



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

Date: May 8, 2024

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PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF SOUTH BARRINGTON

PUBLIC HEARING/MEETING

Presentation of Applicant:

Amit Srivastava and Vanita Gupta

Variance to Permit a Fence at 2 Olympic Court

Continuation of Public Hearing for

Proposed of Forest View Estates

Presentation by AC Power, LLC

* * * * *

Wednesday, May 8, 2024

7:00 p.m.

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<p>1 PLAN COMMISSION/ZONING BOARD OF APPEALS 2 VILLAGE OF SOUTH BARRINGTON 3 Presentation of Applicant: 4 Amit Srivastava and Vanita Gupta 5 Variance to Permit a Fence at 2 Olympic Court 6 Continuation of Public Hearing for 7 Proposed of Forest View Estates 8 9 Presentation by AC Power, LLC 10 11 Held on Wednesday, May 8, 2024, 12 commencing at the hour of approximately 7:00 p.m. at 13 30 South Barrington Road, South Barrington, Illinois. 14 15 PLAN COMMISSION PRESENT: 16 Michael McCombie, Chairman 17 Anthony Abri, Commissioner 18 Louise Fox, Commissioner 19 David Gillis, Commissioner 20 Julius Kwasek, Commissioner 21 Narayan Murarka, Commissioner 22 23 ALSO PRESENT: 24 James Vasselli, Village Attorney Bob Palmer, Village Administrator Paula McCombie, Mayor of South Barrington Damian Michalski Carissa Smith Members of the Public</p>	<p>1 Thank you. The first item is the approval of the 2 Plan Commission/Zoning Board of Appeals meeting 3 minutes of January 24th. 4 Do I have a motion to approve? 5 COMMISSIONER GILLIS: So moved. 6 COMMISSIONER FOX: Second. 7 CHAIRMAN MCCOMBIE: Roll call? 8 VILLAGE ADMINISTRATOR PALMER: Abri? 9 COMMISSIONER ABRI: Aye. 10 VILLAGE ADMINISTRATOR PALMER: Fox? 11 COMMISSIONER FOX: Yes. 12 VILLAGE ADMINISTRATOR PALMER: Gillis? 13 COMMISSIONER GILLIS: Yes. 14 VILLAGE ADMINISTRATOR PALMER: Kwasek? 15 COMMISSIONER KWASEK: Yes. 16 VILLAGE ADMINISTRATOR PALMER: Murarka? 17 COMMISSIONER MURARKA: Here. 18 VILLAGE ADMINISTRATOR PALMER: McCombie? 19 CHAIRMAN MCCOMBIE: Yes. 20 Next is the approval of the Plan 21 Commission/Zoning Board of Appeals meeting minutes of 22 March 26, 2024. 23 Motion to approve? 24 COMMISSIONER ABRI: I'll make a motion.</p>
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<p>1 CHAIRMAN MCCOMBIE: Everybody, it is -- It's 2 time to start the meeting. This is a public hearing 3 and meeting of the Plan Commission/Zoning Board of 4 Appeals on Wednesday, May 8th. 5 Roll call. 6 VILLAGE ADMINISTRATOR PALMER: Abri? 7 COMMISSIONER ABRI: Aye. 8 VILLAGE ADMINISTRATOR PALMER: Fox? 9 COMMISSIONER FOX: Aye. 10 VILLAGE ADMINISTRATOR PALMER: Gillis? 11 COMMISSIONER GILLIS: Here. 12 VILLAGE ADMINISTRATOR PALMER: Kazi? 13 (No response.) 14 VILLAGE ADMINISTRATOR PALMER: He's absent 15 for the moment. 16 Kwasek? 17 COMMISSIONER KWASEK: Here. 18 VILLAGE ADMINISTRATOR PALMER: Murarka? 19 COMMISSIONER MURARKA: Yes. 20 VILLAGE ADMINISTRATOR PALMER: And McCombie? 21 CHAIRMAN MCCOMBIE: Yes. 22 VILLAGE ADMINISTRATOR PALMER: We have a 23 quorum. 24 CHAIRMAN MCCOMBIE: Okay. We have a quorum.</p>	<p>1 CHAIRMAN MCCOMBIE: Second? 2 COMMISSIONER FOX: Second. 3 CHAIRMAN MCCOMBIE: Roll call. 4 VILLAGE ADMINISTRATOR PALMER: Abri? 5 COMMISSIONER ABRI: Aye. 6 VILLAGE ADMINISTRATOR PALMER: Fox? 7 COMMISSIONER FOX: Yes. 8 VILLAGE ADMINISTRATOR PALMER: Gillis? 9 COMMISSIONER GILLIS: Yes. 10 VILLAGE ADMINISTRATOR PALMER: Kwasek? 11 COMMISSIONER KWASEK: Yes. 12 VILLAGE ADMINISTRATOR PALMER: Murarka? 13 COMMISSIONER MURARKA: Here. 14 VILLAGE ADMINISTRATOR PALMER: McCombie? 15 CHAIRMAN MCCOMBIE: Yes. 16 CHAIRMAN MCCOMBIE: And the last minutes are 17 the approval of the Plan Commission/Zoning Board of 18 Appeals meeting minutes of April 17, 2024. 19 Motion to approve? 20 COMMISSIONER MURARKA: So moved. 21 CHAIRMAN MCCOMBIE: Second? 22 COMMISSIONER FOX: Second. 23 CHAIRMAN MCCOMBIE: Roll call. 24 VILLAGE ADMINISTRATOR PALMER: Abri?</p>

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<p>1 COMMISSIONER ABRI: Aye. 2 VILLAGE ADMINISTRATOR PALMER: Fox? 3 COMMISSIONER FOX: Yes. 4 VILLAGE ADMINISTRATOR PALMER: Gillis? 5 COMMISSIONER GILLIS: Yes. 6 VILLAGE ADMINISTRATOR PALMER: Kwasek? 7 COMMISSIONER KWASEK: Yes. 8 VILLAGE ADMINISTRATOR PALMER: Murarka? 9 COMMISSIONER MURARKA: Yes. 10 VILLAGE ADMINISTRATOR PALMER: And McCombie? 11 CHAIRMAN MCCOMBIE: Yes. 12 Okay. The next item is public 13 comment. The -- We have a hearing this evening for a 14 fenced yard on Olympic Court and also a continuation 15 of a public hearing for the Forest View Estates and a 16 presentation on the AC Power project. All those will 17 be done. We'll have meetings on -- information on 18 that, and that will be a time you can stand. 19 But if there is anything else that 20 anybody would like to talk about, other than those 21 three things, those three things you can talk about 22 once we start the meeting. If there is something you 23 would like to talk about it, now is the time to do 24 it.</p>	<p>1 CHAIRMAN MCCOMBIE: Yes. 2 VILLAGE ADMINISTRATOR PALMER: Motion 3 approved. 4 CHAIRMAN MCCOMBIE: I did not see the 5 receipts from the mail. 6 VILLAGE ADMINISTRATOR PALMER: They should be 7 bringing them to the meeting. 8 CHAIRMAN MCCOMBIE: Okay. First of all, you 9 have to state your name and -- 10 MR. SRIVASTAVA: Sure. My name is Amit 11 Srivastava. This is my wife, Vanita Gupta. We are 12 the homeowners of 2 Olympic Drive. We have two 13 children. Our youngest one is back there. He's the 14 one for whom we are requesting the fence exception. 15 So in compliance with the bylaws, we 16 did, you know, generate a plot of our home and drew 17 the circles 300 feet from each of the corners, 18 identified a total of 18 abutting lots. So these 19 were the receipts of everything sent out, and then 20 this is a copy of the newspaper advertising. These 21 are all of the return receipts. 22 CHAIRMAN MCCOMBIE: Okay. 23 MR. SRIVASTAVA: So we did get -- We did get 24 one refusal, someone who didn't want to accept</p>
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<p>1 (No response.) 2 CHAIRMAN MCCOMBIE: Okay. Well, I will -- I 3 didn't know what all of the people were here for. 4 This is really nice. Thank you so much for showing 5 up. It's very, very nice. 6 So, the first item is a public 7 hearing for a variance to permit a backyard fenced 8 area on 2 Olympic Court. 9 At this time, motion to open the 10 public hearing? 11 COMMISSIONER GILLIS: You have a motion. 12 COMMISSIONER ABRI: I second. 13 CHAIRMAN MCCOMBIE: Roll call? 14 VILLAGE ADMINISTRATOR PALMER: Abri? 15 COMMISSIONER ABRI: Aye. 16 VILLAGE ADMINISTRATOR PALMER: Fox? 17 COMMISSIONER FOX: Yes. 18 VILLAGE ADMINISTRATOR PALMER: Gillis? 19 COMMISSIONER GILLIS: Yes. 20 VILLAGE ADMINISTRATOR PALMER: Kwasek? 21 COMMISSIONER KWASEK: Yes. 22 VILLAGE ADMINISTRATOR PALMER: Murarka? 23 COMMISSIONER MURARKA: Here. 24 VILLAGE ADMINISTRATOR PALMER: McCombie?</p>	<p>1 certified mail, but the rest are here. 2 CHAIRMAN MCCOMBIE: Okay. Thank you, very 3 much. 4 (Documents tendered.) 5 CHAIRMAN MCCOMBIE: Thank you very much. 6 Okay. So who is going to do the 7 presentation for the fence, is it you? 8 MR. SRIVASTAVA: I think so, yeah. Sure. 9 MS. GUPTA: We're together. 10 CHAIRMAN MCCOMBIE: Good. Oh, raise your 11 hand. 12 (Petitioners sworn.) 13 CHAIRMAN MCCOMBIE: Thank you. 14 MR. SRIVASTAVA: So to give a little bit of 15 background. I don't know how many people here either 16 among the audience or the Board of Commissioners has 17 much experience with autism. I, personally, did not 18 know very much about the condition until we had a son 19 diagnosed with the disorder. So it's our -- 20 MS. GUPTA: Our son is back there and sitting 21 there with his caregivers watching his iPad. He's 22 being nice and calm. 23 MR. SRIVASTAVA: So one of the features of -- 24 It is a spectrum. There's quite a range of -- you</p>

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<p style="text-align: right;">Page 10</p> <p>1 know, quite a range of abilities for folks with this 2 diagnosis. A lot of people think of maybe Rain Man 3 or The Doctor. So those are let's say higher 4 functioning autistic individuals. Our son would not 5 be considered as high functioning. So he's 6 nonverbal. He's unable to complete daily living 7 skills. He's not potty trained. He needs assistance 8 with feeding, dressing, these kind of activities. 9 One thing he is very adept at as running. 10 MS. GUPTA: Running, jumping, climbing. He 11 loves to -- Part of his -- One of the things very 12 necessary for these children is their sensory, diet 13 sensory regulation. Yeah, we've been living with 14 this diagnosis for almost eight years now. You get 15 to learn all of these terms and whatnot. He very 16 much -- For him to be regulated, part of his 17 regulation need is the need to run, jump, go on a 18 swing, the proprioceptive need of being on a swing to 19 be able to run. And the problem is that he also 20 has -- He's basically functionally a toddler 21 developmentally, and they don't have sense of danger 22 at all. You know, he has no sense of running to the 23 pond that is just across from the walking trail 24 abutting our property or into the street or into</p>	<p style="text-align: right;">Page 12</p> <p>1 within the neighborhood. If it's okay, I'm going to 2 go ahead and read one of the letters. I don't want 3 to take up too much time. I think this is pretty a 4 good letter that summarizes, you know, what "S", you 5 know, unique situation is and why we feel this is an 6 appropriate exception request. 7 So this written from Madison, who is 8 a -- you know, she's got a Master's in Forensic 9 Psychology. She's also an RBT. She's been with "S" 10 for several years, first in private therapy and now 11 she works with him as a caregiver, you know, 12 privately. She says, To Whom It May Concern, I'm 13 writing to support the request for a fence exception 14 at the property at 2 Olympic Drive, South Barrington. 15 This exception being requested to promote the health 16 and safety of one of the children residing at the 17 home, as well as the rest of the family, neighbors. 18 "S" is an almost 10-year-old boy with a diagnosis of 19 autism spectrum disorder level 3. This diagnosis 20 means that "S" requires potential support for his 21 daily functioning. He is non-verbal and communicates 22 with physical gestures, facial expressions, body 23 language and is learning to use assistive 24 communication device. He cannot complete living</p>
<p style="text-align: right;">Page 11</p> <p>1 neighbors' driveways whether there's a car going by 2 or not. And so he very much needs the -- All of 3 his -- Two of his caregivers are actually registered 4 behavioral technicians that are AP therapists. One 5 is a special education teacher, and they all -- and 6 his child psychologist, psychiatrist and his BCPA all 7 basically promote that he does need -- He needs to be 8 able to run and jump and play to be able to get that 9 recognition. Otherwise, he's -- It's a danger for 10 him because he can run easily into the street or the 11 pond. 12 MR. SRIVASTAVA: And you know, so when he's 13 outside, he's at risk of eloping, running out into 14 the street. And if we don't let him go outside, then 15 he gets quite frustrated. So you know, he's broken 16 windows in the house. He's punched a bunch of holes 17 in the drywall. So it is a strong need for him where 18 if he doesn't get access to going outside, it does 19 lead him getting quite disregulated, aggravated, you 20 know, escalating of behaviors, et cetera. 21 We do have a number of letters from, 22 you know, psychologists, behavior technician, his 23 psychiatrist, several neighbors. So we have quite a 24 bit of support from the medical community, as well as</p>	<p style="text-align: right;">Page 13</p> <p>1 daily skills such as feeling, dressing, toileting and 2 requires constant supervision and support. He has 3 many sensory needs that we, as caregivers, try our 4 best to meet and accommodate. "S" has a lot of energy 5 and must run, jump, swing and generally play outside. 6 Part of his sensory needs include the need for 7 repetitive motion, such as swinging, running, 8 laughing or jumping on a trampoline. This repetitive 9 motion helps to sooth and regulate "S" and also to 10 help lessen injury and aggressive behavior. He 11 regularly asks to be taken outside to play and 12 becomes frustrated when he's not able to do so due to 13 caregiver's need to be at arm's length at all times 14 outside. This restriction is due to "S" risk of 15 eloping. He has previously eloped from the house and 16 yard and run into the street and into the retaining 17 pond that abuts the backyard. The neighbors have to 18 be extra cautious when driving in the neighborhood 19 due to "S" history and continued risk. Despite his 20 disability, he is very intelligent and capable of 21 learning to disengage locks and open doors throughout 22 the house and to leave the house. The family has had 23 to place locks and bars that are higher than "S" can 24 reach to prevent elopement.</p>

