

**MINUTES OF THE PLAN COMMISSION & ZONING BOARD OF  
APPEALS OF THE VILLAGE OF SOUTH BARRINGTON  
Held Tuesday, March 26, 2024  
7:00 P.M.**

**1. CALL TO ORDER:**

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

**2. ROLL CALL:**

Commissioners Present: Abri, Fox (7:02), Gillis, Kazi, Kwasek, Murarka (7:02) and Chairman McCombie. **Quorum present**

Commissioners Absent: None

Officials present: Mayor McCombie, Trustee Guranovich, Trustee Stagno and Trustee Abbate

Staff present: Village Attorney William Thomas, Building and Zoning Officer Damian Michalski, Finance Director Wayde Frerichs and Village Administrator Robert Palmer

**2. MINUTES**

**A. Approval of the Plan Commission/Zoning Board of Appeals Meeting Minutes (Stenographer Transcript) of January 24, 2024.**

Motion to approve the Meeting Minutes of January 24, 2024 by Gillis, second by Abri.

**Roll Call: Abri – Aye, Fox – Absent, Gillis – Aye, Kazi – Aye, Kwasek – Aye, Murarka – Absent and Chairman McCombie – Aye. Motion was Approved.**

**B. Approval of the Plan Commission/Zoning Board of Appeals Meeting Minutes (Stenographer Transcript) of February 26, 2024.**

Motion to approve the Meeting Minutes of February 26, 2024 by Abri, second by Kwasek.

**Roll Call: Abri – Aye, Fox – Absent, Gillis – Aye, Kazi – Aye, Kwasek – Aye, Murarka – Absent and Chairman McCombie – Aye. Motion was Approved.**

**3. PUBLIC COMMENT:**

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.

**4. AGENDA ITEMS:**

**A. Public Hearing: Text Amendment Regarding Drive-Through Businesses.**

- a. **Motion to Open Public Hearing by Kwasek, second by Kazi.**  
**Roll Call: Abri – Aye, Fox – Aye, Gillis – Aye, Kazi – Aye, Kwasek – Aye, Murarka – Aye and Chairman McCombie – Aye.**  
**Motion approved.**

Palmer explained the text amendment in regard to Drive-Through Businesses. No comments from the public on the petition. Plan Commission discussed.

- b. **Motion to Close Public Hearing by Kwasek, second by Abri.**  
**Roll Call: Abri – Aye, Fox – Aye, Gillis – Aye, Kazi – Aye, Kwasek – Aye, Murarka – Aye and Chairman McCombie – Aye.**  
**Motion approved.**
- c. **Motion to Recommend Approval of the Text Amendment Regarding Drive-Through Businesses, by Gillis, second by Abri.**

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

**B. Continuation of Public Hearing – Proposed Residential Development: Forest View Estates.**

Chairman McCombie explained that this item would not be discussed since the review process has not been completed. The Commission discussed a date certain to continue the Public Hearing to.

**Motion for the Continuation of a Public Hearing for the Proposed Residential Development: Forest View Estates to April 17, 2024, by Abri, second by Fox.**

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

**C. Review of Existing Solar Panel Code.**

Plan Commission discussed the existing solar panel code in light of a recent variance request that included solar panels on the front portion of the roof of the home.

**Motion to Maintain the Existing Solar Panel Code, by Abri, second by Gillis.**

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

**D. Presentation by AC Power LLC for a proposed Solar Farm on Closed Landfill.**

Chairman McCombie recognized Bill Trimarchi, Project Development Director, AC Power, LLC, to make a presentation on their proposed development.

**E. Review and Recommend for Approval: Village Revised Zoning Map (to add Sundance of South Barrington subdivision).**

Chairman McCombie explained that the revised Village Zoning Map needs to be approved since the Sundance Subdivision included the annexation of property.

**Motion to Approve the Village Revised Zoning Map to add Sundance of South Barrington Subdivision, by Kwasek, second by Abri.**

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

**F. Review of Existing Boat Storage Code (Village Code 9-2-A).**

The Plan Commission discussed the current Village Code on boat storage, and after hearing from residents in attendance, entertained a motion to request that the Village Board have an Ordinance drafted to address large boats being stored in backyards.

**Motion to request that the Village Board have a proposed Ordinance drafted that addresses large boat storage in backyards, by Kwasek, second by Fox.**

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

**G. Fence Variance Request – 2 Olympic Drive.**

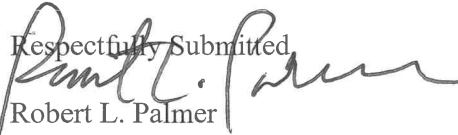
The Plan Commission reviewed and discussed a request from the residents of 2 Olympic Drive to fence in a portion of their backyard to accommodate their special needs child. The Plan Commission determined that the residents should make a formal application for a variance and appear before the Plan Commission.

**6. OLD BUSINESS** – None.

**7. NEW BUSINESS** – None

**8. ADJOURNMENT**

Having no further business, Chairman McCombie asked for a motion to adjourn the meeting. Commissioner Kwasek made a Motion to adjourn the meeting. Commissioner Gillis seconded the motion. The motion passed by unanimous vote and the meeting adjourned at 8:56 p.m.

Respectfully Submitted  
  
Robert L. Palmer  
Village Administrator

These Minutes were approved this

8<sup>TH</sup> day of MAY, 20 24



**PLAN COMMISSION/ZONING  
BOARD OF APPEALS  
VILLAGE OF SOUTH BARRINGTON**

**Date:** March 26, 2024

**Court Reporter:** DEBORAH R. SANTI, CSR

Paszkievicz Court Reporting

Phone: 847-598-0322

Toll-Free: 855-595-3577

[www.spreporting.com](http://www.spreporting.com)

PLAN COMMISSION/ZONING BOARD OF APPEALS  
VILLAGE OF SOUTH BARRINGTON

PUBLIC HEARING/MEETING

Consider a Text Amendment Of the Village's Ordinance  
Regarding Drive-Through Businesses

Continuation of Public Hearing  
Proposed Development of Forest View Estates

Review of Existing Solar Panel Code

Presentation by AC Power, LLC

Review and Recommend Approval of Village Revised  
Zoning Map - The Addition of  
Sundance of South Barrington Subdivision

Review and Possible Recommendation  
of Existing Boat Storage Code

Review and Possible Recommendation  
of Fence Variation Request

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Tuesday, March 26, 2024

7:00 p.m.

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<p>1 PLAN COMMISSION/ZONING BOARD OF APPEALS 2 VILLAGE OF SOUTH BARRINGTON 3 Consider a Text Amendment Of the Village's Ordinance 4 Regarding Drive-Through Businesses 5 Continuation of Public Hearing 6 Proposed Development of Forest View Estates 7 Review of Existing Solar Panel Code 8 Presentation by AC Power, LLC 9 Review and Recommend Approval of Village Revised 10 Zoning Map - The Addition of 11 Sundance of South Barrington Subdivision 12 Review and Possible Recommendation 13 of Existing Boat Storage Code 14 Review and Possible Recommendation 15 of Fence Variation Request 16 * * * * * 17 Held on Tuesday, March 26, 2024, 18 commencing at the hour of approximately 7:00 p.m. at 19 30 South Barrington Road, South Barrington, Illinois. 20 PLAN COMMISSION PRESENT: 21 Michael McCombie, Chairman 22 Anthony Abri, Commissioner 23 Louise Fox, Commissioner 24 David Gillis, Commissioner 25 Shahzad Kazi, Commissioner 26 Julius Kwasek, Commissioner 27 Narayan Murarka, Commissioner 28 ALSO PRESENT: 29 William Thomas, Village Attorney 30 Bob Palmer, Village Administrator 31 Paula McCombie, Mayor of South Barrington 32 Members of the Public</p>	<p>1 (No response.) 2 CHAIRMAN MCCOMBIE: I will take a motion to 3 approve. 4 COMMISSIONER GILLIS: You have a motion to 5 approve. 6 CHAIRMAN MCCOMBIE: Second? 7 COMMISSIONER KAZI: Second. 8 CHAIRMAN MCCOMBIE: Roll call? 9 VILLAGE ADMINISTRATOR PALMER: Abri? 10 COMMISSIONER ABRI: Aye. 11 VILLAGE ADMINISTRATOR PALMER: Gillis? 12 COMMISSIONER GILLIS: Aye. 13 VILLAGE ADMINISTRATOR PALMER: Kazi? 14 COMMISSIONER KAZI: Aye. 15 VILLAGE ADMINISTRATOR PALMER: Kwasek? 16 COMMISSIONER KWASEK: Yes. 17 VILLAGE ADMINISTRATOR PALMER: McCombie? 18 CHAIRMAN MCCOMBIE: Yes. 19 Okay. The next item is the minutes 20 for approval of the Plan Commission and Zoning Board 21 of Appeals minutes from February 20th. 22 Did everybody get a chance to read 23 those? 24 COMMISSIONER ABRI: Yes.</p>
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<p>1 CHAIRMAN MCCOMBIE: Okay. This is a public 2 hearing and meeting of the Plan Commission and Zoning 3 Board of Appeals. 4 Roll call? 5 VILLAGE ADMINISTRATOR PALMER: Abri? 6 COMMISSIONER ABRI: Aye. 7 VILLAGE ADMINISTRATOR PALMER: Fox? 8 (No response.) 9 VILLAGE ADMINISTRATOR PALMER: Absent. 10 Gillis? 11 COMMISSIONER GILLIS: Here. 12 VILLAGE ADMINISTRATOR PALMER: Kazi? 13 COMMISSIONER KAZI: Yes. 14 VILLAGE ADMINISTRATOR PALMER: Kwasek? 15 COMMISSIONER KWASEK: Here. 16 VILLAGE ADMINISTRATOR PALMER: Murarka? 17 (No response.) 18 VILLAGE ADMINISTRATOR PALMER: Absent. 19 We have a quorum. 20 CHAIRMAN MCCOMBIE: Okay. The first item is 21 the approval of the Plan Commission and Zoning Board 22 of Appeals meeting minutes from the stenographer. 23 Did everybody get a chance to look 24 at those and read them?</p>	<p>1 CHAIRMAN MCCOMBIE: I'll take a motion to 2 approve. 3 COMMISSIONER ABRI: I make a motion. 4 CHAIRMAN MCCOMBIE: Second? 5 COMMISSIONER KWASEK: Second. 6 CHAIRMAN MCCOMBIE: Okay. Roll call. 7 VILLAGE ADMINISTRATOR PALMER: Abri? 8 COMMISSIONER ABRI: Aye. 9 VILLAGE ADMINISTRATOR PALMER: Gillis? 10 COMMISSIONER GILLIS: Aye. 11 VILLAGE ADMINISTRATOR PALMER: Kazi? 12 COMMISSIONER KAZI: Aye. 13 VILLAGE ADMINISTRATOR PALMER: Kwasek? 14 COMMISSIONER KWASEK: Yes. 15 VILLAGE ADMINISTRATOR PALMER: McCombie? 16 CHAIRMAN MCCOMBIE: Yes. 17 VILLAGE ADMINISTRATOR PALMER: Motion 18 carries. 19 CHAIRMAN MCCOMBIE: Okay. Would you please 20 put a note in that Dr. Fox has shown up. We now have 21 much more than a quorum. 22 Okay. The next item on the agenda 23 is a public comment. I notice some of the people 24 here that I have seen before from various other</p>

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<p>1 meetings. So I just want to -- Before we start, I 2 just wanted to say a couple of words here, okay. 3 I know that the Park District sold 4 the land, previously called Area N. I also know at 5 this area that there is nothing that has been brought 6 before the Village or this Committee on Area N. So 7 there is nothing before us. There is -- We don't 8 know where this is going to go or what's going to 9 happen. 10 So I know that the Village was 11 informed late last week that -- that the Area N was 12 bought by the church, so that's when they found out 13 that they had it. They have not asked for anything 14 other than that they have informed the Village that 15 they purchased it. 16 With that being said, I -- The 17 reason for this meeting being tonight was that at the 18 previous meeting, which was February 26th, the Forest 19 View Development, we wanted to continue it to a date 20 certain, because they had been before us three or 21 four times or two or three times to change and 22 modify. This development is going to be the on 23 Mundhank and Freeman, and it's on about 26 acres, and 24 they're building, they seem like, really nice homes</p>	<p>1 public hearing got canceled right before the meeting, 2 because the developer had new plans that they wanted 3 to propose to the Village. My understanding is that 4 those plans were never formally submitted to the 5 Village and they still have not been, based upon what 6 you just mentioned. So what I would like to ask this 7 Committee is, when those plans are formally submitted 8 to the Village, when we -- Will a public hearing be 9 scheduled subsequent to that submission? 10 CHAIRMAN MCCOMBIE: Yes, there will be. 11 MS. FATTAHIAN: And that will noticed in a 12 public agenda, and if we have any questions or 13 concerns, we should bring that to that meeting? 14 CHAIRMAN MCCOMBIE: Correct. So once they 15 submit something to the Village, then the engineers 16 have to review it. They've got to make comments on 17 it, finalize it and then it comes before us, with the 18 comments, and then we would hold a public hearing and 19 bring all of the information forward. 20 MS. FATTAHIAN: And so before they are 21 allowed to move forward with developing the land, we 22 will have a public hearing? 23 CHAIRMAN MCCOMBIE: Yes. Now, I have 24 heard -- If it's going to be developed in South</p>
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<p>1 that they're building right there. So -- And we're 2 looking for some information. That's the reason for 3 this meeting tonight. And we've got a lot of other 4 things that we're going to be talking about. I do 5 not want to not allow anybody to speak. I want 6 everybody to speak. I want everybody to realize we 7 have a big agenda tonight. I'm not going to limit 8 right now any time, and I'd really like you to 9 respect that -- all of the things we have to do here 10 and be cognizant of the volunteers that are up here. 11 So with that being said, if anybody 12 has an item that they'd like a give a public comment 13 to, if you would come up to the podium, and your name 14 and your address, and please. 15 MS. FATTAHIAN: Hi my name is Sage Fattahian 16 (ph), I'm a resident of South Barrington. I live in 17 The Woods of South Barrington. I'm here tonight 18 because I did have one question. I'm cognizant of 19 your time, and I do appreciate you taking my 20 question. It does have to do with Area N. 21 Since we now know who the developer 22 for Area N will be, it was about six months ago, I 23 think, when we were in this room last, intended to 24 hold a public hearing for that development. That</p>	<p>1 Barrington, absolutely, 100 percent. 2 Now, I have heard that there is some 3 discussion about putting it into Cook County, and if 4 it's for the County, we no longer have any 5 jurisdiction over it. 6 MS. FATTAHIAN: Do we know if it goes to the 7 County, whether those County public hearings will be 8 held here? 9 I understand in the past, based upon 10 some comments from the Mayor, that County officials 11 have come to this hall to hold a public hearing to 12 make it convenient for the public to voice their 13 opinions. 14 CHAIRMAN MCCOMBIE: Yeah, they haven't -- 15 It's a little premature to say that that's what would 16 happen, but I'm not saying it wouldn't a bad idea. 17 It would be a wonderful idea, and we would suggest 18 it. 19 MS. FATTAHIAN: Okay. Thank you for your 20 time. I appreciate it. 21 CHAIRMAN MCCOMBIE: Absolutely. 22 MS. FATTAHIAN: I'm sorry, I apologize. If 23 there is a plan to go with the County, does the 24 developer have to file -- I understand that it would</p>

