

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

CALL TO ORDER

Chairman McCombie called the meeting to order at 7:01 p.m. and requested a roll call.

PRESENT:

Commissioners Present:	Abri, Gillis, Murarka, Kazi, Fox and Chairman McCombie
Commissioners Absent:	Kwasek
Officials present:	Mayor McCombie and Trustee Abbate
Staff present:	Village Attorney Erin Kiernat, Village Engineer Natalie Karney, Finance Director Wayne Frerichs, Consulting Engineer Todd Shaffer and Village Administrator Robert Palmer

A quorum was present.

PUBLIC COMMENT NOTE:

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

MINUTES

A. Approval of the Plan Commission/Zoning Board of Appeals Meeting Minutes (Stenographer Transcript) of June 12, 2023.

Motion was made by Gillis to approve the Plan Commission/Zoning Board of Appeals Meeting Minutes of June 12, 2023. Second was made by Murarka. Chairman McCombie asked if there were any comments regarding the minutes. Abri commented that the minutes did not reflect the 'Cricket Field' discussion, specifically when he had asked the Park District Executive Director Jay Morgan if the Village had granted permission to cut and fill-in areas of the cricket field. (Morgan responded at the time that the Village had not given permission.) Abri also commented that the discussion regarding the number of parking spaces for the cricket field to be granted by the Arboretum shopping center was not included in the minutes. Abri also noted that the Arboretum, through its representative at the meeting (Property Manager Cory Born), rescinded and corrected the cricket club representative on the number of parking spaces the Arboretum would allow to be used for the cricket field. Abri requested that the minutes be amended to reflect the two items that he outlined. Chairman McCombie then requested a roll-call vote on the amended minutes (Gillis amended his motion to approve the minutes of June 12, 2023 to reflect the changes proposed by Abri. Second to the amended minutes was made by Murarka).

Roll Call: Abri – Aye, Fox – Abstain, Gillis – Aye, Kazi – Aye, Murarka – Aye and Chairman McCombie – Aye. Motion was approved.

B. Approval of the Plan Commission/Zoning Board of Appeals Meeting Minutes (Stenographer Transcript) of July 18, 2023.

Abri stated that he had not received the minutes of July 18, 2023. Chairman McCombie polled the other members of the Plan Commission in regard to the July 18, 2023 minutes. Since it was unclear if the minutes had been distributed, consensus was to 'hold' the approval of the July 18, 2023 Plan Commission minutes and have them distributed and placed on the next meeting agenda for approval. No further discussion on this item.

C. Approval of the Plan Commission/Zoning Board of Appeals Meeting Minutes (Stenographer Transcript) of July 20, 2023.

Motion was made by Abri to approve the Plan Commission/Zoning Board of Appeals Meeting Minutes of July 20, 2023. Second was made by Kazi. Chairman McCombie asked for a roll-call vote on the approval of the minutes of July 20, 2023.

Roll Call: Abri – Aye, Fox – Abstain, Gillis – Aye, Kazi – Aye, Murarka – Aye and Chairman McCombie – Aye. Motion was approved.

D. Approval of the Plan Commission/Zoning Board of Appeals Meeting Minutes (Stenographer Transcript) of August 2, 2023.

Motion was made by Abri to approve the Plan Commission/Zoning Board of Appeals Meeting Minutes of July 20, 2023. Second was made by Gillis. Chairman McCombie asked for a roll-call vote on the approval of the minutes of August 2, 2023.

Roll Call: Abri – Aye, Fox – Aye, Gillis – Aye, Kazi – Aye, Murarka – Aye and Chairman McCombie – Aye. Motion was approved.

PUBLIC COMMENT

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

PUBLIC HEARING AGENDA ITEMS

A. A proposal for rezoning and subdivision for the property located at 206 West Higgins Road, South Barrington, Illinois – Village Enclave of South Barrington Phase II (Elias)

Chairman McCombie requested a motion to open the Public Hearing for the proposal for rezoning and subdivision for the property located at 206 West Higgins Road, South Barrington, Illinois – Village Enclave of South Barrington Phase II (Elias). Motion was made by Gillis to open the public hearing, seconded by Abri.

Roll Call: Abri – Aye, Fox – Aye, Gillis – Aye, Kazi – Aye, Murarka – Aye and Chairman McCombie – Aye. Motion was approved.

Chairman McCombie then asked for the petitioner to present and describe the proposed development. Mr. Joe Elias addressed the Plan Commission and stated that he is seeking final approval for the 6.4-acre parcel to be adjoined to the existing Enclave development. The additional property would be subdivided into 4 lots. Chairman McCombie commented on the amenities added to the subdivision, specifically the ‘paddle’ court. Mr. Elias explained that the sport will be very popular. Chairman McCombie requested a report from staff and Village Engineer Karney gave an overview of her review of the application and recommendation to approve. Chairman McCombie requested comments from those in attendance regarding the petition and there were no persons present that spoke in regard to the petition. Chairman McCombie then requested a motion to close the public hearing. Motion was made to close the Public Hearing by Abri and seconded by Murarka.

Roll Call: Abri – Aye, Fox – Aye, Gillis – Aye, Kazi – Aye, Murarka – Aye and Chairman McCombie – Aye. Motion was approved.

Chairman McCombie then invited discussion regarding the petition from among the Plan Commissioners. The Commission briefly discussed the petition, noting that the property was always thought to be a natural addition to the Enclave development. Having no further discussion, Chairman McCombie requested a motion to approve the proposed rezoning and subdivision for the property located at 206 West Higgins Road, South Barrington, Illinois – Village Enclave of South Barrington Phase II (Elias). Motion was made by Kazi to recommend approval of the proposal for rezoning and subdivision for the property located at 206 West Higgins Road, South Barrington, Illinois – Village Enclave of South Barrington Phase II (Elias). Second was made by Murarka. Chairman McCombie requested a roll-call vote:

Roll Call: Abri – Aye, Fox – Aye, Gillis – Aye, Kazi – Aye, Murarka – Aye and Chairman McCombie – Aye. Motion was approved.

PRESENTATION

A. A Presentation for a Proposed Residential Development located at Mundhank and Freeman Roads.

Chairman McCombie invited Ram Prashantha to address the Plan Commission on his proposal for a residential development at the southwest corner of Mundhank and Freeman. Chairman McCombie noted that this was not a Public Hearing and the Plan Commission was to hear the status of the proposal in preparation for establishing a Public Hearing Date. It was also noted that the proposed development would be a PUD and that Mr. Prashantha had submitted all the required documentation under the Village Code for consideration. Mr. Prashantha described the development and provided some visual illustrations of the 33 proposed homes on the 15-acre site. Following Mr. Prashantha's presentation, Chairman McCombie asked for staff comments. Todd Shaffer of Haeger Engineering addressed the Plan Commission with several comments on items to be reviewed and more information to be provided. One major item was information received from Hoffman Estates, who has jurisdiction over Freeman, that they would not support the single point of ingress/egress off of Freeman for the subdivision. This would require a re-configuration of the ingress/egress for the property. Shaffer commented on tree preservation in light of the amount of grading that would need to be done on the site. He also commented on the inability to provide outdoor space (i.e. patios) based on the configuration of the subdivision. Grading was noted to be significant and retaining walls would be required and should be shown on the site plan. The number of mailbox clusters was questioned, the proposal was for two locations and was viewed as inconvenient for some of the homes located deep within the two cul-de-sacs. It was noted that storm water volume control basins would be wet bottom basins as proposed on the plan. Setback requirements on Mundhank would need to be confirmed and the utility plan should add the storm sewers. A geotech report has not been submitted, there are wetlands on-site and the Village will rely on Hay & Associates to review this aspect of the proposal. Cook County Forest Preserve review is required, with the property across the street from the Paul Douglas Preserve. The construction schedule, it was noted, was not realistic and would need revision.

Chairman McCombie thanked Mr. Shaffer for his report and opened up the meeting for further comments. Several members of the audience had questions and comments regarding the proposal. Comments made were concerning the size of the homes being proposed and also the impact on water resources and storm water management.

Chairman McCombie closed the item on the agenda, noting that there is work to be done on the proposal.

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 Gillis seconded the motion. The motion passed by unanimous vote and the meeting adjourned at 8:19 p.m.

Respectfully Submitted,

Robert L. Palmer
Village Administrator

These Minutes were approved this

1st day of November, 2023



**PLAN COMMISSION/
ZONING BOARD OF
APPEALS**

**VILLAGE OF
SOUTH BARRINGTON**

Date: September 18, 2023

Court Reporter: DEBORAH R. SANTI, CSR

Paszkiewicz Court Reporting

Phone: 847-598-0322

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PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF SOUTH BARRINGTON

PUBLIC HEARING/MEETING

Proposed Rezoning and Subdivision For the Property
206 West Higgins Road, South Barrington Illinois

PRESENTATION

Proposed Residential Development
Located at Mundhank and Freeman Roads

* * * * *

Monday, September 18, 2023

7:00 p.m.

