
 11 AUDIENCE MEMBER: We don't need one.  
 12 (Multiple people speaking at the same  
 13 time.)  
 14 CHAIRPERSON MCCOMBIE: Just a second. Just a  
 15 second.  
 16 (Multiple people speaking at the same  
 17 time.)  
 18 CHAIRPERSON MCCOMBIE: Please.  
 19 AUDIENCE MEMBER: We don't need an auctioneer  
 20 per state statute.  
 21 AUDIENCE MEMBER: So there's no auctioneer?  
 22 (Multiple people speaking at the same  
 23 time.)  
 24 AUDIENCE MEMBER: So there's no auction.

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1 (Multiple people speaking at the same  
 2 time.)  
 3 CHAIRPERSON MCCOMBIE: Just a second.  
 4 (Multiple people speaking at the same  
 5 time.)  
 6 CHAIRPERSON MCCOMBIE: Just a second.  
 7 There's a lot of people talking  
 8 again. This gets very confusing. I can't have her  
 9 write down the notes.  
 10 So, Pete, do you want to just come up  
 11 for one second?  
 12 MR. PERISIN: How about a FOIA? Send us a FOIA  
 13 request, and we'll be more than happy to --  
 14 AUDIENCE MEMBER: Answer the question.  
 15 (Multiple people speaking at the same  
 16 time.)  
 17 AUDIENCE MEMBER: Answer the question.  
 18 MR. PERISIN: What question?  
 19 AUDIENCE MEMBER: Was there an auctioneer?  
 20 MR. PERISIN: No.  
 21 AUDIENCE MEMBER: How much was there  
 22 auctioneer?  
 23 (Multiple people speaking at the same  
 24 time.)



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1 CHAIRPERSON MCCOMBIE: Okay. Just a second.  
 2 Again --  
 3 (Multiple people speaking at the same  
 4 time.)  
 5 CHAIRPERSON MCCOMBIE: Again --  
 6 (Multiple people speaking at the same  
 7 time.)  
 8 CHAIRPERSON MCCOMBIE: One second. Please.  
 9 (Multiple people speaking at the same  
 10 time.)  
 11 CHAIRPERSON MCCOMBIE: Please.  
 12 (Multiple people speaking at the same  
 13 time.)  
 14 CHAIRPERSON MCCOMBIE: Please.  
 15 (Multiple people speaking at the same  
 16 time.)  
 17 CHAIRPERSON MCCOMBIE: Pete --  
 18 (Multiple people speaking at the same  
 19 time.)  
 20 CHAIRPERSON MCCOMBIE: Pete --  
 21 (Multiple people speaking at the same  
 22 time.)  
 23 CHAIRPERSON MCCOMBIE: Don't answer.  
 24

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1 You will be able to look at it, get the information.  
 2 Joe will be able to get it, and we'll be able to  
 3 find out.  
 4 Do you have any questions about  
 5 this?  
 6 AUDIENCE MEMBER: I do, yeah.  
 7 CHAIRPERSON MCCOMBIE: Please.  
 8 AUDIENCE MEMBER: My name is Ashley Hosette. I  
 9 live at 35 Acadia.  
 10 MS. REPORTER: Can you spell your last name?  
 11 AUDIENCE MEMBER: It's A-s-h-l-e-y. My last  
 12 name is, H-o-s-e-t-t-e.  
 13 CHAIRPERSON MCCOMBIE: You're going to have get  
 14 closer to the microphone.  
 15 AUDIENCE MEMBER: Sorry.  
 16 So I want to step back a little bit.  
 17 This is in regards -- I've been to all the meetings,  
 18 and I think at the first meeting when I was at the  
 19 park district meeting, Pete did provide a lot more  
 20 color at that meeting about -- kind of like what was  
 21 going on.  
 22 I do want to say this, and it's more  
 23 only to you guys, but with my community in the  
 24 background, what was on the referendum -- I think

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1 (Multiple people speaking at the same  
 2 time.)  
 3 CHAIRPERSON MCCOMBIE: Don't answer.  
 4 Now, please. If you're going to ask  
 5 a question, the court reporter wants to write it  
 6 down; and that way, he can respond to it, and we  
 7 have it a part of the record, which will be a much  
 8 more powerful thing, right?  
 9 AUDIENCE MEMBER: I apologize.  
 10 CHAIRPERSON MCCOMBIE: Okay. I know there's a  
 11 lot of passion going on here, and I appreciate  
 12 that. So it's good.  
 13 (Multiple people speaking at the same  
 14 time.)  
 15 AUDIENCE MEMBER: You know, he asked for a  
 16 FOIA, and that takes multiple days, and we've been  
 17 doing a lot of that. So he was right here, and I  
 18 thought we could get a quick answer.  
 19 CHAIRPERSON MCCOMBIE: Okay. So if --  
 20 (Multiple people speaking at the same  
 21 time.)  
 22 CHAIRPERSON MCCOMBIE: If your FOIA is --  
 23 something to the park district can get it -- it's  
 24 going to be a while before the next public hearing.

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1 you hear about we're all -- we just feel like we've  
 2 been in the dark.  
 3 I know you guys follow the state law,  
 4 the regulations, and we -- no one's trying to sue  
 5 you guys that you didn't notice it properly.  
 6 But we're telling you something needs  
 7 to change. We are a very passionate community. We  
 8 are all here. We got babysitters tonight. I mean,  
 9 we had to do everything -- we traveled from work,  
 10 and we're working parents. But something needs to  
 11 change.  
 12 And what was said in that referendum,  
 13 which nobody has mentioned, and I don't know if  
 14 anyone remembers, is all it said was a yes or no  
 15 vote. It said, do you approve the park district  
 16 to sell the land to improve the parks? Yes or  
 17 no?  
 18 So what would everybody's answer  
 19 be?  
 20 (Multiple people speaking at the same  
 21 time.)  
 22 AUDIENCE MEMBER: Okay. Did we know it was a  
 23 church? No.  
 24

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1 (Multiple people speaking at the same  
2 time.)  
3 AUDIENCE MEMBER: That's what we're talking  
4 about. I'm sorry to bring this up. We have been  
5 talking about this issue for two hours, and we've  
6 got our presentation to present and we need to get  
7 there. But I'm sorry.  
8 Everybody needs to know that was the  
9 question on the referendum, okay.  
10 AUDIENCE MEMBER: Yes.  
11 (Multiple people speaking at the same  
12 time.)  
13 AUDIENCE MEMBER: That's why we're all in the  
14 dark.  
15 (Multiple people speaking at the same  
16 time.)  
17 AUDIENCE MEMBER: And the only way we knew  
18 about it was from somebody in Hidden Lakes on --  
19 wrote on Whatsapp --  
20 (Multiple people speaking at the same  
21 time.)  
22 AUDIENCE MEMBER: -- and we heard that it was  
23 sold.  
24

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1 (Multiple people speaking at the same  
2 time.)  
3 CHAIRPERSON MCCOMBIE: One second, please.  
4 (Multiple people speaking at the same  
5 time.)  
6 CHAIRPERSON MCCOMBIE: One second.  
7 AUDIENCE MEMBER: I just want to get that  
8 out because I think it's -- it needs to provide  
9 color.  
10 I mean, there's some people that have  
11 not been to the other meetings, but I've been to the  
12 past two. I've heard the park district meeting. I  
13 was at the last village meeting. I spoke.  
14 (Inaudible) sale of this church and school.  
15 I definitely agree that it should be  
16 residential housing --  
17 (Multiple people speaking at the same  
18 time.)  
19 AUDIENCE MEMBER: He did tell me at the park  
20 district meeting, he would put a Target there. He's  
21 very aggressive to sell this land.  
22 (Multiple people speaking at the same  
23 time.)  
24 AUDIENCE MEMBER: They're paying a mortgage.

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1 He told me they're paying on it every month, so  
2 they've got to get rid of the land. If this doesn't  
3 go through, if you guys fall through, it's going to  
4 be right up on auction again. He's like, I'll put a  
5 Target, and we'll put an access on Acadia Drive.  
6 That's how the meeting went.  
7 (Multiple people speaking at the same  
8 time.)  
9 CHAIRPERSON MCCOMBIE: I'm hoping --  
10 (Multiple people speaking at the same  
11 time.)  
12 CHAIRPERSON MCCOMBIE: Just a second.  
13 I'm hoping that sarcasm -- when you  
14 say sarcasm, it's sarcasm.  
15 (Multiple people speaking at the same  
16 time.)  
17 CHAIRPERSON MCCOMBIE: Pete --  
18 (Multiple people speaking at the same  
19 time.)  
20 CHAIRPERSON MCCOMBIE: Just a second --  
21 (Multiple people speaking at the same  
22 time.)  
23 CHAIRPERSON MCCOMBIE: Just a second.  
24

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1 (Multiple people speaking at the same  
2 time.)  
3 CHAIRPERSON MCCOMBIE: Everybody, one second.  
4 (Multiple people speaking at the same  
5 time.)  
6 CHAIRPERSON MCCOMBIE: One second, please.  
7 (Multiple people speaking at the same  
8 time.)  
9 CHAIRPERSON MCCOMBIE: Please.  
10 A Target would never be put in there.  
11 They don't have the ability --  
12 (Multiple people speaking at the same  
13 time.)  
14 CHAIRPERSON MCCOMBIE: Just a second.  
15 (Multiple people speaking at the same  
16 time.)  
17 CHAIRPERSON MCCOMBIE: Just a second,  
18 everybody.  
19 (Multiple people speaking at the same  
20 time.)  
21 CHAIRPERSON MCCOMBIE: One second, please. One  
22 second, please.  
23 They don't have zoning for it. They  
24 can't get zoning for it.

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1 So, now, the land right now is zoned  
 2 for recreational buildings, churches, and schools.  
 3 That's what the zoning on this land is.  
 4 AUDIENCE MEMBER: Okay. I think there's a  
 5 little confusion with that.  
 6 CHAIRPERSON MCCOMBIE: So, and additionally,  
 7 the park district when they did the referendum, did  
 8 not hold the auction first. They held it  
 9 afterwards.  
 10 AUDIENCE MEMBER: There was no auction.  
 11 AUDIENCE MEMBER: There was no auction.  
 12 CHAIRPERSON MCCOMBIE: No. They didn't have an  
 13 auctioneer.  
 14 So after the referendum, they held  
 15 the auction, and they were the only bidder on this,  
 16 and their bid was the same as the last bid that was  
 17 up.  
 18 AUDIENCE MEMBER: I understand all that.  
 19 CHAIRPERSON MCCOMBIE: And it's really all  
 20 public record. And so it's all -- there's -- it's  
 21 all public. I just don't know what to say about --  
 22 and the village is not doing this. This is the park  
 23 district selling it, and we are two different  
 24 bodies.

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1 AUDIENCE MEMBER: I understand all of that.  
 2 CHAIRPERSON MCCOMBIE: Okay.  
 3 AUDIENCE MEMBER: I do.  
 4 CHAIRPERSON MCCOMBIE: Okay.  
 5 AUDIENCE MEMBER: I just want to state the  
 6 referendum said, do you want the park district to  
 7 sell the land to upgrade the parks?  
 8 And you know, what? I did vote no  
 9 because I knew it had meaning behind it; but, you  
 10 know, a lot of these people didn't know, and they  
 11 just -- you know, we just keep going back to that.  
 12 I'm sorry to belabor the points, but I just feel  
 13 like everyone needs to get up -- we all need to get  
 14 up to speed that that's what the referendum said,  
 15 and that's why everyone is confused.  
 16 You did say it was public record. He  
 17 did say he put notices, he put signs, etc., and it  
 18 just said vote yes. Vote yes. I mean, that's all I  
 19 saw. Vote yes. I had someone hand me a I flyer to  
 20 take a vote. It said vote yes for the park thing,  
 21 but I knew it had meaning behind it.  
 22 That's what I will say, so I am very  
 23 concerned.  
 24 CHAIRPERSON MCCOMBIE: But there was

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1 absolutely -- do you understand, there was  
 2 absolutely no guarantee that the church was going to  
 3 get it?  
 4 (Multiple people speaking at the same  
 5 time.)  
 6 AUDIENCE MEMBER: Yeah. There was -- I didn't  
 7 know it was a guarantee --  
 8 (Multiple people speaking at the same  
 9 time.)  
 10 AUDIENCE MEMBER: -- it's still under  
 11 contract --  
 12 (Multiple people speaking at the same  
 13 time.)  
 14 AUDIENCE MEMBER: -- but I don't know what that  
 15 has to do with --  
 16 (Multiple people speaking at the same  
 17 time.)  
 18 CHAIRPERSON MCCOMBIE: Well, you said you  
 19 didn't know a church was going to go there, and you  
 20 would have voted against a church.  
 21 I appreciate what you said --  
 22 AUDIENCE MEMBER: So the auction was --  
 23 CHAIRPERSON MCCOMBIE: You said the auction  
 24 said that, and I wouldn't have voted if I knew a

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1 church was going to go there.  
 2 AUDIENCE MEMBER: Right.  
 3 CHAIRPERSON MCCOMBIE: But no one knew a church  
 4 was going to go there until the referendum said they  
 5 could sell it, and then the highest bidder was the  
 6 church.  
 7 AUDIENCE MEMBER: Well, then I would question  
 8 then why -- so it was in public records that they  
 9 were bidding on the property?  
 10 CHAIRPERSON MCCOMBIE: They didn't -- they  
 11 couldn't bid on it until the referendum allowed them  
 12 to bid on it.  
 13 AUDIENCE MEMBER: Okay. I just -- I just think  
 14 bottom line, yes, I go to Huntley to go to a park  
 15 for my two and four year old. Okay. Yeah, I don't  
 16 go to South Barrington parks. I don't like the  
 17 parks. It's embarrassing. We pay the highest tax  
 18 here, million and half dollar house. I mean, that's  
 19 the same amount as the land, yeah, I go to parks  
 20 that are 20 minutes away for my kids.  
 21 So, yes, I want you to upgrade the  
 22 parks, and a lot of us would go in together to buy  
 23 the land. I just -- yeah. I know we need to move  
 24 on.

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1 Thank you for your time.  
 2 (Applause.)  
 3 CHAIRPERSON MCCOMBIE: Thank you.  
 4 AUDIENCE MEMBER: My name is Vikas Sharma,  
 5 V-i-k-a-s, last name Sharma, S-h-a-r-m-a.  
 6 The question I have is for park  
 7 district. You said the first few times you  
 8 auctioned it out, and all the signs were there.  
 9 Would you please tell me what kind of  
 10 signs you put along the roads?  
 11 (Multiple people speaking at the same  
 12 time.)  
 13 AUDIENCE MEMBER: About the --  
 14 MR. PERISIN: About the auction?  
 15 AUDIENCE MEMBER: About the auction.  
 16 AUDIENCE MEMBER: Yes.  
 17 MR. PERISIN: We followed the state law.  
 18 AUDIENCE MEMBER: Isn't it true that one of the  
 19 state laws stated that you have to put a sign on the  
 20 public property that is getting auctioned?  
 21 MR. PERISIN: No.  
 22 AUDIENCE MEMBER: If it's not, then why didn't  
 23 you put it the first time?  
 24 MR. PERISIN: We had an auctioneer the first

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1 time, and you wanted advertisement.  
 2 AUDIENCE MEMBER: All right. So then why  
 3 didn't you put it again because you were  
 4 auctioning?  
 5 MR. PERISIN: Because it's not required.  
 6 AUDIENCE MEMBER: So you were not auctioning it  
 7 then?  
 8 MR. PERISIN: An auction does not require a  
 9 sign. It requires notice.  
 10 AUDIENCE MEMBER: Notice to who?  
 11 MR. PERISIN: In the newspapers.  
 12 AUDIENCE MEMBER: And what kind of newspaper?  
 13 MR. PERISIN: The Daily Harold.  
 14 AUDIENCE MEMBER: Is that a newspaper read by  
 15 pretty much everybody in South Barrington?  
 16 (Multiple people speaking at the same  
 17 time.)  
 18 MR. PERISIN: I don't know.  
 19 AUDIENCE MEMBER: Exactly. That's what my  
 20 point is.  
 21 And how many people were at the  
 22 auction -- at the auction?  
 23 MR. PERISIN: Which auction?  
 24

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1 (Multiple people speaking at the same  
 2 time.)  
 3 AUDIENCE MEMBER: Thank you. So there were no  
 4 auction.  
 5 (Applause.)  
 6 CHAIRPERSON MCCOMBIE: Okay.  
 7 AUDIENCE MEMBER: I'll give somebody else a  
 8 chance. If I have a question, I'll come  
 9 later.  
 10 CHAIRPERSON MCCOMBIE: Thank you.  
 11 (Applause.)  
 12 CHAIRPERSON MCCOMBIE: I know we're waiting for  
 13 our presentation --  
 14 (Multiple people speaking at the same  
 15 time.)  
 16 CHAIRPERSON MCCOMBIE: Okay. Sorry.  
 17 You've been -- go ahead. Sorry.  
 18 AUDIENCE MEMBER: My name is Naveed,  
 19 N-a-v-e-e-d, last name is Ahmed, A-h-m-e-d. I'm a  
 20 resident of Barrington, North Barrington for over  
 21 22 years.  
 22 We are part of South Barrington  
 23 Classic Croquet Club. It's a croquet club, the most  
 24 popular sports in the world. We run it -- both

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1 facilities, right across the street from movie --  
 2 AMC movie theatre. It's a village-owned property  
 3 that we got from (inaudible) -- offer (inaudible)  
 4 and Mayor Paula.  
 5 We built this facility this year with  
 6 our own money. We spent over \$300,000 to build this  
 7 facility, and we are promoting sports and other  
 8 activities in the community, and we are coming in to  
 9 spend many more, thousands, to build this  
 10 facility.  
 11 So as I have the concern the same  
 12 other residents said -- talk about that we did not  
 13 have any clue about this, when this thing happened,  
 14 and all that, and we'd love to buy the property at  
 15 such -- such low price. This is unheard of that we  
 16 are buying land in South Barrington at 45,000 an  
 17 acre. This is unheard of. And I have the same, you  
 18 know, education that (inaudible), so we'd like to  
 19 offer to buy by this property and build and keep  
 20 this as a recreational facility --  
 21 (Applause.)  
 22 AUDIENCE MEMBER: (Inaudible) -- supposed to do  
 23 in the community.  
 24 Thank you.