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<p style="text-align: right;">Page 14</p> <p>1 A fence to enclose the backyard of</p> <p>2 the property would benefit not only "S" but the</p> <p>3 entire family, "S" caregivers, neighbors and anyone</p> <p>4 else who is driving in the neighborhood. A fence</p> <p>5 would also allow him the freedom to run and play in</p> <p>6 the backyard without needing a caregiver at arm's</p> <p>7 length. This would also allow the family, caregivers</p> <p>8 and neighbors peace of mind so "S" can safely engage</p> <p>9 in outdoor recreation without risk of elopement or</p> <p>10 potential harm.</p> <p>11 I ask that this exception be granted</p> <p>12 and a fence be installed as soon as possible for the</p> <p>13 safety and security of "S" and to limit the risk of</p> <p>14 liability to those around the neighborhood.</p> <p>15 That was signed Madison on May 6,</p> <p>16 2024.</p> <p>17 So hopefully, that summarizes what</p> <p>18 we think the community will gain from granting this</p> <p>19 exception and allowing us to proceed installing our</p> <p>20 fence.</p> <p>21 I don't know what the next step is</p> <p>22 but open it up to the audience if you have questions.</p> <p>23 You know, this is our first time at any kind of board</p> <p>24 meeting, so...</p>	<p style="text-align: right;">Page 16</p> <p>1 80 square.</p> <p>2 CHAIRMAN MCCOMBIE: Yes.</p> <p>3 (Documents tendered.)</p> <p>4 MR. SRIVASTAVA: Those are the other</p> <p>5 neighbors that have created similar fences for their</p> <p>6 pools.</p> <p>7 CHAIRMAN MCCOMBIE: Except they're probably</p> <p>8 shorter.</p> <p>9 MR. SRIVASTAVA: The other fences are 4 to 5</p> <p>10 feet in height. 6 feet is a little bit exceptional,</p> <p>11 a little bit taller than the typical fences in the</p> <p>12 neighborhood.</p> <p>13 MS. GUPTA: Our son is almost 10 and 58</p> <p>14 inches tall already. Tracking -- His growth chart is</p> <p>15 tracking for 6 foot. So I'm hoping he stalls out</p> <p>16 soon, because he is getting way -- I don't know where</p> <p>17 it's coming from. Neither of us is that tall, but if</p> <p>18 you can see sitting in his stroller, he's a pretty</p> <p>19 tall kid, long legs. So yes, it's -- 4 feet wouldn't</p> <p>20 be enough.</p> <p>21 CHAIRMAN MCCOMBIE: Yeah, no.</p> <p>22 MS. GUPTA: He would climb it, and then we'd</p> <p>23 have another problem.</p> <p>24 MR. MICHALSKI: Excuse me, so the proposed</p>
<p style="text-align: right;">Page 15</p> <p>1 CHAIRMAN MCCOMBIE: Yeah. So I think what</p> <p>2 we'll do is does the Village have anything they would</p> <p>3 like to talk about?</p> <p>4 MR. MICHALSKI: No.</p> <p>5 VILLAGE ADMINISTRATOR PALMER: Carissa Smith</p> <p>6 is our new engineer, and she did look at the fence in</p> <p>7 question.</p> <p>8 Did you want to comment on it?</p> <p>9 MS. SMITH: No, it's all good.</p> <p>10 CHAIRMAN MCCOMBIE: Okay. We've got in the</p> <p>11 back that we saw that the fence size is approximately</p> <p>12 80 x 80.</p> <p>13 MR. SRIVASTAVA: Roughly, yes. 264 linear</p> <p>14 feet.</p> <p>15 CHAIRMAN MCCOMBIE: And you put it right</p> <p>16 behind the house.</p> <p>17 MR. SRIVASTAVA: It is directly adjoining the</p> <p>18 house. If you have a diagram of actually what we</p> <p>19 have done is we've shown -- We captured photos from</p> <p>20 Google Earth of two other fences in that neighborhood</p> <p>21 that are roughly almost exact the same linear</p> <p>22 footage, 250 linear feet, and then this is what we're</p> <p>23 looking to do at our home. So this will be directly</p> <p>24 against the back of the house. It's a roughly 80 x</p>	<p style="text-align: right;">Page 17</p> <p>1 fence area was supposed to be 60 x 60. Did it</p> <p>2 change?</p> <p>3 MR. SRIVASTAVA: So that was a -- That,</p> <p>4 again -- Our original proposal actually was 275</p> <p>5 linear feet, and then we were ask -- We said -- We</p> <p>6 were asked is that in line with what other properties</p> <p>7 are. So at that time, I said okay, let's try to make</p> <p>8 is smaller. We came up with this smaller plan, but</p> <p>9 then once we looked at some of the nearby houses and</p> <p>10 saw that 240 was pretty standard, then we were kind</p> <p>11 of gone closer to that original 275 proposal.</p> <p>12 MR. MICHALSKI: So each enclosure is</p> <p>13 individual based on the pool size, not the area as</p> <p>14 fenced in.</p> <p>15 MR. SRIVASTAVA: Understood. So what we are</p> <p>16 trying to do is go out from the house about 8 feet.</p> <p>17 The house, itself, is exactly 60. So what we want to</p> <p>18 do is go out from the house 8 feet so that we have</p> <p>19 some room to enclose some raised beds for my wife to</p> <p>20 do gardening while watching "S".</p> <p>21 MS. GUPTA: And that also where the</p> <p>22 landscaper said that he would like for easily</p> <p>23 allowing him to have gates so that he can get in and</p> <p>24 out to be able to cut the lawn.</p>

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<p style="text-align: right;">Page 18</p> <p>1 MR. MICHALSKI: So what side are you 2 intending to extend it by 8 feet? 3 MR. SRIVASTAVA: So it's actually 8 feet on 4 this side (indicating). So this side would come out 5 8 feet from the house. This side would come out 12 6 feet. So that would be 80 feet. So we're adding 20 7 feet. 8 MR. MICHALSKI: So he's showing me the 9 extended the fence 8 feet over the building setbacks, 10 setback lines. 11 CHAIRMAN MCCOMBIE: So it's going to be 8 12 feet over the building setback on both sides? 13 MR. MICHALSKI: On one side, according to the 14 gentleman. 15 MR. SRIVASTAVA: Right. So there -- One side 16 goes towards the walking path that's kind of a, you 17 know, common area. So that goes out 8 feet. And 18 then towards our neighbor, in that direction, where 19 we also have like a driveway, basketball hoop, those 20 things going 12 feet. Because there's a bunch of 21 mulch and gardening along that side of the house and 22 there's already a walkway to the patio that comes out 23 almost 12 feet. We wanted the fence to come out far 24 enough that the gate to enter the backyard fence</p>	<p style="text-align: right;">Page 20</p> <p>1 and grounded with -- I mean, it would be a little 2 difficult. 3 COMMISSIONER KWASEK: Can we comment? 4 CHAIRMAN MCCOMBIE: You can. 5 COMMISSIONER KWASEK: Okay. I look at this 6 as a unique case. There's absolutely a hardship 7 here. So it meets that qualification. This is a 8 difficult case. I'd give him as much fence as they 9 want. I would let them go all the way to the rear 10 setback line. He needs room to run. This is a 11 unique case, and it is absolutely a hardship. I'd 12 give him as much fence as they want. It's not a 13 pool. It's not a pool. It's a special need. 14 COMMISSIONER ABRI: I would second that. 15 COMMISSIONER FOX: Yeah, I agree. 16 COMMISSIONER ABRI: I'm familiar with people 17 on the spectrum of autism, and obviously, this is a 18 rather complicated case. So I highly recommend that 19 we give him as much fence as they need. 20 COMMISSIONER MURARKA: I agree with you. 21 It's a unique situation. It's a hardship. This is a 22 unique and exceptional case. 23 COMMISSIONER FOX: I would agree with that 24 too. The only question I have, with a 6 foot high</p>
<p style="text-align: right;">Page 19</p> <p>1 would include that walkway, otherwise, it wouldn't 2 make sense for the patio to be outside of the 3 fence -- access to the patio would be outside of the 4 fence. 5 CHAIRMAN MCCOMBIE: Whose got the picture? 6 (Document tendered.) 7 CHAIRMAN MCCOMBIE: Oh, okay. So you have -- 8 On the north side, is that the side that has the 8 9 foot? 10 MR. SRIVASTAVA: So this -- Right. So this 11 is showing -- This is going out 8 feet in this 12 direction, and this is coming out 12 feet from this 13 point. So this is the driveway. Going out to about 14 the middle of the driveway on this side and 8 feet 15 from this corner of the house in this direction. 16 MS. GUPTA: One of the reasons also for 8 17 feet going back on the west side is he swings pretty 18 far, and otherwise, his swing there's a chance he's 19 going to hit the fence. So needing to keep enough 20 clearance for him to be able to swing and for a 21 caregiver to go behind him and swinging him without 22 constantly running into the fence. 23 MR. MICHALSKI: Can the swing be moved? 24 MS. GUPTA: The whole swing set, it's staked</p>	<p style="text-align: right;">Page 21</p> <p>1 fence, if it's high enough. I mean, I really don't 2 want to see a super high fence, but if he's going to 3 be really tall. I guess they could come back at some 4 point and change that, but... 5 CHAIRMAN MCCOMBIE: I don't know -- 6 MS. GUPTA: I hope when he gets to six feet, 7 I'm hoping by then he has sense. As a mom, I can 8 pray. 9 MR. SRIVASTAVA: The company we're going 10 through -- The contracting company is Cedar Mountain 11 Fence and then the supplier name was Shays Aluminum. 12 So I believe that there's standard heights on fences 13 that they manufacture 4 foot, 5 foot, 6 foot. 14 COMMISSIONER FOX: The 6 foot would probably 15 be safe for him still. 16 MR. SRIVASTAVA: Yes. Correct. So we do 17 want to go with the 6 foot. You're saying do they 18 make taller, not standard. So 6 is as big as we 19 could go. 20 We do -- I was really heartened by 21 the, you know, support. You know, I mean, I'm 22 actually almost at the point of tears. It really is 23 hard to get that. You know, you did -- you did 24 really touch on it that, you know, a special needs</p>

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<p>1 child does bring a whole set of challenges, and you 2 know, we do appreciate the Commissioners being 3 understanding of that and sympathetic to the 4 situation, and you know, feeling that our child 5 needs -- what our space needs that you guys are 6 willing to accommodate. 7 COMMISSIONER ABRI: We wish you luck. 8 MS. GUPTA: He has actually -- So my sister 9 and several of his aunts and uncles we have visited 10 properties that are fenced, and he is so happy there 11 because he can run and he can do that freely. He 12 laughs. He giggles. His behaviors are so much less 13 because he's like -- He has freedom. 14 Right now, in his back -- In his own 15 backyard, he doesn't have the freedom where, you 16 know -- some of his caregivers are former track and 17 field, and even they, you know, everybody is afraid 18 to let him run. 19 MR. SRIVASTAVA: They are always hovering 20 over him. As he gets older, he resents that more and 21 more. 22 MS. GUPTA: Actually, I have one of his 23 caregivers here -- two of his caregivers and our 24 next-door neighbors, who have watched this child grow</p>	<p>1 there is any further -- Anybody else want to say 2 anything, any Commissioners? 3 COMMISSIONER FOX: So we're good with the 80, 4 this -- the larger footprint? 5 CHAIRMAN MCCOMBIE: Unless -- I mean, is 6 there a problem with the Village with this size? 7 MR. MICHALSKI: No. I just wanted to make 8 sure I'm getting the right documents. 9 CHAIRMAN MCCOMBIE: Okay. 10 MR. SRIVASTAVA: I agree. I apologize, I can 11 send you the last one that we provided to the 12 Commissioners. 13 As far as any kind of paperwork, is 14 there anything that we need to go ahead for us to get 15 a construction permit? 16 CHAIRMAN MCCOMBIE: So the next thing that's 17 going to happen is we're going to close this public 18 hearing. Then we're going to vote on it and make a 19 recommendation to the Board, and then you'll go to 20 the Board. They'll bring it up. Is the Board going 21 to bring it up tomorrow? 22 MAYOR MCCOMBIE: Yes. It's on tomorrow 23 night's agenda. 24 CHAIRMAN MCCOMBIE: It's on tomorrow night's</p>
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<p>1 up, who have had to, you know, catch him, you know, 2 because he would run off into their driveway while 3 his 62 year old -- now 62-year-old nanny and his 4 73-year-old grandmother, who are helping caregiving 5 for him, have to go chase him, catch him, because 6 he's -- I mean, honestly, if you can find a Special 7 Olympics coach who could coach him, this kid could 8 win metals for District 220. But nobody can train 9 him is the problem, yet. Some day, knock on wood, I 10 would find a coach that could do that. This kid is 11 an amazingly fast runner. 12 CHAIRMAN MCCOMBIE: Okay. Very nice. 13 COMMISSIONER GILLIS: It's an easy one. 14 CHAIRMAN MCCOMBIE: Yeah. So there's -- The 15 next thing is if there is any public comment, now 16 would be the time for anybody who would want to stand 17 up and say anything. 18 MS. GUPTA: We have some of our neighbors, 19 who actually watched him grow up and had to catch him 20 multiple times. If they wanted to say anything. 21 AUDIENCE MEMBER: Thank you so much for the 22 support. 23 MS. GUPTA: I agree. 24 CHAIRMAN MCCOMBIE: Okay. At this time if</p>	<p>1 agenda. So I would go to that Board meeting tomorrow 2 night, here, and that's when they'll approve it -- 3 They'll all vote to approve it or reject it, and then 4 you're -- The building man here is going to tell you 5 all the permits that you need and how to do it. 6 MR. SRIVASTAVA: Okay. Thank you so much. 7 Thank you. 8 CHAIRMAN MCCOMBIE: Thank you. 9 MS. GUPTA: Thank you for all of your 10 support. 11 CHAIRMAN MCCOMBIE: Thank you very much. 12 Okay. Motion to close and recess 13 the public hearing? 14 COMMISSIONER KWASEK: So moved. 15 CHAIRMAN MCCOMBIE: Second? 16 COMMISSIONER ABRI: I second. 17 CHAIRMAN MCCOMBIE: Roll call? 18 VILLAGE ADMINISTRATOR PALMER: Abri? 19 COMMISSIONER ABRI: Aye. 20 VILLAGE ADMINISTRATOR PALMER: Fox? 21 COMMISSIONER FOX: Yes. 22 VILLAGE ADMINISTRATOR PALMER: Gillis? 23 COMMISSIONER GILLIS: Yes. 24 VILLAGE ADMINISTRATOR PALMER: Kwasek?</p>