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1 PLAN COMMISSION/ZONING BOARD OF APPEALS
2 VILLAGE OF SOUTH BARRINGTON
3
4 PUBLIC HEARING/MEETING
5 Proposed Rezoning and Subdivision For the Property
6 206 West Higgins Road, South Barrington Illinois
7
8 PRESENTATION
9 Proposed Residential Development
10 Located at Mundhank and Freeman Roads
11 * * * * *
12 Monday, September 18, 2023
13 7:00 p.m.
14 PLAN COMMISSION
15 VILLAGE OF SOUTH BARRINGTON
16 * * * * *
17
18 Held on Monday, September 18, 2023,
19 commencing at the hour of approximately 7:00 p.m. at
20 30 South Barrington Road, South Barrington, Illinois.
21
22 PLAN COMMISSION PRESENT:
23 Michael McCombie, Chairman
24 Anthony Abri, Commissioner
Louise Fox, Commissioner
David Gillis, Commissioner
Shahzad Kazi, Commissioner
Narayan Murarka, Commissioner
ALSO PRESENT:
Erin Kiernat, Village Attorney
Bob Palmer, Village Administrator
Natalie Karney, Village Engineer

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1 CHAIRMAN MCCOMBIE: Okay. So thanks
2 everybody for attending.
3 This is a public hearing and a
4 meeting on the Planning Commission/Zoning Board of
5 Appeals for Monday, September 18th.
6 Roll call?
7 VILLAGE ADMINISTRATOR PALMER: Abri?
8 COMMISSIONER ABRI: Aye.
9 VILLAGE ADMINISTRATOR PALMER: Fox is absent.
10 Gillis?
11 COMMISSIONER GILLIS: Here.
12 VILLAGE ADMINISTRATOR PALMER: Kazi?
13 COMMISSIONER KAZI: Yes.
14 VILLAGE ADMINISTRATOR PALMER: And Murarka?
15 COMMISSIONER MURARKA: Here.
16 VILLAGE ADMINISTRATOR PALMER: And McCombie?
17 CHAIRMAN MCCOMBIE: Here.
18 VILLAGE ADMINISTRATOR PALMER: We have a
19 quorum.
20 CHAIRMAN MCCOMBIE: So we have a quorum.
21 So the first item of business
22 tonight is the minutes.
23 Did everybody get a chance to look
24 at the minutes from -- We'll take them separately,

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1 from June 12th for our meeting for that.
2 Motion to approve?
3 COMMISSIONER GILLIS: You have a motion.
4 CHAIRMAN MCCOMBIE: Second?
5 COMMISSIONER ABRI: I have a question on the
6 minutes of June 12th.
7 CHAIRMAN MCCOMBIE: Okay. Well, just a
8 second. Let's get a second first and then ask the
9 question.
10 Second?
11 COMMISSIONER MURARKA: Yes, I second.
12 CHAIRMAN MCCOMBIE: So please.
13 COMMISSIONER ABRI: So there was this
14 discussion about Cricket Field, and I asked the
15 question from the executive vice president whether he
16 had approval from the Village, because I saw him
17 doing some activity out there, and I questioned
18 whether he had the approval, and he said he didn't.
19 Later, I explained to the Mayor, that I thought
20 that -- I was kind of curious because he cleared out
21 that area and he did some cut and fill getting it
22 ready for whatever without approval. It can be money
23 down the drain, but at any rate, that was not
24 mentioned here.

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1 Also, my notes indicated that there
2 were -- They had approval for 70 parking spots from
3 the Arboretum, and not 30. It's -- It's quoted here
4 as 30. And their leasing agent, the Arboretum
5 leasing agent, took that 17 away from the park
6 district during that very meeting, and that's not
7 also indicated. So these were kind of omissions that
8 I would like to see corrected first.
9 CHAIRMAN MCCOMBIE: Okay. And I do remember
10 that it was originally -- I don't remember if it was
11 17, but it could well have been 17. And then they
12 did say 30, and I know Arboretum corrected them and
13 said no, we don't have 30 spots for you.
14 COMMISSIONER ABRI: Arboretum took away the
15 17 even. So they had no parking -- no egress and no
16 entrance. There was a lot of homework that they
17 needed to do, and that ought to be included in here.
18 CHAIRMAN MCCOMBIE: Okay. Well, let's amend
19 the minutes then to clarify that there was work that
20 was done on the land without approval, and I guess
21 anybody can really do work on the land without
22 approval. I don't see that as a situation. But it
23 was without a question that they had given them a
24 reduced the number of spaces from what they said they

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<p>1 got. So I think we'll amend it and say there were 17 2 spaces that the Arboretum originally gave them, while 3 they stated that they had 30. And then at the 4 meeting, the Arboretum removed the ones that they had 5 given them. 6 COMMISSIONER ABRI: Right. 7 CHAIRMAN MCCOMBIE: Okay. So we'll add those 8 to the minutes, Bob. 9 VILLAGE ADMINISTRATOR PALMER: Yes. 10 CHAIRMAN MCCOMBIE: Okay. Any other changes 11 to the minutes of the meeting? 12 (No response.) 13 CHAIRMAN MCCOMBIE: Okay. Then a vote to 14 approve with the changes. 15 COMMISSIONER GILLIS: You have a vote. 16 COMMISSIONER ABRI: I second. 17 CHAIRMAN MCCOMBIE: Okay. Roll call? 18 VILLAGE ADMINISTRATOR PALMER: Abri? 19 COMMISSIONER ABRI: Aye. 20 VILLAGE ADMINISTRATOR PALMER: Gillis? 21 COMMISSIONER GILLIS: Aye. 22 VILLAGE ADMINISTRATOR PALMER: Kazi? 23 COMMISSIONER KAZI: Aye. 24 VILLAGE ADMINISTRATOR PALMER: Murarka?</p>	<p>1 read them. So I apologize about not getting them out 2 to everybody. Let's not vote on this until the next 3 meeting. We'll wait for the next meeting, and we 4 will be sure -- Bob, would you make sure that we get 5 those out? 6 VILLAGE ADMINISTRATOR PALMER: I will. 7 CHAIRMAN MCCOMBIE: And how about for the 8 July 20th meeting, did anybody get those minutes? 9 COMMISSIONER ABRI: Yeah. 10 CHAIRMAN MCCOMBIE: You got those minutes? 11 COMMISSIONER ABRI: Yeah. 12 CHAIRMAN MCCOMBIE: Everybody else? 13 COMMISSIONER FOX: I wasn't there so... 14 CHAIRMAN MCCOMBIE: Yeah. 15 So at this time are there any 16 changes or is there a motion to approve the minutes 17 from July 20th? 18 COMMISSIONER ABRI: I move to approve. 19 CHAIRMAN MCCOMBIE: Second? 20 COMMISSIONER KAZI: Second. 21 CHAIRMAN MCCOMBIE: Okay. Roll call? 22 VILLAGE ADMINISTRATOR PALMER: Abri? 23 COMMISSIONER ABRI: Aye. 24 VILLAGE ADMINISTRATOR PALMER: Gillis?</p>
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<p>1 COMMISSIONER MURARKA: Aye. 2 VILLAGE ADMINISTRATOR PALMER: McCombie? 3 CHAIRMAN MCCOMBIE: Yes. 4 VILLAGE ADMINISTRATOR PALMER: Fox? 5 COMMISSIONER FOX: I'll abstain from this 6 one. 7 CHAIRMAN MCCOMBIE: Okay. So the next 8 minutes that we're going to talk about are the 9 approval of the Plan Commission/Zoning Board of 10 Appeals meeting minutes of July 18th. 11 Did everybody get a chance to read 12 those? 13 COMMISSIONER ABRI: Well, again, I didn't, 14 and I asked for a copy of it, and Ashley told me that 15 it's not available. 16 COMMISSIONER FOX: I think they were going to 17 have it here. She said it was going to be here. 18 VILLAGE ADMINISTRATOR PALMER: She told me 19 before the meeting it had been distributed. 20 COMMISSIONER ABRI: I sent her an e-mail 21 yesterday, and she responded today saying that it's 22 not available. So we have not seen it, to answer 23 your question. 24 CHAIRMAN MCCOMBIE: Yeah, I don't know. I</p>	<p>1 COMMISSIONER GILLIS: Aye. 2 VILLAGE ADMINISTRATOR PALMER: Kazi? 3 COMMISSIONER KAZI: Aye. 4 VILLAGE ADMINISTRATOR PALMER: Fox? 5 COMMISSIONER FOX: Abstain. 6 VILLAGE ADMINISTRATOR PALMER: Murarka? 7 COMMISSIONER MURARKA: Yes. 8 VILLAGE ADMINISTRATOR PALMER: McCombie? 9 CHAIRMAN MCCOMBIE: Yes. 10 VILLAGE ADMINISTRATOR PALMER: Minutes 11 approved. 12 CHAIRMAN MCCOMBIE: Okay. Now, the next 13 minute meetings we've got are from August 2nd. Did 14 everybody get those? 15 COMMISSIONER ABRI: Yes. 16 CHAIRMAN MCCOMBIE: Motion to approve? 17 COMMISSIONER ABRI: I make a motion to 18 approve. 19 CHAIRMAN MCCOMBIE: Second? 20 COMMISSIONER GILLIS: Second. 21 CHAIRMAN MCCOMBIE: Okay. All those in 22 favor -- Roll call. 23 VILLAGE ADMINISTRATOR PALMER: Abri? 24 COMMISSIONER ABRI: Aye.</p>