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1 (Applause.)  
 2 CHAIRPERSON MCCOMBIE: One second before your  
 3 presentation. Just in response to this, let me  
 4 just --  
 5 MR. VASSELLI: Pete, can I ask you a question?  
 6 MR. PERISIN: Yes.  
 7 MR. VASSELLI: You have a valid and binding  
 8 contract with the petitioner, correct?  
 9 MR. PERISIN: Park district, yes.  
 10 MR. VASSELLI: I'm sorry. The park district  
 11 does.  
 12 MR. PERISIN: Yes.  
 13 MR. VASSELLI: So the village is here -- the  
 14 petitioner filed, just like anyone can with valid  
 15 ties to the property, for land use relief.  
 16 We are not going to, at a board  
 17 meeting, without notice or at any time, get involved  
 18 in the negotiations of a third party counter-offer  
 19 to make a (inaudible) of a valid and binding  
 20 contract between two parties.  
 21 It's not the province of this board,  
 22 nor is anything that any entity, governmental  
 23 entity, or other entity should be involved in the  
 24 State of Illinois.

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1 So there's a valid and binding  
 2 contract between two parties. Part of their project  
 3 is to do due diligence. We are hearing through that  
 4 due diligence and land use commission, this is not  
 5 the time nor the place to interfere with that  
 6 contract, nor does this board have the authority to  
 7 interfere with that contract.  
 8 That is between them and how they  
 9 want to handle it is between them. I just want to  
 10 make that very clear.  
 11 AUDIENCE MEMBER: But they are not private  
 12 parties.  
 13 AUDIENCE MEMBER: You said no to other people  
 14 before, but there's no possibility to say no to  
 15 this.  
 16 (Multiple people speaking at the same  
 17 time.)  
 18 MR. VASSELLI: Again, we need to do it one  
 19 person at a time when we talk. We have a court  
 20 reporter here. We have to get your name.  
 21 Thank you very much.  
 22 AUDIENCE MEMBER: (Inaudible.)  
 23 MR. VASSELLI: Sir, you cannot speak --  
 24

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1 (Multiple people speaking at the same  
 2 time.)  
 3 MR. VASSELLI: Can I finish?  
 4 We cannot interfere with a  
 5 contractual relationship, nor does this body have  
 6 the authority to interfere, nor does the village  
 7 have the authority to interfere with a contractual  
 8 relationship between two parties.  
 9 AUDIENCE MEMBER: I'd like to say something.  
 10 I am a certified public accountant by  
 11 profession, and they did something called arm's  
 12 length. What that mean is that (inaudible) with our  
 13 money. So if I am buying land in this village in  
 14 South Barrington for a price, which is -- we have  
 15 seen not enough, how can I come in selling something  
 16 to people, which I am trustee of the money, part of  
 17 the park district or village, how can I sell  
 18 something which I know that is not fair?  
 19 I mean, this is a very -- I'm a  
 20 business -- how can this thing that (inaudible).  
 21 This is just not fair -- it's not fair for anybody  
 22 else to come and bid for the same property.  
 23 I mean, forget about that. All I'm  
 24 saying is that how can a village -- I mean, the

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1 park district people, can sell a piece of land at  
 2 a very unfair price when nobody aware of that  
 3 sale?  
 4 AUDIENCE MEMBER: Right.  
 5 (Multiple people speaking at the same  
 6 time.)  
 7 (Applause.)  
 8 MR. VASSELLI: This is a Zoning Board. This  
 9 body has been more than generous to say the park  
 10 district will comment, and the park district will  
 11 explain the process.  
 12 The attorney for the park district is  
 13 correct. This is a zoning hearing to hear those  
 14 things. The village, this board, said that they  
 15 would want the park district to come in and explain  
 16 this process. Okay.  
 17 It is part of this process after an  
 18 auction and the requirements of Park District Code  
 19 were satisfied pursuant to an officer of the court  
 20 stating that here, okay.  
 21 There is a contract. What I am  
 22 saying is very clearly, this board does not have the  
 23 authority to interfere with that contract. The  
 24 village board does not have the authority to

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1 interfere with that contract.  
 2           Whether this board approves or  
 3 denies, whether the village approves or denies this  
 4 or any other land use applications for this, is a  
 5 separate issue.  
 6           This is not -- we will not interfere  
 7 with a contractual relationship. There's nothing  
 8 else to say.  
 9           You're a certified public accountant,  
 10 right? So you understand that. You understand  
 11 what a tortious interference with a contract is,  
 12 right?  
 13   AUDIENCE MEMBER: Well --  
 14   MR. VASSELLI: Yes, you do.  
 15   AUDIENCE MEMBER: Well, we have to see --  
 16   MR. VASSELLI: No. Right?  
 17   AUDIENCE MEMBER: Do make sure that this is  
 18 all --  
 19   MR. VASSELLI: And that's why we're going to do  
 20 the FOIA. That's why they said they would come in  
 21 and give us the documents, and we'd make sure to go  
 22 out there, and it will all be out in the public. It  
 23 was notified in the Daily Harold, which is a  
 24 legitimate newspaper, and with applicable state law

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1 to put such a notification.  
 2           But you know, you're a certified  
 3 public accountant, you cannot interfere with a valid  
 4 and binding contractual relationship. You know  
 5 that.  
 6   AUDIENCE MEMBER: I'm just -- (inaudible).  
 7   MR. VASSELLI: Right. Thank you very much.  
 8   AUDIENCE MEMBER: Thank you.  
 9   CHAIRPERSON MCCOMBIE: Okay.  
 10           Are you ready? Can I give one more?  
 11   MS. FATTAHIAN: Sure. She's working on my  
 12 presentation.  
 13   CHAIRPERSON MCCOMBIE: Please, Jon.  
 14   AUDIENCE MEMBER: I'm Jon Anderson, 40 Lakeside  
 15 Drive, South Barrington.  
 16           Perhaps the attorney can elaborate a  
 17 little more on tortious interference with contracts.  
 18 That's come up in -- I'm with commercial real estate  
 19 financier and broker, and that's sometimes is just a  
 20 big club that people use to defeat competition, and  
 21 maybe you could clarify that, expand on that quite a  
 22 bit?  
 23   MR. VASSELLI: I'm more than happy.  
 24   AUDIENCE MEMBER: Quite a bit. Because there's

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1 a lot of people here that are, I'm sure, puzzled by  
 2 it --  
 3   MR. VASSELLI: Sure.  
 4   AUDIENCE MEMBER: -- and I'd like you to  
 5 elaborate.  
 6           I'd like to just make a comment  
 7 here about another sale in the area here that  
 8 was more money. I don't want to run afoul of this  
 9 so --  
 10   MR. VASSELLI: Can I comment?  
 11   CHAIRPERSON MCCOMBIE: Please.  
 12   MR. VASSELLI: Thank you.  
 13           First of all, this is a Zoning Board.  
 14 It is a Planning Zoning Board that is here, as I  
 15 said in the beginning, to review zoning and planning  
 16 applications.  
 17           The village board is the governing  
 18 body of the village. This is all set forth in the  
 19 Illinois Municipal Code. It's there for everybody  
 20 to read just as much at I read.  
 21           These bodies do not have any  
 22 inherent authority to go into contracts and say, you  
 23 should enter a contract with this person or that  
 24 person after they're already bound.

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1           That is not something that we have  
 2 the authority in the board -- when I say "we," I  
 3 mean the village, has the authority to even, as a  
 4 home rule unit, it just can't be done. We can't go  
 5 in there and say, you had a valid and binding  
 6 contract, but we're going to interfere with that,  
 7 and we're going to kill the deal.  
 8   AUDIENCE MEMBER: What do you mean by  
 9 interfere --  
 10   MR. VASSELLI: Saying --  
 11   AUDIENCE MEMBER: -- exactly?  
 12   MR. VASSELLI: The statements that were made  
 13 was make this contract go away essentially,  
 14 right?  
 15   AUDIENCE MEMBER: But you can say --  
 16   MR. VASSELLI: But, Jon, that's the statements  
 17 that were made, right? Make this go away --  
 18   AUDIENCE MEMBER: You wouldn't say in a public  
 19 forum that --  
 20   MR. VASSELLI: But --  
 21   AUDIENCE MEMBER: -- X property down the road  
 22 sold for more or something like that --  
 23   MR. VASSELLI: So when you go --  
 24   AUDIENCE MEMBER: It's not necessarily directly

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1 interfering.  
 2 MR. VASSELLI: But, sir --  
 3 AUDIENCE MEMBER: But what?  
 4 MR. VASSELLI: That's what I was asking.  
 5 AUDIENCE MEMBER: Pardon?  
 6 MR. VASSELLI: So the statement was made that  
 7 we should push this to a different buyer, right?  
 8 You heard it, right? You heard it?  
 9 AUDIENCE MEMBER: Just before me --  
 10 MR. VASSELLI: Right. You were in the room?  
 11 AUDIENCE MEMBER: There were different people  
 12 that said that.  
 13 MR. VASSELLI: Yeah, yeah. People said that.  
 14 So we can't do that. There's a valid  
 15 and binding contract between those two parties. We  
 16 will respect that contractual relationship.  
 17 Now, to the point of what this board  
 18 can do. They can say yes. We make the  
 19 recommendation to the village board that this should  
 20 be approved, or they can say, no, we do not make the  
 21 recommendation that this should be approved. And  
 22 then the village board can agree with that or deny  
 23 that.  
 24 That's what the province --

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1 AUDIENCE MEMBER: Okay. I'm just not going to  
 2 say anything about other values or anything.  
 3 MR. VASSELLI: So let's go there --  
 4 AUDIENCE MEMBER: I'll stay out of it --  
 5 MR. VASSELLI: Let's go to the values.  
 6 AUDIENCE MEMBER: The last thing I need in life  
 7 is to get sued --  
 8 MR. VASSELLI: When you talk about --  
 9 AUDIENCE MEMBER: (Inaudible.)  
 10 MR. VASSELLI: When you talk about -- there was  
 11 a -- there was one offer on this property. One  
 12 offer. The highest offer came in --  
 13 AUDIENCE MEMBER: I think some of the  
 14 people here are wondering why there was only one  
 15 offer --  
 16 (Multiple people speaking at the same  
 17 time.)  
 18 AUDIENCE MEMBER: -- and the handling of this  
 19 thing by the park district so anemically, that they  
 20 only got one bidder out --  
 21 (Multiple people speaking at the same  
 22 time.)  
 23 AUDIENCE MEMBER: -- that's not a very strong  
 24 marketing after -- I just sold an office building in

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1 this market. I know what it takes to get things  
 2 sold, and that was not much of an effort in my  
 3 opinion.  
 4 MR. VASSELLI: It was a satisfactory effort --  
 5 (Applause.)  
 6 MR. VASSELLI: -- under the Illinois law.  
 7 (Applause.)  
 8 MR. VASSELLI: (Inaudible) that I talked about  
 9 before.  
 10 Again, we have presentations tonight.  
 11 I appreciate that, but this is not a valuation  
 12 board. This is a Zoning Board. It's a land use  
 13 board.  
 14 So they will determine and make a  
 15 recommendation to the village board as to what  
 16 the proper land use, how we should judge the proper  
 17 land use, how we should judge the proper -- in light  
 18 of the petition that was made that shows Acadia  
 19 Drive not in there, and we talked about --  
 20 AUDIENCE MEMBER: I will say, I've got a couple  
 21 other comments here.  
 22 As far as the land use there, I don't  
 23 think it's going to be adverse in terms of traffic  
 24 and that type of thing; but certainly I can see

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1 concerns -- everybody's concerned about property  
 2 taxes and, of course, a church doesn't pay any  
 3 property taxes, and that's a concern with a lot of  
 4 people here tonight, I guess.  
 5 One other thing, in the past, the  
 6 home builders have submitted plans that they wanted  
 7 higher density.  
 8 I've done a lot of looking around at  
 9 home values and everything, and I have a son that  
 10 lives in Lincoln Park now, and I used to think that  
 11 big lots -- and I think about 35 years ago that was  
 12 a big selling point in the Chicagoland market.  
 13 But Lincoln Park and my old  
 14 neighborhood in Chicago, Ravenswood, on the north  
 15 side, they're selling houses for more that we're  
 16 selling them, and they're on lots that are one-sixth  
 17 of an acre. And it's not as if they're such a great  
 18 location. They're nearer to downtown than we are,  
 19 but it's not that great. I lived in Ravenswood. My  
 20 father took quite a long time to get downtown to his  
 21 job, and that was on tight density.  
 22 I think, maybe for this last -- we  
 23 don't have that much land left to go in South  
 24 Barrington, so we're not worried about a long future

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1 of other parcels.  
 2 If this thing circles around again,  
 3 and home builders come in with higher density, I  
 4 would suggest taking a hard look at it; but with  
 5 this: Minimum house size should be big, maybe four,  
 6 5,000-square foot minimum, so that they're big  
 7 houses, and they're very high quality, very high  
 8 engineering standards, very high quality  
 9 construction standards.  
 10 I think we should go for quality --  
 11 quality and size of house more than lot size.  
 12 That's a change from what I -- where I used to be,  
 13 but I've just looked at the market, a lot lately. I  
 14 helped some people look for houses -- even though  
 15 I'm in commercial real estate, they approach me, and  
 16 I help them out.  
 17 (Applause.)  
 18 CHAIRPERSON MCCOMBIE: Thank you.  
 19 AUDIENCE MEMBER: So that's it.  
 20 (Applause.)  
 21 AUDIENCE MEMBER: My name is Sage Fattahian.  
 22 I'm a resident of --  
 23 (Multiple people speaking at the same  
 24 time.)