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<p style="text-align: right;">Page 10</p> <p>1 have to go through Chancery Court in order to go 2 through that de-annexation process. Does the 3 developer have to notify, I'm assuming they do, the 4 Village that they will be deannexing from the Village 5 of South Barrington? 6 CHAIRMAN MCCOMBIE: I believe they do; don't 7 they? 8 They notify the Village that they're 9 deannexing? 10 ATTORNEY THOMAS: Yeah, and clearly if its 11 property currently within the village and there's a 12 petition to deannex it, yeah, there is notice given 13 to the Village. 14 MS. FATTAHIAN: Is there a way the community 15 would be aware of that without going to search court 16 records to see if there has been petition filed with 17 the Chancery Court to file a petition to deannex? 18 CHAIRMAN MCCOMBIE: I think the Mayor, if you 19 get that message every Friday that she sends out. 20 MS. FATTAHIAN: So that would be in the 21 Mayor's Friday newsletter? 22 CHAIRMAN MCCOMBIE: Yes. 23 MS. FATTAHIAN: Okay. And then one final 24 question is would the Village interfere in that</p>	<p style="text-align: right;">Page 12</p> <p>1 they're interested in working with the community and 2 being good neighbors. So we're just trying to make 3 sure that they hear our voices in that process. 4 CHAIRMAN MCCOMBIE: So are you saying then 5 that you would not oppose the church being located in 6 Area? N. 7 MS. FATTAHIAN: I have no oppositions to this 8 church, any church. I view them -- you know, they 9 are here to develop this land. We want to be good 10 neighbors. And my objective in this process is to 11 address some of the concerns that we have, as a 12 community, and they seem to be open to wanting to 13 hear those. And so we are just -- want to 14 participate in the process and have our voices heard 15 and ask questions of this Board in terms of the code, 16 the ordinance, and how, you know, the development 17 will work. 18 You know, what I heard that this 19 development is intended to be a meeting hall, a place 20 of worship, along with a private school, but there is 21 also a retail store that's being proposed. So we 22 just have some questions to the Village and the Board 23 in terms of how this works with the code and also 24 want to work with the developer to ensure that our</p>
<p style="text-align: right;">Page 11</p> <p>1 process at all to prevent the deannexation, 2 particularly if the community asked the Village to do 3 so? 4 CHAIRMAN MCCOMBIE: This is an interesting 5 quandary. I think you're asking, and I'm just -- I'm 6 just making a wild, goofy statement here, I guess, 7 that the court reporter just wrote down, so... 8 I'm just saying that you would ask 9 the Village to petition so that it stays in the 10 village. 11 MS. FATTAHIAN: Correct. 12 CHAIRMAN MCCOMBIE: So that you could vote it 13 down? 14 MS. FATTAHIAN: Well, I'm not sure I have the 15 power to vote it down. 16 CHAIRMAN MCCOMBIE: No, but that you would 17 protest it. 18 MS. FATTAHIAN: Protest what? I'm not here 19 to protest anything. I think we just wanted to 20 ensure that -- The developer has purchased the land. 21 The contract closed March 7th. We're not here to 22 oppose anything. We're just here to make sure that 23 whatever is being developed fits within the community 24 of South Barrington, and as the developer has said,</p>	<p style="text-align: right;">Page 13</p> <p>1 voices and concerns are heard and work together. 2 CHAIRMAN MCCOMBIE: So, I don't want to put 3 words in your mouth. 4 MS. FATTAHIAN: There is no opposition. That 5 is a word that you put in my mouth. 6 CHAIRMAN MCCOMBIE: No, I want to say your 7 supportive -- 8 MS. FATTAHIAN: I'm not saying I'm supportive 9 of anything. I'm just saying that as a community, we 10 want our voices to be heard by our leadership, and we 11 would expect that if they try deannex, that our 12 leadership within this community would want to 13 prevent that from happening. 14 COMMISSIONER KWASEK: I don't know that we 15 can prevent that. 16 MS. FATTAHIAN: You can interfere with the 17 process to demonstrate -- 18 COMMISSIONER KWASEK: You can make it 19 tougher, but I don't think you can deannex or prevent 20 the deannexation. That's how we got the AMC theater. 21 Union Pacific Realty had that property. They wanted 22 to do a certain kind of office complex. The old 23 management of the Village at that point said no, and 24 they said okay, goodbye, and they were this close to</p>

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<p>1 deannexation, and then they cut -- AMC came in and 2 cut a deal.</p> <p>3 MS. FATTAHIAN: Well, I understand there's 4 seven factors they have to demonstrate to the court 5 and if the Village will argue against any of those 6 factors, they could be potential for preventing the 7 deannexation.</p> <p>8 You know, I'm not a municipal law 9 attorney, but I know enough to know that I think if 10 the Village wanted to, I understand the Village was 11 interfering in the process for Allstate to deannex 12 the land. So clearly, if you demonstrated that you 13 have an interest, it would seem to me you could make 14 an argument against those seven factors to prevent 15 the deannexation.</p> <p>16 CHAIRMAN MCCOMBIE: You are absolutely right. 17 The Village is now going the whole process with the 18 Allstate property. I -- That case will probably be 19 decided before we get too far on this one. I think 20 that it's very, very difficult, because Cook County 21 what they want, is they want the person who owns the 22 land to be the most important person, not the 23 community that it's attached to it. So it makes -- I 24 know there's that seven, whatever rules of whatever,</p>	<p>1 Mayor. Those are the people who make the decisions 2 on whether they are going to go after. For us, it 3 wouldn't be in our purview, but for them, that is who 4 is going to make that decision.</p> <p>5 MS. FATTAHIAN: Okay. Thank you very much. 6 I appreciate it.</p> <p>7 CHAIRMAN MCCOMBIE: Absolutely. 8 Is there anyone else who would make 9 public comment at this time?</p> <p>10 MS. RAJU: My name is Bhanumathi Raju, and 11 I'm a resident of South Barrington.</p> <p>12 I'm more interested in the tax 13 revenues we are going to get from selling this 14 property to this particular church. And you know, I 15 need answers on that, because I want the Board to 16 sell the property to somebody that can generate the 17 taxes.</p> <p>18 CHAIRMAN MCCOMBIE: I know there was a 19 comment that was put in there that said they only 20 wanted to sell the land to tax -- some people who 21 could generate taxes. You actually can't do that. 22 So there's no ability for us to say it can only be to 23 a tax revenue or a taxing -- to somebody who can be 24 taxed.</p>
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<p>1 but it's very hard. It's very hard to stop a 2 property owner from leaving a community, very, very 3 hard.</p> <p>4 MS. FATTAHIAN: I don't mean to put words in 5 your mouth, sir, but are you telling me that if it 6 were to proceed with deannexation, that the Village 7 would have no interest in trying to.</p> <p>8 ATTORNEY THOMAS: Mr. Chairman, if I may. 9 CHAIRMAN MCCOMBIE: Please.</p> <p>10 ATTORNEY THOMAS: To bring a little 11 perspective to -- and this is public comment. It 12 would be inappropriate for any individual members of 13 this Commission or this Commission, itself, to give 14 you a response when nothing is formally before this 15 Commission on this issue.</p> <p>16 MS. FATTAHIAN: That's fair.</p> <p>17 ATTORNEY THOMAS: If I could put that in that 18 perspective.</p> <p>19 MS. FATTAHIAN: That's fair.</p> <p>20 CHAIRMAN MCCOMBIE: And one final thing on 21 that, he's right. I probably have said too many 22 things already.</p> <p>23 But I will say it's the Village and 24 we have several Trustees here this evening and the</p>	<p>1 COMMISSIONER KWASEK: It's a done deal. It's 2 sold. It's too late. And it wasn't -- We didn't 3 sell it. The Village didn't sell it. The Park 4 District sold it. So wrong place, wrong meeting, and 5 it's a done deal. Too late. They had the second 6 auction, and the church got it.</p> <p>7 MS. RAJU: The members of the community had 8 expressed their concerns.</p> <p>9 COMMISSIONER KWASEK: That's the Park 10 District, not to us. We don't control it.</p> <p>11 MS. RAJU: But none of those concerns were 12 taken in to consideration when they sold this 13 property to the same person, who we have argued that 14 the reasons for us not wanting that particular 15 property developed, and that was not taken in to 16 consideration.</p> <p>17 COMMISSIONER KWASEK: We don't control the 18 Park District. They're up for election at some 19 point, you can vote them all out.</p> <p>20 MS. RAJU: Yeah.</p> <p>21 So that is, you know, it's 22 unfortunate.</p> <p>23 CHAIRMAN MCCOMBIE: This is something that 24 really -- This body right here, we can't do anything</p>

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<p style="text-align: right;">Page 18</p> <p>1 about it. I mean, like Julius said, that was a 2 couple of steps back, and that -- The Park District 3 made those decisions to sell it and who to sell it to 4 and whatnot, and I don't know that you can 5 actually -- I don't think anybody can actually say 6 you have to sell it to somebody who's going to pay 7 taxes. I never heard anybody say that you could do 8 that. That you can only sell the property to 9 somebody -- 10 MS. RAJU: We are all paying taxes, right, 11 and our taxes go to the property that is owned by 12 this church, who is not going to do their fair share 13 of contribution towards our community. Our 14 taxpayers' money is going to that. So it's very 15 unfair. And also, you know, we don't like, you know, 16 this particular organization to come into the 17 community, but it was totally ignored, and you know, 18 what do you think we won't like it, you know. 19 CHAIRMAN MCCOMBIE: Okay. Again, these are 20 things that -- This is planning and zoning. 21 MS. RAJU: Is there any way of stopping this, 22 we would appreciate it. 23 CHAIRMAN MCCOMBIE: Okay. Any other comments 24 that anybody would like to do at this time?</p>	<p style="text-align: right;">Page 20</p> <p>1 VILLAGE ADMINISTRATOR PALMER: McCombie? 2 CHAIRMAN MCCOMBIE: Yes. 3 Okay. So who is going to give the 4 presentation for the Village on this, please. 5 VILLAGE ADMINISTRATOR PALMER: So this item 6 is a public hearing to really broaden the possibility 7 of drive-through facilities in various business 8 districts in the Village. And the text amendment, 9 that is mentioned here, it first starts with the 10 definition of a drive through, what the facilities 11 are, and then you have a series of steps through each 12 of the zoning districts that are affected by this. 13 And the wording has been incorporated into each of 14 those sections. You'll probably -- Everybody is 15 aware that we have few drive-through facilities for 16 banking facilities and there was one at the CVS drug 17 store as well. But this broadens the possibility 18 through the special use process that a business could 19 come in. 20 Now, there is no pending 21 applications or petitions for a drive-through 22 facility at this time, but if there was an 23 appropriate business that would be considered in the 24 future, then this would allow an avenue to pursue a</p>
<p style="text-align: right;">Page 19</p> <p>1 (No response.) 2 CHAIRMAN MCCOMBIE: Okay. We will then 3 proceed with the agenda. 4 The first item is a public hearing 5 to consider a text amendment to the Village Zoning 6 Ordinance regarding drive-through businesses. 7 I'll take a motion to open the 8 public hearing. 9 COMMISSIONER KWASEK: So moved. 10 CHAIRMAN MCCOMBIE: Second? 11 COMMISSIONER KAZI: Second. 12 CHAIRMAN MCCOMBIE: Roll call? 13 VILLAGE ADMINISTRATOR PALMER: Abri? 14 COMMISSIONER ABRI: Aye. 15 VILLAGE ADMINISTRATOR PALMER: Fox? 16 COMMISSIONER FOX: Yes. 17 VILLAGE ADMINISTRATOR PALMER: Gillis? 18 COMMISSIONER GILLIS: Yes. 19 VILLAGE ADMINISTRATOR PALMER: Kazi? 20 COMMISSIONER KAZI: Yes. 21 VILLAGE ADMINISTRATOR PALMER: Kwasek? 22 COMMISSIONER KWASEK: Yes. 23 VILLAGE ADMINISTRATOR PALMER: Murarka? 24 COMMISSIONER MURARKA: Yes.</p>	<p style="text-align: right;">Page 21</p> <p>1 drive-through facility. Again, as a special use, 2 which includes a public hearing and the normal review 3 process that we have. 4 CHAIRMAN MCCOMBIE: Okay. Did everybody get 5 a chance to look at this, the text amendment? 6 COMMISSIONER GILLIS: So what we're saying 7 all drive throughs, even those right now, there are 8 authorized drive throughs for pharmacies and banks. 9 In the future, all drive through would be special 10 use? 11 CHAIRMAN MCCOMBIE: Yes, and they would come 12 before us for approval. That process would still be 13 in place, but previously, they were only allowed for 14 banking and then there was a special one for CVS 15 pharmacy when they came in. So now -- I'm not saying 16 Starbucks is going to relocate from Barrington to us, 17 but I wish it would, but anyway, if we get some of 18 these, they'll be able to come in, and they'll see 19 that we're not against it, and that we'll go through 20 the process with them. 21 COMMISSIONER GILLIS: Okay. 22 CHAIRMAN MCCOMBIE: I think it's a good idea. 23 Any public comment or -- that 24 anybody has on it?</p>