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1 VILLAGE ADMINISTRATOR PALMER: Fox?
2 COMMISSIONER FOX: Yes.
3 VILLAGE ADMINISTRATOR PALMER: Gillis?
4 COMMISSIONER GILLIS: Aye.
5 VILLAGE ADMINISTRATOR PALMER: Kazi?
6 COMMISSIONER KAZI: Aye.
7 VILLAGE ADMINISTRATOR PALMER: Murarka?
8 COMMISSIONER MURARKA: Yes.
9 VILLAGE ADMINISTRATOR PALMER: McCombie?
10 CHAIRMAN MCCOMBIE: Yes.
11 So coming out of this we need to get
12 those minutes from July 18th sent out to everybody.
13 Okay. The first item on the agenda
14 is a public hearing for a proposed rezoning and
15 subdivision for the property located at 206 West
16 Higgins Road, South Barrington, Illinois, The Village
17 Enclave of South Barrington Phase 2.
18 Motion to open the public hearing?
19 COMMISSIONER GILLIS: You have a motion.
20 CHAIRMAN MCCOMBIE: Second?
21 COMMISSIONER ABRI: I second.
22 CHAIRMAN MCCOMBIE: Roll call.
23 VILLAGE ADMINISTRATOR PALMER: Abri?
24 COMMISSIONER ABRI: Yes.

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1 VILLAGE ADMINISTRATOR PALMER: Fox?
2 COMMISSIONER FOX: Yes.
3 VILLAGE ADMINISTRATOR PALMER: Gillis?
4 COMMISSIONER GILLIS: Aye.
5 VILLAGE ADMINISTRATOR PALMER: Kazi?
6 COMMISSIONER KAZI: Aye.
7 VILLAGE ADMINISTRATOR PALMER: Murarka?
8 COMMISSIONER MURARKA: Yes.
9 VILLAGE ADMINISTRATOR PALMER: McCombie?
10 CHAIRMAN MCCOMBIE: Yes.
11 Okay. I think what we'll do is as
12 people come up to talk about this and to discuss it,
13 we will swear them in at that time.
14 So is someone going to give a
15 presentation?
16 MR. ELIAS: Yes.
17 Thank you Chairman McCombie. Thank
18 you Commissioners. My name is Joe Elias.
19 (Mr. Elias sworn.)
20 MR. ELIAS: We're here before you tonight to
21 request a final approval of our land plan and
22 subdivision of approximately 6.4 acres of the
23 property directly to the west of Village of Enclave,
24 and it's adjacent to our Village of Enclave

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1 development which has currently 15 lots. This will
2 add four lots to that subdivision. And I know that
3 our consultants are here, tonight, and then I also
4 know that they have been working closely with village
5 staff and engineering for the approval of the
6 engineering plans that we have been working on for
7 several months now.
8 CHAIRMAN MCCOMBIE: Okay. I was very
9 interested to see this. You're building a padel
10 court instead of another home.
11 MR. ELIAS: Yeah, it's actually a court.
12 Have you heard of it? Have you played it before?
13 CHAIRMAN MCCOMBIE: I have not.
14 MR. ELIAS: So this is a little different
15 than pickle ball and it's a combination between --
16 similar to pickle ball and racquetball and a little
17 bit of tennis but on a smaller court, similar that
18 you would have --
19 CHAIRMAN MCCOMBIE: Where they have sides,
20 correct?
21 MR. ELIAS: The back portion and the sides
22 have glass, and you could play off of the glass.
23 It's going to sweep the country. It's the next craze
24 sport. So we're looking forward to it.

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1 CHAIRMAN MCCOMBIE: Okay. We heard it here
2 first.
3 MR. ELIAS: Yes.
4 CHAIRMAN MCCOMBIE: Okay. So let's have the
5 village discuss, if that's all right, we'll have the
6 village come up and then we'll ask questions as they
7 go along.
8 (Ms. Karney sworn.)
9 MS. KARNEY: I'm Natalie Karney, K-a-r-n-e-y,
10 Village Engineer.
11 I think you all got a copy of my
12 staff report. The first part of it summarizes what
13 Joe Elias just said. And one of the things we looked
14 at, of course, was this subdivision in line with the
15 existing subdivision, and it is, and all of the
16 parameters and so on that go along with the zoning,
17 size of lot, building setbacks and that sort of
18 thing. We looked at various maps to make sure that
19 there weren't any infringement on wetlands or
20 floodplains and things like that. The other
21 organizations that need to review this including the
22 North Cook County Stormwater Conservation District;
23 IDOT, have approved it; Soil Confirmation District
24 had a recommendation, which has already been

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1 incorporated on the plans; IDOT approved their
2 drainage report, and at this point all they have to
3 do is send in the bond and permit forms. And their
4 Geotechnical technician asked the applicant if they
5 will have a person onsite during construction, and I
6 believe they agreed to do that.
7 The other thing that's included in
8 the plans is the extension of a waterway on the north
9 side of the project. It comes from the Enclave Phase
10 1 and extends across to connect into the system
11 that's by the former Autumn Leaves. I forget what
12 they call that now -- Encore.
13 VILLAGE ADMINISTRATOR PALMER: Encore.
14 MS. KARNEY: So that is shown on the plans.
15 Jason Fowler has reviewed them. His main comment is
16 before we approve the final plans, we want an
17 observation dig done where the storm sewers is going
18 to cross the water main so we know that the sewer can
19 go in at the elevation that's proposed. So we will
20 ask that that be done.
21 And I believe everything else meets
22 all of the requirements of the Watershed Development
23 Ordinance. If you do decide to give a positive
24 approval, we ask that you do it contingent upon

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1 approval of the engineering plans by the village.
2 There is a few minor things that we want to add and
3 some things we talked about with their design team as
4 far as changing the storm sewer elevation, which they
5 agreed to do, which did not show up on these plans.
6 We can get them out to you in a timely manner. And a
7 couple other minor things.
8 So my recommendation would be based
9 on the reviews, that -- for approval, contingent upon
10 approval of the final engineering plans by the
11 village.
12 CHAIRMAN MCCOMBIE: Okay. It sounds like
13 you're very close to that point, approving, right?
14 MS. KARNEY: Correct. Yeah. I think the
15 consultant is here and we discussed a few things even
16 as late as today. They're going to update the plans
17 with some of the measurements and stuff and add some
18 things like that.
19 CHAIRMAN MCCOMBIE: Okay. Does anybody have
20 any questions about the plan?
21 It seems -- This -- You know, when
22 they originally -- When we originally approved this,
23 I always thought this would be a logical extension to
24 add this land to it if it was ever going to come

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1 around, and I'm actually glad to see that it is going
2 to come around. And I think it will be the nice
3 completion of the whole area, which is really good.
4 Does anybody have any questions?
5 COMMISSIONER ABRI: No, I agree with you.
6 CHAIRMAN MCCOMBIE: Dave, do you have any?
7 COMMISSIONER GILLIS: I don't know what you
8 would do with that land if you didn't make it part of
9 the Enclave. It would just be by itself. It doesn't
10 make any sense, so I think it's great.
11 CHAIRMAN MCCOMBIE: Yeah. A very logical
12 approach to the land, I thought.
13 Okay. Does anybody else have any
14 other comments that they would like to bring forth at
15 this time during the public hearing in regards to
16 this land and the use of this land?
17 (No response.)
18 CHAIRMAN MCCOMBIE: Okay. Seeing none, at
19 this point we can close the public hearing, and then
20 vote on the matter.
21 Okay. I will take a motion to
22 close.
23 COMMISSIONER ABRI: I will make a motion.
24 CHAIRMAN MCCOMBIE: A second?

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1 COMMISSIONER MURARKA: Second.
2 CHAIRMAN MCCOMBIE: Roll call.
3 VILLAGE ADMINISTRATOR PALMER: Abri?
4 COMMISSIONER ABRI: Aye.
5 VILLAGE ADMINISTRATOR PALMER: Fox?
6 COMMISSIONER FOX: Yes.
7 VILLAGE ADMINISTRATOR PALMER: Gillis?
8 COMMISSIONER GILLIS: Yes.
9 VILLAGE ADMINISTRATOR PALMER: Kazi?
10 COMMISSIONER KAZI: Aye.
11 VILLAGE ADMINISTRATOR PALMER: And Murarka?
12 COMMISSIONER MURARKA: Yes.
13 VILLAGE ADMINISTRATOR PALMER: McCombie?
14 CHAIRMAN MCCOMBIE: Yes.
15 So I think that the plan is a good
16 plan. I think this is really an appropriate use of
17 the land, and I think that -- I will take the
18 comments from the village engineer as contingent upon
19 final engineering design from -- final engineering
20 approval from the village.
21 So with that in mind, we can take a
22 motion to approve this.
23 COMMISSIONER KAZI: I move to approve
24 contingent on the approval by the village engineer.