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1 MS. FATTAHIAN: -- the Woods in South  
 2 Barrington.  
 3 Before I begin, I would like to ask a  
 4 question of the church. I was wondering and would  
 5 like to know, because I've heard different answers,  
 6 whether or not your church is open for public  
 7 worship?  
 8 MR. JOHNSTON: I think if you were to go to our  
 9 website, it will describe that much better than I  
 10 can.  
 11 If anyone desires to be a part of our  
 12 church, there certainly is a path by when they  
 13 become part of our church.  
 14 MS. FATTAHIAN: What if I'm not part of your  
 15 church?  
 16 For example, I go to Willow Creek and  
 17 attended services there. I've been to Barrington  
 18 Methodist Church, St. Anne's.  
 19 Can I just come in to your church  
 20 without being a --  
 21 MR. JOHNSTON: Go to --  
 22 MS. FATTAHIAN: -- member?  
 23 MR. JOHNSTON: -- our website. It will  
 24 outline --

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1 (Multiple people speaking at the same  
 2 time.)  
 3 MS. FATTAHIAN: (Inaudible.)  
 4 MS. REPORTER: I cannot hear you.  
 5 (Multiple people speaking at the same  
 6 time.)  
 7 MS. FATTAHIAN: I said I think from that, my  
 8 takeaway is that the answer is no.  
 9 (Multiple people speaking at the same  
 10 time.)  
 11 (Applause.)  
 12 MS. FATTAHIAN: So I'm here on behalf of  
 13 myself, and I thought just on behalf of the broader  
 14 Woods of South Barrington Community, but I think I'm  
 15 here tonight on behalf of every South Barrington  
 16 resident who opposes the development of the PBCC on  
 17 Area N.  
 18 (Applause.)  
 19 MS. FATTAHIAN: (Inaudible.) We're going to  
 20 run through tonight, and I was happy to see  
 21 Mr. Elias stand up because we, too, believe that  
 22 there is a fundamental error with regards to the  
 23 process and how this proposed sale went to vote.  
 24 I'm not going to talk about

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1 contracts. I'm not going to talk about the language  
 2 in the referendum. I understand that that is  
 3 delineated specifically by Illinois statute.  
 4 But what I am going to talk about is  
 5 the process, and I think it's really important.  
 6 And so the purpose of our  
 7 presentation here tonight is so that we can  
 8 communicate to you in a clear and concise and  
 9 thoughtful manner why we object the proposed  
 10 development.  
 11 We are here tonight because we care  
 12 about South Barrington. We care about it today. We  
 13 care about its future. And like you, who care  
 14 about it, we trust that you're going to listen to  
 15 what we have to say, and you're going to give the  
 16 thoughtful consideration that it deserves, and I  
 17 trust that you will do that as you've demonstrated  
 18 tonight.  
 19 I'm glad that the park district is  
 20 still here, and his attorney, and I would like to  
 21 address the process and how we got there.  
 22 As I was preparing for this  
 23 presentation yesterday, the Daily Harold, which the  
 24 South Barrington Park District uses to make its



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1 publications, published a story about the hearing  
 2 that was supposed to take place tonight, and they  
 3 used this aerial shot of Area N.  
 4 I thought it was real important to  
 5 show this because this is the land that you're  
 6 proposing to develop. And while I did not have  
 7 images from the proposed development, I looked  
 8 online and found images of proposed PBCC  
 9 developments.  
 10 And so this is what you're proposing  
 11 to allow with respect to the current Area N. So  
 12 that there was going to be a church developed on it,  
 13 a parking lot. I understand that there will be  
 14 gates around the church. There will also be a  
 15 school, and this backs up to homes along Shenandoah  
 16 Circle, which weren't addressed tonight, and also  
 17 Acadia Drive.  
 18 So there were a lot of questions  
 19 being raised tonight about what the zoning means.  
 20 Is it zoned for a park district? No. It's not.  
 21 It's zoned for a church.  
 22 And so what we would like to do as  
 23 part of our discussion tonight, and to affirm people  
 24 behind us, we have spent a lot of time, a lot of

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1 hours, made a lot of FOIA requests, and poured over  
 2 minutes of both the commission, the park district,  
 3 and the village, and put together a timeline.  
 4 So I think it's really important that  
 5 we give that background for the community in  
 6 particular.  
 7 So first and foremost, the land  
 8 Area N is zoned as a PUD. For people who don't  
 9 know, a PUD is a Planned Unit Development. And  
 10 under the Zoning Ordinance, a Planned Unit  
 11 Development is -- has a handful of permitted uses,  
 12 which includes a church; and a handful of special  
 13 uses, which includes a whole slew of other things  
 14 that you see around our community, including a  
 15 private school, which is being proposed to be built  
 16 on the property tonight.  
 17 We understand that back in 2004, the  
 18 village was granted an option to purchase three  
 19 areas of land -- B, C, and N. For our purposes  
 20 tonight, we're going to focus on Area N, (inaudible)  
 21 pursuant to litigation matter.  
 22 Then the village transferred that  
 23 ability to purchase the land to South Barrington  
 24 Park District in which exercised that option to

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1 purchase the land. The land was purchased for  
 2 \$3 million, specifically Area N, as we heard  
 3 tonight.  
 4 In 2004, the PUD that was currently  
 5 governing Area N was amended, and it was restricted  
 6 to parks and recreation.  
 7 So when community members come up  
 8 here and say, I don't understand how a church can go  
 9 on this property, it's because we've looked at that  
 10 PUD, and we see that it is restricted to parks and  
 11 recreation, and we understand from the Zoning  
 12 Ordinance that in order for the church to be able to  
 13 develop its proposed development on Area N, it has  
 14 to come before the commission, and it has to go  
 15 through the preliminary process to  
 16 re-characterize that PUD, which is what we  
 17 understand has been going on for quite a long  
 18 period of time, which is what has brought us here  
 19 today.  
 20 And so -- which is what we thought,  
 21 perhaps, according to the agenda, the Zoning  
 22 Commission was in a position to make a proposed  
 23 recommendation to the board of trustees on that  
 24 re-characterization so that the board of trustees

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1 can then take a vote.  
 2 Here's that PUD from two-thousand --  
 3 this is all messed up.  
 4 Here's that 2004 PUD. This is the  
 5 PUD that currently controls Area N. And it  
 6 specifically states that Area N will be developed  
 7 as a world-class, multi-use park and recreational  
 8 development.  
 9 This PUD has to be amended in order  
 10 to re-characterize Area N, so that PBCC can move  
 11 forward with its development.  
 12 Am I doing something wrong here that  
 13 this is not -- so now we would like to get to the  
 14 timeline of how it is we've gotten here.  
 15 Again, that is a collective timeline  
 16 pulled together by all of the minutes that we  
 17 have just poured over in preparing for this  
 18 presentation.  
 19 We understand that the earliest test  
 20 to the PBCC date back to March 2020 where PBCC  
 21 approached the village interested in developing an  
 22 area of land -- an area of land at Mundhank and  
 23 Freeman, that intersection there.  
 24 During that meeting, President

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1 McCombie specifically noted -- and I apologize if I  
 2 mispronounced your name, that the residents don't  
 3 like to see a building. They don't want to see a  
 4 parking lot behind their home. That's true. That's  
 5 true back then. It is true today.  
 6 Now, I'm not sure what happened to  
 7 this proposed development. But also in 2020,  
 8 Mr. Johnston is recorded in a meeting as having  
 9 noted that the church hosts two, up to two national  
 10 events a year.  
 11 He also notes that they will  
 12 coordinate with the neighborhood when providing  
 13 those events.  
 14 Again, I'm not sure what happened to  
 15 that proposed --  
 16 You look confused.  
 17 MR. VASSELLI: I am very confused.  
 18 Because you're talking about minutes  
 19 from a 2020 --  
 20 MS. FATTAHIAN: Yes.  
 21 MR. VASSELLI: -- and Mr. Johnstone coming in  
 22 and talking.  
 23 MS. FATTAHIAN: It's in the minutes.  
 24 AUDIENCE MEMBER: It's in the minutes.

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1 AUDIENCE MEMBER: It's in there.  
 2 (Multiple people speaking at the same  
 3 time.)  
 4 MR. VASSELLI: That's fine.  
 5 MS. FATTAHIAN: And actually, I think, we  
 6 have the minutes right up here. Monday, April 20,  
 7 2020.  
 8 (Applause.)  
 9 MR. VASSELLI: I just asked --  
 10 (Multiple people speaking at the same  
 11 time.)  
 12 MR. VASSELLI: I just asked a question.  
 13 MS. FATTAHIAN: And I answered. Thank you.  
 14 MR. VASSELLI: Thank you.  
 15 (Multiple people speaking at the same  
 16 time.)  
 17 MS. FATTAHIAN: At the same time in October  
 18 2020, we understand, and I believe the president of  
 19 South Barrington Park District, his attorney  
 20 confirmed, that there was a developer that  
 21 approached the commission. It was the Honey Bee  
 22 Investment Corporation. They made a bid of around  
 23 \$2.1 million on Area N. This was rejected by the  
 24 village related to density concerns that you had

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1 raised.  
 2 Then again, in March 2021, McNaughton  
 3 Development was the highest bidder following that  
 4 referendum, and they made a bid of \$1.6 million.  
 5 That's what I found in the bids. And, again, this  
 6 land was acquired by the park district for  
 7 \$3 million.  
 8 My understanding from looking at the  
 9 minutes was not that the village turned away that  
 10 developer, but that there was something where the  
 11 developer withdrew because they did some soil  
 12 sampling and there was some significant  
 13 engineering concerns with regards to the  
 14 developing that land, so that it just didn't make  
 15 sense from a financial standpoint, so they  
 16 withdrew their offer.  
 17 Then in January of 2022, in the  
 18 minutes we see a line item that says, there's  
 19 renewed interest in Area N, and the developer would  
 20 like to walk Area N.  
 21 In March of 2022, the minutes reveal  
 22 that that developer is a church that we now  
 23 understand to be the PBCC. And so the PBCC  
 24 approached the village, again, in January of 2022.

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1 That's over a year and eight months ago that they  
 2 approached the village.  
 3 There are also reports of the PBCC's  
 4 interest in Area N in April '22 minutes, and in  
 5 July 22 -- 2022.  
 6 It's also reported at the time that  
 7 the sale would have to go through referendum.  
 8 In December of 2022, the PBCC was  
 9 offered a courtesy -- that's the word they used in  
 10 the minutes -- a courtesy meeting with the Plan  
 11 Commission to share their plan for Area N.  
 12 That was not listed on the agenda, so  
 13 there was no way that the public would have known  
 14 about that.  
 15 In January of 2023, there was a  
 16 special meeting held providing for and requiring the  
 17 submission of a proposition to sell Area N at the  
 18 consolidated election. That would be the April 2023  
 19 election.  
 20 MR. VASSELLI: I just think if we're -- if  
 21 we're going to clear it up, let's clear it up.  
 22 Selected meeting to have the special --  
 23 MS. FATTAHIAN: That was the January 2023  
 24 minutes. If you need those minutes, we're happy to

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1 forward them --  
 2 MR. VASSELLI: Sure. But that's the park  
 3 district?  
 4 MS. FATTAHIAN: I'm not sure which minutes  
 5 that was from. It's a collection. This is a  
 6 timeline --  
 7 MR. VASSELLI: Right. But that's the park  
 8 district. So the village cannot, per a  
 9 referendum --  
 10 MS. FATTAHIAN: The referendum is --  
 11 MR. VASSELLI: Part of the --  
 12 MS. FATTAHIAN: Yes.  
 13 MR. VASSELLI: Yes, exactly. Why --  
 14 MS. FATTAHIAN: The referendum is with the park  
 15 district. It is not with the commission --  
 16 (Multiple people speaking at the same  
 17 time.)  
 18 MS. FATTAHIAN: -- the commission does not have  
 19 statutory authority. We understand. We appreciate  
 20 that. That authority rests --  
 21 (Multiple people speaking at the same  
 22 time.)  
 23 AUDIENCE MEMBER: One person at a time, please.  
 24 (Applause.)

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1 AUDIENCE MEMBER: One person at a time.  
 2 MS. FATTAHIAN: At the South Barrington Park  
 3 District meeting there was also a discussion to  
 4 adjust the PUD for Area N.  
 5 We have an image of that at the next  
 6 slide. That will be the January 10, 2023, meeting.  
 7 It says specifically, we are considering applying  
 8 for an amendment to the PUD governing Area N in  
 9 order to make it more viable for sale.  
 10 Morgan, who is Mr. J. Morgan, I  
 11 believe his title is the Administrator of the South  
 12 Barrington Park District, will be investigating this  
 13 option further to determine if it is a viable  
 14 option.  
 15 Then in February of 2023, the  
 16 president of the South Park District reported that  
 17 the Village Board of Trustees and the Planning  
 18 Committee are both in support of the PBCC  
 19 development.  
 20 This is before the referendum. This  
 21 is before, I believe, notice of the referendum.  
 22 This is from February of 2023.  
 23 So at this point, the PBCC had the  
 24 opportunity to present the development of this

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1 proposal regarding Area N for over a year.  
 2 This led to the April 2023  
 3 referendum, which passed by a slim margin. There  
 4 was a total of 739 votes cast. Only 422 for the  
 5 referendum. There are approximately 4,000  
 6 registered voters in the City of South  
 7 Barrington.  
 8 What we want to talk about first, and  
 9 what our concerns are, and what our objections are  
 10 initially, are over the process of notifying the  
 11 voters, not just about the referendum, but with  
 12 regards to the information that the South  
 13 Barrington Park District had leading up to the  
 14 referendum.  
 15 Now, I understand the park district  
 16 could in no way, shape, or form say, hey, the PBCC  
 17 is planning to develop this land. I understand  
 18 that. I didn't expect them to do that.  
 19 I also understand that the language  
 20 on the ballot has to follow specific language within  
 21 the statutory requirements.  
 22 However, the Illinois Park District  
 23 Statute also states that notice of the referendum  
 24 shall be provided in accordance with general

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1 election law, and we would argue that there was no  
 2 notice provided, at least not to the community at  
 3 large.  
 4 We did a FOIA request to the South  
 5 Barrington Park District, and we asked --  
 6 specifically we were told at the park district  
 7 meeting that there was a mailing that was made to  
 8 South Barrington residents. And then we asked  
 9 specifically, pursuant to FOIA request regarding the  
 10 notice of referendum, was other notices provided, or  
 11 can we please confirm that the only notice was the  
 12 mailing?  
 13 And the response was, no notice is  
 14 required, which is not true according to Illinois  
 15 statutory law, and that we did a bulk mailing of an  
 16 informational postcard to encourage residents to  
 17 vote.  
 18 So for a minute, I'd like to talk  
 19 about what was mailed, and I'd like to talk about  
 20 who it was mailed to.  
 21 This is the flyer, and I believe, if  
 22 I'm not mistaken, and I'm sure the park district  
 23 will correct me, that this is the sign that was  
 24 posted along certain areas of the road. So that

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1 when you're driving by at 40 miles an hour, we  
 2 should scan your QR codes to find out --  
 3 (Multiple people speaking at the same  
 4 time.)  
 5 MS. FATTAHIAN: -- maybe I could stop traffic  
 6 and pull over and read it.  
 7 However, if you do click on that QR  
 8 code, it will take you to an FAQ that was provided  
 9 by the park district. I will also say that this was  
 10 linked in Mayor McCombie's -- I believe it was  
 11 March 17th message.  
 12 This is supposed to be an answer and  
 13 question in order to encourage voters to go out and  
 14 vote. I didn't see this mailing, and I will explain  
 15 to you why in a moment.  
 16 However, when I did see this, what  
 17 disturbed me the most is the highlighted question:  
 18 "What will happen to the property after sale?" The  
 19 answer is: "The property could be subject to normal  
 20 development requirements and would increase the tax  
 21 base."  
 22 That is completely false. It  
 23 doesn't say "could," right? I'm not saying you  
 24 should have told us the purchase for the

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1 development -- the church, excuse me, is going to  
 2 develop it. It says "would." Would is the past  
 3 tense of will.  
 4 That means if you vote yes on this  
 5 referendum, the tax base will increase. Money will  
 6 come into the Village of South Barrington except  
 7 what they -- what a lot of people in this room knew,  
 8 that as voters we did not, is that the proposed  
 9 developer, and likely the only bidder, is going to  
 10 be a 501(c)(3) organization.  
 11 That does not in any way increase the  
 12 tax base. It is also an organization that the PBCC  
 13 has stated previously where they work within their  
 14 own community, and that's fine. I have no problem,  
 15 no objections to, A, their religious beliefs, the  
 16 cornerstones of our Constitution, a privilege that  
 17 we -- every single person in this room has to hold  
 18 their own religious beliefs. My issue is with this  
 19 communication to voters, encouraging them to go out  
 20 and vote yes on this referendum, telling them that  
 21 it's going to increase the tax base within their  
 22 community, when, in fact, it's not.  
 23 No local contractor in any way is  
 24 going to benefit from this development, and no

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1 resident is going to benefit from this development;  
 2 and, frankly, the park district is not going to have  
 3 any future benefits from this development either  
 4 because this development pays no taxes.  
 5 (Applause.)  
 6 MS. FATTAHIAN: The other thing that I would  
 7 like to point out is part of the notice regarding  
 8 this referendum was, look, our parks in this  
 9 community are in need of revenue to be rebuilt. I  
 10 appreciate that. Like I said, I care about my  
 11 community. I care about our parks.  
 12 The other part is -- and, again, it's  
 13 Jay Morgan who has been quoted in the Daily Harold  
 14 on numerous occasions, including with regards to  
 15 this particular referendum, that the park district  
 16 intends to use the revenue from the sale not just to  
 17 renovate the parks, but to add pickleball courts,  
 18 and also to pay down its debt.  
 19 Now, having looked at the financials  
 20 for the park district, I understand that the park  
 21 district has a total of about \$4.2 million in debt.  
 22 The total debt that the park district has.  
 23 I am not an accountant. I'm not an  
 24 actuary. In fact, I suck as math, but I can tell