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<p>1 COMMISSIONER KWASEK: Yes. 2 VILLAGE ADMINISTRATOR PALMER: Murarka? 3 COMMISSIONER MURARKA: Yes. 4 VILLAGE ADMINISTRATOR PALMER: McCombie? 5 CHAIRMAN MCCOMBIE: Yes. 6 Okay. Now would be the time to make 7 a motion to approve it. 8 COMMISSIONER MURARKA: So moved. 9 CHAIRMAN MCCOMBIE: You make a motion -- 10 COMMISSIONER ABRI: Second. 11 CHAIRMAN MCCOMBIE: -- to approve the design 12 as shown, 80 x 80. 13 COMMISSIONER FOX: So moved. 14 COMMISSIONER KWASEK: Do they have more space 15 to the rear setback line than the 80? 16 CHAIRMAN MCCOMBIE: There is more space back 17 there. 18 COMMISSIONER KWASEK: Can we give them the 19 flexibility to go to the rear setback line if they 20 choose to? 21 When a kid wants to run, 80 feet is 22 not that far, right? 23 COMMISSIONER ABRI: Right. 24 COMMISSIONER KWASEK: I personally would give</p>	<p>1 VILLAGE ADMINISTRATOR PALMER: Abri? 2 COMMISSIONER ABRI: Aye. 3 VILLAGE ADMINISTRATOR PALMER: Fox? 4 COMMISSIONER FOX: Yes. 5 VILLAGE ADMINISTRATOR PALMER: Gillis? 6 COMMISSIONER GILLIS: 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. So the motion is approved and 14 go to the Village Board meeting tomorrow night, 15 please. 16 MS GUPTA: Thank you so much. 17 (Applause.) 18 CHAIRMAN MCCOMBIE: Okay. Next on the agenda 19 there is a proposed residential development for 20 Forest View Estates, but at this point, as I 21 understand it, the Village Engineer is seeking input 22 from MWRD, Cook County DOTH, Hoffman Estates and the 23 Forest Preserve District of Cook County in regards to 24 the membrane bioreactor wastewater treatment system</p>
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<p>1 him the space to the rear setback line. 2 COMMISSIONER FOX: I agree with that, as long 3 as none of the neighbors mind. 4 CHAIRMAN MCCOMBIE: How much space is there 5 from that 80 feet to the rear setback line, can you 6 tell us? 7 MR. MICHALSKI: We don't have the scale 8 drawings, so I apologize. 9 COMMISSIONER FOX: I mean, it goes to 60 on 10 the drawings you have. That looks like maybe there's 11 another 20 or so there. 12 CHAIRMAN MCCOMBIE: Okay. 13 COMMISSIONER KWASEK: Well, it's a 30 foot 14 setback, and the dimensions that are corner of the 15 house is 115.39. 16 CHAIRMAN MCCOMBIE: That would be 85 feet. 17 So it's almost there. 18 COMMISSIONER KWASEK: Okay. 19 CHAIRMAN MCCOMBIE: So we have approved the 20 recommendation to the Board for this variance. 21 ATTORNEY VASSELLI: We have a motion and a 22 second. 23 CHAIRMAN MCCOMBIE: Now we to vote on it. 24 Roll call?</p>	<p>1 being proposed for the development. 2 I know that we've moved the -- This 3 a couple of times. You know, the next meeting we 4 have scheduled is for the 23rd. I don't know if 5 you'll be ready on the 23rd with all of this 6 information, you know, that's needed. 7 Would you like to comment about 8 that? 9 MR. PRASHANTHA: We don't have any comment 10 from the Village yet. 11 CHAIRMAN MCCOMBIE: Just stand up and give 12 your name for the court reporter. 13 MR. PRASHANTHA: So you know, after the -- 14 After we talked about all this, and I have a couple 15 of consultants that came, and we did look up some the 16 places where they installed the system as being 17 active. I also have J & W Trenching, they will 18 maintain those systems, and I have a representative, 19 he wants to say something about the system. And we 20 talked to Cook County, and you know, the approval of 21 the permit that we need for this kind of system is 22 Illinois EPA. So you know, I have my engineer, who 23 specializes in this. So if you want to hear from 24 them.</p>

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<p style="text-align: right;">Page 30</p> <p>1 CHAIRMAN MCCOMBIE: So our engineer is here 2 this evening. We need to make sure that whatever 3 you're doing, they have enough time to review what 4 your engineering team has gotten into and then also 5 you've gotten approval from these people. I can't 6 tell you enough that if we -- If you walk into a 7 development and suddenly you start developing this, 8 and I know you have people who want to buy your 9 homes. 10 MR. PRASHANTHA: Yes. 11 CHAIRMAN MCCOMBIE: And your problem is if 12 this septic system is not going to be approved, 13 you're going to have to redo the whole thing, and I 14 don't know how that will effect your development. 15 MR. PRASHANTHA: I mean, we have a point of 16 who approves this, at least from the discharge. We 17 need to get it from Illinois EPA. 18 CHAIRMAN MCCOMBIE: Yes. 19 MR. PRASHANTHA: And they have approved. 20 It's not with the County. It's not with the Village. 21 It's with the Federal Public Health. That is what 22 our understanding is. 23 CHAIRMAN MCCOMBIE: I just want to make sure 24 whatever you're doing you have the right approvals in</p>	<p style="text-align: right;">Page 32</p> <p>1 system with them, because as the Commission is 2 stating, it's not just the Village that approves it. 3 MWRD has to approve it. It's discharged to Hoffman 4 Estates, so they'll have to take a look at it. So we 5 want to do our due diligence to make sure when you 6 guys do get -- if you get the go ahead, everyone is 7 giving the go ahead, it's not just us and then some 8 other agencies say no. So we're meeting next week 9 with all agencies to kind of discuss the development 10 and kind of discharge that is the big core 11 information that we're looking at, really the 12 discharge, how it's being discharged and any 13 potential impact downstream. Because also it goes to 14 the forest preserve too and I know they're very 15 sensitive about what they receive because obvious 16 their whole ecology of their site. 17 So we are doing our due diligence 18 and in trying to get something together so then we 19 can take information you guys to provide to us, make 20 sure everyone on the agency side that are going to 21 review this and require a permit, they're good to go, 22 so we can all make a concise decision on what can be 23 approved and not approved. 24 MR. PRASHANTHA: I mean, the only agency that</p>
<p style="text-align: right;">Page 31</p> <p>1 place. That the engineer has a chance to look at it, 2 and we've got a chance to look at her comments so we 3 know that -- where we're at on this, okay? 4 MR. PRASHANTHA: Do you want to hear from the 5 consultants that I asked them to come and say 6 something about the system? 7 CHAIRMAN MCCOMBIE: So I would really like to 8 have our engineer not hear it for the first time as 9 we hear it for the first time. I would like the 10 engineer to get the information from your consultant, 11 give it to her, have her write a report to us to say 12 this is rock solid. I love this system. 13 So that is what I need, and I need 14 her to have it before we have it. 15 MR. PRASHANTHA: Is there any timeline for 16 this? 17 CHAIRMAN MCCOMBIE: Well, the 23rd is the 18 next time we are meeting. We are meeting on the 23rd 19 here. We have a date certain. So today is the 8th. 20 The 23rd is 15 days from now. 21 MR. PRASHANTHA: We don't have comment from 22 the Village. 23 MS. SMITH: So we had several meetings with 24 the local agencies to sit down and talk about this</p>	<p style="text-align: right;">Page 33</p> <p>1 I need approval was through IEPA. I called Cook 2 County. I said I need approval. They said we can't 3 review the approval because it's out of our, you 4 know -- 5 CHAIRMAN MCCOMBIE: So are you saying that 6 you believe in your mind that the only approval you 7 need is from the EPA and you don't need approval from 8 Hoffman Estates? 9 MR. PRASHANTHA: We don't approval from any 10 of those agencies. 11 CHAIRMAN MCCOMBIE: If you can stand up and 12 give your name for the court reporter. 13 MR. VIHLER: My name is Kurt Vihler, and for 14 20 years I was a distributor for who I represent now. 15 But I have been through the NPDES process with the 16 different approval from different agencies and 17 whatever. And the normal course of events would be 18 to apply for a NPDES permit from the Illinois EPA. 19 At that time, they review the drawings and the 20 specifications. They make sure it meets their 21 criteria, which is actually quite high. They have 22 several different criteria. I'm goes through the 23 environmental impact. They are going to apply the 24 highest criteria that they actually have. After</p>

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<p style="text-align: right;">Page 34</p> <p>1 that -- After they do that, then they will have --</p> <p>2 then they have a 30 day or 90 day, depending on the</p> <p>3 time period, that interested parties, such as your</p> <p>4 village, Hoffman Estates, the MWRD will have -- will</p> <p>5 be able to comment on that. But what this does is it</p> <p>6 gives them an actual design to see what is actually</p> <p>7 being proposed and the criteria and discharge quality</p> <p>8 requirements. And then all agencies are given --</p> <p>9 interested parties will be able to comment on</p> <p>10 something. Because right now it's nebulous on what</p> <p>11 you can comment on. The process works in this way.</p> <p>12 That's all I wanted to say.</p> <p>13 But it would be about three months</p> <p>14 from know before the EPA would be ready to even have</p> <p>15 a comment period. So that's not going to happen this</p> <p>16 week anyway.</p> <p>17 CHAIRMAN MCCOMBIE: Okay. So I've got to try</p> <p>18 to understand this. So you're saying that what is</p> <p>19 going to happen is that you're going to go -- Are you</p> <p>20 going to go to the Illinois EPA?</p> <p>21 MR. PRASHANTHA: Yes.</p> <p>22 CHAIRMAN MCCOMBIE: You're going to petition</p> <p>23 them --</p> <p>24 MR. PRASHANTHA: Yes.</p>	<p style="text-align: right;">Page 36</p> <p>1 in the Village of South Barrington.</p> <p>2 CHAIRMAN MCCOMBIE: Where is that?</p> <p>3 MR. VIHLER: I'm not sure where, but you have</p> <p>4 them.</p> <p>5 CHAIRMAN MCCOMBIE: Okay.</p> <p>6 MR. VIHLER: And the good news is that it's</p> <p>7 about 10 times cleaner than the existing system they</p> <p>8 have.</p> <p>9 CHAIRMAN MCCOMBIE: That's nice.</p> <p>10 Improvements make a difference.</p> <p>11 MR. VIHLER: I just wanted to say the</p> <p>12 procedure.</p> <p>13 CHAIRMAN MCCOMBIE: So here's the thing, is</p> <p>14 the Village -- Can the Village before they know</p> <p>15 whether or not this will be approved by the EPA give</p> <p>16 them a permit to do construction --</p> <p>17 MR. VIHLER: Unknown. That's not my -- all I</p> <p>18 was saying is the EPA will ask the Village before --</p> <p>19 CHAIRMAN MCCOMBIE: No. I think the real</p> <p>20 question is if this is on the 23rd, all this</p> <p>21 information will -- Does the Village want to issue a</p> <p>22 permit and do we want to issue a permit for</p> <p>23 something -- to build homes without the EPA saying</p> <p>24 their approval.</p>
<p style="text-align: right;">Page 35</p> <p>1 CHAIRMAN MCCOMBIE: -- to approve this</p> <p>2 system.</p> <p>3 MR. VIHLER: However, they don't just approve</p> <p>4 it. They will then look at the criteria, they'll</p> <p>5 match it against their guidelines, match it against</p> <p>6 their discharge requirements and sensitivity, and</p> <p>7 then they will put it open for public comment to</p> <p>8 interested parties such as the Village, the Forest</p> <p>9 Preserve, the other villages. Everybody involved</p> <p>10 will then have ability to make formal public comment</p> <p>11 on the NPDES permit based on the design, criteria and</p> <p>12 discharging requirements.</p> <p>13 Unfortunately, this is going to take</p> <p>14 them several months to get the EPA, just to be able</p> <p>15 to get to that point. The EPA is the entity that</p> <p>16 requests public comment from interested parties, and</p> <p>17 then they will proceed based on public comment they</p> <p>18 get from the Village and the other people on whether</p> <p>19 they issue this permit or not. It's just a</p> <p>20 procedural matter.</p> <p>21 CHAIRMAN MCCOMBIE: I understand. I'm trying</p> <p>22 to -- The dilemma is we've never done --</p> <p>23 MR. VIHLER: Yes, you have. You have a</p> <p>24 Sherman and Roto on the deep lagoon with NPDES permit</p>	<p style="text-align: right;">Page 37</p> <p>1 COMMISSIONER KWASEK: You have a bunch of</p> <p>2 steps here before there's any permits, right. You</p> <p>3 have the Plan Commission reviewing the plan and</p> <p>4 basically approving that process. Then the Village</p> <p>5 Board is going to look at it, and then they can go</p> <p>6 for a building permit. So we're not issuing a</p> <p>7 permit.</p> <p>8 CHAIRMAN MCCOMBIE: No.</p> <p>9 COMMISSIONER KWASEK: But if they have to</p> <p>10 wait three months for us to do our magic before we</p> <p>11 can do our magic, they lose a year. That's the nasty</p> <p>12 part.</p> <p>13 CHAIRMAN MCCOMBIE: I do agree. I do agree.</p> <p>14 COMMISSIONER KWASEK: So you would have to</p> <p>15 make it subject to IEPA or whoever it is that's going</p> <p>16 to give the blessing.</p> <p>17 MR. VIHLER: It's the Illinois -- IEPA.</p> <p>18 MR. PRASHANTHA: I want to have a contingent</p> <p>19 promise. We get the permit --</p> <p>20 MR. VIHLER: But just because you file the</p> <p>21 permit doesn't mean they issue a permit. There's a</p> <p>22 review process and a public comment process.</p> <p>23 CHAIRMAN MCCOMBIE: Right. I don't know if</p> <p>24 the public comment comes from the Forest Preserve</p>