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1 CHAIRMAN MCCOMBIE: Second?
2 COMMISSIONER MURARKA: Second.
3 CHAIRMAN MCCOMBIE: Roll call vote?
4 VILLAGE ADMINISTRATOR PALMER: Abri?
5 COMMISSIONER ABRI: Aye.
6 VILLAGE ADMINISTRATOR PALMER: Fox?
7 COMMISSIONER FOX: Yes.
8 VILLAGE ADMINISTRATOR PALMER: Gillis?
9 COMMISSIONER GILLIS: Yes.
10 VILLAGE ADMINISTRATOR PALMER: Kazi?
11 COMMISSIONER KAZI: Aye.
12 VILLAGE ADMINISTRATOR PALMER: Murarka?
13 COMMISSIONER MURARKA: Yes.
14 VILLAGE ADMINISTRATOR PALMER: Murarka?
15 CHAIRMAN MCCOMBIE: Yes. Thank you.
16 I have a question. How many of the
17 homes in the lots, those 15 existing lots, have you
18 actually sold?
19 MR. ELIAS: We have seven -- eight sold.
20 CHAIRMAN MCCOMBIE: I'm just being nosey.
21 MR. ELIAS: I do want to add that the
22 billboard is coming down too. So there is two
23 billboards, one that's a little further west. The
24 one that is on our property is coming down.

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1 CHAIRMAN MCCOMBIE: Oh, okay.
2 MR. ELIAS: We look forward to that.
3 CHAIRMAN MCCOMBIE: I'm sure your people who
4 are living there are looking forward to it also.
5 Okay. Thank you very much.
6 CHAIRMAN MCCOMBIE: The next item is a
7 presentation from a proposed residential development
8 located at Mundhank and Freeman Roads.
9 Okay. So if you would come forward,
10 state your name and information.
11 MR. PRASHANTHA: My name is Ram Prashantha.
12 We are seeking approval for the 33
13 lot subdivision of the southwest corner of Mundhank
14 and Freeman. It's going to be custom homes with
15 maintenance free, septic, private bio septic system.
16 And we have our engineer and architect here in case
17 you have any technical questions that need to be
18 addressed. There will be a private road with a
19 shared well. We are proposing two houses will have
20 one well. We are trying to seek an approval, and we
21 think this is the best use for this land. We came to
22 this board twice. This is the third time.
23 CHAIRMAN MCCOMBIE: So we all are on the same
24 page, this is a presentation only. After the

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1 presentation, you're going to go to the village and
2 ask them for a public hearing, and at that time the
3 complete scope of it, all of the design, the rest of
4 the information. I don't know if everybody went
5 through all of the documents they have. There's a
6 lot of documents. I have only printed -- I only had
7 the staff print the documents you have in front of
8 you, but as you read through they have covenants they
9 wrote. There's a lot of things that are in there
10 that we're going to have to look at and go over. But
11 this, more than anything else is just a presentation
12 to go over this development in that form.
13 VILLAGE ADMINISTRATOR PALMER: Mr. Chairman,
14 I can add that they have submitted all the materials
15 under the PUD, to the village. We have everything.
16 The record's complete on that.
17 CHAIRMAN MCCOMBIE: Okay. Thank you.
18 So let's talk a little bit about the
19 project then. Give us some scenarios about how you
20 would build this thing. Would you -- you know, where
21 you start and how you build it through.
22 VILLAGE ADMINISTRATOR PALMER: Do you want
23 the screen on?
24 MR. PRASHANTHA: We kind of put some 3D

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1 renderings up. We laid out the plan, and it's going
2 to be three different types of models, but it's
3 completely custom. It could have 50, 60 and 70 feet
4 wide. We are calling this Forest View Estates
5 Subdivision, since it's right next to Forest View.
6 Let's say if somebody wants to build
7 a home here, in the subdivision, we are asking them
8 to start with a lot that they want to choose, and
9 they are free to choose pretty much any design that
10 they desire. We have a wish list, whether you know,
11 bedroom, bathrooms, things that they can choose from.
12 Then we will have an architect design and build it
13 from scratch. We are not trying to make anything
14 similar. We also have a lot of frame work put in
15 terms of how it's going to look and feel. We did --
16 We pretty much did a landscape plan, you know, topo
17 all the things are requested for a subdivision that
18 was provided.
19 Traffic study shows there is hardly
20 an impact on this. We are requesting a right
21 in/right out access from Hoffman Estates, since
22 Freeman is in Hoffman Estates. Except that, you
23 know, we are excited with this subdivision because I
24 live here. I work here. It's going to be our -- one

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1 of the subdivisions that I could put in myself.
2 CHAIRMAN MCCOMBIE: You said a hundred
3 percent custom, but you have shown homes. You show
4 different styles of homes. Are -- Is the thought
5 that you were going to -- as they come in, you would
6 show them the homes and say this is what we're
7 thinking would fill in the lots or?
8 MR. PRASHANTHA: I mean, the majority of the
9 homes have 50 feet, and there are probably like eight
10 to nine end up with having a little wider, and also
11 closer to our lots we'll have a walk out. So if
12 they -- Let's say some customer comes and says they
13 want to build a home without a basement or with a
14 basement, you know, we let them choose, and we give
15 them not just the lot that they have, we also give
16 them the lots, how it looks and feels. Internally,
17 we will decide whether to go with -- Let's say two
18 customers are coming up with the same design, we
19 are suggesting them what kind of choices that they
20 have. It will be brick, stone and --
21 CHAIRMAN MCCOMBIE: Okay.
22 COMMISSIONER ABRI: So you offer a certain
23 number of models that your customer can choose from?
24 MR. PRASHANTHA: I mean, no, not really.

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1 Because we have probably like 20 plans that we kind
2 of picked. We are not asking them to choose exactly
3 that. They can take the template to modify. And not
4 everybody knows how to build a home, but they need
5 some starting point, and they will have a wish list.
6 Let's say someone wants an elevator, someone wants no
7 basement, someone wants walk out and someone wants to
8 look and feel in a certain way, we accommodate all of
9 those.
10 COMMISSIONER ABRI: I'm more interested in
11 like as far as the framing is concerned, if they are
12 not very much alike. If three of them are not to be
13 ubiquitous throughout the --
14 MR. PRASHANTHA: We want to make sure this is
15 completely custom. We are not going to give them a
16 set model for them to choose, it's a good size
17 subdivision for us could make it completely custom.
18 Because it's the best way we can sell the homes,
19 we're giving them this is what we do, rather we ask
20 them tell us what you want. We'll make it to fit.
21 So our customers want a bedroom on the first floor.
22 They want -- you know, some customers want AD access,
23 some want walkout instead of having a -- going to the
24 second floor, all of those options, you know.

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1 COMMISSIONER ABRI: Looking at it from the
2 outside, it seems like that the brick is -- kind of
3 seems to be alike.
4 MR. PRASHANTHA: No, this is just a teeny
5 rendering.
6 COMMISSIONER ABRI: You're going to offer so
7 many bricks and say choose from these bricks?
8 MR. PRASHANTHA: Yes. Yes. We have many
9 subdivisions, you know, some subdivisions we are not
10 just going up to 12 to 16. We end up sending it to
11 the brick supplier, you go and choose -- once they
12 choose the brick, we let them go and see the house
13 with that brick, because sometimes just looking at
14 the brick they will not be able to figure out how the
15 house is going to look. And once they see it, they
16 end up with -- pretty much choose every single look
17 and feel feature for a house.
18 CHAIRMAN MCCOMBIE: Do you have the
19 architects as part of your staff?
20 MR. PRASHANTHA: Yes.
21 CHAIRMAN MCCOMBIE: So the architects will --
22 They'll take the comments from the proposed buyer and
23 say okay, just think about this, think about that and
24 they'll start doing some drawings.