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1 you that \$1.7 million is not going to renovate all  
 2 these parks. It's not going to put in the  
 3 pickleball courts, and it's not going to pay down  
 4 that \$4.2 million debt.  
 5 So I'm really not sure how this in  
 6 any way increases the tax base or benefits the park  
 7 district and the community as a whole.  
 8 Now, I'd like to shift and talk about  
 9 the mailing. Pursuant to FOIA request, we asked the  
 10 South Barrington Park District the carrier route  
 11 where this notice was mailed. It was mailed to  
 12 Route 3, 6, and 9. Notably, the Woods of South  
 13 Barrington, that is most directly impacted by this  
 14 proposed development, did not receive a mailing from  
 15 South Barrington Park District.  
 16 (Applause.)  
 17 MS. FATTAHIAN: And so we believe that the  
 18 process that has brought us here was not a fair  
 19 process, not to the people who voted, and not to the  
 20 people who's here still tonight are questioning how  
 21 do we get here because they don't know how we got  
 22 here.  
 23 I'm not an election law attorney, but  
 24 I would argue that this matter needs to go back to

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1 vote, so that there can be a full and fair vote on  
 2 this referendum.  
 3 (Applause.)  
 4 MS. FATTAHIAN: So now we would like to just  
 5 briefly talk about two more things before we go on  
 6 to our next position.  
 7 And the first one is standing behind  
 8 me tonight is an informed public. This is the power  
 9 of an informed community. They show up, and they  
 10 vote. And we started a petition. We started it  
 11 on -- excuse me. Let me move this. We started it  
 12 January 19th --  
 13 AUDIENCE MEMBER: July.  
 14 (Multiple people speaking at the same  
 15 time.)  
 16 MS. FATTAHIAN: -- excuse me, July 19th. And  
 17 before I came up here, we put this screen shot in  
 18 the presentation around 2 o'clock this afternoon.  
 19 Before I came up here, we were up to 911 petitioners  
 20 having signed the petition.  
 21 (Applause.)  
 22 MS. FATTAHIAN: We didn't post signs along the  
 23 side of the road. We didn't do bulk mailings. We  
 24 reached out to the community on social media because

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1 that's where people live these days. They don't  
 2 live in the Daily Harold. They live on social  
 3 media. And there was an opportunity here for the  
 4 park district to fully inform the public. It just  
 5 chose not to.  
 6 And before I get to our next point, I  
 7 just want to demonstrate by contrast the Village of  
 8 Barrington. The Village of Barrington at the  
 9 consolidated 2023 election -- I will tell you  
 10 (inaudible), if you just bear with me for a  
 11 minute.  
 12 They put a bond referendum on the  
 13 April 2023 election. That bond referendum was for  
 14 \$18.8 million. I, who (inaudible) in the Village of  
 15 South Barrington received a three-page e-mail from  
 16 the Village of Barrington explaining to me its  
 17 intentions behind this referendum and why people  
 18 should go out and vote for it.  
 19 I got an e-mail because I've used  
 20 Barrington Village Park District facilities. They  
 21 have my e-mail. I've used South Barrington Park  
 22 District facilities. They have my e-mail. I did  
 23 not get an e-mail from them.  
 24 This e-mail is three-and-a-half pages

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1 long. It describes the vision that the village has  
 2 for the park district. It provides conceptual  
 3 designs. It has pictures of the areas of the parks  
 4 that need to be repaired.  
 5 Again, this is all just from the  
 6 e-mail. I did not include anything in there. And  
 7 then in the e-mail, there's also a link to an FAQ,  
 8 which is that second link, bond referendum 2023. It  
 9 has over 25 FAQs broken up into categories, explains  
 10 to the voters why this bond referendum is so  
 11 important to the community.  
 12 That web page continues to be  
 13 updated. It continues to be updated letting  
 14 residents know what the progress is, when  
 15 construction will begin, so on and so forth.  
 16 There's also a PDF attached to that  
 17 e-mail that also describes in great detail the  
 18 purpose behind the referendum, how it impacts  
 19 property damages, and what it means to each  
 20 individual living in the community.  
 21 This referendum passed by a  
 22 40 percent margin. 1,200 people showed up and voted  
 23 for it. And if my park district put a similar  
 24 referendum on the ballot, I would go out and vote

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1 for it.  
 2 And just so you know, I, too, vote in  
 3 every single election, and I voted no on this  
 4 particular election.  
 5 But that is what the power of  
 6 knowledge does. It gets people in the community to  
 7 come out and vote because we all care about our  
 8 community.  
 9 So our initial understanding here was  
 10 that we were here for a public hearing tonight. We  
 11 understand that the commission was in a position  
 12 perhaps this evening to make a recommendation on  
 13 re-characterizing the PUD to the board of  
 14 directors.  
 15 And we would argue that not only was  
 16 that not appropriate tonight, it would not be  
 17 appropriate next month, and we would like to explain  
 18 to you why that is.  
 19 It's getting ahead itself. So I  
 20 believe the village attorney tonight went through  
 21 some of this language and read it off, and we talked  
 22 about this a little bit earlier, right?  
 23 The current PUD for Area N restricts  
 24 the land use to parks and recreation. In order for

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1 the PBCC to be able to develop its land, it has to  
 2 go through the Plan Commission and re-characterize  
 3 the permitted use of that PUD to a church and to a  
 4 private school. They also have a retail store on  
 5 the premises as well, and we'll talk about that  
 6 later.

7           However, before I go on, I'd like to  
 8 mention something very quickly, the Zoning  
 9 Ordinance -- and I wasn't going to talk about this,  
 10 except based upon a response from the PBCC, I think  
 11 I have no choice but to.

12           The Zoning Ordinance clearly states  
 13 that a permitted use for any PUD is a church for  
 14 public worship.

15           (Applause.)

16   MS. FATTAHIAN: (Inaudible) I worked at zoning  
 17 ordinances for other villages, and they specifically  
 18 say church. South Barrington specifies in every  
 19 part of the ordinance that the church must be for  
 20 public worship.

21           And we question how the commission  
 22 can make a recommendation on the PBCC development if  
 23 the church is not open for public worship.

24           (Applause.)

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1   MS. FATTAHIAN: And as the village attorney  
 2 knows, the rules of statutory construction require  
 3 we look at the ordinance and the plain language in  
 4 the ordinance, and it very clearly says public  
 5 worship.

6           (Applause.)

7   MS. FATTAHIAN: And so in addition to that, as  
 8 part of the preliminary process, as the village  
 9 attorney read, there are factors that the commission  
 10 has to take into consideration as a collective part  
 11 of these factors, the commission then has to make a  
 12 finding of recommendation to propose to the board of  
 13 trustees. And, again, that's the part where we are  
 14 now.

15           These that are listed on here, I  
 16 believe, are not an exhaustive list of what's in the  
 17 ordinance, but it is the majority of them. I think  
 18 there may be five.

19           So the first consideration is to the  
 20 extent to which the design of the proposal plan does  
 21 or does not make adequate provisions for public  
 22 service.

23           As we know, the PBCC on its website  
 24 has stated that they practice separatism. They work

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1 within their own community, and that is fine. We  
 2 have nothing but respect for that. However, that  
 3 does not translate to public service.

4           And so we would question to the  
 5 commission how you can make a finding on this fact  
 6 that the PBCC development satisfies one, but that's  
 7 one of the several factors.

8           The next factor is the relationship  
 9 and capability of the proposed plan to the adjacent  
 10 properties and neighborhood. I don't see any  
 11 relationship or compatibility.

12           Again, the PBCC is not integrating or  
 13 allowing for public worship or public service.  
 14 There is no integration, and I don't see how it fits  
 15 within the neighborhood of South Barrington as a  
 16 whole.

17           The next factor to take into  
 18 consideration is the desirability of the proposed  
 19 plan with regard to the physical development, but  
 20 notably, tax base, and economic well-being of the  
 21 village.

22           And I think we've talked about that  
 23 ad nauseam tonight. The 501(c)(3) organization does  
 24 nothing to increase the tax base. The PBCC

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1 development has its own retail store on its  
 2 premises that is being developed inside the school.  
 3 It is 6,000 square feet. I understand they're going  
 4 to sell baked goods there. The other information I  
 5 got was a general retailer.

6           I don't know what that means, but  
 7 it's for their own community, and that's fine; but  
 8 it's going to do absolutely nothing with regard to  
 9 the economic well-being of South Barrington.

10           The other factor is the extent to  
 11 which the proposed plan will affect the property  
 12 values in the vicinity.

13           So here's the picture of the proposed  
 14 development, and those individuals who reside along  
 15 Shenandoah Drive where their home backs up to  
 16 Area N, or who face Area N from Shenandoah Drive, or  
 17 who live on Acadia Drive, or even perhaps those now  
 18 who live in Hidden Lakes because I understand from  
 19 the PBCC tonight that their property will be visible  
 20 from the street.

21           I'm not sure how you can argue that  
 22 this would not depreciate the value of those  
 23 surrounding homes. As Mayor --

24           (Applause.)

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1 MS. FATTAHIAN: As President McCombie addressed  
 2 in 2020, nobody wants to see a parking lot in the  
 3 back of their home.  
 4 I'm not a broker. I'm not a real  
 5 estate developer, but I know enough to know as a  
 6 consumer that if I go look at a home that backs up  
 7 to a wetland, I might be interested in that; but if  
 8 it backs up to a parking lot with harsh lighting,  
 9 I'm not -- I may go and purchase a different  
 10 home.  
 11 There is absolutely no way that  
 12 this development would not depreciate the property  
 13 value.  
 14 So when you look at the zoning  
 15 ordinance and the factors that the commission has to  
 16 take into consideration as a whole, I'm confused --  
 17 and I think everybody else is -- how you could make  
 18 a potential recommendation to the board of directors  
 19 to move forward with re-characterizing the PUD for  
 20 the propose development.  
 21 (Applause.)  
 22 MS. FATTAHIAN: So now we'd like to point more  
 23 specifically to the language in the Municipal Code  
 24 that I think prohibits a recommendation to move

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1 forward with the proposed development at least  
 2 today.  
 3 And the first thing we need to do is  
 4 we need to talk about the 2013 Comprehensive Plan of  
 5 the Village of South Barrington.  
 6 For people in this room who do not  
 7 know what the Comprehensive Plan is, every village  
 8 adopts one. It is put together in terms of South  
 9 Barrington by the commission, Plan Commission, in  
 10 partnership with a board of trustees after having  
 11 conversations with stakeholders, business owners,  
 12 and residents of the community.  
 13 And what the Plan Commission and the  
 14 village then does is they adopt a plan that they  
 15 have with regards to the future development of South  
 16 Barrington. It is an official document of the  
 17 village that the commissioners are required to  
 18 follow.  
 19 The most recent Comprehensive  
 20 Plan for South Barrington was adopted in April of  
 21 2023. And to those people in this room who have not  
 22 read it, you should read it. It is a good read, and  
 23 it has a great acknowledgement by the mayor, the  
 24 commission, and the board of trustees.

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1 It's notable that this Comprehensive  
 2 Plan was adopted after the April 4th referendum. So  
 3 in my personal opinion, it seems to indicate the  
 4 vision that you, as our leaders, that we trust, have  
 5 put forth effort towards the future of our  
 6 community.  
 7 In a Comprehensive Plan you'll find  
 8 several aerial maps. The one on the right hand is  
 9 the existing PUD -- or the existing restriction on  
 10 the various areas for South Barrington. Area N is  
 11 highlighted there for you, and as we've noted, the  
 12 current PUD for Area N restricts its development to  
 13 parks and recreation.  
 14 The Comprehensive Plan also has a  
 15 future vision for Area N, and that's on the left  
 16 side. The future vision for Area N is to use that  
 17 land for single-family detached homes.  
 18 Specifically, in the Comprehensive  
 19 Plan it says, the future land use destination of  
 20 Site 1, which is Area N, a single-family detached,  
 21 like the majority of residential uses west of  
 22 Bartlett Road.  
 23 There's other language in the  
 24 Comprehensive Plan that's really important.

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1 Specifically, the Comprehensive Plan says that to  
 2 ensure any new development meets the needs of the  
 3 community, and positively reflects the village's  
 4 character, and respects the existing open space and  
 5 natural beauty of South Barrington, it is essential  
 6 that future development be consistent with the  
 7 Comprehensive Plan, which the current PBCC proposal  
 8 is not.  
 9 (Applause.)  
 10 MS. FATTAHIAN: There are key considerations  
 11 outlined in the Comprehensive Plan. And what we've  
 12 highlighted here in bold, I think is one of the most  
 13 important.  
 14 It says, "Require developers and  
 15 property owners to identify how their applications  
 16 for discretionary approval, such as Planned Unit  
 17 Developments and special uses, are consistent with  
 18 the Comprehensive Plan."  
 19 (Applause.)  
 20 MS. FATTAHIAN: We would ask the commission how  
 21 that's possible with the current proposed  
 22 development?  
 23 There's a whole chapter in the  
 24 Comprehensive Plan regarding the implementation of

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1 that plan. The one that I'd like to highlight is  
 2 the one under green, "Use the Plan on a Daily  
 3 Basis."  
 4 It says specifically, "The  
 5 Comprehensive Plan should be used daily as the  
 6 official property guide for planning decisions made  
 7 by the planned commission and the village board. It  
 8 should be used as a primary resource to assist with  
 9 policy formation, prospect for property development  
 10 purposes, and planning initiatives ensuring that  
 11 future decisions are in line with the village's  
 12 goals."  
 13 (Applause.)  
 14 MS. FATTAHIAN: I would now like to turn to  
 15 Title 9 of the Municipal Code.  
 16 Title 9 of the Municipal Code  
 17 specifically states that no plan of subdivision or  
 18 plan for the construction and layout of streets  
 19 shall be approved unless the same complies fully  
 20 with the requirements of the official Comprehensive  
 21 Plan."  
 22 (Applause.)  
 23 MS. FATTAHIAN: So we would argue that the  
 24 Zoning Commission is in no position today, next

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1 month, or any time in the near future to make a  
 2 recommendation to move forward with the PBCC  
 3 development.  
 4 (Applause.)  
 5 MS. FATTAHIAN: It is your duty to enforce the  
 6 Municipal Code, and making any recommendations to  
 7 move forward with this development would violate  
 8 that duty.  
 9 Now, before I go on, I understand --  
 10 I'm sure that there is. I shouldn't say I  
 11 understand. But I'm sure that there is a means  
 12 whereby which you could amend the Comprehensive  
 13 Plan.  
 14 However, I'm also pretty certain that  
 15 that requires a process. It probably requires you  
 16 to go through the same process you did to adopt this  
 17 plan in the first place. It would require public  
 18 hearings. It would require discussions with stake  
 19 holders within the community.  
 20 And so we would like to ask a  
 21 question tonight of the commission, so that we  
 22 are informed as to what that process would be  
 23 if you decide to move forward with making that  
 24 amendment.

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1 (Applause.)  
 2 MS. FATTAHIAN: The last thing we want to  
 3 address is access to Acadia.  
 4 Ironically, this is the one thing  
 5 that actually pulled me into this conversation.  
 6 When I first heard that access to Acadia was on the  
 7 table, I was personally very shocked. I couldn't  
 8 imagine how the leaders of my community could even  
 9 for one second consider allowing an establishment,  
 10 who is not a residential community, to have direct  
 11 access into a residential community where there are  
 12 sidewalks, where there's a walking trail that exits  
 13 or enters right there at Acadia Drive where the  
 14 proposed development would go, where my children  
 15 walk to and from the school bus, they ride their  
 16 bikes, people walk their dogs.  
 17 Why you would even consider that is  
 18 something that really confused me, and it is that  
 19 concern for public safety that actually got me  
 20 involved in this process in the first place.  
 21 I'm happy to hear that the PBCC has  
 22 taken that off the table. I don't know for sure if  
 23 this development is going to move forward. If it  
 24 does, I would ask for a written commitment from PBCC

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1 that access to Acadia would not at any point become  
 2 a consideration, particularly, as their organization  
 3 grows.  
 4 The reason I want that in written  
 5 commitment is because I don't know if next year,  
 6 five years from now, they're going to approach the  
 7 Plan Commission again, have the benefit of over  
 8 18 months of discussions with the Plan Commission  
 9 before I even find out about it and have to step up  
 10 and to show up on another public hearing.  
 11 (Applause.)  
 12 MS. FATTAHIAN: So this is, again, an aerial  
 13 shot, and what we've done is we've listed the  
 14 questions that we've presented as a part of this  
 15 presentation in case the commission would like to  
 16 take those questions and answer them this  
 17 evening.  
 18 CHAIRPERSON MCCOMBIE: Let's see. I'll try.  
 19 Why weren't voters better informed on  
 20 the referendum? It says --  
 21 MS. FATTAHIAN: I appreciate that that is a  
 22 park district question. I will say that I read the  
 23 statute, the Illinois Park District Statute. I read  
 24 a lot of statutes in my professional career.