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<p>1 (No response.)</p> <p>2 CHAIRMAN MCCOMBIE: Any thoughts?</p> <p>3 (No response.)</p> <p>4 CHAIRMAN MCCOMBIE: Okay. Any questions or</p> <p>5 comments from anybody?</p> <p>6 (No response.)</p> <p>7 CHAIRMAN MCCOMBIE: None, okay.</p> <p>8 Motion to close the public hearing.</p> <p>9 COMMISSIONER KWASEK: So moved.</p> <p>10 CHAIRMAN MCCOMBIE: Second?</p> <p>11 COMMISSIONER ABRI: Second.</p> <p>12 CHAIRMAN MCCOMBIE: Roll call?</p> <p>13 VILLAGE ADMINISTRATOR PALMER: Abri?</p> <p>14 COMMISSIONER ABRI: Aye.</p> <p>15 VILLAGE ADMINISTRATOR PALMER: Fox?</p> <p>16 COMMISSIONER FOX: Yes.</p> <p>17 VILLAGE ADMINISTRATOR PALMER: Gillis?</p> <p>18 COMMISSIONER GILLIS: Yes.</p> <p>19 VILLAGE ADMINISTRATOR PALMER: Kazi?</p> <p>20 COMMISSIONER KAZI: Yes.</p> <p>21 VILLAGE ADMINISTRATOR PALMER: Kwasek?</p> <p>22 COMMISSIONER KWASEK: Yes.</p> <p>23 VILLAGE ADMINISTRATOR PALMER: Murarka?</p> <p>24 COMMISSIONER MURARKA: Yes.</p>	<p>1 VILLAGE ADMINISTRATOR PALMER: McCombie?</p> <p>2 CHAIRMAN MCCOMBIE: Yes.</p> <p>3 Okay. There is a recommendation.</p> <p>4 The next item before us we talked</p> <p>5 about just briefly was the Forest View Subdivision,</p> <p>6 and did everybody get a chance to take a look?</p> <p>7 Do we want to go to a date certain</p> <p>8 again for the next petition?</p> <p>9 They had sent through the</p> <p>10 information, but village -- The engineers had not had</p> <p>11 enough time to review all of the pages and details,</p> <p>12 and so they were unable to really come up with a good</p> <p>13 statement, and we wouldn't be able to look at them.</p> <p>14 So I think that we just need time to look at it. It</p> <p>15 seemed like Todd, when I talked to him, he needed</p> <p>16 probably another week at least.</p> <p>17 Damien, did you talk to him at all</p> <p>18 about this?</p> <p>19 MR. MICHALSKI: No, I haven't had a chance.</p> <p>20 CHAIRMAN MCCOMBIE: Okay. I think this is</p> <p>21 going to be at least another week. I'd like to have</p> <p>22 a week to read all of this stuff. And we know there</p> <p>23 is a special system they're putting in for their</p> <p>24 sewage, and I'm really concerned about this somehow.</p>
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<p>1 VILLAGE ADMINISTRATOR PALMER: McCombie?</p> <p>2 CHAIRMAN MCCOMBIE: Yes.</p> <p>3 Okay. At this time, if we could</p> <p>4 have a motion to recommend the approval of a proposed</p> <p>5 text amendment to the allowed special uses contained</p> <p>6 in Chapter 11 of the Village of South Barrington</p> <p>7 Municipal Code to permit fast-food restaurants and</p> <p>8 drive-through businesses in the OR, office research</p> <p>9 district.</p> <p>10 COMMISSIONER GILLIS: You have a motion.</p> <p>11 COMMISSIONER KWASEK: Second.</p> <p>12 CHAIRMAN MCCOMBIE: Roll call?</p> <p>13 VILLAGE ADMINISTRATOR PALMER: Abri?</p> <p>14 COMMISSIONER ABRI: Aye.</p> <p>15 VILLAGE ADMINISTRATOR PALMER: Fox?</p> <p>16 COMMISSIONER FOX: Yes.</p> <p>17 VILLAGE ADMINISTRATOR PALMER: Gillis?</p> <p>18 COMMISSIONER GILLIS: Yes.</p> <p>19 VILLAGE ADMINISTRATOR PALMER: Kazi?</p> <p>20 COMMISSIONER KAZI: Yes.</p> <p>21 VILLAGE ADMINISTRATOR PALMER: Kwasek?</p> <p>22 COMMISSIONER KWASEK: Yes.</p> <p>23 VILLAGE ADMINISTRATOR PALMER: Murarka?</p> <p>24 COMMISSIONER MURARKA: Yes.</p>	<p>1 I don't -- I want somebody to tell me about it. So</p> <p>2 anyway, I'm thinking we should do something maybe in</p> <p>3 a couple of weeks from now, if everybody is</p> <p>4 available. I don't know what everybody's schedule</p> <p>5 is, but I was looking at something like the week of</p> <p>6 the 16th of April.</p> <p>7 Is somebody here from the Forest</p> <p>8 View Development?</p> <p>9 (No response.)</p> <p>10 CHAIRMAN MCCOMBIE: What do you think of the</p> <p>11 16th of April, everybody?</p> <p>12 You know, so we're talking that</p> <p>13 week. So the 16th, 17th or 18th, which is Tuesday,</p> <p>14 Wednesday or Thursday.</p> <p>15 COMMISSIONER FOX: I can't do Thursday.</p> <p>16 Wednesday would be best for me.</p> <p>17 CHAIRMAN MCCOMBIE: Okay.</p> <p>18 COMMISSIONER MURARKA: I'm okay.</p> <p>19 CHAIRMAN MCCOMBIE: You're okay.</p> <p>20 Julius?</p> <p>21 COMMISSIONER KWASEK: I'm probably okay, but</p> <p>22 I'm trying to schedule something. That will have me</p> <p>23 out for a couple of days.</p> <p>24 CHAIRMAN MCCOMBIE: Okay. We'll try to set</p>

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<p>1 it. If Wednesday is all right, the 17th?</p> <p>2 COMMISSIONER GILLIS: Yes.</p> <p>3 COMMISSIONER ABRI: Yes.</p> <p>4 CHAIRMAN MCCOMBIE: Let's set the date</p> <p>5 certain for the 17th then, and then send out the</p> <p>6 information so we could do that.</p> <p>7 Motion to continue the public</p> <p>8 hearing?</p> <p>9 COMMISSIONER ABRI: Aye.</p> <p>10 COMMISSIONER FOX: Second.</p> <p>11 CHAIRMAN MCCOMBIE: Roll call?</p> <p>12 VILLAGE ADMINISTRATOR PALMER: Abri?</p> <p>13 COMMISSIONER ABRI: Aye.</p> <p>14 VILLAGE ADMINISTRATOR PALMER: Fox?</p> <p>15 COMMISSIONER FOX: Yes.</p> <p>16 VILLAGE ADMINISTRATOR PALMER: Gillis?</p> <p>17 COMMISSIONER GILLIS: Yes.</p> <p>18 VILLAGE ADMINISTRATOR PALMER: Kazi?</p> <p>19 COMMISSIONER KAZI: Yes.</p> <p>20 VILLAGE ADMINISTRATOR PALMER: Kwasek?</p> <p>21 COMMISSIONER KWASEK: Yes.</p> <p>22 VILLAGE ADMINISTRATOR PALMER: Murarka?</p> <p>23 COMMISSIONER MURARKA: Yes.</p> <p>24 VILLAGE ADMINISTRATOR PALMER: McCombie?</p>	<p>1 energy diet. I've never seen such high usage before.</p> <p>2 I think we should keep the Village</p> <p>3 the way it is. There was a bunch comments that came</p> <p>4 back. I think we should keep the solar panels out of</p> <p>5 the front of homes.</p> <p>6 COMMISSIONER ABRI: I agree with you. I</p> <p>7 think it's unsightly to cover the whole roof. And If</p> <p>8 you allow one person to go as far as he was</p> <p>9 proposing, then you got to go along with the second</p> <p>10 and the third might want to just increase it. And</p> <p>11 we'll have a mishmash that is going to be replicated</p> <p>12 anywhere else.</p> <p>13 CHAIRMAN MCCOMBIE: Yeah. Yeah. I know that</p> <p>14 there was some feelings about letting them have them.</p> <p>15 COMMISSIONER FOX: You know, I think that if</p> <p>16 there was some wording in there. I agree that maybe</p> <p>17 it's not attractive, but there are some houses,</p> <p>18 because of the way they're oriented, and what's, you</p> <p>19 know, near them. If there is some way to say that if</p> <p>20 it's -- Because you are seeing the solar panels that</p> <p>21 are on the side of the house anyway, because the side</p> <p>22 of the house is twisted and the front and the side</p> <p>23 are about, you know, the same, and I think there's</p> <p>24 going to be more and more desire to have solar</p>
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<p>1 CHAIRMAN MCCOMBIE: Yes.</p> <p>2 Okay. Somebody from the Village</p> <p>3 needs to contact Forest View to tell them that's the</p> <p>4 date certain.</p> <p>5 VILLAGE ADMINISTRATOR PALMER: I'll take care</p> <p>6 of it.</p> <p>7 CHAIRMAN MCCOMBIE: You'll take care of it,</p> <p>8 Bob. Thank you very much.</p> <p>9 At the last public hearing, there</p> <p>10 was some -- There was a lot of conversation we had</p> <p>11 about solar panels on the front of homes, and so now</p> <p>12 it's come before us full circle to say do we want to</p> <p>13 have -- allow this to be -- make a recommendation to</p> <p>14 the Village that they allow solar panels on the front</p> <p>15 of homes?</p> <p>16 I know there's sort of a divide here</p> <p>17 on our panel, in our group here. I'm not for it. I</p> <p>18 don't think that -- I don't think it's going to look</p> <p>19 good in the Village, and I don't think it's going to</p> <p>20 be what I would like to see, these solar panels on</p> <p>21 the front of homes. I just -- I get it.</p> <p>22 The guy who we had, if you look at</p> <p>23 the size of his home and you look at the amount of</p> <p>24 energy he was consuming, he should have gone on an</p>	<p>1 panels. And we already limit it to only the side and</p> <p>2 back. You can't have any, you know, on the property</p> <p>3 that's not on the roof. So I don't know. I mean,</p> <p>4 eventually -- Hopefully, they'll come up with solar</p> <p>5 shingles.</p> <p>6 MR. MICHALSKI: They have it.</p> <p>7 COMMISSIONER FOX: So it won't be an issue</p> <p>8 because you could just put shingles on that will do</p> <p>9 the job. That's not there yet, so...</p> <p>10 CHAIRMAN MCCOMBIE: Yeah, it was pretty</p> <p>11 close. I know when I put my roof on, I contacted a</p> <p>12 friend of mine, who went over and got involved with</p> <p>13 Elon Musk (ph) about his solar panels. So they look</p> <p>14 like shingles. But he said he's got it on two homes,</p> <p>15 and he said he wouldn't recommend it. The cost is</p> <p>16 outrageous.</p> <p>17 But I will say that yeah, I think so</p> <p>18 too, and maybe if they're going to make solar panels</p> <p>19 look like shingles having them on the front of the</p> <p>20 homes, we can reconsider it, but until they come up</p> <p>21 with something that looks better than a solar panel</p> <p>22 looks right now, I can't think that we should</p> <p>23 recommend this.</p> <p>24 COMMISSIONER GILLIS: As you drive around, I</p>

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<p>1 was thinking about this. I drove around The Woods 2 and stuff. There are some homes that it would be in 3 my opinion be fine, but the problem is, how do you 4 write an ordinance that says we will make the 5 decision whether it's all right for your house but 6 not for that house. So I think that's the problem 7 here.</p> <p>8 I agree with Louise, there is some 9 houses the way they face and everything, you wouldn't 10 even notice they were there, but how do you do that 11 then with the guy that's next door and says well, 12 that's a front.</p> <p>13 COMMISSIONER KAZI: But if you think in terms 14 of benefit, they have to placed at certain locations 15 to get the right angle for the solar radiation to be 16 most effective. Now, on some houses it's going to be 17 on the front and some it's going to be on the back. 18 So if you support solar in general, if you want clean 19 energy, then we cannot dictate the terms saying you 20 can only have it in the back or front, because it 21 doesn't work on the back of the house, but it works 22 on the front in certain homes. That's the same 23 thing, when you say that you actually write 24 preventing certainly solar panels on houses because</p>	<p>1 CHAIRMAN MCCOMBIE: I think you're right. I 2 think they'll come sooner rather than later.</p> <p>3 As far as I'm concerned, I would 4 like to have a recommendation that the code stay as 5 it is, and that we don't change the solar panel code. 6 I'll take a motion for that.</p> <p>7 COMMISSIONER ABRI: I make a motion. 8 CHAIRMAN MCCOMBIE: Second? 9 COMMISSIONER GILLIS: Second. 10 CHAIRMAN MCCOMBIE: Roll call? 11 VILLAGE ADMINISTRATOR PALMER: Abri? 12 COMMISSIONER ABRI: Aye. 13 VILLAGE ADMINISTRATOR PALMER: Fox? 14 COMMISSIONER FOX: Abstain. 15 CHAIRMAN MCCOMBIE: Gillis? 16 COMMISSIONER GILLIS: Aye. 17 VILLAGE ADMINISTRATOR PALMER: Kazi? 18 COMMISSIONER KAZI: Aye. 19 VILLAGE ADMINISTRATOR PALMER: Kwasek? 20 COMMISSIONER KWASEK: Yes. 21 VILLAGE ADMINISTRATOR PALMER: Murarka? 22 COMMISSIONER MURARKA: Yes. 23 VILLAGE ADMINISTRATOR PALMER: McCombie? 24 CHAIRMAN MCCOMBIE: Yes.</p>
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<p>1 the way they sit. So aesthetically, I agree, but 2 maybe because we have larger lots, we might allow 3 them to put it in the backyards perhaps. You didn't 4 allow that. So still on roof they put in the back 5 maybe that works, I don't know.</p> <p>6 CHAIRMAN MCCOMBIE: Well, I mean, right now, 7 if anybody has a hardship, they can -- They can come 8 before us and ask for a variance. That's -- That 9 still exists today. And like that gentleman did, he 10 came before us and asked for a variance, which I 11 thought okay, that was the right thing to do, but we 12 looked at it, and you know. But anyway, it's the 13 right thing to do. I still think that's the way it 14 is. And as we get better looking solar panels, maybe 15 this will be become less of a critical issue because 16 it will look better and we'll say, you know what, it 17 can go on the front of the building. But right now, 18 I don't think we're at that point yet, my opinion.</p> <p>19 COMMISSIONER ABRI: Yeah, I think technology 20 is moving fast enough that we won't have to wait long 21 for new products to be on the market. This is not a 22 decision that we have to make tonight. I don't think 23 we have to wait ten years before new products are 24 here.</p>	<p>1 Okay. The next item before us is a 2 solar panel field that they want to locate can I say 3 on the dump, is that right? 4 MR. TRIMARCHI: Landfill. 5 CHAIRMAN MCCOMBIE: On the landfill. 6 MR. TRIMARCHI: All right. Thank you, 7 everybody, and than you for having me. 8 So my name is Bill Trimarchi, I'm 9 the Director of Project Development at AC Power. 10 We're located in New York City, and I came from New 11 Jersey to be here, tonight, so I appreciate you 12 having me. I also appreciate the full night sleep 13 I'm going to have. I have two children under three 14 years old at home, so that will be very nice for me.</p> <p>15 So this presentation is about 16 community solar. This is a very timely conversation 17 that we're having. So yeah, just a little bit about 18 us. AC Power is a woman-owned solar development 19 company, and we help landowners, municipalities and 20 site managers transform properties into 21 revenue-generating solar projects. Our mission is to 22 reenergize the communities with solar, one ground 23 field at a time. We were founded in 2016 by our CEO, 24 Annika Colston, and we're a small 20 or so person</p>