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<p style="text-align: right;">Page 38</p> <p>1 back and says we have to refuse to allow this 2 discharge in our forest preserve. And I'm not saying 3 they're going to do that. I'm just saying, imagine 4 if they did it -- and the Illinois EPA said we're 5 respecting the Cook County Forest Preserve. You 6 can't discharge. 7 MR. VIHLE: That could happen. I'm just -- 8 I have been through this a number of times. I have 9 been through NPDES permits before. But this 10 technology is sound. It's something that the EPA has 11 approved before. The -- There is no technical 12 difficulty with this job. It's just more of the 13 public comment then it is the technology. 14 CHAIRMAN MCCOMBIE: Okay. 15 MR. PRASHANTHA: Recently we got approval on 16 the Schaumburg 290, the Temple. They have it. 17 MR. VIHLE: The Loves Truck stop at 94 and 18 Russell Road, right at that -- that's in Lake County 19 has one of these systems. It's larger than the one 20 that is proposed here. And another one Exit 111 a 21 Loves Truck stop at exit 111 on I-39 which is just 22 south of Rockford, and that's a 25,000 gallon system 23 to do the truck stop and the future hotel also. So 24 there are a number of these around.</p>	<p style="text-align: right;">Page 40</p> <p>1 this, why don't we -- The date certain could be the 2 23rd. We could be here for the 23rd. We could have 3 a public hearing. We could reopen the public 4 hearing. Go from the point where we're at with you. 5 The Village, in the mean time, I would recommend that 6 they look into this. 7 MAYOR MCCOMBIE: I have a question. Paula 8 McCombie, Mayor. 9 I have a question on how many of 10 these systems have -- this particular system, not a 11 variety of the system, but the particular system have 12 been used in housing developments of this sort that 13 he's recommending, how many? I'm not sure what the 14 use, where it's been, what's been for, how many 15 have been used for this particular in the State of 16 Illinois? 17 MR. PRASHANTHA: So the way the system works, 18 ma'am, is you know, so let's say right now I want to 19 build a home. We build in Long Grove, at least three 20 or four homes using this system. That's how I know 21 if I want to do for bigger units, I'm adding more of 22 this -- 23 MAYOR MCCOMBIE: How many have been used in 24 the State of Illinois?</p>
<p style="text-align: right;">Page 39</p> <p>1 COMMISSIONER ABRI: So if we approve it and 2 then somebody else done the line don't -- 3 CHAIRMAN MCCOMBIE: I think that's something 4 that -- if we say -- I'm just thinking out loud here 5 a little bit. We're only making a recommendation to 6 the Board. The Board has a vote and approve this. 7 We'll make a recommendation to what we believe is the 8 best course to have go on here. 9 I would be hesitant to approve a 10 development without knowing that there's a certainty 11 they're going to have their Illinois EPA permit. 12 So you're pretty comfortable that 13 that's going to happen. The problem is what will 14 happen if Hoffman Estates says we don't want it or if 15 Cook County says -- Forest Preserve says we don't 16 want it. 17 MR. VIHLE: Then the developers engineer can 18 argue with the EPA that in fact we have technical 19 needs whatever and they can go back and forth. But 20 Hoffman Estates will have a chance to comment, your 21 village will have a chance to make written public 22 comment. The MWRD would have -- Everybody will have 23 a written chance to do that. 24 CHAIRMAN MCCOMBIE: Okay. So why don't we do</p>	<p style="text-align: right;">Page 41</p> <p>1 MR. ZALEWSKI: I'm Bill Zalewski, with 2 Advanced Consulting Engineers. I'm not aware of how 3 many have been used for multiple homes, but home 4 sewage is the weakest of all sewage. I mean, as was 5 described, Loves Truck Stop antifreeze, oils, gas, 6 plus the showers, that -- It's just based on volume 7 of a sewage that is treated and is designed to treat 8 a volume of sewage. Whether it's 20 homes or 50 9 homes, it's designed for the volume. Whether it's a 10 home or a truck stop or a gas station or even just an 11 industrial building, it's all designed site specific 12 on exactly what is going to be discharged into that 13 system. As far as residential, I don't know how many 14 multiple homes are on a system. 15 MAYOR MCCOMBIE: Can you check that for the 16 Village? We don't have a variety of different 17 systems now in this area and the 350 not which are 18 special use here in town, but this I'm not real 19 familiar with this at all. 20 MR. VIHLE: It's the same one. 21 MAYOR MCCOMBIE: No, it's not the same thing. 22 MR. VIHLE: It's exactly the same thing. 23 This is exactly the same number. It uses the same 24 membrane cartridges. There's more cassettes.</p>

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<p>1 MAYOR MCCOMBIE: So the MS350 are used on 2 cases where nothing else can be used and it's usually 3 for distressed septic systems that cannot be 4 regraded. So if something happens to this particular 5 system, and you've got a subdivision of houses, and 6 it's not been used in other subdivisions that have 7 been built, that would be really worrisome. I don't 8 know about a building permit. We definitely have 9 talk to our legal, because if for some reason you 10 couldn't get that and then all of a sudden these 11 buildings are up, we don't want that problem. So it 12 has to work, and it has to be approved before we're 13 give a building permit.</p> <p>14 MR. VIHLER: And the Illinois EPA has the 15 process to approve it.</p> <p>16 MAYOR MCCOMBIE: You're talking like 90 days, 17 and they need longer for input. But we do have a 18 meeting set up, and I'm involved in those meetings as 19 well. They're coming up -- Actually, there's three 20 meetings. And then we'll talk to those -- We have 21 some issue with Hoffman Estates going on. They may 22 not want this.</p> <p>23 MR. VIHLER: The single homes one that you 24 have, there are over a thousand of those in Illinois</p>	<p>1 way it's supposed to come in in a public hearing or 2 whatever. All of the information prepared so that 3 they can make a decision up there and either refer it 4 or give it to the Board either for a yes or no. But 5 we're missing information right now.</p> <p>6 And no, it's not approved right now.</p> <p>7 There's been discussions on it, a lot of it looks 8 really good, but it's not been approved. And we have 9 like a lot of people here. I don't know what the 10 residents are going to say about it. Maybe they'll 11 love it. It sounds like what we've seen sounds good, 12 but if it's -- If this system doesn't work, and it's 13 not approved by any of these entities. MWRD we are 14 self-reporting, and we do not want to lose our -- we 15 are one of the few municipalities that are 16 self-reporting. We're not going to lose that over a 17 subdivision. So if the MWRD says no and gives us a 18 really hard time on that, and we lose our 19 self-reporting that's a big deal.</p> <p>20 MR. ZALEWSKI: So do we get the MWRD to sign 21 off on it first or do we do the design, get the IEPA 22 involved, they approve it based on their standards 23 and then go to MWRD for their input?</p> <p>24 MAYOR MCCOMBIE: I would think it's the</p>
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<p>1 since 2015.</p> <p>2 MAYOR MCCOMBIE: In a subdivision, the same 3 one that we used MS350 for single-family. This is 4 one for multiple families, 20-some-odd homes.</p> <p>5 MR. VIHLER: The number of homes doesn't mean 6 anything. You just put more cassettes in.</p> <p>7 MAYOR MCCOMBIE: You have to prove that to 8 us. We think it's a different system. Our engineer 9 can look at that too.</p> <p>10 MR. ZALEWSKI: The main question here, is the 11 site plan approved for 27 lots?</p> <p>12 MAYOR MCCOMBIE: Nothing has been approved 13 yet. It's a public hearing.</p> <p>14 MR. ZALEWSKI: Then once again, the plan has 15 been reviewed and with staff and everybody else. If 16 we're going to go to the step of getting full design 17 and getting EPA and getting all the input, are we 18 doing it based on a subdivision that's approved? Are 19 you satisfied with the site?</p> <p>20 MAYOR MCCOMBIE: I'm not sure. Our legal 21 would have to tell us whether we can approve 22 something like that. We may get into big trouble 23 doing something. We've never done that. We had all 24 of the specific things in front of us. That is the</p>	<p>1 latter. You may need to go through IEPA because 2 they're the hierarchy, and once you have that 3 approval, then that's something you come back with on 4 all of the other agencies, and say here is our IEPA 5 permit. They are going to come back with a list of, 6 you know, how they approved it, they test it against, 7 and that's what you use as back to information to 8 approve it or not. You really need that NPDES permit 9 from IEPA before any other agency would even go 10 forward with approval.</p> <p>11 MR. ZALEWSKI: I agree a hundred percent. 12 That's the perfect way to go is to get them to 13 approve it.</p> <p>14 Now, we're going to go and do design 15 based on an approved plan. Because we're happy to 16 make a commitment. You can approve the site plan 17 subject to approval of the sanitary. If we can't get 18 the sanitary or if anybody decides no, I don't like 19 it for some reason, EPA agrees with and it's gone, 20 the subdivision is dead.</p> <p>21 MAYOR MCCOMBIE: But you're talking about a 22 building permit. We're not going to give a building 23 permit.</p> <p>24 MR. ZALEWSKI: We're talking about approval</p>

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1 of a building plan. That's what I'm asking for.

2 Do we have to build a plan, a site
3 plan, that's approved? Because if we're going to do
4 the design work, the design is specific to the number
5 of homes and the flows. We have to report to EPA,
6 here is the flow based on these homes.

7 MAYOR MCCOMBIE: The site plan has not been
8 approved yet. It's not approved by the Board. It's
9 not gone through the Plan Commission.

10 MR. ZALEWSKI: Can we get approval on the
11 site plan subject EPA approval?

12 MAYOR MCCOMBIE: I have to talk to our legal.
13 I'm not an attorney, and I don't know if you have
14 a --

15 CHAIRMAN MCCOMBIE: One second. What do you
16 think that we can approve a site plan subject to --
17 It's not going to be at this meeting. It's going to
18 be at the 23rd.

19 ATTORNEY VASELLI: Here is my comments.
20 Looking at the agenda, because I have no prior
21 background as to understanding this proposed
22 residential development. The agenda item on the
23 public hearing agenda items indicated it's a
24 continuation of a public hearing for proposed

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1 additional entities in the next week, and you have a
2 future meeting later this month. I would say unless
3 you want to hear -- you want to open the public
4 hearing and hear any more information now, at least
5 give your staff the opportunity to discuss those
6 issues with these other entities before you close the
7 public hearing and entertain any motions.

8 CHAIRMAN MCCOMBIE: All right. I think that
9 we were under the impression, especially after the
10 last meeting, that there was not going to be a
11 public -- We were not going to continue the public
12 hearing. We were just going to extend it to a date
13 certain, which I would like to extend it to the 23rd.
14 At that time, we will take recommendations that we
15 have from staff, and we'll review -- and you should
16 go through -- We didn't go through the whole process
17 of approving the last set of drawings. We went
18 through the information on it, and I thought in
19 general, that we thought it was a good plan. We're
20 looking for some more input, and I had a -- I had a
21 series of questions on the homes, the height of the
22 homes, where they were going to be, how they filled
23 in the lots. I had a lot of questions that I would
24 like to spend some time redoing and looking at it

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1 residential development. The agenda also tells me
2 that staff is seeking input from various entities in
3 regard to the wastewater treatment system for the
4 proposed development.

5 The Commission is free to give staff
6 the opportunity to continue with their meetings and
7 due diligence under these assumption of the
8 Commission and the Board will ask for staff's input
9 as so many aspects of the proposed residential
10 development, including wastewater treatment system
11 will be one of them; or this Commission can decide to
12 formally open up the public comment -- public
13 hearing, have further comment and then decide after
14 the conclusion of the public hearing if you're in a
15 position to make a motion to approve or disapprove
16 the proposed residential development, subject to any
17 conditions you put on that, which could include as an
18 example, an approval of the proposed residential
19 development subject to the IEPA approving the
20 proposed wastewater treatment system.

21 So that's a lot of way to say
22 there's a bunch of different options, but I will add
23 my two cents that indicates that it appears as though
24 staff has made arrangements to discuss with these

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1 again.

2 I think that -- I think that we
3 should extend it to the 23rd. We should get the
4 information from staff as to what they believe is
5 that development, what they like, what they don't
6 like, and then also from engineering, you know, to go
7 over the wastewater treatment plan. And there's a
8 lot more information you should give us on the
9 wastewater treatment plan.

10 MR. PRASHANTHA: I mean, if you have a
11 comment, we can provide any information. I don't
12 have any feedback.

13 CHAIRMAN MCCOMBIE: I think the thing is sit
14 with engineering and talk to them about what
15 information they need to feel comfortable with it.

16 MR. ZALEWSKI: While we are providing this
17 information, may I suggest that in contingency that
18 you just read and some information we just heard is
19 can we move forward with the IEPA permit application,
20 because it's going to be a three-month period to get
21 it and another month for public comment or other
22 agencies to comment. So while you're working on the
23 details of the plan and whatever questions you have,
24 we can be securing the sanitary treatment part of the

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<p>1 whole system as part of the contingency that you just 2 mentioned. 3 CHAIRMAN MCCOMBIE: So I understand what 4 you're saying. I believe that the information you're 5 going to give to the Illinois EPA is how many homes 6 and how many bedrooms, right, for the homes on it. 7 MR. ZALEWSKI: There's a pre-determined 350 8 gallons per home per day. That is what we base it 9 on. We also have a safety factor built into with the 10 way we do these designs. 11 CHAIRMAN MCCOMBIE: So changing the number of 12 bedrooms or changing bathrooms, that doesn't affect 13 anything. So all you're saying is that the number of 14 lots then if they vary up or down by a few is 15 probably not -- It's the number that you have right 16 now, I thought it was 26. 17 MR. ZALEWSKI: We're basically 10,000 gallons 18 per day, slightly less than that. That's our 19 benchmark we can begin our design and critique it 20 accordingly. 21 CHAIRMAN MCCOMBIE: Julius? 22 COMMISSIONER KWASEK: If I recall right, I 23 think there was a concern with the documents that we 24 received that from the initial conceptual renderings</p>	<p>1 COMMISSIONER ABRI: I also remember that I 2 had problems with the density. Because the developer 3 wasn't sure if some of the homes were going to be two 4 story or one story. Depending on the market 5 environment, he was going to determine which ones was 6 going to be two story. Now, is that going to have an 7 impact on 10,000 gallons that you are designing if 8 the house is going to be 4,000 square feet versus 9 2,000 square feet. 10 MR. ZALEWSKI: No. The IEPA standard is 350 11 gallons per home. And unless it gets extremely 12 small, we can go down, but we're going to use the 13 maximum of 350. So the design if it's going to be 26 14 or 27 homes, we've got a fixed rate of almost 10,000 15 gallons per day. We'll design for that. Whatever 16 size of houses, how many bedrooms it's going to be, 17 it's not going to have any impact. The flow is just 18 going to be there. That's EPA is going to do. 19 CHAIRMAN MCCOMBIE: If you were at 26 and you 20 went down to 24, again, I don't think you file -- or 21 you went down 20, you wouldn't file a separate thing 22 for Illinois EPA. 23 MR. ZALEWSKI: No. 24 CHAIRMAN MCCOMBIE: In my mind, I think they</p>
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<p>1 of the size of the houses, when you actually looked 2 at the square footages per lot, there were lots that 3 were 4,800 square feet. There were lots that were 4 6,000 square feet. But the renderings had these 5 nice, charming little houses, little, like 2,500 6 feet. Was there -- Am I wrong, was there a concern? 7 CHAIRMAN MCCOMBIE: No, there was a lot of 8 concern I had about that. That -- What happened was 9 that the outline of the homes was not what the square 10 footage is on the charts that you gave us. 11 And so because we weren't going to 12 get farther into this, it's been a while since I 13 looked at this again. I will say this, that you need 14 to -- Whatever you're going to ask for, if you're 15 asking them for 4,000 square foot or if you're asking 16 for 6,000 square feet, we have to see how that sets 17 on the lot. I know you put some parameters on it. 18 You put cookie cutters on there, that made it look 19 exactly what you said, Julius. 20 So we need to see how you're going 21 to do this, especially with people who are backing 22 up. They have to see is there a real free area 23 between the homes so they're not seeing a wall of 24 homes there.</p>	<p>1 should talk to the Illinois EPA now. 2 MR. ZALEWSKI: We'll keep Carissa in the loop 3 of everything we're doing. She'll get a copy of 4 everything. I know this is a unique and new system, 5 and you know, I've been doing it for five years and 6 you know, definitely be sharing everything that we 7 submit to them and keep her in the loop. 8 CHAIRMAN MCCOMBIE: Do you think there would 9 be a problem with them filing Illinois EPA for 10 10,000? 11 MR. SMITH: No. As you guys were stating, 12 the number of houses is really what the take is. As 13 long as it's in that ball park and obviously, 14 demonstrating they're going to put a buffer into it 15 to allow for some flux, I think that's appropriate is 16 to start that, because that is the biggest potential 17 for IEPA permit and it can take three months. We can 18 be working with them. 19 MR. VIHLER: The agencies that want to review 20 the system right now don't -- they could look at the 21 brochure. This system is designed by the engineer 22 for this specific development. The EPA have 23 different criteria on it, and they have their record. 24 Once they have that, then your engineering staff and</p>