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1 I understand pursuant to FOIA  
 2 requests -- I understand that the park district  
 3 followed the process within the statute.  
 4 However, what I'd like to point out  
 5 to the park district is that statutory law lays out  
 6 the floor of what the village was requirement to do.  
 7 That is the minimum requirement that it is required  
 8 to do. It is not the maximum. The park district  
 9 could have informed the public better. It just  
 10 simply chose not to.  
 11 And while the park district did  
 12 publish the auction, it is published in the Daily  
 13 Harold. I received a copy of it. It's about two  
 14 and a half font. We got a picture of it in this  
 15 presentation. We took it out. And I'm not sure  
 16 about you all who sit here in the community behind  
 17 me, but I don't get the Daily Harold any longer.  
 18 And if you want to read the Daily Harold online, you  
 19 can't buy it in a store anymore either. I used to  
 20 go to grocery store or any newsstand where I  
 21 could pick up newspapers. Can't do that anymore  
 22 either.  
 23 Anyway, online, you have to register  
 24 in order to be able to get access to the Daily

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1 Harold. So while it may be a publication of general  
 2 circulation, it absolutely does nothing to inform  
 3 the public, and I can appreciate the point brought  
 4 up by Mr. Elias, and other members of the community,  
 5 who felt, and still feel tonight, that this is  
 6 just a way for the park district to get some  
 7 revenue.  
 8 And that's fine. I think the park  
 9 district should follow form with what the Village of  
 10 Barrington did, and I think they may be surprised at  
 11 what the community can do for them.  
 12 (Applause.)  
 13 CHAIRPERSON MCCOMBIE: That's about all I can  
 14 say. I mean, I'm just not involved in the park  
 15 district at all. Other than I play tennis over  
 16 there.  
 17 MS. FATTAHIAN: What happens to the original  
 18 proposed development by the PBCC on Mundhank and  
 19 Freeman? Why did that come before -- you don't  
 20 recall?  
 21 CHAIRPERSON MCCOMBIE: I don't know. Did you  
 22 guys make a presentation to us on that?  
 23 MR. JOHNSTON: We initially inquired about that  
 24 property, but it sold to somebody else. I'm not

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1 sure who.  
 2 MS. FATTAHIAN: Actually, I think that property  
 3 is still available.  
 4 If I'm not mistaken, I think the  
 5 commission is looking to put some data centers on.  
 6 I've learned a lot about the commission.  
 7 (Multiple people speaking at the same  
 8 time.)  
 9 MS. FATTAHIAN: Some other development?  
 10 CHAIRPERSON MCCOMBIE: No. That's actually --  
 11 that's actually homes that are going to go there.  
 12 So there's another development that's --  
 13 MS. FATTAHIAN: Another -- it is under  
 14 consideration for another --  
 15 CHAIRPERSON MCCOMBIE: Yes, yes.  
 16 MS. FATTAHIAN: I don't believe it sold.  
 17 CHAIRPERSON MCCOMBIE: I think it may have sold  
 18 because they're in here -- they're in here giving us  
 19 a lot of details about that development, so I'm  
 20 not --  
 21 MS. FATTAHIAN: It's PBCC, and it technically  
 22 it hasn't sold yet, right?  
 23 I understand they're under contract,  
 24 but it's not a final sale.

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1 CHAIRPERSON MCCOMBIE: Yeah. I don't know if  
 2 they're under contract, or if they sold, but -- I  
 3 mean, they're doing their due diligence in terms of  
 4 where all the water is going to go, the roads, and  
 5 that sort.  
 6 So there's going to be public  
 7 hearings on that soon.  
 8 MS. FATTAHIAN: So the next question, I  
 9 understand, could be directed at the park district,  
 10 but it can also be directed at the commissions since  
 11 it's a factor you have to take into consideration  
 12 when you're re-characterizing the PUD.  
 13 How does it increase the tax base and  
 14 benefit the economic value of the village --  
 15 MAYOR MCCOMBIE: Excuse me. Paula McCombie,  
 16 Mayor.  
 17 We never stated that it would  
 18 increase the tax. I think this may be confusion  
 19 with the park district so --  
 20 MS. FATTAHIAN: But the park district stated  
 21 that. That's --  
 22 MAYOR MCCOMBIE: But you said the village  
 23 stated that.  
 24 MS. FATTAHIAN: No, no.

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1 MAYOR MCCOMBIE: We don't get involved in the  
 2 politics.  
 3 MS. FATTAHIAN: All right. I appreciate that  
 4 correction; however, the Plan Commission still has  
 5 to take into consideration as a factor how this  
 6 development increases the tax base, and is it an  
 7 economic benefit of the village.  
 8 So I still think it's a legitimate  
 9 question for the commission.  
 10 AUDIENCE MEMBER: Yeah.  
 11 (Multiple people speaking at the same  
 12 time.)  
 13 MS. FATTAHIAN: It's a factor you have to  
 14 consider, and you have to make a fact -- a finding  
 15 of fact based upon --  
 16 CHAIRPERSON MCCOMBIE: We will, yes.  
 17 MS. FATTAHIAN: But I think the next question  
 18 could be more directed at the park district as  
 19 well.  
 20 So this question, I think, is for the  
 21 commission.  
 22 How does the proposed development fit  
 23 within the Comprehensive Plan adopted by you?  
 24 AUDIENCE MEMBER: It was just four months ago,

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1 and we probably spent a lot of money creating it,  
 2 too, right so --  
 3 AUDIENCE MEMBER: A lot of time. A lot of  
 4 money.  
 5 AUDIENCE MEMBER: Two years.  
 6 AUDIENCE MEMBER: Two years.  
 7 MR. VASSELLI: Extensive amount of time. Many  
 8 people came here. Probably a lot of the people in  
 9 this room here came to talk about it.  
 10 The Comprehensive Plan is a tool for  
 11 development. It is one of the guidelines. The  
 12 Comprehensive Plan last 10, 20, 30 years. This  
 13 is -- this is -- the PUD is in a residential  
 14 district. There are residences around it.  
 15 And if you've done some research with  
 16 regards to residential districts, that often times  
 17 have houses of worship in them.  
 18 MS. FATTAHIAN: I have no problems with houses  
 19 of worship within a community. Like I said, I've  
 20 been to St. Anne's. My children attended school  
 21 there. I've been to Willow Creek, attended  
 22 community events there. I've also been to the  
 23 Barrington Methodist Church.  
 24 In fact, I went there after I

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1 dropped my daughter off at camp in sixth grade to  
 2 see if it was gated, or if I could go into it, and I  
 3 have no problems doing it. I have no problems with  
 4 freedom or expression of religion.  
 5 My question specifically is --  
 6 MR. VASSELLI: And my answer --  
 7 (Multiple people speaking at the same  
 8 time.)  
 9 MS. FATTAHIAN: I guess I would beg to differ  
 10 with your answer because the Zoning Ordinance  
 11 strictly states that the commission will fully  
 12 enforce the Comprehensive Plan. So not only is it  
 13 just a tool, but they are required to enforce that  
 14 tool --  
 15 MR. VASSELLI: It's an ordinance --  
 16 MS. FATTAHIAN: -- pursuant to the code.  
 17 MR. VASSELLI: It's an ordinance, correct?  
 18 MS. FATTAHIAN: Yes.  
 19 MR. VASSELLI: The general order that would  
 20 be superceded by a more specific ordinance,  
 21 correct?  
 22 MS. FATTAHIAN: Do you have the more specific  
 23 ordinance --  
 24 MR. VASSELLI: We don't have it because we're

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1 not in a public hearing tonight.  
 2 MS. FATTAHIAN: But you're going to have one?  
 3 MR. VASSELLI: I don't know. I don't know what  
 4 their plans are with regard to --  
 5 MS. FATTAHIAN: So there is no more specific  
 6 published ordinance --  
 7 MR. VASSELLI: The PUD would be more specific.  
 8 MS. FATTAHIAN: But it hasn't been adopted.  
 9 MR. VASSELLI: The PUD --  
 10 MS. FATTAHIAN: You can't adopt it and make  
 11 it --  
 12 MR. VASSELLI: 2001. You talked about it --  
 13 MS. FATTAHIAN: That PUD -- that PUD, the 2004  
 14 PUD --  
 15 MR. VASSELLI: Right.  
 16 MS. FATTAHIAN: -- supercedes the 2021 PUD.  
 17 MR. VASSELLI: Of course.  
 18 MS. FATTAHIAN: The 2004 PUD restricts the land  
 19 use in Area N to parks and recreation. It does not  
 20 permit the development of a church.  
 21 MR. VASSELLI: And their application was for a  
 22 church and a school.  
 23 MS. FATTAHIAN: The PUD does not provide for  
 24 it --

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1 MR. VASSELLI: You could amend it.  
 2 MS. FATTAHIAN: Because you can't amend it.  
 3 MR. VASSELLI: Yes, you can.  
 4 MS. FATTAHIAN: No, not if -- not if you are  
 5 going to follow the Comprehensive Plan, which the  
 6 commission is required to follow according to the  
 7 ordinance.  
 8 MR. VASSELLI: Unless you changed the  
 9 ordinance.  
 10 MS. FATTAHIAN: But you cannot change that  
 11 ordinance --  
 12 (Multiple people speaking at the same  
 13 time.)  
 14 MS. FATTAHIAN: -- with PUD.  
 15 (Multiple people speaking at the same  
 16 time.)  
 17 MR. VASSELLI: You absolutely can.  
 18 (Multiple people speaking at the same  
 19 time.)  
 20 MS. FATTAHIAN: (Inaudible.)  
 21 CHAIRPERSON MCCOMBIE: So I --  
 22 (Multiple people speaking at the same  
 23 time.)  
 24 CHAIRPERSON MCCOMBIE: I will just --

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1 (Multiple people speaking at the same  
 2 time.)  
 3 MS. REPORTER: I cannot hear.  
 4 CHAIRPERSON MCCOMBIE: One second --  
 5 (Multiple people speaking at the same  
 6 time.)  
 7 CHAIRPERSON MCCOMBIE: Hold on.  
 8 (Multiple people speaking at the same  
 9 time.)  
 10 CHAIRPERSON MCCOMBIE: I mean --  
 11 (Multiple people speaking at the same  
 12 time.)  
 13 MS. FATTAHIAN: There is nothing --  
 14 (Multiple people speaking at the same  
 15 time.)  
 16 CHAIRPERSON MCCOMBIE: Just a second.  
 17 (Multiple people speaking at the same  
 18 time.)  
 19 CHAIRPERSON MCCOMBIE: Just a second.  
 20 (Multiple people speaking at the same  
 21 time.)  
 22 CHAIRPERSON MCCOMBIE: Please.  
 23 (Multiple people speaking at the same  
 24 time.)

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1 CHAIRPERSON MCCOMBIE: Nothing is being --  
 2 (Multiple people speaking at the same  
 3 time.)  
 4 CHAIRPERSON MCCOMBIE: Come on. Come on.  
 5 Please.  
 6 (Multiple people speaking at the  
 7 same time.)  
 8 CHAIRPERSON MCCOMBIE: Just a second.  
 9 MS. FATTAHIAN: The PUD supercedes Title 9 of  
 10 the ordinance.  
 11 CHAIRPERSON MCCOMBIE: Okay. So let me just --  
 12 let me just --  
 13 (Multiple people speaking at the same  
 14 time.)  
 15 (Applause.)  
 16 CHAIRPERSON MCCOMBIE: Okay. So if you would  
 17 like --  
 18 MS. FATTAHIAN: Yes.  
 19 CHAIRPERSON MCCOMBIE: -- we can bring in the  
 20 guy who did the Comprehensive Plan for the village,  
 21 and we had asked him as the -- as sitting here on  
 22 the board, do we -- what is the requirements  
 23 associated with this? And what things can or can we  
 24 not do?

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1 For example, there is an area  
 2 that they're talking about having -- and you're  
 3 right. There's an area that -- and the village  
 4 is -- they're talking about having a data center.  
 5 We said, can we ask -- can we just  
 6 put it in as an item in there to do it? And he  
 7 said, no. I don't want to see it. Because what's  
 8 going to happen is then that will restrict the uses  
 9 to it, and if so -- but later on when you get ready  
 10 to talk to them about a data center, that area that  
 11 is now zoned residential can be changed, and it's an  
 12 easy process.  
 13 So we went through different  
 14 scenarios in different areas on how to do it. And  
 15 the guy was saying -- what this is going to do, is  
 16 it's going to help guide the future development of  
 17 the village, which is what we were looking for, but  
 18 it also allows you to be flexible. And this is what  
 19 he told us.  
 20 Now, I can bring him in here and ask  
 21 him to come in and talk about this, and I assume I  
 22 can, from the village, and I can have him come in  
 23 and here and talk about it, and I don't have a  
 24 problem with that, and maybe he can -- he can

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1 shed a lot more light on it. He does Comprehensive  
 2 Plans for municipalities throughout the United  
 3 States. And he was -- it was a two-year  
 4 process.  
 5 We thought that we built in enough  
 6 safeguards and enough things to say, this is the  
 7 direction, but it's not binding.  
 8 So I'm -- but I'm going to let him  
 9 say that --  
 10 MS. FATTAHIAN: With all due respect --  
 11 CHAIRPERSON MCCOMBIE: I think that's the best  
 12 way to do it.  
 13 MS. FATTAHIAN: With all due respect, I  
 14 believed that Area N was restricted to park and  
 15 recreation. Clearly, what I believed doesn't  
 16 matter, and so I'm not sure who this individual is  
 17 that he recommended this for you. I don't know if  
 18 he is a lawyer. I don't know if he has any legal  
 19 authority to point to you, that you can just change  
 20 and have flexibility with a Comprehensive Plan that  
 21 you are required by ordinance to fully -- and I can  
 22 go back to the language --  
 23 CHAIRPERSON MCCOMBIE: No. I heard what you  
 24 said.

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1 Listen, I think the person --  
 2 MS. FATTAHIAN: If --  
 3 CHAIRPERSON MCCOMBIE: What I'd like to do is  
 4 I'd like to have the person who wrote that -- the  
 5 person who wrote --  
 6 (Multiple people speaking at the same  
 7 time.)  
 8 MS. FATTAHIAN: This is -- I don't --  
 9 (Multiple people speaking at the same  
 10 time.)  
 11 MR. VASSELLI: (Inaudible) ordinance regarding  
 12 the PUD, if it's approved, would, in fact, supercede  
 13 prior ordinances.  
 14 MS. FATTAHIAN: And I would like to see what  
 15 you are relying on to make that statement because I  
 16 don't see it.  
 17 MR. VASSELLI: Right. Because we're not at  
 18 that point yet. Because that would go before the  
 19 board after a public hearing or a recommendation  
 20 given --  
 21 MS. FATTAHIAN: But how does that change the  
 22 current Comprehensive Plan?  
 23 And I know, you're going to tell me,  
 24 the PUD is going to supercede it, but it doesn't say

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1 that in the Zoning Ordinance --  
 2 AUDIENCE MEMBER: Right.  
 3 MS. FATTAHIAN: -- at all. It doesn't say a  
 4 re-characterized PUD --  
 5 (Applause.)  
 6 MS. FATTAHIAN: -- would supercede any other  
 7 part of this ordinance. It's not in there. If  
 8 it is, I would love to see. I'm happy to be  
 9 wrong.  
 10 AUDIENCE MEMBER: You're breaking all the rules  
 11 for this --  
 12 AUDIENCE MEMBER: Yeah.  
 13 AUDIENCE MEMBER: The question is why?  
 14 (Multiple people speaking at the same  
 15 time.)  
 16 MS. FATTAHIAN: The other question that's  
 17 not on here that I presented is how does this  
 18 proposed development even fit within a permitted use  
 19 for a PUD since it is not a church for public  
 20 worship --  
 21 (Multiple people speaking at the same  
 22 time.)  
 23 MS. FATTAHIAN: -- which is specifically stated  
 24 in the ordinance --

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1 (Multiple people speaking at the same  
 2 time.)  
 3 MS. FATTAHIAN: -- and you're going to tell me  
 4 that the PUD supercedes that, too.  
 5 MR. VASSELLI: I'm not.  
 6 (Applause.)  
 7 MR. VASSELLI: Public worship is not defined in  
 8 the code.  
 9 MS. FATTAHIAN: It is not defined in the code,  
 10 that's correct, and that's what requires you to  
 11 look at the plain reading of the language. The  
 12 public -- I can look up the definition on Webster  
 13 for you if you want.  
 14 MR. VASSELLI: I can also --  
 15 MS. FATTAHIAN: I can also look up the word  
 16 worship on Webster.  
 17 MR. VASSELLI: And we can also look at  
 18 the different laws that govern how people  
 19 worship --  
 20 MS. FATTAHIAN: And it doesn't --  
 21 MR. VASSELLI: -- and what we're saying --  
 22 MS. FATTAHIAN: This is --  
 23 (Multiple people speaking at the same  
 24 time.)