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<p>1 company. Like I said, we're located in New York 2 City. We have operational projects in New York, New 3 Jersey, all along the northeast, and we're -- We have 4 some development in Illinois as well.</p> <p>5 So this presentation tonight is 6 about a specific site that we have in mind for solar 7 panels. This is just -- You know, we have some 8 statistics on projects that we have. We have nine 9 operational projects totaling 26 megawatts. Under 10 construction, we have two projects. Under 11 development, we have 29, and total sites that we have 12 developed is around 40. Again, we have a dozen sites 13 in Illinois under development, specifically under the 14 Community Solar EDP Program.</p> <p>15 So community solar basically is when 16 we will come in and develop a solar site on a piece 17 of land. It could be a farm or a landfill. In our 18 case, we're talking about a landfill. And residents 19 of the town would be able to opt in to have solar 20 generated to their home. And the town, in return, 21 would be getting some tax revenue from that as well. 22 So I think it's a terrific program, and like I said, 23 very timely for this conversation that was just had 24 just a second ago. So for anyone who has a front-</p>	<p>1 figure out exactly what permits we need to apply for, 2 and we do a critical-issues analysis as well, where 3 we, you know, we understand if there's things like 4 wetlands on the property, any natural resources that 5 we need to stay away from, that kind of thing. And 6 then we also will come out, which we've already done, 7 and do a site visit, just to take a look at the site 8 to make sure, you know -- at that point previously, 9 we've only been looking at photos of the site. So we 10 really want to come in and make sure the site is 11 actually good for what we're proposing. We want to 12 see it with our own eyes.</p> <p>13 We also will partner with engineers, 14 environmental consulting partners, who have expertise 15 in regulated sites. In our case, we work TRC, who is 16 based out of Chicago and all around the Midwest as 17 well. We design our projects to avoid the impact on 18 the surrounding area. Our main goal is to make sure 19 that what we're building has little-to-no impact on 20 the community around it. We also -- If it's a 21 landfill, like in our case, we want to work to 22 maintain the integrity of the remedy of the landfill.</p> <p>23 At this point, we'll start doing 24 outreach to, in this case, the Village of South</p>
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<p>1 facing south roof, where there is some conversation 2 around whether or not it should be there, they could 3 then subscribe to the Community Solar Program and get 4 clean energy to their home at a discounted rate as 5 well.</p> <p>6 So just a little bit about how we 7 develop a solar site at AC Power. You know, the 8 first step in the process is getting approval from 9 the utility, in our case here, it's ComEd. So we 10 would apply to ComEd with a preliminary design, and 11 they would either approve it or deny it, and then 12 they would go into a study to determine whether or 13 not the site is feasible for solar, and if it is, how 14 much is it going to cost to upgrade, if there are 15 upgrades needed to the grid. And then once we figure 16 that all out, we sign and execute an agreement, and 17 then as that's all happening, we do our 18 predevelopment due diligence, where we begin to 19 understand the site's regulatory status, in our case 20 we're working on hoping to develop a Republic 21 landfill. So basically, we do all of our homework 22 and make sure we understand whether it's closed 23 landfill or whether it's still active, and what we 24 need to do there. We do a permit matrix, where we</p>	<p>1 Barrington, where we'll have a phone call or a 2 meeting. We start to let the residents know what 3 we're planning on doing. We like to hear from 4 everybody to know whether you support this or if you 5 have questions, we like to engage with you all 6 throughout the whole process.</p> <p>7 And then the last step in the whole 8 process is obtaining an interconnection cue position, 9 which means that basically the utility is giving us 10 permission to go along with building and developing 11 the site. Then we submit it to the Community Solar 12 Program once that happens.</p> <p>13 A little bit more about engineering 14 and design. When we're doing this process, landfills 15 especially, they take a lot of special care in making 16 sure that we are doing all of our homework and 17 designing with integrity and making sure again, like 18 I said, that everybody in the community understands 19 what is happening and supports it. So in order to do 20 the best job we can, there's a couple of steps that 21 we take. So we'll share a data room, basically, with 22 our landowner, in this case it's Republic, where they 23 give us all of the documentation on the landfill to 24 allow us to do the best job we can possibly do. So</p>

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<p style="text-align: right;">Page 38</p> <p>1 that means looking through landfill closure 2 documentations, review designs and as built and that 3 kind of thing. We also do our homework and make sure 4 we are designing to code, make sure we understand the 5 land use and zoning requirements. Landscaping plans 6 are very important, because as we've discussed just a 7 moment ago, it's kind of a divide, and it's a very 8 important conversation. Some folks don't mind seeing 9 the solar panels and other folks don't like to see 10 it. It's completely fair opinion to have, one way or 11 the other. You know, we want to make sure, again, 12 that there's minimal impact on the surrounding 13 community. So if there is a strong opposition to the 14 visibility, we are very well-equipped to produce a 15 landscaping plan to make sure that we are addressing 16 the needs of the community. 17 We follow all of the setback codes, 18 just to make sure that we're not abutting too close 19 to any surrounding properties. And the foundation is 20 also very important here, especially because it's a 21 closed landfill. We use a ballasted foundation, 22 which means that it's basically a concrete block that 23 holds the panels down, very heavy block, instead of 24 drilling in. You can't drill into a closed landfill.</p>	<p style="text-align: right;">Page 40</p> <p>1 other development that can occur on them. They're 2 kind of just sitting there, and we, like I said, hope 3 to reenergize communities one landfill or ground 4 field at a time. 5 The zoning here, correct me if I'm 6 wrong, I believe it's special use and A2 residential. 7 And again, this is proposed for community solar. 8 Yeah, and -- I have a slide of the actual system 9 we're proposing here. The preliminary site design we 10 have here is a 7.5 megawatt design, a DC and 5 11 megawatts EC. The panels are all south facing and 12 they're about 12,000 panels on the site with 40 13 invertors. So this area here is -- There was some 14 wetlands concern, so we made sure to stay far clear 15 of that. 16 And like I said, AC Power, we always 17 design our projects to code, but we also design with 18 the consideration of neighbors in mind as well. 19 And with that, I just wanted to 20 share a couple of, you know, vantage points where we 21 have neighboring properties. So the front yard, we 22 researched the town code, and it stated that the 23 setbacks should be 100 feet, but we gave 310 feet or 24 so at the front. We just wanted to make sure we gave</p>
<p style="text-align: right;">Page 39</p> <p>1 And then we also do, you know, very thorough due 2 diligence of the subsurface data, just to make 3 sure -- again, another step to make sure everything 4 is, you know, within regulation and safe. 5 So this is the project location. We 6 are proposing to build this project on -- at 541 East 7 Mundhank Road. I don't know if you can really see 8 from here for everybody out there, there's a red line 9 kind of going down. This is Mundhank Road. We have 10 Hoffman Estates to the north, Plum Grove properties 11 to here, and I mispronounce the one to the east when 12 I spoke on the phone with you-all. What's name of 13 the property to the east? 14 CHAIRMAN MCCOMBIE: Scheck. 15 MR. TRIMARCHI: And then some more residents 16 to the south. 17 So the utility here is ComEd, and 18 the owner is Republic Services. So I don't know if I 19 mentioned this in the beginning, but AC Power only 20 develops landfill -- develops solar systems on 21 landfills, ground fields and other disturbed sites. 22 We do not develop on farmland or anything like that. 23 So we partner with companies, like Republic, who have 24 the sites that are closed down, where there is no</p>	<p style="text-align: right;">Page 41</p> <p>1 as much room as possible. At the rear, where Hoffman 2 Estates is, the code states that it should be not 3 less than 35 feet, and we've given around 300 feet 4 again. And on the side yards, I think the code says 5 25 feet, but we gave over 200 feet, closer to 300 6 feet from the east. 7 COMMISSIONER KWASEK: I have a question. 8 When you're talking about 25 feet for the side yard, 9 you're talking to a building, to a resident, not to a 10 solar panel, solar field. 11 MR. TRIMARCHI: Correct. 12 COMMISSIONER KWASEK: So if I'm on the east 13 property line, will I see your panels or does the 14 grade work such that I won't see anything? 15 MR. TRIMARCHI: That's the hope. So we hope 16 to come in with a landscaping plan where you will 17 very minimally be able to see it if at all. 18 COMMISSIONER KWASEK: So realistically, 19 you've got at least 200 feet to the property line. 20 MR. TRIMARCHI: That's correct. 21 COMMISSIONER KWASEK: You can easily 22 construct a berm in there where the berm will be 23 higher than your panels. So whoever develops that 24 property to the east won't see your panels. They</p>

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<p>1 won't even know you're there.</p> <p>2 MR. TRIMARCHI: That's the hope.</p> <p>3 COMMISSIONER KWASEK: Okay.</p> <p>4 MR. TRIMARCHI: That goes for all sides,</p> <p>5 especially Hoffman Estates to the north, we were</p> <p>6 very -- This was kind of the first thing that came up</p> <p>7 when we were researching the site. You know, we</p> <p>8 noticed that -- When we actually came out to visit</p> <p>9 the site, there was a -- kind of like a wall here</p> <p>10 that like went down, and we wanted to make sure that</p> <p>11 we were still even far enough back where -- There is</p> <p>12 also a little berm here as well. We wanted to make</p> <p>13 sure we gave plenty of space so that it won't be</p> <p>14 seen.</p> <p>15 COMMISSIONER ABRI: So I have a question to</p> <p>16 ask. What is the shelf life of the product you</p> <p>17 install?</p> <p>18 MR. TRIMARCHI: So the systems, I believe,</p> <p>19 are guaranteed to operate at optimal efficiency for</p> <p>20 25 years. They last longer than that, but I believe</p> <p>21 that's like the manufacturer guarantee.</p> <p>22 COMMISSIONER ABRI: So what happens after 25</p> <p>23 years?</p> <p>24 MR. TRIMARCHI: They -- I don't have the</p>	<p>1 them or replace them. Again, I don't have that exact</p> <p>2 information. But 25 years, typically, you know, I</p> <p>3 have driven around and seen solar fields where they</p> <p>4 were built in the nineties and early 2000s, and</p> <p>5 they're still there and operating. So I don't see 25</p> <p>6 years being a like drop -- you know, a hard date</p> <p>7 where they will stop being efficient. That's just my</p> <p>8 opinion. I'm not the engineer. Our engineer is not</p> <p>9 here tonight, she was sick.</p> <p>10 COMMISSIONER KAZI: So I know this because I</p> <p>11 designed solar. Typically, you see the transition</p> <p>12 after 20 years. So it drops off at 15 percent</p> <p>13 reduction in efficiency. Then by 25 years, you're</p> <p>14 about 30 percent. The challenge is going to be over</p> <p>15 the workers, the work life at 15 years to 20. It</p> <p>16 used to be five years, now it's up to 15. Like in</p> <p>17 10, 15 years put in new ones, and then as time, you</p> <p>18 can replace some of them. It's not like the whole</p> <p>19 thing dies. It just 20 percent, 30 percent.</p> <p>20 MR. TRIMARCHI: I would have felt</p> <p>21 irresponsible for giving incorrect figures like you</p> <p>22 just gave. So thank you for that. I appreciate</p> <p>23 that.</p> <p>24 CHAIRMAN MCCOMBIE: So what are you really</p>
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<p>1 contract in front of me, but I know there's typically</p> <p>2 language stating some sort of, you know, reevaluating</p> <p>3 of that contract at the 25-year mark.</p> <p>4 We are in times now where the</p> <p>5 technology is pretty advanced. So in 2009, when I</p> <p>6 started in the industry, the 25-year mark was really</p> <p>7 25 years. The panels were kind of no good after</p> <p>8 that. Now we're in exciting times where the panels</p> <p>9 are higher efficiency and smaller and more sleeker as</p> <p>10 time goes on.</p> <p>11 COMMISSIONER ABRI: So in other words, if --</p> <p>12 if the 25 years passed by and the shelf life is over</p> <p>13 with, what would you do, do you replace these panels</p> <p>14 with like new type of panels?</p> <p>15 MR. TRIMARCHI: So I can't speak to that</p> <p>16 again, but we do put in place a decommissioning plan</p> <p>17 with all of our designs. That's usually a</p> <p>18 requirement. Every time we come in to build</p> <p>19 something like this, there's always a decommissioning</p> <p>20 plan, and I believe there's some language in there</p> <p>21 that states exactly what is to be done.</p> <p>22 COMMISSIONER KWASEK: Does that mean you take</p> <p>23 them away or you leave them there?</p> <p>24 MR. TRIMARCHI: Take them away and dispose of</p>	<p>1 looking for us to do?</p> <p>2 I mean, there's not enough that we</p> <p>3 can't approve what you're doing, right, because</p> <p>4 there's lot of work you need to do, to do a</p> <p>5 presentation. I mean, if you're really going to be</p> <p>6 berming these areas so that no one can see stuff,</p> <p>7 it's tough to say this is a bad idea.</p> <p>8 MR. TRIMARCHI: Again, I don't know what kind</p> <p>9 of landscaping plans we will have for the site</p> <p>10 whether there will be berms or trees or what it will</p> <p>11 be.</p> <p>12 CHAIRMAN MCCOMBIE: Trees won't do anything.</p> <p>13 Anyway, I think it's going to be mostly berms, but</p> <p>14 it's -- I mean, I like the idea. I actually like the</p> <p>15 idea of solar panels, so...</p> <p>16 MR. TRIMARCHI: I thought you might. Given</p> <p>17 your position on the homes, this is a good</p> <p>18 alternative.</p> <p>19 CHAIRMAN MCCOMBIE: So tell me, I want to</p> <p>20 know, the energy that you're manufacturing here, so</p> <p>21 how do you -- Do you give a portion of the money back</p> <p>22 to the community or what do you do?</p> <p>23 MR. TRIMARCHI: So there is a -- The Illinois</p> <p>24 Department of Revenue has a -- The way that they</p>