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<p>1 the other people actually have a document to look at 2 that has the plans, the sizes, the design of the 3 system, the tank sizes, the emergency backup 4 requirements. They have all the information. Right 5 now, it's -- you can't review anything because it's 6 esoteric. You need an actual design to review it. 7 COMMISSIONER ABRI: When you say this 8 specific project, does that include the number of 9 homes? Does that include square footage of the 10 homes? Does it include the shape of the lots? 11 MR. VIHLER: Just the number of homes. 12 That's all. 13 MR. ZALEWSKI: Again, the shape of the house, 14 the size of the house, the size of the lot has 15 nothing to do with it. It's each house is assigned a 16 flow. What the house looks like, doesn't matter to 17 us at all. It's the flow coming out of the house 18 that the EPA has set a standard, and that's what 19 we're going to use. 20 CHAIRMAN MCCOMBIE: I don't think it matters 21 too much where the house is located on the lot. Just 22 that it's on the lot, you know what I mean. 23 So if you're comfortable with that, 24 then I guess we could take a vote that we're</p>	<p>1 that just to explain what we were going to do. 2 CHAIRMAN MCCOMBIE: It's 15 days from now. 3 MR. PRASHANTHA: We just have to present 4 before coming in front of the Board. 5 CHAIRMAN MCCOMBIE: I don't think we can even 6 have a -- Well, I don't think we have time for a 7 workshop to get everybody here another day. 8 At this point I think we've seen 9 this development enough. I think what I would like 10 to see is I would like to see the final set you've 11 got and what you're going to do with it. 12 MR. PRASHANTHA: We have it. 13 CHAIRMAN MCCOMBIE: You should be ready on 14 the 23rd. Send it to staff so they have a chance to 15 look at it. You know, they have to have a chance. 16 You should be able to send to them right away. 17 MR. PRASHANTHA: I sent a month back, all 18 things so we don't have any comment. That is what 19 we're waiting for you to tell us. We did advise 20 Hoffman Estates 60 foot setback. We revised the site 21 plan. 22 CHAIRMAN MCCOMBIE: Send it to staff again. 23 Send it to staff, and then staff take a look at it 24 right away. Let's be sure that we're all on the same</p>
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<p>1 comfortable with them requesting Illinois EPA the 2 system, so they can get comments, so they can move 3 forward with this. They need to file with the 4 Illinois EPA on the system. That's all they're going 5 to do. 6 COMMISSIONER KWASEK: What is there to vote 7 on? There is nothing to vote to. 8 ATTORNEY VASELLI: That doesn't require a 9 vote. 10 CHAIRMAN MCCOMBIE: Okay. 11 ATTORNEY VASELLI: Just direction from 12 staff. 13 CHAIRMAN MCCOMBIE: So are we of similar 14 minds? 15 COMMISSIONER KWASEK: Yeah, it takes a long 16 time. They got to get going. 17 MR. PRASHANTHA: Thank you. 18 CHAIRMAN MCCOMBIE: And there's going to 19 be -- At the next meeting a lot of information you 20 need to do, and we need to see how this is going to 21 be. So be sure you get the documents out to 22 everybody, all the documents, resend them out so 23 let's have the latest documents. 24 MR. PRASHANTHA: How about a workshop before</p>	<p>1 page on this. Then we will have on the 23rd, we will 2 do a full presentation. We will go over all the 3 details. Everybody take a look at this. Because 4 this will be our chance to drill down where we want 5 it to go, okay? 6 MR. PRASHANTHA: Thank you. 7 CHAIRMAN MCCOMBIE: The next item on the 8 agenda is a presentation for the proposed solar farm 9 by AC Power, LLC. 10 MR. TRIMARCHI: So thank you everybody for 11 seeing us again. We really appreciate the time. We 12 are here to discuss the special use permit 13 application that we submitted on April 8th, I believe 14 it was, and also just discuss all the work we have 15 done between then and now. We understand that there 16 will be no referral for anything of that nature 17 tonight, but we just want to present to you what 18 we've done and get some comments from you all and see 19 what we can do to, you know, receive those comments 20 and make -- incorporate them into our plan going 21 forward. 22 So my name is Bill Trimarchi. 23 CHAIRMAN MCCOMBIE: So there will be for 24 this -- for this presentation, tonight will be a</p>

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<p style="text-align: right;">Page 58</p> <p>1 presentation. They hadn't sent out the information 2 correctly to all the neighbors. So we're going to on 3 the 23rd we will have a meeting there also. They're 4 part of the agenda for the 23rd. That will be a 5 public hearing. This is not a public hearing, 6 because they didn't send out all of those cards and 7 they didn't use certified mail. So they made a 8 mistake on it, and we figured it out. If we would 9 have had a public hearing without the cards signed, 10 we would have had a problem. You'll get another set. 11 It's going to say come the 23rd. There will be a 12 public hearing for this presentation, and at that 13 time, that is when we can have comments. We can also 14 have comments this evening about it, but this is more 15 of an informational thing for us to make sure what's 16 going on. 17 MR. TRIMARCHI: Thank you. 18 CHAIRMAN MCCOMBIE: That's my presentation. 19 MR. TRIMARCHI: Again, thank you so much for 20 seeing us even though we did not send out the mailers 21 correctly. That was an oversight. You all were very 22 clear and accommodating and kind and thank you, yeah. 23 So my name is Bill Trimarchi, I'm 24 the Director of Project Development at AC Power.</p>	<p style="text-align: right;">Page 60</p> <p>1 Schurecht property to the east, Palumbo property to 2 the west, Hoffman Estates to the north, as well as 3 the Willow Creek Church, and our site kind of sits 4 right in the middle of all of those parcels. 5 The project is a remediated landfill 6 which is out of post-closure care with the Illinois 7 EPA, as well. AC Power will construct and operate a 8 megawatt PV system on around a 25 acre portion of the 9 property. We've already submitted the preliminary 10 designs to ComEd utility for interconnection and 11 approval, which we expect to hear from -- feedback 12 from them within the next few months. Again, like I 13 mentioned a moment ago, our hope is to see this for 14 Community Solar, which I'll talk a little bit later 15 in the presentation. 16 MS. ROWLEY: Some of the common questions we 17 get with this. They are fixed tilt. Since it is on 18 top of a landfill, there are not quite the same type 19 of solar system that you typically would see on 20 agricultural fields. We're not allowed to penetrate 21 the cover. So they rest on top of the cover. They 22 are concrete ballast or kind of similar foundation 23 that rest on top and then there's a fixed tilt system 24 that stays on top of those ballasts. It's not</p>
<p style="text-align: right;">Page 59</p> <p>1 MS. ROWLEY: And I'm Anne Rowley, I'm a PE 2 with TRC Companies. We're the engineering design 3 firm behind the project. 4 MR. TRIMARCHI: So our proposed project is at 5 541 East Mundhank Road in South Barrington, and it's 6 on the EFI Waste System's, LLC owned landfill. 7 Yeah, just a little bit about AC 8 Power. I know we went through this last time, but 9 for anyone in the audience. AC Power has been around 10 since 2016. We are a woman-owned business, and we 11 are dedicated to developing solar projects on 12 landfills, brown fields, inactive hazardous waste 13 sites and other disturbed sites such as former mines 14 and things like that. So AC Power has six 15 operational projects in New Jersey with three 16 projects suspected to reach operation in New York in 17 2023-2024. We have been working in development in 18 Illinois now hoping to develop projects for the 19 Adjustable Block Program for Community Solar, which 20 is opening in June 1st. 21 So this is a project location. 22 Again, I know we went through this last time, but 23 this is the site at 541 East Mundhank Road. We have 24 Mundhank Road to the south of the site here, the</p>	<p style="text-align: right;">Page 61</p> <p>1 tilting with the sun. It's sustained at a set angle 2 always and resting on the cover. So during 3 construction there is no grading or anything of that 4 nature to impact the cover whatsoever. 5 Some other questions we typically 6 get, the fence will be 7 feet high going around. You 7 can kind of see it around the edge here. That's 8 standard with NFPA code that we have it that high for 9 the National Fire Protection Agency. 10 And then the access road we will be 11 using quite a bit of the existing access road that 12 the landfill already has currently there. We'll be 13 reinforcing it obviously, since it is a little older. 14 And then there will on average 20 foot wide access 15 road around it. 16 Then just move to the landscaping. 17 We do have landscaping proposed all around the 18 northern, eastern and southern perimeter. It's the 19 yellow. It is a 20 foot buffer, which just means 20 there's a mixture of Cedar and Spruce trees in there 21 to provide vegetative screening and help, you know, 22 not be able to see anything. 23 AUDIENCE MEMBERS: Excuse me, I have a 24 question. How high are the solar panels off the</p>

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<p style="text-align: right;">Page 62</p> <p>1 ground?</p> <p>2 MS. ROWLEY: The current model we're</p> <p>3 proposing, which is only at the permitting stage, but</p> <p>4 the current model is only about 10.5 high.</p> <p>5 AUDIENCE MEMBER: 10 feet 5 inches?</p> <p>6 MS. ROWLEY: 10 1/2 feet. 10 feet, 6 inches.</p> <p>7 AUDIENCE MEMBER: Your fence is only going to</p> <p>8 be 7 foot high.</p> <p>9 MS. ROWLEY: Yes, but the trees are being</p> <p>10 installed at 5 to 6 feet high and will grow to mature</p> <p>11 height.</p> <p>12 AUDIENCE MEMBER: Within the fence line?</p> <p>13 MS. ROWLEY: They're outside the fence line</p> <p>14 to cover the fences so no one will see the fence.</p> <p>15 AUDIENCE MEMBER: Did you say they would be</p> <p>16 berming all the way around the site?</p> <p>17 MS. ROWLEY: No. The fence -- There's</p> <p>18 vegetative screening all the way around the site.</p> <p>19 That's what that yellow is. There is already an</p> <p>20 existing berm constructed by the landfill to the</p> <p>21 north.</p> <p>22 AUDIENCE MEMBER: I just listened to a whole</p> <p>23 piece of information about a gentleman who looked for</p> <p>24 only a 6 foot fence that others had to look at in the</p>	<p style="text-align: right;">Page 64</p> <p>1 the smell.</p> <p>2 AUDIENCE MEMBER: We hear it running all the</p> <p>3 time. The methane gas wells let of the gases all of</p> <p>4 the time.</p> <p>5 MS. ROWLEY: It's not electricity.</p> <p>6 AUDIENCE MEMBER: But you still hear them.</p> <p>7 CHAIRMAN MCCOMBIE: Okay. As you talk, if</p> <p>8 you would raise your hand, I'll point to you. If you</p> <p>9 would say your name, then she'll be able to record</p> <p>10 it. We will be able to record the information, okay?</p> <p>11 MR. TRIMARCHI: Part of the reason we came</p> <p>12 here tonight is to receive feedback from the public</p> <p>13 since you will know what's going into your town. So</p> <p>14 we appreciate any and all comments that you have, and</p> <p>15 we'll definitely take that with us and do what we can</p> <p>16 to address that.</p> <p>17 MS. MADDELONE: Laura Maddelone, I'm in the</p> <p>18 Hoffman Estates side on the north end there. The</p> <p>19 reason that, you know, most of us are here is we have</p> <p>20 so many questions. Because we just -- I saw a</p> <p>21 newspaper article in the Herald about this by</p> <p>22 accident like a week or so ago. And then maybe two</p> <p>23 or three days after that then we got the card in the</p> <p>24 mail. So this is the first time that any of us in</p>
<p style="text-align: right;">Page 63</p> <p>1 area, and rightfully so, he got that. But that was a</p> <p>2 special need. And now you're talking about me</p> <p>3 looking at a 7 foot fence perhaps buried by</p> <p>4 vegetation, I think not.</p> <p>5 MS. ROWLEY: You're not going to see the 7</p> <p>6 foot fence.</p> <p>7 AUDIENCE MEMBER: Stand on my second floor.</p> <p>8 MS. ROWLEY: You could do a visual screening</p> <p>9 and site study. We did look into it, and you won't</p> <p>10 see the landfill. You won't see the solar.</p> <p>11 AUDIENCE MEMBER: I see the entire landfill</p> <p>12 now.</p> <p>13 MS. ROWLEY: But there's no trees there now.</p> <p>14 AUDIENCE MEMBER: Yes, there are.</p> <p>15 AUDIENCE MEMBER: You know, there is a system</p> <p>16 on this landfill that's catches methane gas, okay.</p> <p>17 Now, that's very important, and the Village is</p> <p>18 getting revenue off that, I believe, or should be</p> <p>19 because that was passed over 20 years ago when they</p> <p>20 put the system in.</p> <p>21 MS. ROWLEY: That system is no longer active.</p> <p>22 They are not getting funding.</p> <p>23 AUDIENCE MEMBER: That system is no longer</p> <p>24 active, the methane -- because we don't have</p>	<p style="text-align: right;">Page 65</p> <p>1 our neighborhood or in the surrounding areas I'm</p> <p>2 presuming also the people on Mundhank in South</p> <p>3 Barrington. This is the first time we've heard any</p> <p>4 talk about this. And usually, we find things out</p> <p>5 late, like when they were trying to do the Veteran's</p> <p>6 cemetery, you know like all of a sudden it was voted</p> <p>7 down by the Board. We never knew it was proposed to</p> <p>8 begin with. So we're just finding about this. We</p> <p>9 have a lot of questions. It really impacts everybody</p> <p>10 who live around it.</p> <p>11 MR. TRIMARCHI: We understand that and</p> <p>12 appreciate that as well. We're still in, you know,</p> <p>13 preliminary permitting phase of this. This is not,</p> <p>14 you know, something that is getting installed</p> <p>15 tomorrow or anything like that. That's why we're</p> <p>16 here tonight to discuss this with all of you.</p> <p>17 COMMISSIONER MURARKA: These solar panels are</p> <p>18 mounted on a solid platform, which are two poles or</p> <p>19 something in the ground.</p> <p>20 CHAIRMAN MCCOMBIE: No, they are not anchored</p> <p>21 to the ground.</p> <p>22 MS. ROWLEY: They are not anchored to the</p> <p>23 ground. They're on a ballast.</p> <p>24 CHAIRMAN MCCOMBIE: It's a ballast system.</p>