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1 MR. PRASHANTHA: Right. See like, we kind of
2 have meetings before we come to this stage. First we
3 collect the wish list. The wish list goes to the
4 architect. That's how we do most of the custom
5 homes. So then they come up with basic. We are not
6 going to look at the elevation at that stage. We
7 look from the point of what type of floor plan they
8 want. Once they have a floor plan, then we can
9 modify the elevations the way they like it. Then we
10 end up presenting it to the customers. They have the
11 option to change. Then they go back for the second
12 revisions and the final one we finalize it. That
13 goes to the permanent site.
14 What we see sometimes, you know,
15 it's hard to figure out just by seeing on the -- we
16 end up with giving them all kinds of what should be
17 on there for them. That is how we are doing other
18 subdivisions.
19 COMMISSIONER ABRI: I guess what I'm really
20 looking for, if I may, what I'm looking for is
21 there -- what if somebody comes there and wants to
22 build a round house, is that --
23 MR. PRASHANTHA: A round house?
24 COMMISSIONER ABRI: Yeah. Are you going to

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1 entertain that? I'm looking for some sort of
2 restraining, kind of like --
3 MR. PRASHANTHA: We are investing a lot of
4 money in this. We don't want to build one house that
5 would spoil the whole subdivision. We have
6 experience. We suggest to them not to do it, and
7 inside they could pretty much choose whatever they
8 want. Outside, we want that to be unique, and it has
9 to be custom. You know, like somebody wants to
10 build, you know, they're investing whatever amount,
11 they don't want to experiment. They want to make
12 sure that they can sell it down the line. So we do
13 have in our -- in some subdivisions we end up having
14 some crazy California design, which is not going to
15 fit for our climate here. We knock down those
16 designs. For example, we had a small subdivision in
17 Schaumburg where the customer wanted a flat room. We
18 have everything with a pitch, with at least 6 and 8,
19 12. We said you have to stick with at least 4 to 6,
20 for us to blend in with the subdivision. So we will
21 make sure that, you know, it is fit to, you know,
22 size and you know in terms of floors, they have
23 option to choose whether it's two story or ranch, if
24 there is a walkout, they are forced to use walkout on

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1 that particular lot.
2 COMMISSIONER ABRI: Would you be picking out
3 the individual permit for the house?
4 MR. PRASHANTHA: Yes.
5 COMMISSIONER ABRI: Yes. We are not looking
6 for unity permits. We are going to complete it -- we
7 are going to -- each one comes in separately for the
8 permit.
9 COMMISSIONER ABRI: Thank you.
10 COMMISSIONER GILLIS: You aren't going to
11 sell any lots unless you build a house.
12 MR. PRASHANTHA: Yes. We are not -- We don't
13 sell the lots.
14 COMMISSIONER GILLIS: That way you have
15 control of what goes in there.
16 MR. PRASHANTHA: Exactly. It will be the
17 same architect. We are not going to choose different
18 architects. So that makes it easier.
19 COMMISSIONER FOX: I was just wondering
20 what -- How did you come up with the sizes? These
21 are very small lots, especially for South Barrington.
22 You know, you're looking at, you know .19 for some of
23 these. Like the largest lots is .4, you know, close
24 to .4 to .4 acres, so these are very small lots, and

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1 they're next door to homes that are on much larger
2 acreage. So I'm just wondering how you guys decided
3 on the size of the lots.
4 MR. PRASHANTHA: Sure. See, the -- It's hard
5 to sell the million dollar homes, in our experience.
6 Bigger homes are kind of not in demand. People
7 want -- nowadays empty nesters, want maintenance
8 free. One of the things we end up -- We went through
9 many designs. We came up with this. This is what we
10 think is the best use with all of the raising costs
11 and keeping the, you know, not the sewer line -- I'm
12 sorry, septic, you know, we are having private septic
13 in all lots up to at least 20, 30 thousand per lot.
14 We want to get certain density, and having a bigger
15 home it's not something feasible for this lot. An
16 acre lot, we cannot make any financial sense. Since
17 we do -- You know, we get the size, you know, you can
18 go anywhere from 2500 to say 4 or 5 thousand square
19 feet, you know. It's just that in -- So in keeping
20 that open space all over, and it gives the customer
21 options to choose whatever they like and maintenance
22 free. If you end up with eight or nine homes, bigger
23 homes, let's say ten homes, it's not going to work
24 out. I mean, most of the time when we see the

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1 customer requirements now it's always -- They want
2 less stairs. They want to have a ranch home, not too
3 many stairs. Basement is an option. They want to
4 finish it later on. Some people want to do it right
5 away. That's what we see in the market. Big homes
6 is not something we see a lot. And with this lot,
7 it's not possible to do a big home.
8 These are all of the elevations that
9 we have. We kind of took on four models that we end
10 up with. This is how it looks like, and we have
11 entrance from Freeman, it loops through. We went
12 through -- Our engineer looked at on the fire
13 department, and there is access. We think it is
14 really a best design for this. And we also submitted
15 probably like five or six architect plans, kind of
16 how it's going to look. We are thinking if we have
17 to get that island that we have, having a fountain or
18 something like that. That's pretty much it.
19 CHAIRMAN MCCOMBIE: So again, the well is
20 what, you have a central well or?
21 MR. PRASHANTHA: No, we are going to make
22 two, one drill, two pumps, one next to another. If
23 something breaks, they can take on. So two houses
24 will share one well. Two pumps in one well.

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1 CHAIRMAN MCCOMBIE: And what about the
2 septic, how is that going to work? You have a
3 separate system for the whole development?
4 MR. PRASHANTHA: We kind of -- We assume
5 let's say every single home is five bedroom and bath,
6 we sized it for, you know, that is what we are
7 bringing a BioBarrier system. It's going to be kept
8 on the northeast corner, and there will be a service.
9 This will be a maintenance free whether it's a water,
10 septic or sewer. All of those things will be
11 maintained by HOA.
12 COMMISSIONER GILLIS: I didn't understand the
13 septic. Can you go over that again?
14 MR. PRASHANTHA: So we are going to connect
15 all of these things to one place. A BioBarrier
16 system will end up putting it in one place. It will
17 be kind of underground, and it will be treated by a
18 third party.
19 CHAIRMAN MCCOMBIE: So Natalie, have you
20 looked at that?
21 MS. KEARNY: I've looked at. I haven't seen
22 the specific sizing of the unit. I did ask them to
23 make sure they designed each house for five bedrooms
24 so that when they get to the design stage of the

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1 BioBarrier, it would be designed for five bedrooms
2 per home.
3 The question is going to be
4 maintenance. They'll need a regular person that will
5 have to inspect it and test the outflow of the unit.
6 I believe you're going to discharge it into the
7 detention pond first and then from there, since with
8 detention pond, it will discharge where they're
9 showing it into the ditch line, if you will, of
10 Freeman Road. So it definitely has to be looked at
11 on a regular basis, reports done and that sort of
12 thing to make sure that the outflow coming out is
13 properly treated.
14 MR. PRASHANTHA: It's not something new.
15 It's been there. So they have very good system.
16 MS. KARNEY: Yeah, they'll need an IEPA
17 permit for this. It won't go through the county, per
18 se.
19 CHAIRMAN MCCOMBIE: Okay. Does anybody have
20 any other questions?
21 COMMISSIONER GILLIS: I was thinking, you
22 know, my home when I lived in The Glen had two 500
23 gallon tanks, one house. Here you have 35 lots with
24 houses. You have to multiply that by 35. That's a

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1 lot of water.
2 CHAIRMAN MCCOMBIE: Yeah.
3 COMMISSIONER GILLIS: But that system can
4 work?
5 MR. PRASHANTHA: Yeah. They have them, you
6 know, you can just keep adding up as you increase the
7 number of bedroom, bathrooms.
8 CHAIRMAN MCCOMBIE: Todd, I see you're here.
9 Do you have some comments about this?
10 MR. SHAFFER: Todd Shaffer, principal with
11 Haeger Engineering, 100 East State Parkway,
12 Schaumburg, Illinois.
13 I was retained to assist the village
14 with the review with respect to the site plan,
15 stormwater management and other subdivision-related
16 items. I did a quick review. I received documents
17 on Friday. And in coordination with Natalie, there
18 are -- although the checkboxes are there with respect
19 to the PUD supporting documents, we do have some
20 concerns that should be addressed before the public
21 hearing process starts, is our recommendation.
22 I can go through those concerns, if
23 you would like me to. If you pull the site plan it
24 would be beneficial to the audience members and the

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1 Plan Commission to see that.
2 CHAIRMAN MCCOMBIE: Okay.
3 MR. SHAFFER: I apologize my comments might
4 be going in one direction and go back just because
5 my -- the way I took my notes when I was reviewing
6 all of the documents.
7 So the technical nature as it
8 relates to additional guidance for the design team
9 for the developer, just from the existing conditions
10 perspective, they submitted a topographic survey
11 which includes the site and adjacent right-of-way.
12 They also submitted a tree survey. One of the items
13 that's lacking is there are some storm sewers that
14 are running underneath the adjacent roadways where
15 only one end of the pipe was located, and in order
16 for me to do the review of the stormwater management,
17 I need to know where that pipe ends. So we could
18 find out if water is coming into the site or going
19 away from the site.
20 From a standpoint of the tree
21 removal and preservation plan, when I reviewed the
22 tree removal and preservation plan, it appeared to me
23 that the tree preservation was looked at more on a 2D
24 manner instead of a 3D manner. They are having trees

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1 that are shown as saved that are impossible to save
2 based on the grading, utilities and proposed
3 endurance. So I urge the landscape architect to
4 review the trees in conjunction with the engineering
5 plans and come back with a more realistic tree
6 preservation as to how many existing trees within the
7 site can actually be saved.