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<p>1 determine the tax revenue from these specific 2 community solar systems is a formula and it's a 3 dollar amount per megawatt. I only know the formula 4 for counties that have 3 million or less residents, 5 and I know that Cook County, which we are technically 6 are in Cook County here, is over 3 million. But we 7 do usually consult tax professionals to determine 8 exactly how much tax revenue will go back to the town 9 for -- from having this solar system built, but it's 10 substantial.</p> <p>11 CHAIRMAN MCCOMBIE: Yeah, I mean, I don't 12 think -- I don't think this is enough energy to run a 13 data center, but 7 1/2 megawatts.</p> <p>14 MR. TRIMARCHI: We spoke about that in our 15 initial call. That's definitely something we can 16 explore further. I don't believe it's enough to 17 power that whole data center there, but that's 18 interesting.</p> <p>19 MR. MICHALSKI: Where would be a substation 20 built on that property?</p> <p>21 MR. TRIMARCHI: So we connect -- Let me go 22 back to the civil design. So the points of the 23 interconnection -- You're Damian?</p> <p>24 MR. TRIMARCHI: Yes. Nice to meet you. We</p>	<p>1 didn't provide a lot of concrete plans to you-all, 2 but you know, for any reason anybody had any 3 objections about anything, that would be something 4 that I would take feedback on and we would try and 5 work.</p> <p>6 This is just a meet and greet kind 7 of thing where I would share what we were planning on 8 doing so everybody knows what the plans are.</p> <p>9 CHAIRMAN MCCOMBIE: So the invertors and all 10 that stuff, they don't make any noise, right, there 11 is no buzzing sounds.</p> <p>12 COMMISSIONER KAZI: No.</p> <p>13 MR. TRIMARCHI: We also -- There is always a 14 sound, you know, study that we do. We do a sound 15 study and glare study.</p> <p>16 CHAIRMAN MCCOMBIE: Okay. But if you're 17 building berms. I mean, this seems like a logical 18 thing.</p> <p>19 COMMISSIONER FOX: The land is not going to 20 have any use anyway.</p> <p>21 MR. TRIMARCHI: I would -- You know, the 22 reason that I -- This is going to sound a plug here, 23 for my company. The reason I work for AC Power is 24 because we only develop solar on these kinds of</p>
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<p>1 spoke briefly on the phone.</p> <p>2 The points of interconnection are 3 all right about here. Right off East Mundhank Road, 4 and we -- then I'm not exactly sure where the nearest 5 interconnection substation is, but I know we did get 6 feedback from ComEd, and the costs to build were not 7 that high. So to me, that basically means there's 8 one close enough by where we don't have to provide 9 extra line miles. We've had sites in the past where 10 the closest substation was nine miles away, which you 11 know, it cost I think -- It was a substantial amount 12 per line mile to get from the site to the substation, 13 which sometimes can just make the project not worth 14 financially for anyone. I know in this case, the 15 initial feedback we got was all favorable.</p> <p>16 CHAIRMAN MCCOMBIE: So again, are you looking 17 for us to say that we believe this is a logical 18 process for our community and that we would like to 19 see you go further with the engineering and a formal 20 presentation?</p> <p>21 MR. TRIMARCHI: I mean, my purpose for coming 22 here tonight was just to share with you-all what 23 we're planning on doing, and if there were any 24 concerns about what we're planning on doing. I</p>	<p>1 lands. I wouldn't feel comfortable coming in to tell 2 someone why they should sell their farmland to 3 develop solar on it. A lot of people do that, and 4 it's great as well, but I specifically like that we 5 develop solar power on lands that can't be used for 6 anything else. And there's not a lot of people who 7 do what we do, mainly because it's very difficult, 8 because these sites are highly regulated. You know, 9 so most people don't want to take the time to do this 10 kind of thing.</p> <p>11 MR. MICHALSKI: So Bill, the construction of 12 the site is you're bringing in, hauling in blocks of 13 concrete for you to set the footing for the regs. 14 How high are the regs?</p> <p>15 MR. TRIMARCHI: We will follow the local 16 code. Whatever the local code is for the height of 17 the panels, we'll follow. I know that it's generally 18 10 feet or so is the max. So we usually follow 19 whatever the codes are.</p> <p>20 MR. MICHALSKI: Okay.</p> <p>21 MR. TRIMARCHI: And it varies from town, 22 county, village. It always varies. Generally, I 23 believe it's somewhere around 10 feet. This is the 24 type of question that our engineer would be</p>

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<p style="text-align: right;">Page 50</p> <p>1     answering, not me, but she's not here.</p> <p>2           COMMISSIONER KWASEK: Do our codes even talk</p> <p>3     about this?</p> <p>4           MR. MICHALSKI: So I was approached by phone</p> <p>5     call about six months ago or so. A lady from your</p> <p>6     company, I believe, reached out and asked me if we</p> <p>7     would even consider that, knowing that we do not</p> <p>8     permit solar panels to be installed on ground-</p> <p>9     mounted racks. So I'm taking under consideration</p> <p>10    that this is a landfill that is not -- It's</p> <p>11    decommissioned. Nothing is being built on it. I --</p> <p>12    In my opinion, I think it's a great idea to bring</p> <p>13    extra revenue. That's just my personal opinion, to</p> <p>14    develop it.</p> <p>15           I was also wondering how that is</p> <p>16    being mounted and prevented from uplift, because we</p> <p>17    have 115 gust in our area, by 2018 IRC 2000 --</p> <p>18           COMMISSIONER KWASEK: Boy, they really upped</p> <p>19    it then. That's like Florida on the ground level.</p> <p>20           MR. TRIMARCHI: That's why we work with</p> <p>21    engineers.</p> <p>22           MR. MICHALSKI: A month ago we had it here.</p> <p>23           COMMISSIONER KWASEK: I don't think so.</p> <p>24    Because there's no industrial roof ballasted that</p>	<p style="text-align: right;">Page 52</p> <p>1           I have a question. Could you</p> <p>2     identify one or two primary factors which led you to</p> <p>3     this site?</p> <p>4           MR. TRIMARCHI: Sure. So the first thing --</p> <p>5     You know, first of all, we work with Republic</p> <p>6     Services. I'm not sure what the extent of the</p> <p>7     partnership we have with them is. We do work with</p> <p>8     them on a lot of sites in Illinois.</p> <p>9           Let me go back to our design here.</p> <p>10    So a couple of the factors, the first one being the</p> <p>11    topography. So the site isn't terribly hilly.</p> <p>12    That's generally the first thing we look at. Some</p> <p>13    landfills are on very large mounds, and we can work</p> <p>14    around that, but that was the first thing we noticed.</p> <p>15           The second thing was wetlands. In</p> <p>16    this area, you know, there's quite a lot of like</p> <p>17    little bodies of water around, but we do -- There's a</p> <p>18    National Wetlands Inventory Map, which tells us</p> <p>19    exactly what is under the Federal Wetlands</p> <p>20    Jurisdiction, and this site, where we are planning to</p> <p>21    build, is not under the wetlands, and that usually</p> <p>22    entails, you know, there's large buffers that we have</p> <p>23    to provide for that. This was a site where we didn't</p> <p>24    have to worry about that too much.</p>
<p style="text-align: right;">Page 51</p> <p>1     will stand more than about 90. In fact, we usually</p> <p>2     are only designing for 80.</p> <p>3           MR. MICHALSKI: So 90 constant wind, but 115</p> <p>4     in three-second gust. That is how it's determined.</p> <p>5           COMMISSIONER KWASEK: Yeah, it takes a lot in</p> <p>6     that gust, there's nothing holding down your</p> <p>7     membranes, it's gone.</p> <p>8           MR. MICHALSKI: Well, regardless.</p> <p>9           MR. TRIMARCHI: This is a similar kind of</p> <p>10    site to -- This is a landfill as well, I believe in</p> <p>11    upstate New York. So a similar kind of type of site.</p> <p>12    I just wanted to put this to share.</p> <p>13           COMMISSIONER KWASEK: So my question was,</p> <p>14    does our code address any of the things he's bringing</p> <p>15    up?</p> <p>16           So when he says they're going to</p> <p>17    comply with code, is there something in the</p> <p>18    International Building Code, that addresses the</p> <p>19    height of these things?</p> <p>20           MR. MICHALSKI: No, that was only for my</p> <p>21    information. I just wanted to know.</p> <p>22           COMMISSIONER KAZI: So there's nothing that</p> <p>23    we have to be cognizant of.</p> <p>24           COMMISSIONER MURARKA: We start from scratch.</p>	<p style="text-align: right;">Page 53</p> <p>1           So the topography was one. Just</p> <p>2     being in Illinois was another. Illinois has a really</p> <p>3     great community solar program right now, that just</p> <p>4     opened up. I think it's in its second year. And</p> <p>5     those are the main factors.</p> <p>6           The distance to the substation was</p> <p>7     another one. I can't recall exactly how far away it</p> <p>8     was, but we did some research on the maps where we</p> <p>9     were able to get a sense of whether or not it was</p> <p>10    going to be a problem. So we try to do -- Before we</p> <p>11    reach out to the towns, we try to do those types of</p> <p>12    diligence homework, just so we don't waste anybody's</p> <p>13    time, ours or yours. This site kind of checked all</p> <p>14    of our homework boxes, so to speak.</p> <p>15           And then, you know, the last thing</p> <p>16    to kind of talk about is the properties. We never</p> <p>17    know how the people in the town feel about it,</p> <p>18    because we don't know people in this town. So that's</p> <p>19    part of the purpose of being here tonight is to share</p> <p>20    where the property is and what's surrounding it and</p> <p>21    whether or not there might be any significant</p> <p>22    pushback.</p> <p>23           COMMISSIONER MURARKA: You will be sharing</p> <p>24    the electricity to Common Wealth Edison and they will</p>

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<p>1 be distributing it. So you will make some kind of a 2 deal with them about cost sharing or -- 3 MR. TRIMARCHI: So we will be following the 4 Illinois Community Solar Program. They have their 5 specific guidelines on how the program works. So we 6 do whatever they say basically. 7 But yeah, generally it's a 8 subscriber program, where if you're a homeowner in 9 town, you can subscribe to it and get a discounted 10 electricity bill. And then the town will get tax 11 revenue for having this in the town. 12 COMMISSIONER MURARKA: This is a landfill. 13 Do you have any information on what impact the 14 landfill might have on what you're doing? 15 MR. TRIMARCHI: Well, we -- That was also 16 another reason why we chose the site was because we 17 believe, based on the landfill documentation that we 18 received from Republic, that there will be no issues. 19 This site is in post -- It's out of post-closure 20 care, which means that basically, it's not being 21 regulated so much. You know, it's now clear of 22 having any issues as a landfill. Obviously, things 23 can happen anywhere. But as a site and as a 24 landfill, this was an optimal site because it was out</p>	<p>1 bring this to notice. 2 COMMISSIONER KAZI: The one thing we need to 3 be cognizant of is depending on the placement of the 4 panels. Because remember, the rack is about 10 foot 5 high. The length is already above the rest of the 6 ground. So anything that is on the south side of 7 this might have a glare issue. Sometimes, depending 8 on the angle, some of the homes on other side across 9 the street can be a potential issue with a lot of 10 glare coming to their homes. 11 CHAIRMAN MCCOMBIE: I do agree. I think 12 there is some -- It's really early, and I like the 13 presentation. I like where they're at. I like the 14 idea of it, and I'm looking forward to seeing a lot 15 more information. 16 MR. TRIMARCHI: Thank you. 17 COMMISSIONER KWASEK: I would think their 18 design is going to have to account for berming all 19 the way around. If you can't see the panel, then you 20 can't see the glare coming off of it. And it seems 21 to me, if you can't see it, it's not objectionable. 22 Now, I don't know if it makes a hum or does anything 23 else, but from a glare standpoint, in the past, we 24 did have a situation where a neighbor was getting</p>
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<p>1 of its post-closure care status. And that's one of 2 the things we look for. We work with sites that are 3 still in post-closure care status and we help them 4 along, but generally, we like to work with sites that 5 are out of post-closure care status. 6 COMMISSIONER MURARKA: Mr. Chairman, I have a 7 comment to make. About two years ago, we put 8 together a document, a Comprehensive Plan, and I 9 think we left this particular parcel of land 10 undefined. I may be wrong. All of the other parcels 11 we had identified opportunities to do X, Y, Z. And 12 there were a couple of other areas, which we did not 13 do anything with, like the data center and so on and 14 so forth. What we said in the plan that if and when 15 a developer comes with an idea, we will consider it 16 and take action. So this falls into that area. You 17 have a solar power generator. So maybe we need to go 18 back and add an addendum, put some kind of addendum 19 to the Comprehensive Plan, if this proceeds further. 20 CHAIRMAN MCCOMBIE: I absolutely agree with 21 you. I think this will wind up at the Board, and 22 then the Board will give us direction that they want 23 this and we'll have a special use for this. 24 COMMISSIONER MURARKA: Yeah, I just wanted to</p>	<p>1 nailed by glare off of solar panels, and that got to 2 be an unhappy deal. So if we can't see it, I don't 3 see it as a problem. 4 MR. TRIMARCHI: We also will provide a pretty 5 thorough glare and sound study. We always do that. 6 So it usually doesn't turn up that it's a problem, 7 but that's definitely a study that we will undertake. 8 So we'll have that data for you-all. 9 COMMISSIONER KWASEK: So, if there's a berm 10 in front of it, and I'm looking north, and they're 11 facing south, it doesn't come across as a glow beyond 12 the hill; does it? 13 MR. TRIMARCHI: No. 14 COMMISSIONER KWASEK: So basically, if 15 there's a berm in front of it, you can't see it. You 16 don't know it's there. 17 MR. TRIMARCHI: Yeah, berm or you know, like 18 I said, we do a lot of tree plantings. 19 COMMISSIONER KWASEK: Trees don't cut it. 20 Trees are forest, and they come in spaced 30 feet 21 because they're going to grow in 25 years. A berm 22 does wonders. 23 MR. TRIMARCHI: That's true. 24 CHAIRMAN MCCOMBIE: Did you have a question?</p>