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<p>1 So think of it as a massive chunk of concrete, 3 foot 2 by 12 feet by 3 foot, and it sits on top of the soil. 3 COMMISSIONER MURARKA: They are anchored 4 also. 5 CHAIRMAN MCCOMBIE: No. They can't penetrate. 6 MS. ROWLEY: They are heavy enough. They sit 7 on top of the cover. 8 COMMISSIONER MURARKA: You point for your 9 information, I don't know if you saw it in the news 10 there was a newspaper article a week ago. Back in 11 India, most of folks had kind of a similar idea of 12 using -- These system which is not usable in solar 13 panel in general, we use them for solar purpose like 14 you are doing, and what they saw is a big dam, water 15 dam used for hydroelectric power generation. They 16 said the dam surface, water surface, is pretty 17 stable. It does not go up and down like the ocean. 18 So they decided to put solar panels on the water dam, 19 okay. They spent a lot of money, and it worked. 20 There was a storm 30 to 40 miles an hour wind, which 21 is not compared to what we get, and the whole thing 22 got demolished. So my point here is that if they're 23 sitting on a bunch of gravel and a 60, 70 miles 24 windstorm comes through the area, what happens?</p>	<p>1 COMMISSIONER KWASEK: So you have a hill, 2 right. So are the solar panel level or do they 3 follow the contour of the berm? 4 MS. ROWLEY: They follow the contours. 5 COMMISSIONER KWASEK: So then your height 6 will be pretty much consistent. 7 MS. ROWLEY: Yes. 8 COMMISSIONER KWASEK: You won't be 35 feet at 9 each end. 10 MS. ROWLEY: No. 11 CHAIRMAN MCCOMBIE: I just want to say that 12 this is -- We saw this for the first time on what 13 date the 8th? 14 MR. TRIMARCHI: 8th, yes. 15 CHAIRMAN MCCOMBIE: That was the first time 16 we saw this, and we have been putting out the 17 information to everybody after that. 18 Please. 19 MS. FINN: April Finn. I have a question. I 20 have read the newspaper about in Texas they had big 21 solar farm and they hail damaged all of the units. I 22 don't know if these are fixed or not. But we really 23 don't want a solar farm graveyard. And my husband is 24 a contractor. He builds people's roofs and puts</p>
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<p>1 MS. ROWLEY: I mean, They are quite heavy. 2 COMMISSIONER MURARKA: We can get that kind 3 of storm. They are not anchored. 4 COMMISSIONER KWASEK: It's dead weight in the 5 concrete. You have a dead weight in the concrete. 6 It's an easy one. 7 CHAIRMAN MCCOMBIE: Yeah. This is truly just 8 a math. It's an engineering math. You just 9 engineer, put the math in and it works. You 10 calculate it for the surface area of the solar panel 11 and then also the wind. Because it's an engineering 12 number. 13 COMMISSIONER MURARKA: I just want to make 14 sure they don't -- The panels don't fly away. 15 MS. ROWLEY: We don't want that. 16 MR. TRIMARCHI: We don't want the panels to 17 fly away. 18 COMMISSIONER KWASEK: So each line as it goes 19 across the berm -- 20 MS. ROWLEY: These? 21 MR. KWASEK: I presume it does not follow the 22 contour of the berm or does it follow? 23 MS. ROWLEY: When you're saying berm, you 24 mean the landfill cap?</p>	<p>1 roofs up. A lot of people that put solar panels on 2 the roof and a year later the company goes out of 3 business. And that's what I'm afraid of that we're 4 going to have this huge destroyed -- actually, the 5 landfill looks pretty good. It's green. But I don't 6 want it to be also a landfill and a solar panel 7 graveyard. 8 MR. TRIMARCHI: We understand that, and we 9 are not -- We would not be proposing a system like 10 this in a location like this if we thought we weren't 11 going to be around -- if we were only going to be 12 around for the short term. We plan -- This is a 13 community project, and we intend to be around for the 14 duration of the life of the system. 15 AUDIENCE MEMBER: You intend. What about -- 16 We just had a tornado come through and down the 17 street. 18 MR. TRIMARCHI: Do you want to talk about 19 wind load or? 20 MS. ROWLEY: I can. I mean, I'm a little 21 rusty at it. I mean, typically too with all of these 22 solar projects, we're required right before 23 construction to put a decommissioning plan in. 24 That's giving among other things, it's an operation</p>

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<p style="text-align: right;">Page 70</p> <p>1 and maintenance plan in there. It's saying, you 2 know, how they're going to take care of it. If for 3 some reason AC Power is no longer there, putting it 4 in to place with the different entities that need to 5 be there that even if a panel goes out, they are 6 going to be alerted remotely because the system sends 7 when there's panels out and an O & M comes out and 8 switches it out. So we had this question a lot for 9 lots of different solar projects. I mean, at the end 10 of the day, always O & M plan. Even if a tree dies, 11 there's O & M crews that comes out and replace it. 12 MS. ROSENTHAL: My name is Bernadine 13 Rosenthal. There was a terrible odor from this 14 garbage dump and 20-some-odd years ago methane gas 15 was being captured. We don't have any odor, so I 16 assume that the methane gas is still being captured. 17 That gas was being sold, and the Village received a 18 share of it. And BFI, they got a share of it now. 19 If you put these solar panels in and 20 you're not aware of the methane gas recapture, we're 21 going to have a stinky mess again. 22 MS. ROWLEY: We're avoiding all of the wells. 23 So you can actually see them in there. They're 24 little red dots. We're not planning on impacting any</p>	<p style="text-align: right;">Page 72</p> <p>1 this to be a community project and have all the 2 benefits that would received all benefits. 3 MS. MADDELONE: Laura Maddelone again. So 4 how does that work, you said we subscribe. So do we 5 have to pay a fee? Usually subscribe meaning you pay 6 into something. 7 MR. TRIMARCHI: There is no fee, and you can 8 opt in and opt out at any time with no contracts or 9 anything like that. I understand the hesitation with 10 dealing with energy supply companies. 11 MS. MADELONE: And we just get electricity. 12 MS. ROWLEY: Normally been 20 percent. Sorry 13 and I currently tracking with ComEd territory, it's 14 been lately about 20 percent of the bill decreased 15 for electricity. 16 MR. FINN: For the surrounding areas? 17 MS. ROWLEY: For anyone that subscribes. 18 MR. TRIMARCHI: The other benefit too to your 19 question, so one of the big Community Solar benefits 20 is that, you know, having all of the solar panels in 21 one place negates the need for having all residents 22 to have solar panels on their homes. If for whatever 23 reason you own a home and want solar panels but your 24 house isn't oriented in the correct way, you could</p>
<p style="text-align: right;">Page 71</p> <p>1 of that. 2 MS. ROSENTHAL: Well, you do know that 3 there's a methane gas recapture, yes? 4 MS. ROWLEY: Yes. 5 MS. ROSENTHAL: And you're going to protect 6 that methane gas. 7 MS. ROWLEY: We are not touching anything. 8 It stays -- There's radius around so any of the 9 landfill crew can still get to all of the wells as 10 well. 11 MR. FINN: Fred Finn. Real quick, the 12 landfill looks great now. It's natural, and the 13 solar panels aren't going to look as nice. What are 14 the benefits to the homeowners that are -- in the 15 surrounding area to lose the benefit of the beautiful 16 site compared to big black solar panels? 17 MR. TRIMARCHI: Sure. So our intention for 18 this project is to apply it to the Community Solar 19 Program in Illinois. So the benefit would be that 20 anyone in the town can subscribe and be a shareholder 21 in the site and as a result you would receive lower 22 electricity costs and that would be the benefit to 23 the town. We're not planning on just install this 24 year and not having anybody be involved. We want</p>	<p style="text-align: right;">Page 73</p> <p>1 subscribe to Community Solar and still get solar 2 energy to your home. 3 CHAIRMAN MCCOMBIE: So a lot of these people, 4 might not realize they are in the northern or in 5 Hoffman Estates. Will Hoffman Estates -- and I just 6 don't know. Will Hoffman Estates and South 7 Barrington be part of this? 8 MS. ROWLEY: Correct. It's anyone in ComEd 9 territory can apply. 10 CHAIRMAN MCCOMBIE: Okay. I didn't know. 11 AUDIENCE MEMBER: I'm a north Hoffman 12 resident. We bought the house in 2019, new family, 13 because of the wildlife and the beautiful -- like 14 it's a landfill, but we also back up to the farmland. 15 And my kids call it like it suburban safari because 16 of the wildlife that is freely roaming now because of 17 the lack of fencing and the lack of development 18 there. And that's my main concern. This was going 19 to be our forever home. Like we're in north Hoffman, 20 yes, but like it's not enough to say we're going to 21 be part of the Community Solar. Like we are directly 22 impacted. All of Hoffman, all of other South 23 Barrington is not directly impacted. So what is our 24 benefit for them being our backyard?</p>

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<p style="text-align: right;">Page 74</p> <p>1 CHAIRMAN MCCOMBIE: Again, I think what they 2 said is that if you opt into the program -- 3 AUDIENCE MEMBER: But that's for a community, 4 right, like we are -- 5 CHAIRMAN MCCOMBIE: No, individually. Your 6 bill will go down by 20 percent. 7 AUDIENCE MEMBER: But not all of north 8 Hoffman is 20 percent. So anyone in north Hoffman. 9 We are in north Hoffman all of us behind that. We 10 should get something. What else for us is my 11 question. We have something taken away, so then what 12 is our direct benefit? Does that make sense? 13 CHAIRMAN MCCOMBIE: It -- 14 AUDIENCE MEMBER: It's 20 percent for 15 everyone. We are losing our view of our wildlife, 16 our home value, and that is like -- That is the 17 concern. And like I said, this was going to be our 18 forever home, and that's a question mark now. 19 CHAIRMAN MCCOMBIE: Right. 20 MR. MICHALSKI: Can I say something? 21 What percentage of the landfill are 22 you covering with the solar panels so the residents 23 would know? 24 MS. ROWLEY: It's about 33 acres.</p>	<p style="text-align: right;">Page 76</p> <p>1 Like are you presenting to Hoffman? 2 MR. TRIMARCHI: No. We are not, no. 3 CHAIRMAN MCCOMBIE: So it's in South 4 Barrington. 5 AUDIENCE MEMBER: I understand that, but it 6 impacts Hoffman. 7 MR. TRIMARCHI: I appreciate your comments. 8 As a homeowner myself, I understand. We have not 9 presented to Hoffman Estates. 10 AUDIENCE MEMBER: I'm speaking for myself. I 11 don't have much power I have in this room by myself. 12 MR. TRIMARCHI: Your opinion is very 13 powerful. 14 AUDIENCE MEMBER: You know what I mean. I 15 just don't know how much -- I can speak as loud as I 16 want and say how much does that carry as non- 17 Barrington resident? 18 MR. MICHALSKI: Just an informational note, 19 this landfill is privately owned. And even though 20 it's South Barrington. 21 AUDIENCE MEMBER: Who owns it? 22 MR. MICHALSKI: I believe it's Old Republic, 23 I believe. 24 CHAIRMAN MCCOMBIE: Yes.</p>
<p style="text-align: right;">Page 75</p> <p>1 MR. TRIMARCHI: So not the entire landfill. 2 CHAIRMAN MCCOMBIE: It's approximately -- 3 It's approximately a hundred acres, and they are 4 covering 33 acres of it. That's what the 5 presentation was last time. 6 MR. TRIMARCHI: That's correct. 7 CHAIRMAN MCCOMBIE: So about a third is going 8 to be covered. Two-thirds of it won't be covered. 9 The setbacks are really very far away from the edges, 10 and I think the setbacks were in the 270 to 250 feet 11 setbacks. 12 MR. TRIMARCHI: That's correct. 13 CHAIRMAN MCCOMBIE: So they're very far. The 14 final presentation that they'll do for this when they 15 come for the public hearing, they are going to go 16 through all of this. 17 This land is in South Barrington and 18 the land that's immediately adjacent to it is also in 19 South Barrington. They are talking about building a 20 development there also, a home development in that 21 area. So you should know that that's what they're 22 talking about. 23 AUDIENCE MEMBER: So is this conversation 24 happening at the Hoffman village meetings as well?</p>	<p style="text-align: right;">Page 77</p> <p>1 MS. MILLER: My name is Maryann Miller, and I 2 am most concerned as your one furthest to the north 3 is right behind my house. I have worked with the 4 landfill, which I considered to be good stewards of 5 that property for many, many years. We had huge 6 problems with flooding, that was 6 foot deep to the 7 top of the fences behind those houses. We sat with 8 them. We sat with your village. And we also sat 9 with our elected leadership from Hoffman Estates. We 10 had that berm built that you see in that property 11 because the flooding was really bad, and the flooding 12 still continues to exist but not beyond our berm. So 13 you should know that you're going to experience water 14 issues as well. And that's a problem, because I 15 don't know how that's going to affect other things. 16 The landfill has been very good 17 stewards of the property. Any time I call the 18 property manager to speak with them, we've had 19 nuisance issues with very tall Poplar trees, as well 20 as health issues with them. They have taken care of 21 them, albeit, it's taken a little bit of time. 22 Everybody has a budget. Everybody has a plan. 23 Now, like you had said earlier, it's 24 starting to look really nice back there now, and it's</p>