8 From a standpoint of site plan, and
9 this is based on information I received two hours
10 ago, Village of Hoffman Estates gave a comment
11 Freeman Road is under the jurisdiction of Hoffman
12 Estates adjacent to the site, north of Mundhank is
13 under the jurisdiction of the Cook County Highway
14 Department. So Freeman Road is a dual jurisdictional
15 in this area, but this is in a location where access
16 is controlled by Hoffman Estates, not the Cook County
17 Highway Department with respect to Freeman Road.
18 Mundhank is Cook County Highway Department.

19 A comment that was received by the
20 Village of Hoffman Estates, Jim Donohue, is that
21 Hoffman Estates does not support a single access to
22 Freeman Road. So that is something that the
23 developer is going to have to work out and their
24 traffic consultant to satisfy Hoffman Estates as to

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1 what that comment entails, if it means secondary full
2 access or restricted access to Mundhank, two access
3 points to Freeman, emergency access to Mundhank. I
4 don't know what -- where their comments come from.
5 They gave it to us right before the meeting.

6 CHAIRMAN MCCOMBIE: Okay.

7 MR. SHAFFER: From the standpoint of the site
8 plan in general, the data table that was presented in
9 the submittal package includes front, side and rear
10 yard setbacks. And the rear yard setback is listed
11 as 25 feet, and that's consistent with some of the
12 other zoning within the Village of South Barrington.
13 But there's one thing that really concerns me and
14 that is in my experience, South Barrington does not
15 allow any accessory items within the setback area,
16 including patios, decks, anything in that manner, and
17 those items are illustrated on architectural plans.
18 They are not illustrated on the site plan. And so
19 some of these houses are -- butt up right against the
20 25 setback. It would be impossible for any patios
21 and livable outdoor situation. I think that is
22 something that needs to be reviewed and addressed as
23 part of the -- as going to the public hearing process
24 between now, village board and going to the public

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1 hearing process. But at the price point and
2 aesthetics and in my experience with developments
3 like this, people do want some outdoor space, and so
4 take that in to consideration.

5 As it relates to the driveways, all
6 of the homes are proposed to be side-loaded houses,
7 and the concern that we have is that the back-up
8 maneuvering, the distance from the garage to the edge
9 of the driveway needs to be increased in order for a
10 car to back out of their garage and then pull into
11 the street. As drawn, I don't believe a car can make
12 that movement. They'd be forced to back up entirely
13 from the garage into the street. And so with
14 maneuvering with some auto turns to prove those can
15 work out, this car should be pulling on to the street
16 from the standpoint of having side-loaded garage.

17 I don't know if the Fire Protection
18 District was approached from a standpoint of roadway
19 widths. They are adequate for fire protection.
20 There was some radius to be labeled on the plan to
21 make sure they are in conformance with South
22 Barrington, as well as fire truck turning. The one
23 question that I would have for the Fire Protection
24 District is the entry roadway width. It's currently

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1 noted as 15 feet back of curve to back of curve, 14
2 feet face to face. It just depends on the width.
3 These are adjacent houses, and they are considered a
4 fire lane, not an access drive. So from a standpoint
5 of that, I defer to fire department to make a ruling
6 on the width of the entry road. They are providing a
7 median. One question we do have for the Petitioner
8 is if there is ever -- was -- Is there any
9 consideration of making this a gated community?

10 MR. PRASHANTHA: We are evaluating that.
11 That is one of the things. I will also saw this
12 comment from Hoffman Estates a couple of hours back.
13 I was just talking to my engineer to see how we can
14 work this out and what are their concerns in terms
15 of, you know, what is first to have just one access.
16 I'll be talking with my traffic consultant to talk
17 with the village engineer.

18 MR. SHAFFER: So my comment on the gated
19 community is the gated community allow for private
20 streets, not allow for public streets, but there are
21 certain turning that needs to be accounted for, and
22 so if there is a consideration now or in the future
23 for gated access, not necessary it has to be built
24 now, but plan for it, which may impact the number of

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1 lots and density.
2 I talked about the rear yard
3 setback. I want to bring your attention specifically
4 lots 5, 7, 28 and 29. They have been 25 feet
5 setbacks dimensions adjacent high water line
6 elevation which is the rear property line. So the
7 lot line should be revised to reflect a building
8 setback from the property line, not the high water
9 line.
10 The grading on this site is
11 significant, meaning from an elevation perspective.
12 There is a lot of changes in grading. If -- They're
13 going to be retaining walls in some way shape and
14 form, and a lot of them are custom homes, we can't --
15 we don't know what those retaining walls would look
16 like for some custom homes until we know what the
17 architecture and the footprint, walk out, look out,
18 et cetera is going to be. But from the standpoint if
19 there is any known retaining walls around the
20 perimeter of the site and the out lots in the
21 stormwater management areas, those should be shown on
22 the site plan.
23 The -- We're recommending that the
24 site plan include indicators as to which lots are

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1 standard, which lots are look out and which lots are
2 walkout. They are illustrated on the engineering
3 plans but from a PUD perspective, the controlling
4 document is the site plan. So having all of the
5 information contained in a single document is
6 beneficial to the applicant, as well as the village
7 for housekeeping purposes in the future, et cetera.
8 We're recommending that the
9 applicant review the locations of the mailbox
10 clusters. What I see on the plans is that there are
11 two. There are 32 homes, only two mailbox clusters.
12 It's a long way for lot 1 to walk to get their mail
13 or drive their car, get out of the car, get the mail
14 and come out. So I'm suggesting a consideration give
15 to increase -- strategically increasing the number of
16 mailbox clusters to minimize the walking path for
17 those that want to walk and get their mail instead of
18 drive to get the mail.
19 The comments that I'm making
20 upcoming, they all go towards the site plan, and the
21 site plan is the key document. I'm not suggesting
22 that other engineering documents be updated. I just
23 feel the site plan, based on the comments from
24 Hoffman Estates, the setbacks, the DXA stuff the site

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1 plan really should be nailed down to address
2 concerns, the Plan Commission concerns, Hoffman
3 Estates, et cetera before -- to try to save money and
4 time from all sides.
5 There are some engineering things
6 that are easy to revise, such as utility structures
7 shown on some of the driveways, just need to be
8 tweaked to get them out of driveways and into
9 landscaping areas or just to minimize future
10 maintenance.
11 From a standpoint of grading, a
12 concept grading plan and storm sewer plan is
13 provided, as well as a concept sanitary sewer and
14 water layout. We are suggesting from a grading plan
15 that additional spot elevations are needed because of
16 the complexity of the grading changes on this job.
17 Contours, proposed contours, are not a checklist
18 requirement for the preliminary PUD submittal, but
19 item 17 in the PUD says other information, depending
20 on scale and unique characteristics of a particular
21 PUD other authorities may waive or modify any of
22 these conditions or requirements. I'm highly
23 recommending that one of the contours be provided
24 during the preliminary stage to help gauge what are

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1 some of these rear yards going to look like. For
2 example, along the west property line, there is a 25
3 foot setback with approximately 5 to 8 foot elevation
4 difference, and how that's going to be made up,
5 whether it's going to be made up of a look out, what
6 it's going made up with. So we have a better
7 understanding where the drainage is going to go,
8 drainage ditches, overflow routes and et cetera.
9 That will just help the project long term. And if we
10 get into final engineering, I would rather have these
11 comments known at the front end so that if we get to
12 final engineering and grading issue that may impact
13 density, development, site plans, that they're
14 addressed now.
15 Just from an engineering
16 perspective, the applicant is proposing to do volume
17 control at the bottom of the basins. So just to
18 visual for people in South Barrington a wetland
19 bottom type of basin where it would always be -- when
20 it rains that has water in that's meant to infiltrate
21 into the ground going to the under-drain system. The
22 engineering plans do not includes sections. Those
23 should be provided to show conformance with the MWRD
24 but also with respect to the berm wall setback. So