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<p style="text-align: right;">Page 58</p> <p>1 MS. FATTAHIAN: Am I allowed to comment?</p> <p>2 CHAIRMAN MCCOMBIE: Yeah.</p> <p>3 MS. FATTAHIAN: If this company approached</p> <p>4 six months ago with the request, why wasn't Area N</p> <p>5 for this project? It seems like a great area for</p> <p>6 Area N.</p> <p>7 CHAIRMAN MCCOMBIE: So, as he said as he</p> <p>8 started, he's going to ground fields. It's going to</p> <p>9 be areas that can be used for other things. So this</p> <p>10 is an area that can't have a church, can't have</p> <p>11 homes, can't have buildings on it. It can't be built</p> <p>12 on. But they -- They're going across the country and</p> <p>13 creating these solar panels in theses areas.</p> <p>14 MS. FATTAHIAN: It sounds great.</p> <p>15 MR. TRIMARCHI: I caught a little bit of the</p> <p>16 discussion in the beginning. So yeah. Thank you.</p> <p>17 MR. MICHALSKI: Bill, I have one more</p> <p>18 question.</p> <p>19 You also are proposing a fence</p> <p>20 around it.</p> <p>21 MR. TRIMARCHI: Correct. The fence line</p> <p>22 starts here and will go all the way.</p> <p>23 MR. MICHALSKI: I'm assuming that's a</p> <p>24 requirement for you guys to maintain so nobody</p>	<p style="text-align: right;">Page 60</p> <p>1 here, here, here, here and here.</p> <p>2 UNIDENTIFIED SPEAKER: The second question</p> <p>3 is, how much traffic does this generate for</p> <p>4 maintaining these fields on a weekly, daily, monthly,</p> <p>5 yearly basis?</p> <p>6 MR. TRIMARCHI: I believe it's not a lot, but</p> <p>7 that's also a report that we will share as part of</p> <p>8 our development due diligence, you know, what type of</p> <p>9 operations and maintenance are going to occur and how</p> <p>10 often these trucks will be coming in and out. That</p> <p>11 is definitely something that we will provide as part</p> <p>12 of our development plan.</p> <p>13 UNIDENTIFIED SPEAKER: And a field this size,</p> <p>14 what would be the construction time, how long would</p> <p>15 it be trucks going in and out building this, concrete</p> <p>16 trucks you mentioned all of that.</p> <p>17 MR. TRIMARCHI: Um, six months to a year, I</p> <p>18 want to say. Maybe six months. But it's not going</p> <p>19 to be a constant coming in and out, you know. There</p> <p>20 is going to be maybe a few weeks where there's</p> <p>21 certain portions of the site being built for the</p> <p>22 traffic and then sometime where there's nothing going</p> <p>23 on. It's not a constant flow. But that's something</p> <p>24 that we will share exactly what the schedule would be</p>
<p style="text-align: right;">Page 59</p> <p>1 trespasses, correct?</p> <p>2 MR. TRIMARCHI: Correct.</p> <p>3 COMMISSIONER KWASEK: Did the landfill have a</p> <p>4 fence?</p> <p>5 MR. MICHALSKI: It was falling apart, but</p> <p>6 yes.</p> <p>7 MR. TRIMARCHI: We also -- We're not</p> <p>8 building -- I didn't state this before, but I believe</p> <p>9 the landfill is around 100 acres, and we're only</p> <p>10 building on around 30 acres. So the landfill might</p> <p>11 have a fence around it, but we also have to have a</p> <p>12 fence around our system as well.</p> <p>13 CHAIRMAN MCCOMBIE: Very nice presentation.</p> <p>14 Thank you for coming.</p> <p>15 UNIDENTIFIED SPEAKER: One question is,</p> <p>16 you've got those two white blocks down at the</p> <p>17 entrance right there.</p> <p>18 MR. TRIMARCHI: Right here.</p> <p>19 UNIDENTIFIED SPEAKER: What are those?</p> <p>20 MR. TRIMARCHI: So this is it's really small,</p> <p>21 these boxes here. These are just text boxes which</p> <p>22 state where the points of interconnection are.</p> <p>23 There's not going to be anything built right here.</p> <p>24 It's just literally stating there's a utility pole</p>	<p style="text-align: right;">Page 61</p> <p>1 in our operations and maintenance plan.</p> <p>2 UNIDENTIFIED SPEAKER: So the irrigation they</p> <p>3 have to do to get to the substation, you said that's</p> <p>4 local. We're all on well and septic. Is there any</p> <p>5 pollution or any type of ground effect from the</p> <p>6 field?</p> <p>7 MR. TRIMARCHI: No. That's a really good</p> <p>8 question though.</p> <p>9 CHAIRMAN MCCOMBIE: I know there's going to</p> <p>10 be some meetings and a lot more information. Like I</p> <p>11 said, I'm looking forward to seeing the rest of the</p> <p>12 presentation.</p> <p>13 MR. TRIMARCHI: I appreciate you having me.</p> <p>14 Like I said, looking forward to a good night sleep in</p> <p>15 a hotel tonight.</p> <p>16 COMMISSIONER KWASEK: On the small plan, it</p> <p>17 seems look like the rows are continuous end to end.</p> <p>18 On that plan, it seems like some of the rows start</p> <p>19 and stop. Why is that?</p> <p>20 MR. TRIMARCHI: We go along with the</p> <p>21 topography of the site. So you know, where like</p> <p>22 incline of where the slopes might incline, we tend</p> <p>23 not to go up too high. I didn't design the site so</p> <p>24 I'm not exactly sure.</p>

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<p>1 COMMISSIONER KWASEK: Some of the rows are 2 gapped. 3 MR. TRIMARCHI: Like right here, and here 4 you go continuous, and like right here. Usually we 5 have to stay away the monitoring wells as well. 6 These are all monitoring wells. So we have to 7 provide -- some regulated setback, we have to provide 8 to stay away from them. 9 COMMISSIONER KWASEK: Are you allowed to 10 modify that grade or do you have to just live with 11 what is existing? 12 MR. TRIMARCHI: It depends. Usually we just 13 build with what's existing, and in this case, I 14 believe this is what we'll do. I don't think there 15 was any talk of grading happening here, but I don't 16 know for sure on that. There is certain sites where 17 we have -- where it's very obvious that grading has 18 to occur, and this wasn't one of those obvious sites, 19 so... 20 COMMISSIONER GILLIS: A few years back this 21 property had a water problem, and so they came to us 22 and asked if they could haul in dirt to dome the 23 thing so the water would runoff. I haven't been up 24 there, so I don't know. You've been up there. Is</p>	<p>1 Sundance Development. 2 So if you look -- I believe it's on 3 this sheet. And I know you guys are really -- You 4 guys have gotten a lot of orange and -- orangeish 5 type of colors in there. You guys should change it. 6 Anyway, I think it's the A3 development area, right, 7 that's what we're looking at, right off Palatine. 8 That green box. So it just changes the Village map 9 to reference the Sundance Development. 10 COMMISSIONER KWASEK: So it's updating it. 11 There's no changes. It's updating. 12 COMMISSIONER ABRI: This area here. 13 CHAIRMAN MCCOMBIE: The green off of Palatine 14 Road. 15 COMMISSIONER ABRI: So it's not A3, it's A2. 16 CHAIRMAN MCCOMBIE: Yes, it's A2. 17 So I would take a motion to approve 18 the addition of the Sundance Development to the 19 Village map. 20 COMMISSIONER KWASEK: So moved. 21 COMMISSIONER ABRI: Second. 22 CHAIRMAN MCCOMBIE: Roll call? 23 VILLAGE ADMINISTRATOR PALMER: Abri? 24 COMMISSIONER ABRI: Aye.</p>
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<p>1 there any water issues up there? 2 MR. TRIMARCHI: Not that I'm aware of. I 3 didn't personally go, our engineers from the office 4 went, and I saw the photos from the site visit, and 5 it didn't look like there was any water collection 6 anywhere on the site, like any ponding or anything 7 like that. Usually, if there is something like that, 8 that gets accounted for in the preliminary design, 9 and we stay away from those areas. I don't believe 10 there's any issues with the water on the site at this 11 time. Thank you. 12 CHAIRMAN MCCOMBIE: Again, I thank you for 13 your presentation. 14 MR. TRIMARCHI: Thank you very much. I 15 appreciate it. 16 CHAIRMAN MCCOMBIE: Going along on our agenda 17 here, in front of you you have information on the 18 Sundance Development, and what we're -- What they're 19 doing is the Village is asking to revise the zoning 20 map and to -- with the approval of the Sundance 21 Subdivision in the Village boundary changed due to 22 the associated annexation that became part of the 23 development. So they're asking that we approve the 24 new boundaries, which are associated with the</p>	<p>1 VILLAGE ADMINISTRATOR PALMER: Fox? 2 COMMISSIONER FOX: Yes. 3 VILLAGE ADMINISTRATOR PALMER: Gillis? 4 COMMISSIONER GILLIS: Yes. 5 VILLAGE ADMINISTRATOR PALMER: Kazi? 6 COMMISSIONER KAZI: Yes. 7 VILLAGE ADMINISTRATOR PALMER: Kwasek? 8 COMMISSIONER KWASEK: Yes. 9 VILLAGE ADMINISTRATOR PALMER: Murarka? 10 COMMISSIONER MURARKA: Yes. 11 VILLAGE ADMINISTRATOR PALMER: McCombie? 12 CHAIRMAN MCCOMBIE: Yes. 13 Okay. The next item, this is boat 14 storage. So as I understand it, boats are being 15 stored at individual homes and are being stored in 16 backyards along the shorelines in various places at 17 existing homes. I also understand that this is 18 against the rules for the Village to have them 19 stored. 20 COMMISSIONER KWASEK: Don't you have to get 21 into what kind of boats you're talking about, because 22 in most cases on the lakes, you're talking about 23 paddle boats. And once in a while, you'll see an 24 overturned rowboat that's been sitting out there. I</p>

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<p>1 don't know if anybody's got any sailboats, but on our 2 lake, you've got a couple of people that have a 3 paddle boat that maybe is four foot wide by six and a 4 half foot long, and a rowboat, is a rowboat. 5 CHAIRMAN MCCOMBIE: So I think people are 6 taking boats out of the lakes and bringing them to 7 their house. 8 COMMISSIONER KWASEK: You mean trailer boats? 9 CHAIRMAN MCCOMBIE: Yes. Is that what's 10 happening? Are there trailer boats in the Village? 11 MR. MICHALSKI: Yes. So there are trailer 12 boats and pontoon boats are being stored in the 13 backyards. 14 CHAIRMAN MCCOMBIE: People are complaining 15 about it. 16 COMMISSIONER KWASEK: I can understand that. 17 I don't think it should be allowed for trailer boat. 18 We don't define what kind of boat. 19 COMMISSIONER FOX: Maybe we should define it 20 as larger than whatever. 21 CHAIRMAN MCCOMBIE: I think the term trailer 22 boat maybe is sufficient. 23 COMMISSIONER KWASEK: A boat requiring a 24 trailer to move.</p>	<p>1 you know, on shorelines of private lakes or property, 2 as long as they are compliance with specific HOA 3 rules and regulations, where it would, you know, take 4 off -- 5 CHAIRMAN MCCOMBIE: I mean, this -- I 6 understand that there's some big boats that are being 7 stored in the back of houses right now. 8 UNIDENTIFIED SPEAKER: Pulled up on the 9 shoreline not on the water. 10 CHAIRMAN MCCOMBIE: And people are 11 complaining about that and. 12 UNIDENTIFIED SPEAKER: It started with 13 complaining about the boat on the trailer. 14 CHAIRMAN MCCOMBIE: Right. 15 UNIDENTIFIED SPEAKER: We never had any 16 complaints of any of the other ones pulled up on the 17 shorelines. And our private beach, the peninsula, 18 allows for the storage of boats. You know, not 19 pontoon boats, because they're not -- can't be 20 anchored. But rowboats and sailboats are, you 21 know... 22 CHAIRMAN MCCOMBIE: So do you think that 23 boats are being taken from other lakes and brought 24 here and stored?</p>
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<p>1 COMMISSIONER FOX: Does a pontoon have to 2 have a trailer? 3 COMMISSIONER KWASEK: Yes, because a rowboat, 4 you can carry a rowboat. 5 CHAIRMAN MCCOMBIE: Yes. And I mean, I can 6 see people being upset about having these trailer 7 boats and they're looking at it for a year, you know. 8 COMMISSIONER KWASEK: I never thought about 9 getting a pontoon boat. 10 CHAIRMAN MCCOMBIE: I should really have you 11 stand up and your name. 12 UNIDENTIFIED SPEAKER: I'm with The Coves, 13 and this issue came up because we had a problem with 14 a pontoon boat on a trailer being parked in 15 somebody's property, on their own property, but it 16 was on a trailer. We've always had -- We have 17 pontoon boats on our lake. We have sailboats, 18 rowboats. The ordinance reads that boat may be 19 stored on private lakes in areas designed for 20 sufficient purposes, but as it was explained that 21 only means in the water. So they can't be stored on 22 the shoreline or anything else. So we were looking 23 for maybe a change to the ordinance to read something 24 like will allow storage of boats without trailers,</p>	<p>1 UNIDENTIFIED SPEAKER: Not at all. 2 CHAIRMAN MCCOMBIE: So every boat that is on 3 a trailer is from a lake that's in South Barrington? 4 UNIDENTIFIED SPEAKER: No, not every boat. 5 We only have the issue with one boat that was being 6 stored on a trailer. 7 CHAIRMAN MCCOMBIE: No, what I'm saying is 8 that the understanding is that if you use the boat in 9 the lake that you live at, you can put it on your 10 shore. If you don't use the boat in the lake that 11 you live next to, you can't bring it to your house. 12 UNIDENTIFIED SPEAKER: Oh, I understand what 13 you're saying. I'm not aware of that issue. We have 14 people that do not live on the lake that will trailer 15 their boat in and put it on the water. They are a 16 homeowner. You have to have a permit to have your 17 boat on the lake. 18 CHAIRMAN MCCOMBIE: You have people that 19 don't live on the lake but have a boat. 20 UNIDENTIFIED SPEAKER: Yes. And there's 21 rowboats, you know, kayaks, and that we have a 22 storage area on our common peninsula. But there are 23 some people off water that do have a pontoon boat. 24 CHAIRMAN MCCOMBIE: Really.</p>

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<p style="text-align: right;">Page 70</p> <p>1 COMMISSIONER FOX: Well, aren't The Coves 2 part of the -- They are an A2 or A1. I can't 3 remember, but they are much smaller lots, and what 4 their zoned for because you take in to account that 5 the lake is a common area. So that lake is for all 6 residents of The Coves. 7 UNIDENTIFIED SPEAKER: Correct. 8 COMMISSIONER KWASEK: Is your lake truly 9 common or do the lots go into the lake? 10 UNIDENTIFIED SPEAKER: There are -- Well, we 11 can't include South Lake. South Lake is totally 12 private. The Cove's lake is common, and the 13 association has -- regulates up to 20 feet from the 14 shoreline. That's common. 15 CHAIRMAN MCCOMBIE: No, but in South 16 Barrington Lakes, I think South Barrington Lakes the 17 property line goes into the lake. 18 UNIDENTIFIED SPEAKER: I think there are some 19 properties that go into the lake. If you look at 20 your plat of survey, it's going to vary from property 21 to property, but they don't go to like the middle of 22 the lake like they would on South Lake, on private 23 lakes. 24</p>	<p style="text-align: right;">Page 72</p> <p>1 eight or ten or so boulders, each boulder has a chain 2 attached to it so a person could put their rowboat or 3 maybe a small sailboat and attach it so it wouldn't 4 blow away. Prior to that, during the winter, no 5 boats were allowed on the peninsula, the 6 common-property beach. They were always put away for 7 the winter. We actually I think it was sold off and 8 somebody didn't claim the boats and things like that. 9 Now people have these boats there, so we have 10 boulders there on the smaller boats. 11 How the case came up there was one 12 extra double decker boat, that there was complaints 13 were about. That's basically the source of the 14 complaint. And it was basically, the boat there in 15 the yard on a trailer. They moved it a couple of 16 times not on the road, not in the driveway on their 17 property, and it was still complaints probably more 18 for the fact that people perceived it as an eyesore 19 because it was large and double decker and very huge. 20 Not so much about this general storage issue we're 21 talking about. It was for one thing. 22 UNIDENTIFIED SPEAKER: And it was on a 23 trailer. 24 MS. STAGNO: It was on the trailer. So then</p>
<p style="text-align: right;">Page 71</p> <p>1 COMMISSIONER KWASEK: South Barrington Lakes 2 ours don't. 3 UNIDENTIFIED SPEAKER: South Lake within The 4 Coves, they do, they're totally private. Their lots 5 go to the lake. 6 CHAIRMAN MCCOMBIE: I'm trying to figure out 7 if this is a problem or not a problem. 8 Please. 9 MS. STAGNO: Marilyn Stagno, from The Coves 10 also. The history is that there's 150 homes in our 11 subdivision. Around 80 are lake lots and the lake 12 lots over 20 feet into the water. And then the lake 13 that is mapped, the 70 homes or so off the lake have 14 access to the lake through the peninsula. So they 15 can bring their boat, have access for the day and 16 then they take it out of the water and store it on, 17 wherever they store it away from the lake. 18 So I thought the code reads like if 19 we have -- Boats can be stored in their -- on the 20 lake in South Barrington on -- in a designated -- 21 area designated to that purpose. So on the 22 peninsula, we have a boat rack that's designated 23 purpose of storing boats. And also, a couple of 24 years ago, we had it on the beach, itself, I think</p>	<p style="text-align: right;">Page 73</p> <p>1 the issue was like was the trailer the problem or the 2 boat and the way it looked the problem. It was never 3 really totally resolved. This one brought it all to 4 a head. 5 CHAIRMAN MCCOMBIE: Do you guys have a 6 situation that you have to get the boats approved 7 before they can buy it? 8 UNIDENTIFIED SPEAKER: This one particular 9 boat that came up, yeah. We have size limitation, 10 but not the double decker. But the ordinance still 11 it that wasn't a case we weren't aware of this, and 12 the way the ordinance is, we're not supposed to have 13 any boats parked on the shore -- up on the beach, on 14 the shoreline anywhere. 15 COMMISSIONER KWASEK: I think the intent of 16 that ordinance was people parking boats in their 17 driveway and leaving the boats there for a month or 18 two months. 19 UNIDENTIFIED SPEAKER: All winter. 20 COMMISSIONER KWASEK: From my recollection of 21 this ordinance. The Coves, you are a unique 22 situation, because you've got -- I wasn't even 23 thinking of you when I was making the other comment. 24 I was thinking about my neighbors, because I'm on the</p>