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<p style="text-align: right;">Page 78</p> <p>1 all settled down. We've gone through dust storms. 2 I see in your photos that there 3 are -- There is no vegetation underneath these solar 4 panels. 5 MS. ROWLEY: There will be vegetation. 6 MS. MILLER: It's not in your picture. It's 7 not there. Why do you have to come so far back 8 towards the homes? 9 Granted, I have read the literature, 10 I heard the information, and even in your own 11 brochure it says that noise should be eliminated by 12 fencing and vegetation, yet the gas wells remain, and 13 we still hear them, dependent upon climate change, 14 whether it's very not or very cold. And we're going 15 to hear this as well. We may not see anything, and 16 we won't see anything from our ground-level area, but 17 we will from our second floors, and that is 18 industrial. And no matter what you say you're going 19 to put up or try and mitigate sound with, it flows 20 through, and it flows through to the whole 21 neighborhood, not just those homes there. 22 This is a very limited place. It's 23 a small place, and certainly we all can find bigger 24 landfills to fill in on. Why would you want to put</p>	<p style="text-align: right;">Page 80</p> <p>1 MR. TRIMARCHI: Solar panels, themselves, do 2 not make noise. I don't know what the decibel output 3 of the waste generator plant is, but I know that the 4 convertors that we use generate less than 69 5 decibels, and that's at the -- where the pad is, 6 which it would be somewhere around here and over 7 here. And by the time it reaches the lot line, it 8 will be less than 50 decibels. 9 UNIDENTIFIED SPEAKER: How many panels? 10 CHAIRMAN MCCOMBIE: Please, yes. 11 AUDIENCE MEMBER: So there's some concern 12 about the noise. Electric magnetic fields emitted 13 from them -- 14 CHAIRMAN MCCOMBIE: I didn't hear what you. 15 AUDIENCE MEMBER: The electric magnetic 16 fields are usually found are solar farms. They are 17 generating, yeah, depending on -- I didn't do much 18 research, I really haven't. I just heard about that, 19 health issues, whatever. But you know, there is 20 another area near Lakewood and Barrington Road that 21 is still wide open, next to the Microsoft or Cloud 22 building that were built there. So instead of 23 putting this in a residential area, have you looked 24 at maybe that other field, which is already</p>
<p style="text-align: right;">Page 79</p> <p>1 it here? And then now for the first time I hear that 2 there is other area that you also want to develop in 3 South Barrington with homes. Where on that map is 4 that, sir? 5 CHAIRMAN MCCOMBIE: The land to east of this 6 that goes all the way to Freeman. Do you know where 7 that is? That land right there, they would like to 8 develop that. They've already come before us with a 9 proposal to develop that land. That was a couple 10 years ago, and it didn't go through. But that -- 11 Eventually -- 12 MS. MILLER: Eventually it will happen, and 13 those homes will be affected as well. 14 CHAIRMAN MCCOMBIE: These homes are -- Right 15 now the homes that are just on Freeman and Mundhank, 16 that development where that is, where these guys are, 17 Forest View, that development that's what we're 18 talking about right there. 19 MS. MILLER: And those homes will be impacted 20 in the future too by an industrial involvement in the 21 middle of a growing community, and that's not real 22 appreciated. And so I'm asking that we give this a 23 real hard look at what's happening. 24 AUDIENCE MEMBER: Do solar panels make noise?</p>	<p style="text-align: right;">Page 81</p> <p>1 industrial and there's no homes near it. Because 2 part of what I'm concerned about too is, you know, 20 3 percent off my electric bill is really not going to 4 make up for the decrease in my property value. I'm 5 hoping to sell my home soon. 6 CHAIRMAN MCCOMBIE: Just so that we get 7 everything. There's only proposal here for a solar 8 farm, and it's at that location. You know, there 9 isn't -- There isn't another proposal they are 10 looking at. They are looking at that one. And one 11 of the things they do, is they go to areas that are 12 brown sources that are waste areas, things like that. 13 And so what happens is that's what they do. They 14 don't put them on farmland. They don't use land that 15 can be used for something else. They don't put a 16 solar field there. That's their basis of what they 17 do, what the type of company they do. So all of 18 their projects are either on brown fields or on waste 19 sites or something like that, so that there couldn't 20 be any other development there. They don't want to 21 use good American soil for anything other than -- you 22 know, so this is wasteland. 23 AUDIENCE MEMBER: Who is going to be funding 24 this? Are there any taxpayer dollars from the</p>

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<p style="text-align: right;">Page 82</p> <p>1 Township, from Barrington Township?</p> <p>2 CHAIRMAN MCCOMBIE: No.</p> <p>3 MR. TRIMARCHI: This will actually provide</p> <p>4 tax revenue to the town. I haven't gotten to that</p> <p>5 point yet. I don't have the numbers, but I'll send</p> <p>6 over kind of the rough calculation that I have been</p> <p>7 approved to send to you. It will be substantial.</p> <p>8 AUDIENCE MEMBER: To South Barrington</p> <p>9 residents or surrounding communities?</p> <p>10 MR. TRIMARCHI: That, I'm not sure about a</p> <p>11 hundred percent. I believe South Barrington.</p> <p>12 MR. FINN: Fred Finn. Did I hear earlier</p> <p>13 correct, did you say 270 foot setbacks around the</p> <p>14 entire facility?</p> <p>15 MS. ROWLEY: It's 220 to the east here. From</p> <p>16 this house over -- 300 over here, and I believe we're</p> <p>17 over a hundred from the easement here.</p> <p>18 MR. FINN: The reason I'm asking,</p> <p>19 visualization. That's a football field, everybody,</p> <p>20 just so you know. That's a pretty long setback. But</p> <p>21 what is -- What did you say the bottom one was on</p> <p>22 Mundhank?</p> <p>23 MS. ROWLEY: I know were a hundred from the</p> <p>24 property line. I don't know quite -- I want to say</p>	<p style="text-align: right;">Page 84</p> <p>1 there that would be more than 15 percent of the total</p> <p>2 tree population. So I think there's like 390 trees,</p> <p>3 is that what you're putting up? So there's quite a</p> <p>4 few trees, but it's a big area also.</p> <p>5 AUDIENCE MEMBER: Can you talk about what</p> <p>6 it's going to look like along the western -- the</p> <p>7 eastern boundary of the property that's adjacent to</p> <p>8 the Schurecht property, what the setback is there,</p> <p>9 what berm landscaping is going to look like on that</p> <p>10 eastern boundary?</p> <p>11 MS. ROWLEY: So the setback is over 220 feet</p> <p>12 to the panels.</p> <p>13 AUDIENCE MEMBER: And landscaping, berming</p> <p>14 along that?</p> <p>15 MS. ROWLEY: There's a 20 foot tree buffer</p> <p>16 along that side. So 20 feet wide with currently</p> <p>17 Cedar and Spruce.</p> <p>18 COMMISSIONER KWASEK: How tall?</p> <p>19 AUDIENCE MEMBER: 20 feet tall with berming.</p> <p>20 MS. ROWLEY: It's not berming. It's</p> <p>21 landscaping. They're going to install that five to</p> <p>22 six feet high and then grow 40 to 50 feet at</p> <p>23 maturity.</p> <p>24 AUDIENCE MEMBER: How long does it take to</p>
<p style="text-align: right;">Page 83</p> <p>1 it's another 200 here.</p> <p>2 MR. TRIMARCHI: So we follow the town code</p> <p>3 which is significantly less than that, and we</p> <p>4 provided a lot more setback than what is required,</p> <p>5 because we understand the visual impact it has on the</p> <p>6 surrounding community. We get these questions often,</p> <p>7 and we understand that.</p> <p>8 MR. FINN: I would just like to see at the</p> <p>9 next meeting whenever this comes up, a little more</p> <p>10 detail what they plan to do with the vegetation and</p> <p>11 things like that. So you're taking a football field</p> <p>12 back and you're having a fence that's going to look</p> <p>13 something -- I mean, some sort of computer-generated</p> <p>14 display should be able to be done and that may</p> <p>15 alleviate some angst.</p> <p>16 MS. ROWLEY: It's called a line-sight study.</p> <p>17 We can do that.</p> <p>18 AUDIENCE MEMBER: And the landscape one</p> <p>19 should be included.</p> <p>20 CHAIRMAN MCCOMBIE: They have included quite</p> <p>21 a bit of landscape information. As a matter of fact,</p> <p>22 we had some comments already on the landscaping.</p> <p>23 We're giving them some suggestions about trees, which</p> <p>24 trees to use. We don't want any trees that we be in</p>	<p style="text-align: right;">Page 85</p> <p>1 get from five foot to 40 foot?</p> <p>2 COMMISSIONER KWASEK: Long after your dead</p> <p>3 and I'm dead and everybody else in this room is dead.</p> <p>4 MR. BLAKE: Norbert Blake. The shrubbery</p> <p>5 you're putting in, was mature brand new shrubs.</p> <p>6 MS. ROWLEY: They're five to six feet.</p> <p>7 They're not mature yet.</p> <p>8 MR. BLAKE: Yeah, that's not quite</p> <p>9 acceptable.</p> <p>10 CHAIRMAN MCCOMBIE: Names, please, whenever</p> <p>11 you can.</p> <p>12 MS. DAMICO: Denise Damico. I have a couple</p> <p>13 of questions.</p> <p>14 How long is the lease that you're</p> <p>15 going to get on this property?</p> <p>16 MR. TRIMARCHI: 25 years with I think a 30.</p> <p>17 MS. ROWLEY: It's 20 years with three five</p> <p>18 year renewals.</p> <p>19 MS. DAMICO: Do you mind saying how much</p> <p>20 you're paying for this lease?</p> <p>21 MR. TRIMARCHI: I don't know off the top of</p> <p>22 my head.</p> <p>23 AUDIENCE MEMBER: Yes, you do.</p> <p>24 MR. TRIMARCHI: No, I actually don't. I'm</p>

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<p style="text-align: right;">Page 86</p> <p>1 not a salesperson who created the lease. I can have 2 that information for the next time we come. 3 MS. DAMICO: Who actually owns the company, 4 is it a foreign company? 5 MR. TRIMARCHI: No. Annika Colston. She 6 is -- lives in New York City. She owns the company. 7 Before owning this company, she was in waste energy. 8 This company has been around since 2016. 9 MS. DAMICO: How many panels do you say 10 you're going to be on there and what is their size? 11 MS. ROWLEY: I know I have it in the plans, I 12 don't have it handy. 13 MR. TRIMARCHI: I think somewhere around 14 11,000 panels. 15 MS. DAMICO: How big is a panel? 16 CHAIRMAN MCCOMBIE: Before -- If you give out 17 wrong information, that woman is going to remember 18 it. So I would -- They should really put out the 19 right information. I don't want wrong information 20 put out. I want the right information put out. So 21 bring the information. 22 MS. ROWLEY: We'll get details. 23 MS. DAMICO: Where are these panels 24 manufactured?</p>	<p style="text-align: right;">Page 88</p> <p>1 MR. BECK: You don't know who initiated the 2 deal. You don't how many panels there's going to be. 3 You don't know the size of each panel. You don't 4 know where the panels are made. It's maybe going to 5 get you a discount of 20 percent from ComEd if you 6 subscribe to the service. So you're selling power, 7 just like a telemarketer, and you have been unable to 8 state any positive benefit that this would have to 9 the people who live in the area, especially the 10 people on the north side that border up to that 11 property, like us. If the words do, is any 12 indication of the poorly prepared presentation 13 tonight, I would strongly lobby against you even 14 considering to do something like this, okay. You may 15 want to be better prepared. Looking at the brochure, 16 what did you give this like five or six brochures. 17 The ones you did provide us were very poorly made, 18 difficult to read. They provide minimal information 19 at best. So I'm just offering an idea, maybe a 20 little bit of a constructive suggestion -- 21 MR. TRIMARCHI: I appreciate that. 22 MR. BECK: -- maybe you should go back to the 23 drawing board for the next three to six months, 24 rebuild, this thing and bring it back to these good</p>
<p style="text-align: right;">Page 87</p> <p>1 MS. ROWLEY: It's still at the permitting 2 stage, so it doesn't get decided until construction. 3 MS. DAMICO: Because I saw a TV show about 4 panels that are manufactured in China and how noisy 5 they are. The Chinese panels are like screaming at 6 the neighbors. 7 MR. TRIMARCHI: Thank you for the comment. 8 CHAIRMAN MCCOMBIE: Please. 9 MR. BECK: John Beck. I live on the Hoffman 10 side. Just a couple basics, please. 11 Republic Waste owns the property, 12 correct? 13 MS. ROWLEY: It's now BFI Systems. It's no 14 longer Republic. It was formerly Republic. 15 MR. BECK: So who owns the property? 16 MS. ROWLEY: BFI. 17 MR. BECK: Did you approach them about this 18 or did they approach you? 19 MR. TRIMARCHI: There was a partnership, but 20 I'm not sure how that came about. 21 MR. BECK: Somebody had to initiate the deal. 22 Who initiated this, your company or -- 23 MR. TRIMARCHI: It wasn't me, personally. I 24 don't know the answer.</p>	<p style="text-align: right;">Page 89</p> <p>1 people so they can see if they have something to 2 present to the people to live here worth our time and 3 our consideration as well. 4 CHAIRMAN MCCOMBIE: Okay. Any other 5 comments? 6 (No response.) 7 CHAIRMAN MCCOMBIE: Did you have some more 8 presentation to go through? 9 MR. TRIMARCHI: We covered everything. 10 AUDIENCE MEMBER: One more thing to add to 11 your list. Property sharing, I don't understand what 12 you're talking about that. That wasn't properly 13 presented. 14 MR. TRIMARCHI: So when you -- You can 15 subscribe to Community Solar. 16 AUDIENCE MEMBER: Well, how do you subscribe? 17 MR. TRIMARCHI: So there will be a 18 third-party subscription service that once this gets 19 all unrolled and approved and built, you can -- There 20 will be information sent out you can subscribe to it. 21 AUDIENCE MEMBER: Does the village have any 22 revenue shared in this? 23 MR. TRIMARCHI: The village will receive tax 24 revenue from this.</p>

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<p>1 AUDIENCE MEMBER: Tax revenue.</p> <p>2 MR. TRIMARCHI: Correct.</p> <p>3 AUDIENCE MEMBER: But as Barrington Township,</p> <p>4 will Barrington Township be passing on any tax breaks</p> <p>5 to Barrington Township people? Is it only for South</p> <p>6 Barrington? And you guys are earning revenue from</p> <p>7 this, is it just South Barrington?</p> <p>8 CHAIRMAN MCCOMBIE: So, you know, the reality</p> <p>9 is that I will trade you even up some money from this</p> <p>10 if I get the money from that Microsoft facility for</p> <p>11 South Barrington.</p> <p>12 So I will tell you yes, as long as</p> <p>13 we can get a deal made with your mayor about giving</p> <p>14 us some money from Microsoft.</p> <p>15 AUDIENCE MEMBER: That part is in Hoffman?</p> <p>16 Touche.</p> <p>17 CHAIRMAN MCCOMBIE: Okay, please.</p> <p>18 AUDIENCE MEMBER: Ladies and Gentlemen of the</p> <p>19 Board, I hope you take in to consideration the fact</p> <p>20 that it's to me, it's not about money. It's about</p> <p>21 living in an area that is a community that has value,</p> <p>22 that has green space and that is not then secondarily</p> <p>23 compromised by an industrial piece in a small area,</p> <p>24 and that is albeit small, considering with homes that</p>	<p>1 MR. REICHEL: Brandon Reichel, a few</p> <p>2 questions. I know you mentioned putting in six feet</p> <p>3 trees going to about 40 feet. Obviously, that would</p> <p>4 create a pretty big wall. So for a visual</p> <p>5 representation on your next presentation or next</p> <p>6 meeting if you could get visuals on six feet and 40</p> <p>7 feet because now we have a big horizon line that I</p> <p>8 see, and I'll basically have a wall.</p> <p>9 And then what is the time frame for</p> <p>10 installation, how long is that going to take?</p> <p>11 Including solar panels, landscaping, what does the</p> <p>12 timeline on that look like? What is the typical kind</p> <p>13 of construction, noise/waste, dirt all of that?</p> <p>14 Because I, like a lot of these folks, we back up to</p> <p>15 this property and wind flows right into our windows.</p> <p>16 I don't want a year full of dust and dirt blowing</p> <p>17 into my backyard. Thank you.</p> <p>18 MR. TRIMARCHI: Thank you.</p> <p>19 CHAIRMAN MCCOMBIE: And you have to remember</p> <p>20 they're not allowed to do any grading. There will be</p> <p>21 no grading on this. The only grading they're</p> <p>22 going -- I assume something --</p> <p>23 MS. ROWLEY: For the access.</p> <p>24 CHAIRMAN MCCOMBIE: -- for the 20 foot you</p>
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<p>1 are all across the northern border and then in the</p> <p>2 future will be developed on the eastern border and</p> <p>3 then of course we have Willow Creek and all of its</p> <p>4 activities on the other border. Those things make</p> <p>5 noise. Those things are industrial looking, and you</p> <p>6 need to take those things in to consideration. As</p> <p>7 I'm sure the citizens in South Barrington, if their</p> <p>8 homes were bordered here, wouldn't want to look at</p> <p>9 that either.</p> <p>10 CHAIRMAN MCCOMBIE: Okay. There are a lot of</p> <p>11 studies that they're going to prepare for us, one is</p> <p>12 a noise study they said would be done. So there is a</p> <p>13 noise study that they'll do. They'll tell you at the</p> <p>14 lot line what the noise that will be generated from</p> <p>15 all of these, what it will be. And so there are</p> <p>16 things like that that are yet to be presented.</p> <p>17 AUDIENCE MEMBER: Health issue studies also?</p> <p>18 CHAIRMAN MCCOMBIE: You know, this was the</p> <p>19 first time I've heard about the magnetic electrical</p> <p>20 effect on solar panel. I hear about them on high</p> <p>21 power lines, but I have not heard about them on solar</p> <p>22 panels. I have to read up on them. I haven't heard</p> <p>23 anything about it.</p> <p>24 Please.</p>	<p>1 have all around it, the 20 foot patch all the way</p> <p>2 around it and planting of trees.</p> <p>3 MR. KWASEK: I've got a question. So if this</p> <p>4 is setback 335 feet from that north line to the solar</p> <p>5 panel, how much of that 335 feet can't be touched</p> <p>6 grading-wise? Do you have a space to create a berm?</p> <p>7 MS. ROWLEY: No. The limits of waste is this</p> <p>8 pink line going around.</p> <p>9 CHAIRMAN MCCOMBIE: The pink line goes almost</p> <p>10 all the way up to the berm. So that's the limit.</p> <p>11 COMMISSIONER FOX: You guys can't touch that</p> <p>12 it has to be inside of that.</p> <p>13 COMMISSIONER KWASEK: Does that pink line</p> <p>14 extend outside of your property?</p> <p>15 MS. ROWLEY: It extends outside of our</p> <p>16 project boundary. I don't believe it's outside of</p> <p>17 the BFI property.</p> <p>18 COMMISSIONER KWASEK: Well, that house that</p> <p>19 you said is 223 feet back, that is not on the</p> <p>20 property; is it?</p> <p>21 MS. ROWLEY: But there is another portion of</p> <p>22 it.</p> <p>23 COMMISSIONER KWASEK: It's on yours?</p> <p>24 AUDIENCE MEMBER: It's on the Schurecht</p>