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<p style="text-align: right;">Page 42</p> <p>1 Mundhank Road requires a certain setback from 2 Mundhank (sic). I'm not saying these plans are in 3 conformance. I don't know the answer to the 4 question, essentially it will clear that up. With 5 Freeman Road being under Hoffman Estates's 6 jurisdiction, I'm not aware of Hoffman Estates having 7 to follow the Illinois berm law setback. It's 8 typically an IDOT and county requirement. But that 9 would just impact the detention pond from that 10 perspective. 11 From the standpoint of the utility 12 plan, we are recommending a storm sewer be added to 13 the utility plan to show storm and sanitary and 14 water. So we can review conflicting utility paths, 15 et cetera. 16 More of a technical nature, Geotech 17 was not submitted. I know Geotech is in process. We 18 do need to determine what the ground water elevation 19 is in this area. It does impact the stormwater 20 management basin that's being provided from a 21 standpoint of it may have to be raised or it could be 22 lowered, depending on the results of those studies. 23 One point of clarification is because there are 24 wetlands onsite and offsite water coming onto the</p>	<p style="text-align: right;">Page 44</p> <p>1 tenth of an acre. Wetland two, however, is .12 2 acres. It's in the southeast quad of the site 3 located adjacent to Freeman Road and the perimeter of 4 the property. And the MWRD's code is very specific 5 in that the applicant needs to show that there are no 6 practical alternatives to wetland modification before 7 the wetland can be impacted. And so this goes to why 8 is this wetland being impacted, are there 9 alternatives that could eliminate some of the 10 wetlands, for example, reduction in density to shift 11 the basins to the south to preserve that wetland. 12 Arguments could be made on the quality of the 13 wetland, but there is, based on my review of the 14 wetland maps, there is wetland on the other side of 15 Freeman. That all needs to be addressed between now 16 and the formal public hearing and review of 17 documents. There needs to be some sort of 18 alternative analysis to basically prove to the 19 village there are alternatives to modifying the 20 wetland. 21 Another item related to the wetland 22 and stormwater management basin is that the MWRD 23 requires a 100 foot setback from a volume control to 24 an underground tank. So the proposed method of</p>
<p style="text-align: right;">Page 43</p> <p>1 site, the nomographic method cannot be used for final 2 engineering calculations. They are submission for 3 big picture preliminary, but the final engineering on 4 this needs to more detailed drainage analysis that 5 may or may not increase or decrease the requirements. 6 The MWRD requires a 2 foot offset from the high water 7 table. The Village of South Barrington has a more 8 stringent requirement with the bottom infiltration 9 facilities of 4 feet. I don't object to 2 feet for a 10 stormwater management basin if it was a septic type 11 of system. The village is 4 feet. But from the 12 standpoint of volume control, the ordinance states 13 unless otherwise approved by the enforcement officer. 14 MWRD code, which is adopted by the Village of South 15 Barrington, does allow 2 feet for separate sewer 16 areas, 3 1/2 feet for combined sewer areas. 17 From a standpoint of wetlands, I 18 know the village is going to engage the services of 19 Hey & Associates to verify the wetland boundaries and 20 how the wetlands report. But from a stormwater 21 management perspective, there are two, potentially 22 three wetlands onsite. The more dense one, number 23 one, having an area of 0.01 acres. That is -- If 24 that is impacted, it's exempt, because it's under a</p>	<p style="text-align: right;">Page 45</p> <p>1 sanitary sewer treatment needs to take that into 2 consideration in its placement, which may modify the 3 plan. The applicant mentioned this is a below grade 4 treatment facility. If any portion is above grade, 5 information should be provided as to what does that 6 look like, what kind of screen is being proposed. 7 Because this site is adjacent to the 8 Forest Preserve District, MWRD requires that the 9 Forest Preserve review the plans. I know you're not 10 impacting the Forest Preserve. You are not doing the 11 work on the Forest Preserve, but they must be 12 approached because there is a stormwater discharge 13 into the Forest Preserve. 14 And with that, and along with 15 Hoffman estates, please have your reports talk 16 specifically about effluent from the sanitary sewer 17 system and how that meets Department of Public Health 18 requires, IEPA requirements and South Barrington and 19 Hoffman Estates requirements. 20 The wetland report does make an 21 opinion that the wetlands onsite are isolated with a 22 notation that the existing pond in the middle of the 23 site could possibly be reviewed as not a wetland. 24 This has to be looked into. I'm an expert on this.</p>

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1 Hey & Associates can weigh in on that. It's my
2 understanding the applicant has submitted U.S. Army
3 Corps of Engineers, and they are waiting for that
4 opinion, if any of the three areas are under the
5 jurisdiction of the Corps of Engineers.
6 As it relates to the schedule, what
7 is submitted is not feasible. So if you could update
8 that, for example, it contemplates starting grating
9 on October 2nd, which is not realistic.
10 MR. PRASHANTHA: If we get a permit, we will.
11 MR. SHAFFER: We haven't even started the
12 public hearing process yet, so... Starting on
13 October 2nd is not feasible, but there are other
14 areas that should be pushed out. For example,
15 landscaping is proposed in December, that's not going
16 to happen.
17 MR. PRASHANTHA: Yeah.
18 MR. SHAFFER: So if you could revise the
19 schedule prior to going into the public hearing.
20 That's the best I can do in a week.
21 CHAIRMAN MCCOMBIE: Nice job.
22 COMMISSIONER ABRI: Nice job.
23 CHAIRMAN MCCOMBIE: And that information
24 you're going to give it to him, right, the written

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1 thing. So you're not going to wait for the court
2 reporter.
3 MR. SHAFFER: Yes, I will issue a permit
4 review memo, as stated, summarizes the items that I
5 discussed tonight.
6 CHAIRMAN MCCOMBIE: Good. Okay. Well, I
7 think -- So you have before us information on the
8 proposed subdivision. I see a lot of people out
9 here. Does anybody else with -- Would you like to
10 talk about this at all or any comments to us?
11 This is not a public hearing, but we
12 would welcome any comments that you have.
13 MR. PRASHANTHA: I mean, Hoffman Estates is
14 requesting to have a secondary entrance is kind of a
15 closer -- closed our site plan that we have. We'll
16 look and see what is the reason not to have access.
17 CHAIRMAN MCCOMBIE: Yeah.
18 MR. PRASHANTHA: Except for everything else,
19 we'll address it.
20 CHAIRMAN MCCOMBIE: Yeah. I mean, I think
21 the big thing is, you know, Hoffman Estates having
22 jurisdiction over this. So I think you just need to
23 sit with them and talk to them about it. And I mean,
24 you know, all of the things that need to be done is,

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1 you know, going before the fire chief, make sure
2 everything all right, getting Hey to look at the
3 wetlands, going through that, you have some work you
4 have to do yet on this whole thing.
5 MR. PRASHANTHA: Right.
6 CHAIRMAN MCCOMBIE: And you've been before us
7 several times, so I know you're working on it.
8 MR. PFLARE: I have a comment. Chris Pflare, 5
9 Enclave Court.
10 That applicant said that the buyers
11 didn't want staircases and big houses. And the
12 acreage was what .19, many were well under quarter
13 acre. What type of size range can you fit on a .19
14 acreage lot?
15 MR. PRASHANTHA: 15 acres, 32 lots.
16 MR. PFLARE: Right, per lot. Let's say it's
17 .19. Did I misunderstand that was the average size?
18 COMMISSIONER FOX: My understanding is most
19 of the lots are less than a quarter of an acre,
20 unless I'm looking at this incorrectly.
21 CHAIRMAN MCCOMBIE: I agree. Most of the
22 lots are under.
23 COMMISSIONER FOX: Under .2 actually.
24 MR. PFLARE: So there's an infinity for

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1 ranches and also put on under a quarter acre lots,
2 what kind of house size would those be looking like?
3 MR. PRASHANTHA: The 65 -- You could get kind
4 of like 50 x 50. So you could get 2,500. I mean,
5 taking out the garage space. If you go two story,
6 you will be over 3, 4,000 square feet.
7 So I mean, not all of the lots.
8 Some lots are kind of .38 say. For example, lot 15,
9 it's like .38 is the average we have. You could
10 build minimum on every single lot somewhere around
11 3,000 square feet at least. And you can go 5, 6,000.
12 We are trying to restrict how big a home is going to
13 be and how small. We can have a range. So customers
14 can choose the way they want it.
15 MR. ELIAS: What is your sideyard setbacks?
16 MR. PRASHANTHA: 10 feet.
17 MR. ELIAS: And the rear is 25.
18 MR. PRASHANTHA: 25.
19 MR. ELIAS: And front is?
20 MR. PRASHANTHA: So we have -- It depends.
21 I'm just giving you the minimum. So you have 20 feet
22 between the building, 10 on each, 20 feet and minimum
23 on the west side is 25 something.
24 MR. ELIAS: And the front?

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1 MR. PRASHANTHA: The front it goes, you know,
2 25 to 30. 25 is the minimum.
3 MR. SHAFFER: The data tells us 20.
4 MR. PRASHANTHA: 20 is the minimum.
5 MR. ELIAS: What is your lot dimension again?
6 MR. PRASHANTHA: 50 x 50 with a garage in the
7 front.
8 MR. ELIAS: No, the lot dimension.
9 MR. PRASHANTHA: Lot -- It's not one
10 particular lot size. The minimum lot size that I
11 have is somewhere around 9,000 -- 7,500. The maximum
12 we have is 16,500. So the minimum lot size is .17.
13 The maximum is .38.
14 MR. ELIAS: Do you have lot dimensions
15 though, like a minimum lot width or depth?
16 MR. PRASHANTHA: Yeah. It varies from one
17 lot to another. So you have -- I don't have the
18 exact dimensions per se, but I have the whole square
19 feet. Minimum we have is 7,500, maximum 16,000.
20 MR. ELIAS: So based on those setbacks, I
21 think to Chris's point, a ranch house is probably
22 going to be somewhere without the garage maybe 1,500
23 square feet.
24 MR. PRASHANTHA: 25, 50 x 50.