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<p>1 lake on South Barrington Lakes.</p> <p>2 I think if it's on a trailer, it</p> <p>3 falls under this ordinance, and it's not a trailer</p> <p>4 boat, if it's on the shoreline, it's not covered.</p> <p>5 COMMISSIONER FOX: But what happens to the 70</p> <p>6 people who have a boat that maybe have to pull it out</p> <p>7 in the winter?</p> <p>8 COMMISSIONER KWASEK: They don't get to store</p> <p>9 it on their driveway, just like the normal ordinance.</p> <p>10 That's no different than people in our development,</p> <p>11 that were storing their boat. One comes to mind.</p> <p>12 CHAIRMAN MCCOMBIE: Right on the corner.</p> <p>13 But I -- You know, you can't put</p> <p>14 campers on the trailer in the driveways either.</p> <p>15 COMMISSIONER GILLIS: Any recreational</p> <p>16 vehicle.</p> <p>17 COMMISSIONER KWASEK: I think trailer is the</p> <p>18 key.</p> <p>19 CHAIRMAN MCCOMBIE: I think trailer is a big</p> <p>20 item also.</p> <p>21 UNIDENTIFIED SPEAKER: So that's why we're</p> <p>22 coming to a problem, that's not how we were told,</p> <p>23 explained that the ordinance applies to a boat</p> <p>24 whether it's on a trailer or not. A regular boat can</p>	<p>1 can come and bring their boat, put it on a frame,</p> <p>2 pull the trailer away. There's the boat, it's not on</p> <p>3 a trailer anymore.</p> <p>4 CHAIRMAN MCCOMBIE: Exactly. I -- I think</p> <p>5 that would defeat the purpose of it. So I think if</p> <p>6 you need a trailer to move your boat, you can't move</p> <p>7 it to --</p> <p>8 COMMISSIONER KWASEK: You can't store it on</p> <p>9 your property.</p> <p>10 CHAIRMAN MCCOMBIE: You can't store it on</p> <p>11 your property.</p> <p>12 COMMISSIONER GILLIS: And that will cover it.</p> <p>13 UNIDENTIFIED SPEAKER: So if I need a trailer</p> <p>14 for a pontoon boat, but if you don't need it if</p> <p>15 there's homeowners that pull it up on their shoreline</p> <p>16 out of water for the winter.</p> <p>17 CHAIRMAN MCCOMBIE: Okay.</p> <p>18 COMMISSIONER KWASEK: Does your association</p> <p>19 allow that?</p> <p>20 UNIDENTIFIED SPEAKER: We always have, yes.</p> <p>21 CHAIRMAN MCCOMBIE: But what you're saying is</p> <p>22 you have people taking that pontoon boat and backing</p> <p>23 it behind their house.</p> <p>24 UNIDENTIFIED SPEAKER: They pulled it from</p>
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<p>1 only be stored on a private lake.</p> <p>2 CHAIRMAN MCCOMBIE: Right.</p> <p>3 UNIDENTIFIED SPEAKER: Or is designated for</p> <p>4 such.</p> <p>5 MS. STAGNO: Which would be peninsula.</p> <p>6 UNIDENTIFIED SPEAKER: This may all go away</p> <p>7 and not have to worry about it, but it all came</p> <p>8 because we were seeking input, you know, how the</p> <p>9 ordinance could be changed, the verbiage in it.</p> <p>10 CHAIRMAN MCCOMBIE: Well, I mean, I think</p> <p>11 the -- I think the whole thing is that it makes a lot</p> <p>12 of sense to what they're saying here that if you've</p> <p>13 got it on a trailer, it's a boat -- it's a serious</p> <p>14 boat probably, and that boat should go someplace. It</p> <p>15 shouldn't be in the backyard.</p> <p>16 UNIDENTIFIED SPEAKER: I agree.</p> <p>17 CHAIRMAN MCCOMBIE: And other people</p> <p>18 shouldn't see it. So maybe the ordinance should be</p> <p>19 changed to say that if the boat is on a trailer, it</p> <p>20 can't be stored at a home or in the back of the home.</p> <p>21 UNIDENTIFIED SPEAKER: On a trailer.</p> <p>22 COMMISSIONER KWASEK: I think it ought to</p> <p>23 say, if the boat is of a size that in order to move</p> <p>24 it, it needs to be on a trailer. Otherwise, somebody</p>	<p>1 the shore, so they don't have to have a trailer at</p> <p>2 all.</p> <p>3 COMMISSIONER FOX: But what if they don't</p> <p>4 live on the shore?</p> <p>5 UNIDENTIFIED SPEAKER: They have to take the</p> <p>6 boat out.</p> <p>7 COMMISSIONER FOX: And where would they put</p> <p>8 the boat?</p> <p>9 UNIDENTIFIED SPEAKER: That's up to them.</p> <p>10 They could rent a private storage. We happen to have</p> <p>11 one, we store it up in Antioch.</p> <p>12 COMMISSIONER KWASEK: I think the ordinance</p> <p>13 has to tie in that somehow it has to dovetail into an</p> <p>14 association's rules that they allow for their</p> <p>15 association. Because The Coves is going to be</p> <p>16 unique.</p> <p>17 CHAIRMAN MCCOMBIE: I think the problem is</p> <p>18 that we can say that these are the general guidelines</p> <p>19 that -- for the ordinance of the Village, and I mean,</p> <p>20 I really hate to say the subdivision is going to</p> <p>21 supersede the Village, if that's what you're saying.</p> <p>22 COMMISSIONER KWASEK: They are unique. Their</p> <p>23 lake is unique. I mean, we have a mud hole; they</p> <p>24 have a lake.</p>

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<p style="text-align: right;">Page 78</p> <p>1 MR. STAGNO: I live in the Coves also. I was 2 President of The Coves years ago when this issue 3 started to come up, and at that time, there were no 4 pontoon boats. They did come and then they got 5 bigger and bigger. We made it -- hey, should we 6 limit the size, and while I was president, no, we're 7 not going to limit the size. Since then, they 8 limited the size to I think it's 22, 23 feet size. 9 This double decker has a slide coming in, which 10 exceeds that. It's part of the boat. 11 The problem with the ordinance is 12 that it allows for storage and designated -- in 13 places that are designated for it. It uses the 14 passive voice. It doesn't say who designates it or 15 why. I think it may have gone back to when The Coves 16 were started, which had a designated place. And I 17 would think -- I wasn't here at that time, back in 18 the seventies, I think in terms of that rack that we 19 had for canoes and things fell apart and a new one 20 was rebuilt. But except for a small canoe or kayak 21 or something like that, you can't put a pontoon on. 22 So if the pontoon question is really above and beyond 23 what was started in this, that ordinance -- the 24 ordinance is not very specific. It doesn't say who</p>	<p style="text-align: right;">Page 80</p> <p>1 designated areas. 2 UNIDENTIFIED SPEAKER: Would that be Village 3 designated? 4 COMMISSIONER KWASEK: I think you would have 5 to define that for your subdivision. 6 UNIDENTIFIED SPEAKER: Okay. 7 COMMISSIONER KWASEK: Because then it says 8 okay, if you want to allow pontoon boats so far from 9 the waterline, calling that the shore, you know, that 10 would be up to your subdivision. 11 UNIDENTIFIED SPEAKER: That's what we're 12 looking to define our rules and regulations, but we 13 know that the Village comes -- if we did that and 14 didn't apply because the Village applied. 15 CHAIRMAN MCCOMBIE: Yeah. So I think I like 16 that about the trailers, and I think I like that you 17 can't leave it on the property. 18 MS. STAGNO: You mean what you said before if 19 it can only be transported by a trailer? 20 CHAIRMAN MCCOMBIE: Yes. 21 MS. STAGNO: What I'm thinking for my case, I 22 consider the beach on my private property a 23 designated area, because it's a beach and built for a 24 sailboat, which I've got there. It's been there all</p>
<p style="text-align: right;">Page 79</p> <p>1 designates it. It -- I don't know that the Village 2 had an ordinance saying that that rack at The Coves' 3 peninsula was where you are supposed to designate for 4 boats. It was just silent on it. And as far as 5 nowadays, does the homeowner's association allow it, 6 I don't think there's an actual ordinance. It's 7 silent on it. 8 CHAIRMAN MCCOMBIE: One thing that know we 9 can't do, we can't make a rule for every situation. 10 What we can do can is we can say that there are 11 certain rules that seem to make sense. I think the 12 rule about if a boat is on a trailer, it can't be 13 located beyond -- behind the house. 14 COMMISSIONER KWASEK: Or on the driveway. 15 UNIDENTIFIED SPEAKER: On the shoreline. 16 CHAIRMAN MCCOMBIE: It can't be located on 17 the premises. If it's on a trailer, then I don't 18 care if it's on a trailer, take it off the trailer. 19 If it's on a trailer, it can't be located at your 20 property, at your residence. 21 Now, this thing about designated 22 areas, if your subdivision at The Coves says these 23 are designated areas for the boats, then this 24 ordinance also works because it says there is</p>	<p style="text-align: right;">Page 81</p> <p>1 along. It's there right now. So you know, I mean if 2 I was forced to, and I had to dismantle it, we have 3 done some years ago, we dismantled and put it in the 4 basement. 5 CHAIRMAN MCCOMBIE: It's going to give him 6 something to do. If you don't give him something to 7 do, he'll wander aimless around... 8 MR. STAGNO: I'm too busy doing nothing. 9 MS. STAGNO: The designated area actually 10 works, because it designates the boat racks. 11 And also have the boulders with the solid 12 chains or other boats that are in the peninsula 13 beach, which are common property beach, and then 14 those who around the lake with a private beach have 15 their private designated area on their private area. 16 CHAIRMAN MCCOMBIE: Okay. 17 COMMISSIONER KAZI: I would go back to what 18 you said, Mike. We shouldn't be trying to solve 19 every solution. The Village should not be making 20 these ordinances. If it pertains to your specific 21 subdivision, then your HOA can always create an 22 ordinance for your rules, and you know, your 23 residents are part of the HOA will have to abide by 24 the rules.</p>

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<p>1 CHAIRMAN MCCOMBIE: So the designated areas 2 is a big deal. That's what allows -- gives you a lot 3 of freedom. So for here, what I would like to make a 4 recommendation that we add in this ordinance a 5 comment that boats requiring trailers are not allowed 6 to be located on private property. 7 COMMISSIONER KAZI: But then what if they 8 have an issue, because like the lady just said, they 9 have a sailboat in the backyard. 10 CHAIRMAN MCCOMBIE: But with the exception 11 may be stored on private lakes in areas designated 12 for such purposes. So we will add that one phrase 13 in. I just said in there. 14 UNIDENTIFIED SPEAKER: Boats without trailers 15 may be stored. 16 MAYOR MCCOMBIE: I have a comment too. I 17 think that you could have a subdivision that says we 18 don't really care. We're going to designate your 19 driveway as the area. So I think that the Village -- 20 I think it should come to the Village and to the Plan 21 Commission and say we want this as a designated area, 22 is there problem, to prevent a subdivision from doing 23 that. And you know, anything can happen in this 24 town, as you know. So I think there has to be some</p>	<p>1 MAYOR MCCOMBIE: Paula McCombie again. 2 You're saying that if I can't lift a 3 boat -- 4 CHAIRMAN MCCOMBIE: Just a second. I haven't 5 finished the whole thing. 6 MAYOR MCCOMBIE: We have been saying the same 7 thing here. 8 CHAIRMAN MCCOMBIE: So again, boats that 9 require trailers are not allowed to be parked on 10 private property. Designated areas in subdivisions 11 will be designated by the homeowner's association. 12 COMMISSIONER KWASEK: Established by 13 homeowner's association. 14 CHAIRMAN MCCOMBIE: And brought before 15 Planning and Zoning for approval. 16 COMMISSIONER KWASEK: There you go. 17 CHAIRMAN MCCOMBIE: So that way you have 18 designated areas, you have boats that are on 19 trailers. 20 MR. STAGNO: You're requiring trailers. If 21 you want a trailer, it's one thing. You don't have a 22 trailer it's something. But requiring a trailer is a 23 judgmental call. It's up to me that I think it 24 requires it or not.</p>
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<p>1 control in some way if we want to keep it looking 2 like South Barrington. I don't think that's too much 3 to ask for The Coves, for instance, to come in and 4 say, we'd like to designate this peninsula that 5 doesn't seem to be a problem with that. If we're 6 going to go -- a subdivision decides to go completely 7 against our other ordinances that are involved on 8 storage of vehicle, you know, the next thing will be 9 another type of vehicle, but any type of a boat, any 10 designated area -- 11 UNIDENTIFIED SPEAKER: What if we said 12 shoreline designated area? 13 CHAIRMAN MCCOMBIE: We'll just call it a 14 designated area. 15 MR. STAGNO: Designated private lakes and 16 shorelines as designated. That would eliminate any 17 calling it a driveway designated area. 18 CHAIRMAN MCCOMBIE: What I would like to do, 19 is I'd like to so say what we're going to do is say 20 that boats that require trailers will not be allowed 21 to be parked on private property, stored on private 22 property. 23 UNIDENTIFIED SPEAKER: But if a boat requires 24 a trailer.</p>	<p>1 I mean, way back in the sixties and 2 seventies, people were on the Hobie Cats, you could 3 take it apart and put it on your Volkswagen. You 4 didn't need any trailer. It's made for that. I 5 mean, requiring, it's a judgmental thing what 6 requires I think we don't want -- we don't want -- we 7 have an ordinance about recreational vehicles of all 8 kinds can't be stored and especially not on a 9 trailer. But on a trailer you can't do it requiring, 10 that's up to me and everybody else. It's too 11 indefinite I think. 12 UNIDENTIFIED SPEAKER: What if you took out 13 the reference to boats in the ordinance. Because 14 it's trucks, boats and recreational vehicles. Why 15 not boats and recreational vehicles can't be parked 16 there. Do you mention the boats stored on private 17 lakes in the ordinance? 18 COMMISSIONER KWASEK: I have a dumb question. 19 Is the paper in our packet the existing ordinance or 20 the proposed change? 21 VILLAGE ADMINISTRATOR PALMER: Existing. 22 COMMISSIONER GILLIS: The hard part is 23 they're parking large boats on the areas behind 24 homes. That's the issue.</p>