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<p>1 property.</p> <p>2 COMMISSIONER KWASEK: It is. Well, their</p> <p>3 pink line goes on to the Schurecht property then,</p> <p>4 right?</p> <p>5 I'm looking at this, and I'm looking</p> <p>6 at the same pink line they're looking at, here we go.</p> <p>7 It marches right past the property line, comes right</p> <p>8 down through here, comes all the way around here.</p> <p>9 AUDIENCE MEMBER: That is -- It's all the</p> <p>10 Schurecht property.</p> <p>11 CHAIRMAN MCCOMBIE: Let's just make sure the</p> <p>12 lines are in the right place.</p> <p>13 MR. TRIMARCHI: This perimeter was -- We got</p> <p>14 it from BFI, so.</p> <p>15 CHAIRMAN MCCOMBIE: You got that from BFI.</p> <p>16 COMMISSIONER FOX: So then the entire -- Why</p> <p>17 is the pink line outside of -- Why does the pink line</p> <p>18 go on the Schurecht property?</p> <p>19 COMMISSIONER KWASEK: I have no clue.</p> <p>20 CHAIRMAN MCCOMBIE: That's what BFI sent</p> <p>21 them.</p> <p>22 COMMISSIONER FOX: So it's a mistake?</p> <p>23 CHAIRMAN MCCOMBIE: I don't know, but they'll</p> <p>24 find out.</p>	<p>1 MR. FINN: When will they be disclosed, put</p> <p>2 it that way?</p> <p>3 CHAIRMAN MCCOMBIE: Eventually they will be.</p> <p>4 It takes awhile for them to go through the whole</p> <p>5 calculation. But yes, it will be.</p> <p>6 AUDIENCE MEMBER: Have they done some</p> <p>7 analysis on the property value decreases in solar</p> <p>8 property areas?</p> <p>9 MS. ROWLEY: We haven't done it on this</p> <p>10 particular one, but CohnReznick has done it</p> <p>11 extensively throughout Illinois. It's normally only</p> <p>12 1 percent or less difference. They haven't noticed</p> <p>13 anything to have enough of a thing to hit.</p> <p>14 AUDIENCE MEMBER: Is the third party</p> <p>15 something we have to sign on with or would that be</p> <p>16 ComEd or another?</p> <p>17 MR. TRIMARCHI: Another subscription service</p> <p>18 which will be public. We don't know who that's going</p> <p>19 to be at this point, because we haven't been accepted</p> <p>20 formally into the program yet.</p> <p>21 MS. ROWLEY: But ComEd does typically</p> <p>22 coordinate it. There are solar sites now that are</p> <p>23 already in Community Solar and you can actually go on</p> <p>24 ComEd's website and look at -- that they already</p>
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<p>1 AUDIENCE MEMBER: How do you determine how</p> <p>2 much solar panels you put in one of these</p> <p>3 developments?</p> <p>4 MS. ROWLEY: So it's calculations based on</p> <p>5 the megawatts. So based on -- and the electrical</p> <p>6 manufacturer confirms based on megawatts and outputs</p> <p>7 that they want and different ratios that they</p> <p>8 calculate. So in this instance, they wanted to hit 5</p> <p>9 megawatts, so they calculated backwards to confirm</p> <p>10 how many panels are needed there. We don't do that</p> <p>11 ourselves.</p> <p>12 AUDIENCE MEMBER: Who determines the amount</p> <p>13 of megawatts to target?</p> <p>14 MR. TRIMARCHI: So the target was 5</p> <p>15 megawatts, because that's the limit for Community</p> <p>16 Solar Program that they allow. That's the maximum.</p> <p>17 AUDIENCE MEMBER: That's the maximum. So you</p> <p>18 could do less megawatts and put fewer solar panels.</p> <p>19 MR. TRIMARCHI: I mean, theoretically, yes.</p> <p>20 MR. FINN: Fred Finn. Will we get the</p> <p>21 numbers of what South Barrington is going to benefit</p> <p>22 to residents in the next meeting?</p> <p>23 CHAIRMAN MCCOMBIE: No. We won't have them</p> <p>24 by then. They won't have them by then.</p>	<p>1 coordinating with.</p> <p>2 AUDIENCE MEMBER: More detail at the next</p> <p>3 meeting. Go on their site. What site? What are we</p> <p>4 looking for? That doesn't make any of us</p> <p>5 comfortable. We need facts and figures.</p> <p>6 AUDIENCE MEMBER: Yeah, because usually these</p> <p>7 third-party companies whether for your gas or for</p> <p>8 electric and personally, I've tried them in the past.</p> <p>9 My company tried them in the past. They don't work.</p> <p>10 We end up usually paying more. So I'm not sure how</p> <p>11 this is going to give us the 20 percent -- up to 20</p> <p>12 percent.</p> <p>13 MR. TRIMARCHI: So yeah, it's not the same</p> <p>14 type of energy supply. I know what you're referring</p> <p>15 to where you get locked in and then sometimes rates</p> <p>16 change and you're stuck with the rate that you signed</p> <p>17 up for and wind up losing out. But this is not that</p> <p>18 at all. If you don't like the numbers at any point,</p> <p>19 you can opt out with no fee. You know, you're not</p> <p>20 locked into a contract.</p> <p>21 AUDIENCE MEMBER: We're guessing 20 percent</p> <p>22 less amount than what I pay, why wouldn't I want to</p> <p>23 say. What do you mean if I don't like the numbers?</p> <p>24 MR. TRIMARCHI: It's just a benefit and it's</p>

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<p style="text-align: right;">Page 98</p> <p>1 what separates this program from all of the other 2 energy supply companies that exist where you do get 3 locked into say a year contract where you're stuck. 4 So this is not that. 5 AUDIENCE MEMBER: You know, what kind of bond 6 is put out in a situation like this? 7 All their panels go busted, they 8 don't have enough insurance and blah, blah, blah, and 9 we're stuck with broken solar panels. 10 CHAIRMAN MCCOMBIE: All of the bonding for 11 this project and the rest will all be determined by 12 the Village at a later date. The reason they 13 don't -- We don't know how much this is even going to 14 cost them yet, because they haven't done -- all the 15 engineering has not been done. So on these, they way 16 that they do these, is they get the approval from the 17 community to start the engineering, and so they start 18 the preliminary. Like they're looking for 19 preliminary to build the homes for Forest View. Once 20 they get the preliminary, they start the engineering. 21 They go through all of the engineering, design all of 22 stuff, then he they do the calculations on what it's 23 actually going to cost them to do it all. Then they 24 can bring this information. Before they get approval</p>	<p style="text-align: right;">Page 100</p> <p>1 And they've got another what, they've got another 2 three buildings they're going to build there, another 3 two, the same size. So they've got a lot of 4 buildings that they have to build for Microsoft. 5 MR. MICHALSKI: Were there any studies 6 provided for residents of South Barrington? 7 MAYOR MCCOMBIE: No. 8 MR. MICHALSKI: Noise studies, magnetic 9 field? 10 MAYOR MCCOMBIE: No, we really had no say in 11 that project. 12 MR. MICHALSKI: Okay. 13 MR. FINN: Fred Finn. So you guys know, I'm 14 actually changing verse, and I live about a hundred 15 yards from where the -- like where you guys are 16 starting to do this. But I'll actually tell you, I 17 think that a solar farm may actually have better 18 property values than knowing you live next to a 19 garbage dump. I lived there over 20 years. So the 20 first thing people say is oh, you live by a solar 21 farm. I would think that as a positive if I was 22 trying to sell my house versus saying I live next to 23 a garbage dump and it's putting out methane gas. I'm 24 just saying that is why my comments earlier, I would</p>
<p style="text-align: right;">Page 99</p> <p>1 to get going, they don't complete all of the 2 engineering. So all of the numbers are not 3 identified. 4 AUDIENCE MEMBER: I get it. All I'm saying, 5 we better have enough bond if we get a really big 6 hail storm. And this company from 2016 is out of 7 business, we're going to be looking at it. 8 AUDIENCE MEMBER: And they're doing this as 9 they're going to be making the revenue, and I'm 10 sure -- you know, maybe it doesn't matter what we're 11 all saying here. You're giving us the courtesy to 12 listen to us, and with all due respect, I mean no 13 offense, South Barrington is going to be looking at 14 making revenue. They're going to be looking at 15 making revenue. 16 We'd really like to know that 17 there's -- you know, South Barrington is going to be 18 watching out for all of the people that this would 19 affect and not just look at the revenue for South 20 Barrington. 21 CHAIRMAN MCCOMBIE: Yes. 22 AUDIENCE MEMBER: And I will talk to Bill 23 McLeod about Microsoft. 24 CHAIRMAN MCCOMBIE: Oh, okay. Thank you.</p>	<p style="text-align: right;">Page 101</p> <p>1 really like to see the digital formatting of what 2 it's going to look like down the road, and I would 3 like to see what South Barrington will end up getting 4 out of it. Because this could be a really good 5 thing. I know everyone hates new stuff. I don't 6 even like solar. I don't like anything about solar. 7 But I could actually see this being a big positive, 8 and that's why I'm just open to the idea. That's all 9 I want to say about this. 10 MS. FINN: April Finn. He's my husband, but 11 as long as people don't say oh, your house is by the 12 landfill and the solar farm. 13 CHAIRMAN MCCOMBIE: Wow, I could see you guys 14 are going to have a nice trip going home tonight. 15 MR. FINN: We've been married over 30 years, 16 it's just fine. 17 CHAIRMAN MCCOMBIE: All right. So is there 18 anything else you would like -- any questions to ask, 19 otherwise, I would like to close this presentation 20 out. 21 AUDIENCE MEMBER: Will we be informed of the 22 meetings that will contain this information so we can 23 again be present? 24 CHAIRMAN MCCOMBIE: Yes, you are going to be.</p>

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<p style="text-align: right;">Page 102</p> <p>1 Just like you got a letter about this meeting, you 2 will get a letter about the next one, which is going 3 to be the 23rd, and it will be certified mail. So 4 don't worry getting a certified letter. 5 MR. MICHALSKI: You can always check the 6 website. 7 AUDIENCE MEMBER: And then can we just 8 request more of a packet, I don't know if it's 9 offered digitally, but this was very hard to read. 10 The print was teeny, tiny. I don't know if that 11 could just be shared prior or during the meeting. 12 CHAIRMAN MCCOMBIE: It's a good idea. Bring 13 something digitally that they can look at. 14 MR. TRIMARCHI: Definitely, yeah. 15 CHAIRMAN MCCOMBIE: Anything else? 16 (No response.) 17 CHAIRMAN MCCOMBIE: Okay. 18 AUDIENCE MEMBER: Thank you for including us. 19 We really appreciate it, because it affects us 100 20 percent. 21 COMMISSIONER KWASEK: It's the law. You are 22 within a certain distance of that property, so when 23 that property gets developed or something is done, 24 everybody within 250 feet of that property gets</p>	<p style="text-align: right;">Page 104</p> <p>1 CHAIRMAN MCCOMBIE: All those in favor say 2 aye. 3 (Chorus of ayes.) 4 CHAIRMAN MCCOMBIE: Okay. Thank you, 5 everybody. 6 (The public meeting 7 concluded at 9:07 p.m.) 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24</p>
<p style="text-align: right;">Page 103</p> <p>1 notified. 2 MAYOR MCCOMBIE: Not only that I have to say 3 our meetings are open, and so you know, you're able 4 to speak multiple times. Hoffman Estates did not 5 allow me to speak more than once when I came to their 6 meetings. So once I'm done, I'm done. And the 7 meetings also limit so many minutes that you could 8 speak at. We operate differently here. We're -- 9 We've heard input from all of you and more than once 10 from several of you. So I mean, we're definitely 11 open to comments of the people that want to weigh in 12 on projects that run in South Barrington. 13 AUDIENCE MEMBER: And we are most grateful 14 for that. Thank you so much. 15 MAYOR MCCOMBIE: You are very welcome. 16 CHAIRMAN MCCOMBIE: Okay. Thank you for the 17 presentation. We will see you back here the 23rd. 18 The next item is old business. 19 COMMISSIONER FOX: No. 20 CHAIRMAN MCCOMBIE: Any new business? 21 COMMISSIONER FOX: No. 22 CHAIRMAN MCCOMBIE: Motion to adjourn? 23 COMMISSIONER KWASEK: So moved. 24 COMMISSIONER FOX: Second.</p>	<p style="text-align: right;">Page 105</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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