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1 CHAIRPERSON MCCOMBIE: People --  
 2 (Multiple people speaking at the same  
 3 time.)  
 4 CHAIRPERSON MCCOMBIE: People --  
 5 (Multiple people speaking at the same  
 6 time.)  
 7 CHAIRPERSON MCCOMBIE: People, one second.  
 8 (Multiple people speaking at the same  
 9 time.)  
 10 CHAIRPERSON MCCOMBIE: One second.  
 11 (Multiple people speaking at the same  
 12 time.)  
 13 CHAIRPERSON MCCOMBIE: Just a second. Just a  
 14 second.  
 15 You know, there's got to be decorum,  
 16 right. You have to -- I appreciate the passion, but  
 17 please, please. Just let one person talk, and talk  
 18 about it.  
 19 We are not going to be able to  
 20 probably answer all your questions to do it -- if  
 21 you give us those questions, we'll answer them, and  
 22 we'll send them to you. Okay?  
 23 And is that all right?  
 24 MS. FATTAHIAN: Sure. The only -- you have the

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1 presentation. The only question that's not on here  
 2 is the issue we just raised, public worship.  
 3 CHAIRPERSON MCCOMBIE: Okay.  
 4 MS. FATTAHIAN: And, again, I just want to be  
 5 very clear.  
 6 I have no issues -- none of us have  
 7 any issues with how the PBCC chooses to worship.  
 8 Our concerns are rooted in the Municipal Code and  
 9 your obligation to enforce that code.  
 10 CHAIRPERSON MCCOMBIE: Okay.  
 11 (Applause.)  
 12 MS. FATTAHIAN: Do you have any questions for  
 13 me before I sit?  
 14 CHAIRPERSON MCCOMBIE: No.  
 15 I would love for you to send me -- or  
 16 send the village, and they would send it to me, send  
 17 the questions, okay.  
 18 MS. FATTAHIAN: Sure, absolutely.  
 19 CHAIRPERSON MCCOMBIE: Thank you.  
 20 (Applause.)  
 21 (Multiple people speaking at the same  
 22 time.)  
 23 MR. PLACEK: (Inaudible) I just have one  
 24 question related to --

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1 (Multiple people speaking at the same  
 2 time.)  
 3 MR. PLACEK: Just to confirm all the items  
 4 that were stated recently, including the  
 5 presentations were made a part of the public record,  
 6 and are something that is available for our team as  
 7 well?  
 8 MR. VASSELLI: Yes. Obviously, this will all  
 9 be part of the public record.  
 10 MR. PLACEK: Thank you.  
 11 CHAIRPERSON MCCOMBIE: Okay. I am looking for  
 12 anybody else to raise their hand who would like to  
 13 talk.  
 14 Please.  
 15 (Multiple people speaking at the same  
 16 time.)  
 17 CHAIRPERSON MCCOMBIE: Just one second.  
 18 (Multiple people speaking at the same  
 19 time.)  
 20 CHAIRPERSON MCCOMBIE: Please.  
 21 (Multiple people speaking at the same  
 22 time.)  
 23 MS. REPORTER: Wait. I cannot take it down  
 24 while everyone is talking.

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1 (Multiple people speaking at the same  
 2 time.)  
 3 CHAIRPERSON MCCOMBIE: Everybody, talking --  
 4 (Multiple people speaking at the same  
 5 time.)  
 6 CHAIRPERSON MCCOMBIE: Please. Please be  
 7 respective.  
 8 Okay.  
 9 AUDIENCE MEMBER: My name is Vivek, V-i-v-e-k,  
 10 last name Jain, J-a-i-n, n as in Nancy. I live on  
 11 34 Shenandoah Circle.  
 12 So a lot of this is based on the  
 13 referendum, and there were a few of them. I think a  
 14 lot of us -- my question really is -- or I'm really  
 15 curious, so a lot of that is -- a referendum is done  
 16 to capture the intended community technicalities,  
 17 access roads. There is (inaudible).  
 18 And I'm really curious to find out  
 19 all the previous referendums, questions that were  
 20 asked. What was the vote counts and looking at what  
 21 everybody's (inaudible) about.  
 22 So just maybe can go on the record of  
 23 public (inaudible) as to make this decision whether  
 24 the intent of the community is particularly aligned

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1 with that referendum, or is it disconnected. And if  
 2 there is a disconnect, the results of that  
 3 referendum, which we are relying on this valid, then  
 4 consider that in the process. What is really being  
 5 intended of the community at large.  
 6 Thank you.  
 7 CHAIRPERSON MCCOMBIE: Thanks.  
 8 Again, the referendum is with the  
 9 park district. And I appreciate your comments.  
 10 It's not -- they're going to -- I think a couple  
 11 people are going to FOIA the park district and get  
 12 the information on the referendum, so you'll be able  
 13 to see a lot more details.  
 14 AUDIENCE MEMBER: I'm asking you, as the  
 15 decision making body to -- so you're basing it on  
 16 the referendum. That's -- I'm saying, please factor  
 17 into it the intent of the public, the intent of the  
 18 community as well.  
 19 CHAIRPERSON MCCOMBIE: Okay. Thank you.  
 20 (Applause.)  
 21 CHAIRPERSON MCCOMBIE: Just a second.  
 22 (WHEREUPON, a discussion was had off  
 23 the record.)  
 24 CHAIRPERSON MCCOMBIE: I have a request here

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1 for anybody that the police chief would like anyone  
 2 parked in back to exit through the hall and go down  
 3 this stairway --  
 4 POLICE CHIEF ROMAN: (Inaudible) just walk  
 5 around the building, just come this way.  
 6 CHAIRPERSON MCCOMBIE: So if you're parked in  
 7 the back, the police chief will show you how to get  
 8 there.  
 9 Thank you.  
 10 AUDIENCE MEMBER: Again, my name is Hemal  
 11 Patel, H-e-m-a-l P-a-t-e-l. I live at 1 Acadia  
 12 Drive.  
 13 I just want to make some general  
 14 comments. First of all, you know, thank you for all  
 15 of you guys to listen to our request.  
 16 One thing I feel that to begin this  
 17 whole meeting, it was started with some lengthy  
 18 lawyer statement, which I did not appreciate as a  
 19 resident. I just felt an amount of distrust to  
 20 begin with.  
 21 The park district, again, came in  
 22 with a lawyer, who made the first statement. To me,  
 23 this just feels that something was not done  
 24 correctly, and there is a talk in lawyers' language,

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1 which I cannot understand, that everything was done  
 2 right, just sharing my opinion, which I do not  
 3 appreciate.  
 4 I would like to say that we have  
 5 opposed the development from beginning, the access  
 6 to Acadia Drive was something which drove me to  
 7 these meeting, which I have been attending for the  
 8 past month or so.  
 9 And eventually we found out how the  
 10 sale went through, how the referendum came about,  
 11 how the auction happened, how the PBCC was in talks  
 12 with the village even before the whole thing  
 13 happened.  
 14 This all makes me very uncomfortable,  
 15 and it creates an amount of -- huge amount of  
 16 distrust how you, as a body who is supposed to  
 17 represent us and look in our best interest, may not  
 18 be doing so.  
 19 (Applause.)  
 20 AUDIENCE MEMBER: That's plain and simple, so I  
 21 wish that in the future we are communicating more in  
 22 a simple language, not a lengthy lawyer's jargon,  
 23 which village attorney read at the beginning of the  
 24 meeting so fast that somebody had to point out to

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1 slow down. Not only I couldn't understand what he  
 2 was saying, he was saying it so fast.  
 3 So I think we need to communicate  
 4 better. This -- we would not have been here if  
 5 this whole thing would have been communicated  
 6 to us.  
 7 There was no good language on the  
 8 referendum. There was no efforts made by the --  
 9 the --  
 10 (Multiple people speaking at the same  
 11 time.)  
 12 AUDIENCE MEMBER: -- park district -- thank  
 13 you -- to make us all aware at what is happening.  
 14 There was a single person or a single entity bidding  
 15 and winning, and we are here.  
 16 I just feel that the whole thing was  
 17 not done right and should -- could have been done  
 18 much better and should have been done -- should be  
 19 done in the future in a better way.  
 20 That's all. Thank you.  
 21 (Applause.)  
 22 CHAIRPERSON MCCOMBIE: Thank you.  
 23 AUDIENCE MEMBER: Nilay Patel, N-i-l-a-y, on  
 24 9 Acadia.

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1           So I just -- there's been a lot of  
2 questions about the process, so we started coming  
3 here tonight with the public hearing. That kind of  
4 got changed. I understand why. I'm not questioning  
5 that.  
6           What does the future look like for  
7 these meetings, the next steps? Obviously there's  
8 still -- I don't know, letters and stuff that need  
9 to be read into the minutes.  
10          I'm trying to understand the process,  
11 so we can keep the community informed and know  
12 what's going on.  
13          CHAIRPERSON MCCOMBIE: So that's going to be a  
14 poll of the board zoning, and we're going to create  
15 another date in the future, and then -- I hate to  
16 say it's going to be published in the Daily Harold,  
17 but it will be. So anyway --  
18          AUDIENCE MEMBER: Does the City of South  
19 Barrington have a Facebook page that residents can  
20 access, to become friends with --  
21          CHAIRPERSON MCCOMBIE: So the really weird  
22 thing is that there's a web page that you can get  
23 on, and it lists when all those meetings are  
24 happening. So as soon as --

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1           (Multiple people speaking at the same  
2 time.)  
3          AUDIENCE MEMBER: Okay.  
4          CHAIRPERSON MCCOMBIE: I'm sorry?  
5          AUDIENCE MEMBER: It's just you have to check  
6 it every day, so is there a way to communicate it so  
7 you don't have to just refresh on the website to see  
8 when you're having the meeting?  
9           There has to be a better way to  
10 communicate.  
11          MAYOR MCCOMBIE: Sign up for my E-blast every  
12 Friday, and then you can also see all the meetings  
13 scheduled every single Friday. And something like  
14 this has to be published way in advance.  
15           So all you have to do is sign up for  
16 that newsletter, and you'll find out what's going  
17 on with the village if you haven't done that  
18 yet --  
19          AUDIENCE MEMBER: Is the auction online?  
20          MAYOR MCCOMBIE: -- and it's on the website,  
21 also.  
22           Well, not the auction. We are not  
23 part of the park district.  
24

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1           (Multiple people speaking at the same  
2 time.)  
3          MAYOR MCCOMBIE: We're not part of the park  
4 district, so we don't -- we wouldn't put the auction  
5 on the website.  
6           But as far as our meetings go, and  
7 I'm planning after seeing the crowds here and  
8 seeing things, and people standing, we have to  
9 have the next meeting at Willow Creek Church.  
10 that that will also be advertised as Willow Creek  
11 Church.  
12          All you need to do is just look at  
13 the web page if you're interested in coming to the  
14 meeting or sign up for the E-blast because I've  
15 been putting stuff out on a regular basis now on  
16 my E-blast, which comes out every Friday at  
17 5 o'clock.  
18           And you just need to get the e-mail  
19 address from Ashley, who's the admin -- executive  
20 admin here, and she can sign you up.  
21          AUDIENCE MEMBER: So I know there were a lot of  
22 questions posed from the community that still need  
23 answers.  
24           So is there going to be another

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1 meeting like this then before the public hearing to  
2 address those questions?  
3          CHAIRPERSON MCCOMBIE: I think the next  
4 meeting -- at the public hearing, I think,  
5 we'll -- that's where we'll talk about all these  
6 things.  
7          MAYOR MCCOMBIE: I'd like to make one more  
8 comment, too, because I promised residents that  
9 the e-mails would be read in public tonight at  
10 the hearing, which we just found out we couldn't  
11 do.  
12           So I would -- I'd like to say that  
13 the e-mails that I've received will be read at the  
14 next meeting when we have time, but I got -- I think  
15 I got over 50 between noon and 5:00, and maybe some  
16 more after that, and I got maybe 40 this morning,  
17 and I've been getting e-mails before this time. So  
18 we could be here for at least another couple of  
19 hours maybe.  
20           So I want to put that off until the  
21 next meeting. So you can spread that word --  
22          AUDIENCE MEMBER: That will be at the start at  
23 the next public hearing that we read those messages  
24 aloud? We're just trying to look for clarity on the

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1 process.

2 CHAIRPERSON MCCOMBIE: So the process will be,

3 that, yes, at the public hearing, which we'll

4 schedule, we'll move it over to Willow Creek, so we

5 have plenty of space for everybody. And then what

6 we'll do is we'll take the time, and our new clerk

7 is going to read all of the e-mails into the record.

8 And so they will all be read into the record, and

9 will be part of it.

10 AUDIENCE MEMBER: Thank you.

11 CHAIRPERSON MCCOMBIE: Please.

12 AUDIENCE MEMBER: Sri Dasari, S-r-i

13 D-a-s-a-r-i, 16 Brooke Lane.

14 So thank you very much for all of

15 your time, helping us all. I guess if I just read

16 the nameplate that say village attorney. I was

17 thinking that you're representing (inaudible)

18 sitting there (inaudible).

19 The reason I'm mentioning that is

20 there were a lot of points made by (inaudible) here

21 now, and I see a lot of anguish and judgment

22 attached.

23 I would really appreciate during the

24 next meeting, at least, if you can hear out the

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1 problems of the resident, why we are all here. So

2 many people close by me that are sitting here

3 making a point of what issue we're having, and we

4 do appreciate when presenting (inaudible) and

5 hear -- and then see if anything is there which

6 needs to be taken into account to amend any of

7 the -- you mention (inaudible) need to move it in

8 the future.

9 But as far as this concern probably

10 (inaudible) presentation, I guess, we all have

11 enough ammunition now to proceed what we can do

12 right now to stop this.

13 From our end, like, I speak for the

14 (inaudible) and probably pretty much talking about

15 this. We definitely we -- we already posted some

16 e-mails to everybody who's concerned about issues we

17 have in our subdivision. Opens up several homes on

18 the subdivision to the parking lot, so we have a lot

19 of issues we'd like to take it up on the next one.

20 So hopefully you can take what I'm saying

21 positively, and help the residents, not the other

22 side.

23 Thank you.

24 CHAIRPERSON MCCOMBIE: Thank you.

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1 (Applause.)

2 CHAIRPERSON MCCOMBIE: Any other comments? Any

3 other thoughts? Anybody who would like to say

4 anything else?

5 Please.

6 AUDIENCE MEMBER: Vikas Sharma, 29 Wood Oaks

7 Drive.

8 What I want to say is this, that if

9 you are, as a vote, (inaudible) if church doesn't

10 take it or buys it, I can literally say that

11 everyone who is sitting up here, has a lot more plan

12 for that land, and they can easily create within the

13 PUD that you have, a plan that would generate a lot

14 of cash for South Barrington.

15 So when you make a decision on that,

16 do not please think -- I know that it's a park

17 district land. I can tell you this much. I will

18 pay more for that the church is paying, and

19 everybody else up here probably will pay to do that

20 same thing, to see that sort of plan goes to use for

21 the community.

22 So please consider that.

23 (Applause.)

24 CHAIRPERSON MCCOMBIE: Any other?

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1 Please.

2 AUDIENCE MEMBER: Thank you. Michael Lombardi

3 on Acadia Drive, L-o-m-b-a-r-d-i, just like the NFL

4 trophy. Goes Bears.

5 I was wondering if the park district

6 could answer a couple of questions just out of

7 convenience since we have them there?

8 Can the proposed sale be closed

9 without final plan approval by the board of

10 trustees?

11 It could be for the park district or

12 for PBCC.

13 Do we need final plan approval

14 by the village trustees in order for the sale to

15 close?

16 CHAIRPERSON MCCOMBIE: No. No, you do not.

17 AUDIENCE MEMBER: Thank you.

18 Can the park district accept incoming

19 bids higher than the current contract price?

20 MR. PERISIN: No.

21 CHAIRPERSON MCCOMBIE: That was Pete. Pete

22 said that.