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<p style="text-align: right;">Page 86</p> <p>1 COMMISSIONER KAZI: So if the issue is just 2 one particular boat, I don't think we need to change 3 the ordinance. I mean, just cite the person for 4 violation. At the end the day it's one boat. 5 CHAIRMAN MCCOMBIE: So we're going to make -- 6 I would like to make a recommendation, since I have a 7 lot of Board members here, that we send this back to 8 the Board, and tell them that they create an 9 ordinance in one of their committees and bring it 10 before us. 11 COMMISSIONER FOX: That sounds like a good 12 idea. 13 CHAIRMAN MCCOMBIE: So we're going to take a 14 vote that the thing is what we're recommending is 15 that the Village Board creates a modification to the 16 ordinance and sends it back to Planning and Zoning so 17 that they can vote on it. 18 COMMISSIONER FOX: Second. 19 CHAIRMAN MCCOMBIE: Roll call vote? 20 VILLAGE ADMINISTRATOR PALMER: Abri? 21 COMMISSIONER ABRI: Aye. 22 VILLAGE ADMINISTRATOR PALMER: Fox? 23 COMMISSIONER FOX: Yes. 24 VILLAGE ADMINISTRATOR PALMER: Gillis?</p>	<p style="text-align: right;">Page 88</p> <p>1 the evening. So there is in front of you a review 2 and possible recommendation for a fence variance 3 request at 2 Olympic Drive. 4 Is somebody here for that? 5 (No response.) 6 CHAIRMAN MCCOMBIE: Okay. Whoever is going 7 to do -- Whoever made this -- Whoever requested the 8 variance for the fence, that encapsulates a large 9 portion of the yard, has to come before us and talk 10 to us about this. We need to understand what the 11 dilemmas are. This is a huge fence, very tall, and 12 we need to have -- We need to have a discussion on 13 this with them as to why they need so much land 14 fenced in. 15 COMMISSIONER KWASEK: We also have two 16 documents. There is a document that is sitting on 17 the table, that represents a much smaller area, and 18 the document that was given in the packet. I'm going 19 to presume from what I read that there's a special 20 needs child involved, which is kind of a new twist 21 rather than someone just wanted a fenced-in yard. 22 CHAIRMAN MCCOMBIE: I absolutely understand. 23 COMMISSIONER KWASEK: You're right, somebody 24 has to come and present it.</p>
<p style="text-align: right;">Page 87</p> <p>1 COMMISSIONER GILLIS: Yes. 2 VILLAGE ADMINISTRATOR PALMER: Kazi? 3 COMMISSIONER KAZI: Yes. 4 VILLAGE ADMINISTRATOR PALMER: Kwasek? 5 COMMISSIONER KWASEK: Yes. 6 VILLAGE ADMINISTRATOR PALMER: Murarka? 7 COMMISSIONER MURARKA: Yes. 8 VILLAGE ADMINISTRATOR PALMER: McCombie? 9 CHAIRMAN MCCOMBIE: Yes. 10 Motion approved. Thank you. 11 COMMISSIONER KWASEK: I would think the 12 intent is that we don't want to limit The Coves from 13 doing what The Coves has always been doing and that 14 what you're comfortable with. 15 Somebody has to come up with a 16 wording that makes sense, that covers it, and I don't 17 think you can do that in a public meeting, come up 18 with wording. That's got to be two or three people 19 that are familiar with the situation and go on and 20 see a lot of boats in driveways on trailers or racks 21 or whatever. 22 CHAIRMAN MCCOMBIE: Okay. 23 UNIDENTIFIED SPEAKER: Thank you. 24 CHAIRMAN MCCOMBIE: Okay. The last item for</p>	<p style="text-align: right;">Page 89</p> <p>1 CHAIRMAN MCCOMBIE: Somebody has to come and 2 present and talk about the situation, why it is a 3 hardship, and it seems logical that they could come 4 to us. 5 ATTORNEY THOMAS: Mr. Chairman, I can tell 6 you that Attorney Vasselli, did engage in e-mail 7 communication with the individual, I believe to the 8 property owner, and as a result of those e-mail 9 communications, the property owner provided, I think 10 the second plat of survey with the paint designation 11 on that plat, which is designed to be a reduced 12 fenced area. And then the property owner provided 13 the aerial -- colored aerial photo that identifies 14 some other things located in the yard. The property 15 owner wanted the proposed fence enclosed. 16 CHAIRMAN MCCOMBIE: I didn't get the other 17 picture. 18 COMMISSIONER FOX: It's on the back. 19 ATTORNEY THOMAS: It's on the back of the 20 larger one. 21 CHAIRMAN MCCOMBIE: There it is, sorry. 22 ATTORNEY THOMAS: So I would be happy to give 23 you the gist of the e-mail communication between the 24 property owner and Attorney Vasselli.</p>

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<p>1 CHAIRMAN MCCOMBIE: Okay.</p> <p>2 ATTORNEY THOMAS: I think this was dated</p> <p>3 March 14th. I've enclosed PDF two pages, the first</p> <p>4 is a marked-up plat showing the main features in our</p> <p>5 backyard that our son needs access to: the patio,</p> <p>6 swing set and trampoline. There are some other</p> <p>7 features we wanted to include inside the fence, such</p> <p>8 as our trellis, some of our raised garden beds, some</p> <p>9 fruit trees where we hang a hammock swing for him, et</p> <p>10 cetera. But we can give those up to reduce the</p> <p>11 footprint. I highlighted a smaller fence of 60 by 60</p> <p>12 so that it would not protrude to the size at all, and</p> <p>13 this way would not be readily visible from the front.</p> <p>14 The second page is just a view from</p> <p>15 Google Maps to back up the drawing and show</p> <p>16 everything to scale. Unfortunately, there is</p> <p>17 significant shadows, but you can make out the</p> <p>18 features. His highlighted trampoline, swing set and</p> <p>19 patio with red rectangles.</p> <p>20 That is the gist of the e-mail</p> <p>21 communication from the property owner.</p> <p>22 CHAIRMAN MCCOMBIE: So is the fence going to</p> <p>23 be the same fence that they talked about, the</p> <p>24 material-wise?</p>	<p>1 better way to do it, that's for sure.</p> <p>2 COMMISSIONER FOX: Do we still need to hear</p> <p>3 from the homeowner to explain this issue?</p> <p>4 COMMISSIONER ABRI: Is this a special needs</p> <p>5 child?</p> <p>6 COMMISSIONER KWASEK: That's an assumption.</p> <p>7 COMMISSIONER FOX: Do we know that?</p> <p>8 COMMISSIONER KWASEK: That's an assumption.</p> <p>9 CHAIRMAN MCCOMBIE: Is it a special needs</p> <p>10 child?</p> <p>11 COMMISSIONER FOX: I think that that's</p> <p>12 something that the family could come and just</p> <p>13 explain. I think we would be very open to ensuring</p> <p>14 the safety of somebody that needed it for that</p> <p>15 reason, but I think the family should come and talk</p> <p>16 to us.</p> <p>17 COMMISSIONER KAZI: The documentation doesn't</p> <p>18 say so.</p> <p>19 COMMISSIONER FOX: No, I didn't get the</p> <p>20 impression when I was reading the material, so I</p> <p>21 don't know.</p> <p>22 ATTORNEY THOMAS: The only reference that I</p> <p>23 had seen, and I believe this was in the packet, was</p> <p>24 March 8, 2024 letter from the property owners to the</p>
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<p>1 ATTORNEY THOMAS: Yeah. Nothing in that most</p> <p>2 recent e-mail deviated from the material of the fence</p> <p>3 or the projected spike on the top or anything that</p> <p>4 was previously provided -- information provided about</p> <p>5 the fence.</p> <p>6 COMMISSIONER GILLIS: So it's just the size</p> <p>7 change --</p> <p>8 ATTORNEY THOMAS: Pretty much. The gist of</p> <p>9 the conversation was that the initial request seemed</p> <p>10 to be too large, and then the conversation was is</p> <p>11 there an alternate size that the property owner would</p> <p>12 be comfortable with, and I think the second set of</p> <p>13 information was the option.</p> <p>14 CHAIRMAN MCCOMBIE: A much more realistic</p> <p>15 application, I think.</p> <p>16 COMMISSIONER GILLIS: From the street, this</p> <p>17 isn't going to be hardly noticeable. I know where</p> <p>18 that property and this is what they're looking at</p> <p>19 doing, you aren't going to see it from here; whereas</p> <p>20 the other one, you would have.</p> <p>21 CHAIRMAN MCCOMBIE: It was so wide. So this</p> <p>22 it's really set right behind the house versus the</p> <p>23 other one came out from the house and all the way</p> <p>24 around the property and came back. So this is a much</p>	<p>1 Mayor and Village Commissioners that reference the</p> <p>2 fence installation proposal. The understanding it's</p> <p>3 solely for the safety of our son.</p> <p>4 COMMISSIONER FOX: Yeah, it says safety, but</p> <p>5 I would like to hear what their reasons for that</p> <p>6 before we give a variance.</p> <p>7 COMMISSIONER KWASEK: I agree. I think we</p> <p>8 have to hear.</p> <p>9 COMMISSIONER MURARKA: We have to hear.</p> <p>10 COMMISSIONER ABRI: I'm surprised they're not</p> <p>11 here.</p> <p>12 COMMISSIONER FOX: Maybe they weren't aware</p> <p>13 or couldn't for personal reasons.</p> <p>14 CHAIRMAN MCCOMBIE: Jim, didn't say anything</p> <p>15 more about it?</p> <p>16 ATTORNEY THOMAS: No. He wanted to make sure</p> <p>17 I was aware that there was a second set of</p> <p>18 communication with the property owner that was</p> <p>19 submitted, an idea about a reduced footprint of the</p> <p>20 fence.</p> <p>21 CHAIRMAN MCCOMBIE: So we have another</p> <p>22 meeting set for the 17th of April. Why don't we ask</p> <p>23 that this be put on the agenda early, and we can do</p> <p>24 this first and ask the homeowner to come and talk to</p>

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<p style="text-align: right;">Page 94</p> <p>1 us. The 17th is not too far off, and tell them the 2 second proposal seems like it works well, and we 3 would like to have them talk to us about the 4 situation. That's the requirement for the 60 by 60 5 fence. 6 Okay. So we went through the list. 7 Nice job everybody, thank you. 8 Any old business? 9 COMMISSIONER KWASEK: Do you need a motion 10 for that, I mean, for that suggestion for them to 11 come on the 17th? 12 ATTORNEY THOMAS: It wouldn't hurt to make a 13 record. 14 CHAIRMAN MCCOMBIE: I would like -- 15 COMMISSIONER FOX: Would that be enough time? 16 Do they have to give notice to their neighbors and 17 everything? Do they have to -- We're looking at a 18 variance. They probably have to send a notice and 19 get a response back. 20 COMMISSIONER KWASEK: Do you need a notice if 21 you continue with the 17th? 22 CHAIRMAN MCCOMBIE: I didn't think they had a 23 notice to begin with. I don't think the Village 24 asked them to notice this. You never asked them to.</p>	<p style="text-align: right;">Page 96</p> <p>1 VILLAGE ADMINISTRATOR PALMER: Okay. Got it. 2 ATTORNEY THOMAS: So based upon that, I don't 3 think any motion is necessary. You've given 4 direction to the staff. 5 CHAIRMAN MCCOMBIE: Okay. So now with that 6 in mind, any old business? 7 (No response.) 8 CHAIRMAN MCCOMBIE: Any new business? 9 (No response.) 10 CHAIRMAN MCCOMBIE: Take a motion to adjourn. 11 COMMISSIONER KWASEK: So moved. 12 COMMISSIONER GILLIS: Second. 13 CHAIRMAN MCCOMBIE: All those in favor, aye. 14 (Chorus of ayes.) 15 CHAIRMAN MCCOMBIE: Any opposed? 16 (No response.) 17 CHAIRMAN MCCOMBIE: Hearing none, thank you. 18 (The public hearing 19 adjourned at 8:55 p.m.) 20 21 22 23 24</p>
<p style="text-align: right;">Page 95</p> <p>1 MAYOR MCCOMBIE: We don't know. Jimmy is out 2 of town, our attorney, so I don't know if anybody 3 asked them. I would assume. I'm not -- I don't 4 know. We haven't talked to the attorney about that. 5 ATTORNEY THOMAS: It's my understanding that 6 there hasn't been any formal application for variance 7 submitted. This might be just kicking around the 8 general idea. If it was a hard no, perhaps that -- 9 perhaps even the idea was before the property owners 10 incurred expense associated with submitting a 11 application for a variance, if they knew it was going 12 to be a hard no, they wouldn't even go through the 13 process and pay the fee. 14 So maybe the direction is going to 15 be to have the property owners submit a formal 16 application so then the correct process will begin, 17 and if the time works, it can be heard at the April 18 17th. 19 CHAIRMAN MCCOMBIE: I don't know if that's -- 20 By the time they mail them out and get all of the 21 stuff back in, it might not be enough time. 22 So there will be another meeting 23 coming up, but I -- We definitely need them to do the 24 process.</p>	<p style="text-align: right;">Page 97</p> <p>1 STATE OF ILLINOIS ) 2 ) 3 COUNTY OF COOK ) 4 5 I, DEBORAH R. SANTI, Certified Shorthand 6 Reporter, of the State of Illinois, do hereby certify 7 that I reported in shorthand the proceedings had in 8 the aforesaid matter, and that the foregoing is a 9 true, complete and correct transcript of the 10 proceedings had as appears from the stenographic 11 notes so taken to the best of my ability. 12 13 14 15 DEBORAH R. SANTI, CSR 16 CSR # 084-004107 17 18 19 20 21 22 23 24</p>

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