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1 MR. ELIAS: I don't think that math is
2 working out though. I can't calculate it exactly,
3 because I don't have the lot size dimensions, but you
4 know, 7,000 square foot lot --
5 MR. PRASHANTHA: We have a site plan that we
6 put together, the site plan minimum, and the lot size
7 we put designed was 65 and 50 in the front part. So
8 you will have 50 x 50 minimum. So 50 x 50 will give
9 you 2,500 square feet. You will have 2,500 square
10 feet ranch.
11 MR. ELIAS: So on a 7,000 square foot lot,
12 you have to subtract the garage, which is 1,200
13 square feet. You have to subtract the driveway.
14 MR. PRASHANTHA: It's not going to be 1,200
15 for that.
16 MR. ELIAS: Without the lot dimensions, I
17 can't really give you the calculations, but I believe
18 it seems like it's off a little bit.
19 And the other point I wanted to
20 point out, Todd Shaffer made a comment about the
21 driveways and -- Could you switch to the screen?
22 The one where it has the front
23 elevation of the house.
24 MR. PRASHANTHA: If you could put -- Do you

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1 have the site plan?
2 MR. ELIAS: So the depth of this illustration
3 that I got some of the dimensions may not be
4 accurately depicted, I'm just going off eye not
5 scale, but you have the garage depth is at least 21.
6 MR. PRASHANTHA: I have a 40 foot lot size.
7 So I could fit this.
8 MR. ELIAS: Here, just to illustrate. From
9 here to this point, the depth of that is say 20 to 22
10 feet, depending on the depth of your garage. Your
11 front door is 3 feet plus the side lights 4 feet. So
12 just eyeballing this, this looks like it's about 12
13 feet coming out of the side of the garage. So I
14 believe the driveway is more over here to make that
15 exit out of the garage.
16 MR. PRASHANTHA: What is your question?
17 MR. ELIAS: My point is that you're only
18 showing a 12 foot wide driveway when in fact to
19 maneuver a car out of a driveway you need at least 25
20 feet.
21 MR. PRASHANTHA: You have to look at it from
22 two points, this is a rendering. I would look at the
23 site plan. That is actual that I go off of. Let's
24 say if you say okay, my door size is something, it's

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1 not gong to make any sense. I have to go to the
2 actual site plan.
3 MR. ELIAS: So what is your driveway width in
4 front of your garage?
5 MR. PRASHANTHA: So I have 20 minimum.
6 MR. ELIAS: So if this is a rendering
7 depicting what your proposal is.
8 MR. PRASHANTHA: I could show you.
9 MR. ELIAS: I would say that this would look
10 entirely different if the driveway was over here. So
11 the whole front yard would be a driveway.
12 Natalie, is a 25 feet width
13 required?
14 MS. KARNEY: Bare minimum.
15 MR. ELIAS: 25 feet.
16 MS. KARNEY: 30 is preferred.
17 MR. ELIAS: So if this is 25 feet, then
18 really all of this is not here. The driveway would
19 be here. So your whole front yard is a driveway, and
20 I think an illustration of that would -- depicting
21 that correctly would give a better idea of your site
22 plan is really something that the village would want.
23 MR. PRASHANTHA: We did submit the actual
24 kind of architectural plan. This is a rendering that

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1 we proposed in the beginning.
2 MR. ELIAS: Sure. I understand. But the
3 rendering is a depiction of the site plan, correct?
4 MR. PRASHANTHA: We have four different
5 sizes. Some have 70 feet. I have 50 is the minimum.
6 I have 60. I can fit this in 70 foot lot.
7 MR. ELIAS: I'm merely speaking of the
8 driveway width that is depicted in your illustration,
9 which is misleading.
10 CHAIRMAN MCCOMBIE: So this is just
11 preliminary. They're just showing stuff. This is
12 really not a submittal. This is a starting point.
13 It's a jump off. Todd's given him a lot of thoughts,
14 including the driveway. So they're aware of it.
15 They have to show us.
16 MR. SHAFFER: Chairman, a comment on the
17 driveway just to close out the driveway issue.
18 Does the village allow driveways to
19 encroach on the sideyard setback?
20 CHAIRMAN MCCOMBIE: Yes. Always have.
21 Always has. Mine does.
22 MR. JASKOT: Ray Jaskot, 12 Mohawk Drive.
23 We live in the subdivision right
24 next to this property. Some concerns are I guess

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1 wastewater and what kind of affect that would have on
2 our subdivision.
3 The other is what kind of impact are
4 we talking, 17 wells in such a small area, what kind
5 of impact will that have on the well water for our
6 subdivision and the surrounding community? How much
7 of it is pulling out? And it's going to affect our
8 wells going to go dry because you are pulling so much
9 water out, especially for you are gearing for five
10 bedrooms, that's a lot of water.
11 MR. PRASHANTHA: Not all of the houses will be
12 five bedrooms.
13 MR. JASKOT: I mean, you're sizing the -- you
14 are sizing the septic, so you've got to size the well
15 for that too. If you're not, you have a problem.
16 MR. PRASHANTHA: I mean, I don't know we can
17 size based on bedroom. You can only go the depth.
18 We are not going to go -- you know, at one point we
19 did look at having one big commercial thousand feet
20 well. What we think is from the demand that we see
21 in other places that he were building, it's going to
22 be mainly empty nesters, not going to be like big
23 gigantic homes.
24 MR. JASKOT: You can't guarantee it. What

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1 happens if you start running into well problems?
2 MR. PRASHANTHA: If you think we're going to
3 build 5,000 square feet home on all of this, then our
4 calculations are wrong.
5 MR. JASKOT: You say you can build it. Every
6 single one could be a 5,000 square feet home.
7 MR. PRASHANTHA: Based on the sales that you
8 see, I don't see bigger homes are sold. We are
9 getting this from mainly empty nesters and the people
10 who want to have ranches are, you know, maintenance-
11 free subdivisions.
12 MR. JASKOT: There's no covenant that says
13 they have to be that. That's our concern.
14 CHAIRMAN MCCOMBIE: So I think what we're
15 going to base the discussion on for that when we get
16 to that will be from the village engineer and the
17 village consultants, and we very definitely want to
18 make sure we're not robbing from Peter to pay Paul.
19 So we will hear from them, and we will have their
20 analysis of the whole thing.
21 MR. JASKOT: And the waste water drainage
22 too, because we have flooding --
23 CHAIRMAN MCCOMBIE: Right. I think from the
24 way I understand it, it sounded like the wastewater

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1 is going to go into a detention, which is on Freeman,
2 and then out of Freeman into the swale. Did I hear
3 that correctly?
4 MS. KARNEY: That's the way it's shown on the
5 plan, correct.
6 CHAIRMAN MCCOMBIE: I think it's going away
7 from your subdivision, but it's really preliminary.
8 I haven't seen enough to like -- It's very
9 preliminary.
10 MR. JASKOT: You're also reducing the amount
11 of ground available with the density of housing is
12 not the absorption rate and not enough ground to
13 absorb up that ground water either. You have going
14 to have a lot more runoff.
15 CHAIRMAN MCCOMBIE: Any time there's a
16 subdivision being built, you're reducing the amount
17 of, you know, soil that can absorb rainwater.
18 Absolutely. Absolutely.
19 CHAIRMAN MCCOMBIE: Is there anybody else
20 that would like to have -- There's going to be a
21 hearing on this, a preliminary hearing on this, and I
22 don't know when it's scheduled for. There's a lot of
23 things they have to work on, and we're going to go
24 through all of the questions, and you'll be able to

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1 testify and get sworn in and all of that at that
2 point. Also, as you hear about the project. But
3 right now this is giving them a chance to talk about
4 what's going on, getting some consultants to look at
5 this to start the process.
6 Okay. Thank you very much for
7 coming.
8 MR. PRASHANTHA: Thank you.
9 CHAIRMAN MCCOMBIE: At this point I will ask
10 if there is any old business?
11 (No response.)
12 CHAIRMAN MCCOMBIE: Any new business?
13 (No response.)
14 CHAIRMAN MCCOMBIE: I will take a motion to
15 adjourn.
16 COMMISSIONER ABRI: I make a motion.
17 COMMISSIONER GILLIS: Second.
18 CHAIRMAN MCCOMBIE: All those in favor?
19 (Chorus of ayes.)
20 CHAIRMAN MCCOMBIE: Any opposed?
21 (No response.)
22 CHAIRMAN MCCOMBIE: Hearing none, we are
23 adjourned.
24 (The public hearing adjourned at 8:15 p.m.)

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1 STATE OF ILLINOIS)
2)
3 COUNTY OF COOK)
4 I, DEBORAH R. SANTI, Certified Shorthand
5 Reporter, of the State of Illinois, do hereby certify
6 that I reported in shorthand the proceedings had in
7 the aforesaid matter, and that the foregoing is a
8 true, complete and correct transcript of the
9 proceedings had as appears from the stenographic
10 notes so taken to the best of my ability.
11
12
13
14
15 DEBORAH R. SANTI, CSR
16 CSR # 084-004107
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24

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