23 AUDIENCE MEMBER: Thanks.

24 Is there a required time frame in



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1 which the sale must be closed before the decision to  
 2 sell goes back to referendum?  
 3 CHAIRPERSON MCCOMBIE: I don't know of any  
 4 requirement on that, but that would be the park  
 5 district -- is there anything?  
 6 MR. PERISIN: I don't think so.  
 7 AUDIENCE MEMBER: Thank you.  
 8 CHAIRPERSON MCCOMBIE: Thank you.  
 9 Any other -- anybody else that would  
 10 like to speak?  
 11 (No response.)  
 12 CHAIRPERSON MCCOMBIE: It's been a long  
 13 evening. This, I think, was the longest planning  
 14 zoning meeting we've ever had.  
 15 Anyway I really -- I'm sorry.  
 16 Please.  
 17 AUDIENCE MEMBER: Thank you, everybody.  
 18 My name is Qingtian Wang,  
 19 Q-i-n-g-t-i-a-n, Wang, W-a-n-g.  
 20 I'm here to sort of aggregate myself  
 21 because I regret the fact that I missed the vote on  
 22 the referendums.  
 23 So you have -- for whatever reason,  
 24 you have lawyers topped with a Town Hall meeting. I

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1 don't know what that is; but since the gentleman is  
 2 here, I have a quick questions on that  
 3 referendum.  
 4 MR. VASSELLI: Sure.  
 5 AUDIENCE MEMBER: Is there a minimum percentage  
 6 requirement for the referendum to take effect based  
 7 on the statute?  
 8 MR. VASSELLI: No.  
 9 AUDIENCE MEMBER: That's based on Illinois law,  
 10 right?  
 11 MR. VASSELLI: That's right.  
 12 AUDIENCE MEMBER: Very good.  
 13 Another question parallel: Is there  
 14 a minimum requirement of referendum to change the  
 15 Constitution of the United States? The minimum  
 16 requirement of the population?  
 17 MR. VASSELLI: I don't know. I don't know if  
 18 there is --  
 19 AUDIENCE MEMBER: I'm not in any way in  
 20 reference those two things are comparables.  
 21 What I'm getting at -- the point  
 22 is a referendum should represent the majority  
 23 of the population's opinion on important matters.  
 24 Without a certain percentage of people voting

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1 on the referendum, it's not a good model for any  
 2 of us.  
 3 CHAIRPERSON MCCOMBIE: I don't disagree with  
 4 you the --  
 5 AUDIENCE MEMBER: So with that -- with the  
 6 technology, I understand it's not within our power  
 7 to change the laws for this matter, but I do want  
 8 to echo, whatever that all of us has been raised,  
 9 you, as the representative of us, needs to  
 10 communicate these referendums much better than you  
 11 have.  
 12 The language -- I know you are within  
 13 the law. Nobody can question that minimum  
 14 requirement of you, but some things are done  
 15 intentionally, I feel, to shield the referendums'  
 16 clarity from the public.  
 17 (Applause.)  
 18 CHAIRPERSON MCCOMBIE: Again, I don't think  
 19 that the village -- I know I didn't have anything  
 20 involved, but I don't think the village had any  
 21 intention of doing anything with the referendum  
 22 other than allowing the park district to do it, and  
 23 they didn't really have the ability to stop them  
 24 from doing it.

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1 When it comes to the Constitution,  
 2 you know it's two-thirds of the states have to  
 3 pass a referendum. That's out. So it's  
 4 two-thirds --  
 5 (Multiple people speaking at the same  
 6 time.)  
 7 CHAIRPERSON MCCOMBIE: -- of the state to  
 8 change the Constitution.  
 9 But the whole thing about this is  
 10 that think of what we did as we said you couldn't  
 11 elect anybody, or you couldn't do anything unless  
 12 the majority of people -- and the guy who became the  
 13 mayor of Chicago, one with, what, 12 percent,  
 14 14 percent of the total vote of the population. You  
 15 would think that there would be more people that  
 16 vote for that.  
 17 AUDIENCE MEMBER: That's very, very sad.  
 18 CHAIRPERSON MCCOMBIE: It's very sad.  
 19 AUDIENCE MEMBER: (Inaudible) as part of that  
 20 problem, but we all can do better. The  
 21 communication needs to be better.  
 22 CHAIRPERSON MCCOMBIE: Yes. I agree with you.  
 23 AUDIENCE MEMBER: Thank you.  
 24 (Applause.)

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1 MAYOR MCCOMBIE: (Inaudible) this was going to  
 2 be a public hearing tonight, and we would always  
 3 have an attorney with us. This was not meant to be  
 4 a Town Hall meeting.  
 5 Our attorney is almost at -- unless  
 6 there's almost nothing to talk about at a  
 7 Planning Commission meeting, our attorney is  
 8 present or one of his partners is present at our  
 9 meetings.  
 10 So this is not anything out of the  
 11 unusual. This is standard practice here because if  
 12 there's legal questions, we need somebody to answer  
 13 those, so they don't go on and on and on, and also  
 14 to make sure the forum is meeting -- is properly  
 15 done.  
 16 So that's the answer to the question  
 17 about why there's an attorney here this evening.  
 18 Standard practice.  
 19 CHAIRPERSON MCCOMBIE: Please.  
 20 AUDIENCE MEMBER: My name again?  
 21 MS. REPORTER: Yes.  
 22 AUDIENCE MEMBER: Raju is the last name,  
 23 R-a-j-u. First name Bhanu, B-h-a-n-u, 3 Brooke  
 24 Lane, South Barrington.

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1 We all know we need income to improve  
 2 the parks, as well as release some of the debt we  
 3 have, right? That's the main issue.  
 4 And to do that, the park district  
 5 already sold the property. That's a slap on our  
 6 face. And then on top of it, they sold it to  
 7 somebody who doesn't bring any income. That's the  
 8 second slap on our face.  
 9 So instead, if this process was done  
 10 properly, okay, more information is given to us, a  
 11 lot of us could have bought that property for a  
 12 higher price and made more money for the village for  
 13 our South Barrington.  
 14 So I don't understand this at all.  
 15 Why, you know, we are not doing anything to increase  
 16 the income, and we're at a loss on top of it.  
 17 Doesn't make any sense.  
 18 Suppose I have this necklace. Okay?  
 19 I spend so much money on it. Now I need money.  
 20 Okay? I spend \$50,000 on this necklace, and I need  
 21 money, and nobody is buying. Okay? So somebody  
 22 comes and tells me, I'll give you \$1. Can you give  
 23 me the necklace? Okay? What would I do? I won't  
 24 take that \$1. I would be embarrassed to sell this

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1 necklace. I would rather keep it.  
 2 So that's exactly what the village  
 3 park district has done to us. It doesn't make any  
 4 sense to me as a resident.  
 5 Thank you.  
 6 CHAIRPERSON MCCOMBIE: Thank you.  
 7 (Applause.)  
 8 AUDIENCE MEMBER: (Inaudible.)  
 9 CHAIRPERSON MCCOMBIE: You have still have to  
 10 give your name.  
 11 AUDIENCE MEMBER: Vikas Sharma, 29 Wood Oaks  
 12 Drive.  
 13 This is for -- obviously, you don't  
 14 control the land, the park district does, so please  
 15 consider this: The next meeting why don't you send  
 16 out some kind of information out there that it's  
 17 open to public to bring in different proposals for  
 18 that land and see how many you can get? You'll be  
 19 surprised.  
 20 And for the village, why don't we  
 21 show you that how much of a tax you can generate out  
 22 of that land, and you will be surprised, too, on  
 23 that?  
 24 Park district, you will not only

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1 recover the (inaudible) most cost, but I think there  
 2 could be a plan put together where you can recover  
 3 the rest of the loss, too, from that land, and I'm  
 4 sure there's potential up here for us to show you  
 5 that.  
 6 Consider that, and please consider  
 7 not taking this bid.  
 8 Thank you.  
 9 CHAIRPERSON MCCOMBIE: Thank you.  
 10 AUDIENCE MEMBER: I just have a generic  
 11 question. Vidhi, V-i-d-h-i, last name is Gadson,  
 12 G-a-d-s-o-n.  
 13 This is a question for the park  
 14 district more than anything. I, just, in general --  
 15 so is this sale final? It's not final?  
 16 MR. PERISIN: They're under contract.  
 17 AUDIENCE MEMBER: They're under contract. So  
 18 is there anything that can be done to intervene from  
 19 a third party? Like how final is it? What is  
 20 pending with the contract?  
 21 MR. PERISIN: Well, as long as we're -- Pete  
 22 again.  
 23 As long as we're under contract, you  
 24 know, we can't break a contract --

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1 AUDIENCE MEMBER: Yes, you can.  
 2 AUDIENCE MEMBER: Based on --  
 3 (Multiple people speaking at the same  
 4 time.)  
 5 MR. PERISIN: I would have to ask this attorney  
 6 that.  
 7 (Multiple people speaking at the same  
 8 time.)  
 9 AUDIENCE MEMBER: Can you -- can he comment --  
 10 (Multiple people speaking at the same  
 11 time.)  
 12 CHAIRPERSON MCCOMBIE: One second. One second.  
 13 You really like to talk a lot --  
 14 AUDIENCE MEMBER: I know.  
 15 CHAIRPERSON MCCOMBIE: -- and out of turn.  
 16 (Multiple people speaking at the same  
 17 time.)  
 18 CHAIRPERSON MCCOMBIE: I've noticed that.  
 19 I think at the next meeting, I'm  
 20 going to have you sit up front, so I can say no, no,  
 21 no.  
 22 CHAIRPERSON MCCOMBIE: No.  
 23 (Multiple people speaking at the same  
 24 time.)

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1 CHAIRPERSON MCCOMBIE: Name tags are not a bad  
 2 idea, but I still want him sitting up front.  
 3 Now, I think maybe we'll ask our  
 4 attorney to just talk a little bit about that.  
 5 MR. VASSELLI: I have not read the contract,  
 6 but we --  
 7 (Multiple people speaking at the same  
 8 time.)  
 9 MR. VASSELLI: Again, I'm sorry to say it  
 10 again, but the park district and the village are two  
 11 separate bodies. I don't have the contract.  
 12 Generally --  
 13 (Multiple people speaking at the same  
 14 time.)  
 15 CHAIRPERSON MCCOMBIE: Wait, wait.  
 16 (Multiple people speaking at the same  
 17 time.)  
 18 CHAIRPERSON MCCOMBIE: Wait, wait.  
 19 (Multiple people speaking at the same  
 20 time.)  
 21 CHAIRPERSON MCCOMBIE: Just a second, please.  
 22 Let him talk. Please.  
 23 MR. VASSELLI: You generally -- the third party  
 24 intervenors really can't go in there, and this board

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1 doesn't have the authority to say go in there and  
 2 breach the contract and offer them more money.  
 3 That's not the province of this board.  
 4 I have not read -- I'm an officer of  
 5 the court. I have not read one page of that  
 6 contract. I really don't know any of the terms  
 7 other than those terms we discussed tonight.  
 8 If it's okay to discuss it, to ask  
 9 the park district attorney, because he may be more  
 10 familiar with it --  
 11 AUDIENCE MEMBER: The park --  
 12 MR. VASSELLI: -- but I haven't, and, I guess,  
 13 I apologize to a certain extent, but I just  
 14 haven't.  
 15 AUDIENCE MEMBER: Before we have him answer, as  
 16 advice to the Village of Barrington people, if you  
 17 notice what we -- what is our next step to move  
 18 forward to express our concerns to the park  
 19 district then? And if that's the case, how do we  
 20 move forward doing that?  
 21 MR. VASSELLI: I think it's great everybody  
 22 came out here. I think it's nice to see people  
 23 participating because part of the issue that people  
 24 brought up tonight was that 6 percent of the people

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1 came out to the referendum, right?  
 2 And had you had this much, let's say,  
 3 emotional or this enthusiastic amount, you may have  
 4 more than 6 percent of the voters because the will  
 5 of the people is not reflected by the will of the  
 6 people in this room, right?  
 7 So I would say that if you feel this  
 8 strongly about any issue with regards to the  
 9 village, you should come out and talk about it at  
 10 the next board meeting as was stated or the next  
 11 meeting of this body as was stated, then you --  
 12 we're going to have a bigger room, and you can have  
 13 more people come out. E-mails will come in.  
 14 They'll be read into the record.  
 15 So show up at park district meetings,  
 16 show up at zoning board meetings, and then have your  
 17 voices heard.  
 18 But that's -- and I know that's not  
 19 necessarily the answer cutting to the quick that you  
 20 may want, but it's really the only way because there  
 21 is a process. There's a Park District Code in this  
 22 process, and there's a Park District Code that  
 23 passes resolution to have a referendum.  
 24 And maybe regrettably 6 percent of

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1 the populus came out, and they voted; and 57 percent  
 2 of those people came out, and they voted in favor of  
 3 the disposition of that property.  
 4 There was only one bidder who came  
 5 through. And for whatever it's worth, the bidder is  
 6 sitting in this room, right? And they entered into  
 7 a contract. All of which is in accordance with the  
 8 Park District Code.  
 9 We're going to look at those  
 10 documents again, and that's fine. But that's the --  
 11 that's the only place it can be effective.  
 12 There are processes, and they need to  
 13 be followed, but I guess the original question was  
 14 about the contract. And the park district lawyer  
 15 is here. Maybe he's read them. Maybe he can  
 16 talk about them. Maybe he can't talk about  
 17 them.  
 18 MR. BOLIN: Hi. This is Dan Bolin again, park  
 19 district.  
 20 I am -- to the extent that it's  
 21 relevant to tonight's proceedings, as I mentioned at  
 22 the top, there is an opportunity under the terms of  
 23 the contract for the applicant to apply for zoning  
 24 approvals.

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1 That's why we're here, and that's the  
 2 extent of that -- the contract is relevant to this  
 3 meeting.  
 4 CHAIRPERSON MCCOMBIE: Okay. The question --  
 5 (Multiple people speaking at the same  
 6 time.)  
 7 CHAIRPERSON MCCOMBIE: One second.  
 8 The question is: Can the park  
 9 district ask for additional bids while they have  
 10 somebody who has a contract with them?  
 11 MR. BOLIN: We're under contract with them, so,  
 12 no.  
 13 CHAIRPERSON MCCOMBIE: So you can't?  
 14 MR. BOLIN: No.  
 15 CHAIRPERSON MCCOMBIE: Thank you.  
 16 AUDIENCE MEMBER: If I may, while you're up  
 17 there, can you walk away from a contract with no  
 18 repercussion other than returning the earnest  
 19 money?  
 20 MR. BOLIN: So they're entitled to an  
 21 opportunity to (inaudible) --  
 22 (Multiple people speaking at the same  
 23 time.)  
 24 AUDIENCE MEMBER: -- and that's what --

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1 (Multiple people speaking at the same  
 2 time.)  
 3 CHAIRPERSON MCCOMBIE: Come on, guys.  
 4 Again --  
 5 AUDIENCE MEMBER: May the park district walk  
 6 away from the deal, decide not to continue with the  
 7 deal, dissolve the contract with no repercussion  
 8 other than returning the earnest money to the  
 9 purchaser?  
 10 MR. BOLIN: Without the contract in front of  
 11 me, we have to let them --  
 12 AUDIENCE MEMBER: Okay. That's --  
 13 (Multiple people speaking at the same  
 14 time.)  
 15 CHAIRPERSON MCCOMBIE: Okay.  
 16 (Multiple people speaking at the same  
 17 time.)  
 18 CHAIRPERSON MCCOMBIE: Just a second.  
 19 (Multiple people speaking at the same  
 20 time.)  
 21 CHAIRPERSON MCCOMBIE: He's answered -- he's  
 22 really answered the question to the best of his  
 23 ability. So --  
 24 AUDIENCE MEMBER: No. He's avoiding the

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1 question.  
 2 (Multiple people speaking at the same  
 3 time.)  
 4 AUDIENCE MEMBER: He's avoiding the question.  
 5 (Multiple people speaking at the same  
 6 time.)  
 7 CHAIRPERSON MCCOMBIE: Wait, wait, wait.  
 8 (Multiple people speaking at the same  
 9 time.)  
 10 CHAIRPERSON MCCOMBIE: Just a second.  
 11 (Multiple people speaking at the same  
 12 time.)  
 13 CHAIRPERSON MCCOMBIE: I mean, he's unaware of  
 14 how the contract is written, right?  
 15 MR. BOLIN: I have read it.  
 16 (Multiple people speaking at the same  
 17 time.)  
 18 AUDIENCE MEMBER: I'll get in line. I'll get  
 19 in line for that.  
 20 (Multiple people speaking at the same  
 21 time.)  
 22 CHAIRPERSON MCCOMBIE: Okay. Just a second.  
 23 (Multiple people speaking at the same  
 24 time.)

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1 CHAIRPERSON MCCOMBIE: Just a second.  
 2 (Multiple people speaking at the same  
 3 time.)  
 4 CHAIRPERSON MCCOMBIE: Everybody. Just one  
 5 conversation in the room, please.  
 6 MR. BOLIN: Chair, again, they're entitled to  
 7 apply for (inaudible) under the contract, we have an  
 8 opportunity to do --  
 9 CHAIRPERSON MCCOMBIE: Okay.  
 10 MR. BOLIN: That's why we're here.  
 11 CHAIRPERSON MCCOMBIE: Thank you.  
 12 AUDIENCE MEMBER: Jon Anderson again.  
 13 And I'm in commercial real estate. I  
 14 haven't seen this contract, but almost every  
 15 purchase contract I've been associated with -- and  
 16 I've been associated with a whole lot of them --  
 17 they have on the part of the buyer a provision that  
 18 says they can sue for specific performance, is the  
 19 language, specific performance on the part of the  
 20 seller to not breach the contract.  
 21 So that's probably in this one --  
 22 AUDIENCE MEMBER: That's right.  
 23 AUDIENCE MEMBER: -- about 99 percent chance  
 24 that it's in this contract.

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1 AUDIENCE MEMBER: It's not --  
 2 (Multiple people speaking at the same  
 3 time.)  
 4 CHAIRPERSON MCCOMBIE: Just a second. Just a  
 5 second.  
 6 Okay. Thank you, Jon.  
 7 CHAIRPERSON MCCOMBIE: Yes, sir.  
 8 AUDIENCE MEMBER: Michael Lombardi, Acadia  
 9 Drive.  
 10 I'll just read into the record, and  
 11 for everyone's benefit, Section 14.2 of the executed  
 12 contract between the applicant and the park  
 13 district. The park district in this case would be  
 14 the seller.  
 15 Seller's default, notwithstanding any  
 16 provision to the contrary in this contract, seller's  
 17 liability and purchaser's sold and exclusive remedy  
 18 in all circumstances, and for all claims arising out  
 19 of or relating in any way to this contract, if the  
 20 sale of the property to purchaser does not close, is  
 21 a return of the earnest money, less any escrow  
 22 cancelation fees, and fees and costs payable for  
 23 services and profits provided during escrow for  
 24 purchaser at purchaser's request.

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1 So our understanding is that the park  
 2 district is free to walk away with no penalty other  
 3 than return of the earnest money.  
 4 (Applause.)  
 5 AUDIENCE MEMBER: Ed Berlin, 4 Rainier Circle.  
 6 MS. REPORTER: Can you spell your last name?  
 7 AUDIENCE MEMBER: B-e-r-l-i-n.  
 8 My understanding with this whole  
 9 referendum, and my concern with this is we're  
 10 setting a really bad precedent for our community by  
 11 going to a referendum and selling off a community  
 12 asset for under value just so that we can cover some  
 13 misappropriation for not enough expenses causes me  
 14 some real concern, especially since we've now found  
 15 that we can backdoor some of these types of  
 16 referendums, and it can go through.  
 17 My concern is we're going to  
 18 potentially be selling off other assets to our  
 19 community without community knowledge, and I think  
 20 we need to address that situation and make sure it  
 21 doesn't happen again.  
 22 (Applause.)  
 23 AUDIENCE MEMBER: Hemal Patel from 1 Acadia  
 24 Drive.

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1 Sorry to keep coming here, but I do  
 2 want to just make one comment again, that somebody  
 3 say about the member that the -- the referendum was  
 4 on the ballot and passed.  
 5 Again, when we do not educate the  
 6 community who's going to vote for the referendum,  
 7 which I believe they've stated, that clearly they  
 8 state that sale of that property for park and --  
 9 it's a park and recreation. There was nowhere  
 10 mentioned about the church.  
 11 Even if people would have gone to  
 12 vote, they may have voted yes because when that  
 13 general language is on the referendum, people are  
 14 going to community members who have no knowledge  
 15 about what is happening behind the door, would  
 16 simply think that this land is going to be sold  
 17 for parks and recreation, which seems like a good  
 18 idea, but it was clearly not.  
 19 So, again, I think what I stated  
 20 before, there has to be a better communication,  
 21 there has to be communication with simple, plain  
 22 language from our village leaders to the community  
 23 who lives in the village.  
 24 Thank you.

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1 CHAIRPERSON MCCOMBIE: Just --  
 2 (Multiple people speaking at the same  
 3 time.)  
 4 CHAIRPERSON MCCOMBIE: Again --  
 5 (Multiple people speaking at the same  
 6 time.)  
 7 CHAIRPERSON MCCOMBIE: Again, this is -- the  
 8 relationship between the village and the  
 9 constituents is what it is. This is a  
 10 relationship between the park district and the  
 11 constituents.  
 12 AUDIENCE MEMBER: Then I would like to correct  
 13 the record by saying that the park district should  
 14 do that.  
 15 CHAIRPERSON MCCOMBIE: Thank you.  
 16 TRUSTEE KWASEK: When's the next meeting?  
 17 CHAIRPERSON MCCOMBIE: What?  
 18 TRUSTEE KWASEK: When is the park district  
 19 going to meet?  
 20 CHAIRPERSON MCCOMBIE: When's the next park  
 21 district meeting, Pete?  
 22 (Multiple people speaking at the same  
 23 time.)  
 24 MR. PERISIN: I'm looking that up right now.

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1 TRUSTEE KWASEK: And where is it?  
 2 (Multiple people speaking at the same  
 3 time.)  
 4 CHAIRPERSON MCCOMBIE: You should probably hold  
 5 it in a gym.  
 6 (Multiple people speaking at the same  
 7 time.)  
 8 CHAIRPERSON MCCOMBIE: Okay. It is getting  
 9 late. That doesn't mean we're stopping.  
 10 If anybody has anything else they'd  
 11 like to say, we're here.  
 12 (Multiple people speaking at the same  
 13 time.)  
 14 CHAIRPERSON MCCOMBIE: Just a second. Just a  
 15 second.  
 16 (Multiple people speaking at the same  
 17 time.)  
 18 CHAIRPERSON MCCOMBIE: Okay. Anything else?  
 19 Come on up. Come on up.  
 20 AUDIENCE MEMBER: I'm Lakshli, L-a-k-s-h-l-i, I  
 21 live at 16 Brooke Lane.  
 22 So you have seen the opposition from  
 23 the community. Can we count on your support as a  
 24 village board and as a park district that has

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1 interest of the public of the community in mind, can  
 2 we count on your support to opposition to count --  
 3 our opposition should count towards not accepting  
 4 the contract?  
 5 CHAIRPERSON MCCOMBIE: So vote on this will  
 6 occur at the public hearing.  
 7 AUDIENCE MEMBER: So we'll have to all come  
 8 back to voice our opinion at that point?  
 9 CHAIRPERSON MCCOMBIE: They're going to read  
 10 all these e-mails in there, and he's really existed  
 11 about this.  
 12 AUDIENCE MEMBER: But will that all count as  
 13 votes against it, or --  
 14 MAYOR MCCOMBIE: No, it's the --  
 15 AUDIENCE MEMBER: -- only the people who are  
 16 there will count?  
 17 CHAIRPERSON MCCOMBIE: So what's going to  
 18 happen is there will be a public hearing. If you  
 19 want to come and talk at that and voice your  
 20 opinion, please, please do.  
 21 I think that we we've looked at a lot  
 22 of information. I think we understand what the  
 23 problems are, what they aren't. We're going to try  
 24 to make really good decisions and vote

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1 correctly.  
 2 AUDIENCE MEMBER: That's all I'm asking for.  
 3 CHAIRPERSON MCCOMBIE: Yes. And the  
 4 transcripts are going to be --  
 5 MR. VASSELLI: All the transcripts --  
 6 everyone's statements here tonight will be part of  
 7 the record for the public hearing. That's why we  
 8 have the court reporter come out, and that's why we  
 9 had the different presentations, and we made sure  
 10 it's specific, so that they were all put in public  
 11 record.  
 12 AUDIENCE MEMBER: Thank you.  
 13 CHAIRPERSON MCCOMBIE: Yes. Please.  
 14 AUDIENCE MEMBER: Qingtian Wang, 21 Acadia.  
 15 What constitutes another material  
 16 change of their proposal? What does it say? Who  
 17 gets to say next time we are here, there is another  
 18 material change on that proposal?  
 19 CHAIRPERSON MCCOMBIE: I appreciate your  
 20 comment. I think that the definition is something  
 21 that is substantial --  
 22 AUDIENCE MEMBER: Who gets to say that?  
 23 CHAIRPERSON MCCOMBIE: Well, I don't know. I  
 24 wish I could tell you what substantial is, but

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1 removing a road from the project and a connection  
 2 point with Acadia was a big deal --  
 3 AUDIENCE MEMBER: Yes --  
 4 CHAIRPERSON MCCOMBIE: -- and so  
 5 once --  
 6 AUDIENCE MEMBER: Was it -- who called the shot  
 7 today and says it's a material change?  
 8 TRUSTEE KWASEK: They don't benefit by  
 9 stalling.  
 10 AUDIENCE MEMBER: That's not what I'm  
 11 saying --  
 12 TRUSTEE KWASEK: I mean, they're paying their  
 13 consultants. I don't know how many they got here  
 14 today. They're racking up the dollars. The longer  
 15 this goes on, it's costing them more dollars,  
 16 especially if they get this approved. They have no  
 17 benefit in stalling.  
 18 AUDIENCE MEMBER: That's not my question.  
 19 CHAIRPERSON MCCOMBIE: Okay. What's your  
 20 question?  
 21 AUDIENCE MEMBER: My question is who gets  
 22 to say whether or not that any change is  
 23 material?  
 24 MR. VASSELLI: Again, I'm happy to answer that

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1 question.  
 2 There are certain factors with major  
 3 changes and minor changes in the code. They made a  
 4 change both not only to Acadia, but the wetlands  
 5 change as well.  
 6 If you looked on -- and said it was  
 7 recently done. It was dated 8/16, I think, the  
 8 internal plans, and we just got them.  
 9 And it's not -- when we vote on  
 10 something, we have to have it congruent with what  
 11 was applied. It has to be the same. They can't  
 12 change it.  
 13 And they had -- when the application  
 14 came through, Acadia Drive was -- when the  
 15 application originally came through, Acadia Drive  
 16 was a full right-of-way for them.  
 17 AUDIENCE MEMBER: I understand --  
 18 MR. VASSELLI: Correct.  
 19 AUDIENCE MEMBER: I understand that. I  
 20 understand.  
 21 I'm just saying next time there may  
 22 be another change like this or minor like that, we  
 23 cannot afford to drag -- drag people along for this  
 24 kind of a discussion when the people's will is very

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1 obvious.  
 2 CHAIRPERSON MCCOMBIE: I appreciate what you're  
 3 saying.  
 4 Like Julius said, for them to create  
 5 a process that they delay the whole thing, just  
 6 costs them a lot of money. So they are not trying  
 7 to delay it to have you run out of energy on it. I  
 8 don't think anybody here is going to run out of  
 9 energy.  
 10 I'm just going to say that they're  
 11 going to -- I'm hoping there's not going to be  
 12 anything that changes it. We're going to have a  
 13 public hearing, and we're going to have a vote at  
 14 the end of it.  
 15 AUDIENCE MEMBER: Right. I appreciate that.  
 16 Thank you.  
 17 CHAIRPERSON MCCOMBIE: Thank you.  
 18 AUDIENCE MEMBER: Steve Janowiak,  
 19 J-a-n-o-w-i-a-k, 29 Shenandoah.  
 20 My question is when was the first  
 21 occurrence that the village was notified of the  
 22 change?  
 23 CHAIRPERSON MCCOMBIE: We received drawings  
 24 this morning.

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1 AUDIENCE MEMBER: And was a communication sent  
 2 out to the residents that you knew we were coming,  
 3 that there was a change and the vote was not going  
 4 to be held tonight?  
 5 CHAIRPERSON MCCOMBIE: No. There was no --  
 6 there was no communication on that.  
 7 AUDIENCE MEMBER: In your opinion, did you  
 8 think this would have been a wise and thoughtful  
 9 decision as your service to the residents?  
 10 CHAIRPERSON MCCOMBIE: I thought that the most  
 11 important thing was to hear your comments. And so I  
 12 think that that was the most important thing.  
 13 That's what I wanted to hear. Whether we were going  
 14 to vote on it or not, I wanted to hear what you guys  
 15 had to say, and --  
 16 AUDIENCE MEMBER: Thank you.  
 17 CHAIRPERSON MCCOMBIE: -- I thought that was  
 18 the best thing to do.  
 19 AUDIENCE MEMBER: And the other comment I would  
 20 like to make, which I think is the elephant in the  
 21 room, we do have attorneys that the village pays  
 22 for, and the park district pays for; but the  
 23 elephant in the room is these attorneys do not have  
 24 the residents' interests. They have the park

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1 district and the village's interest.  
 2 By way of example, the park  
 3 district's attorney didn't answer a question that  
 4 someone doesn't have a law degree could answer. He  
 5 avoided the question, and it was obvious why he  
 6 avoided the question, and I want to make sure that  
 7 it's on the record that this park district attorney  
 8 is not serving the residents that the park  
 9 district serves. So that's really the elephant in  
 10 the room.  
 11 The other elephant in the room is  
 12 this passing the buck of, it's not the village, it's  
 13 the park district; oh, it's not the park district,  
 14 it's the village. Okay.  
 15 And I think what has to happen is if  
 16 there's something that's of interest of the  
 17 residents of the village, despite whether or not  
 18 it's the park district or it's the village, if it's  
 19 of interest to the residents of the village, I think  
 20 it would be -- probably be important for the mayor  
 21 to communicate that information on the South  
 22 Barrington Village website even though it's the park  
 23 district, not the village.  
 24 So I just want to make sure that's

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1 the elephant in the room, and I'm the guy that  
 2 always talks about the hard things, so I just want  
 3 to make sure that we communicate that's what  
 4 everybody's feeling.  
 5 The attorneys are being dismissive  
 6 and condescending, and this park district village  
 7 sort of layoff the blame kind of thing, I think we  
 8 have to do better, and I'm not an elephant as a lot  
 9 of my counterpoints because I kind of get directly  
 10 to the point, but that's how we all feel, and I just  
 11 want to make sure that I say that.  
 12 Thank you.  
 13 (Applause.)  
 14 CHAIRPERSON MCCOMBIE: I will tell you that I  
 15 think that this mayor has communicated more than any  
 16 other mayor I've ever even have heard of. And I  
 17 think the information in newsletters, on the  
 18 website, and everything far exceeds anything -- and  
 19 I mean, I appreciate the information that came from  
 20 the Barrington Park District, but they sent out one  
 21 communication. The mayor sends out to everybody,  
 22 who wants to, every single Friday a newsletter  
 23 that's, I don't know, three or four pages long. And  
 24 I mean, that's really good communication, I think.


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1 And it's in there with all the meeting notices and  
 2 everything else.  
 3 So, I mean, I'm surprised that you  
 4 don't think that we're doing a good job, and we're  
 5 telling people what's going on.  
 6 I'll leave it there.  
 7 Okay. Any other comments from  
 8 anybody?  
 9 (No response.)  
 10 CHAIRPERSON MCCOMBIE: Okay. Well, if there's  
 11 no other comments, no other -- is there any old  
 12 business?  
 13 (No response.)  
 14 CHAIRPERSON MCCOMBIE: Any new business?  
 15 (No response.)  
 16 TRUSTEE ABRI: I make a motion to adjourn?  
 17 CHAIRPERSON MCCOMBIE: Second?  
 18 TRUSTEE MURARKA: Second.  
 19 CHAIRPERSON MCCOMBIE: All those in favor say  
 20 aye.  
 21 (All responding aye.)  
 22 CHAIRPERSON MCCOMBIE: Any opposed?  
 23 (No response.)  
 24

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1 CHAIRPERSON MCCOMBIE: Hearing none, we're  
 2 adjourned.  
 3 Thank you everybody for coming.  
 4 (Which were all the proceedings  
 5 had in the above-entitled cause  
 6 on this date.)  
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1 STATE OF ILLINOIS )  
2 ) SS:  
3 COUNTY OF WILL )  
4 I, LINDA A. WALICZEK, a Certified  
5 Shorthand Reporter of the State of Illinois, do  
6 hereby certify that I reported in shorthand the  
7 proceedings had at the meeting aforesaid, and that  
8 the foregoing is a true, complete and correct  
9 transcript of the proceedings of said meeting as  
10 appears from my stenographic notes so taken and  
11 transcribed under my personal direction.  
12 IN WITNESS WHEREOF, I do hereunto set my  
13 hand at Chicago, Illinois, this 14th day of  
14 September, 2023.  
15   
16  
17 Certified Shorthand Reporter  
18  
19 C.S.R. Certificate No. 84-3865.  
20  
21  
22  
23  
24

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