



**PLAN COMMISSION/ZONING
BOARD OF APPEALS**

**VILLAGE OF
SOUTH BARRINGTON**

Date: August 26, 2024

Court Reporter: Jamye Giamarusti, CSR

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PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF SOUTH BARRINGTON

Proposed Forest View Estates
Meeting Minutes Review from 7/23 and 8/9
Continued to September 23, 2024

Area N - Continued Presentation
Rapid Relief Team Presentation by Kevin Taylor

Public Comment

Engineering Comments by Carissa Smith

Adjourned

* * * * *

Held on Monday, August 26, 2024,
commencing at the hour of approximately 7:01 p.m.,
located at South Barrington Village Hall, 30
South Barrington Road, South Barrington,
Illinois.

REPORT OF PROCEEDINGS
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<p style="text-align: right;">Page 2</p> <p>1 A P P E A R A N C E S 2 3 PLAN COMMISSION PRESENT: 4 Michael McCombie, Chairman 5 David Gillis, Commissioner 6 Shahtzad Kazi, Commissioner 7 Dr. Louise Fox, Commissioner 8 Dr. Narayan Murarka, Commissioner 9 10 ALSO PRESENT: 11 James Vasselli, Village Attorney 12 Bob Palmer, Village Administrator 13 Paula McCombie, Mayor of South Barrington 14 Robert Naumann, Church Attorney 15 Kevin Taylor, Rapid Relief Team 16 Carissa Smith, Gewalt Hamilton Associates 17 18 PUBLIC COMMENTS: 19 Mike Lombardi 20 Raymond Sulikowski 21 Michael O'Rourke 22 Joe Elias 23 24 Members of the Public 25 REPORTED BY: Jamye Giamarusti, CSR 26 LICENSE NO: 084.004183</p>	<p style="text-align: right;">Page 4</p> <p>1 those at a later date. 2 We received the 7th earlier, but I 3 don't remember seeing July 23rd? 4 VILLAGE ADMINISTRATOR PALMER: We haven't 5 received those. 6 CHAIRMAN MCCOMBIE: Okay. So the 7th we did 7 receive. 8 Did everybody get a chance to read the 9 minutes from the 7th? It did actually get over 10 at 11:24 at night. 11 So I'll take a motion on it to rule. 12 COMMISSIONER GILLIS: We have a motion. 13 CHAIRMAN MCCOMBIE: Second? 14 COMMISSIONER FOX: Second. 15 CHAIRMAN MCCOMBIE: Roll call. 16 VILLAGE ADMINISTRATOR PALMER: Fox? 17 COMMISSIONER FOX: Yes. 18 VILLAGE ADMINISTRATOR PALMER: Gillis? 19 COMMISSIONER GILLIS: Yes. 20 VILLAGE ADMINISTRATOR PALMER: Kazi? 21 COMMISSIONER KAZI: Yes. 22 VILLAGE ADMINISTRATOR PALMER: Murarka? 23 COMMISSIONER MURARKA: Yes. 24 VILLAGE ADMINISTRATOR PALMER: McCombie?</p>
<p style="text-align: right;">Page 3</p> <p>1 CHAIRMAN MCCOMBIE: I think the clock says 2 the hour is here. This is a public hearing and 3 meeting for the Plan Commission Zoning Board of 4 Appeals for Monday, August 26th. 5 Roll call. 6 VILLAGE ADMINISTRATOR PALMER: Abri is 7 absent. Fox? 8 COMMISSIONER FOX: Here. 9 VILLAGE ADMINISTRATOR PALMER: Gillis? 10 COMMISSIONER GILLIS: Here. 11 VILLAGE ADMINISTRATOR PALMER: Kazi? 12 COMMISSIONER KAZI: Yes. 13 VILLAGE ADMINISTRATOR PALMER: Kwasek is 14 absent. 15 Murarka? 16 COMMISSIONER MURARKA: Yes. 17 VILLAGE ADMINISTRATOR PALMER: McCombie? 18 CHAIRMAN MCCOMBIE: Yes. 19 VILLAGE ADMINISTRATOR PALMER: We have a 20 quorum. 21 CHAIRMAN MCCOMBIE: Okay. We have a quorum. 22 I'm looking at the minutes. We 23 received the 9th today. Obviously, I haven't 24 had time to read these things. We'll look at</p>	<p style="text-align: right;">Page 5</p> <p>1 CHAIRMAN MCCOMBIE: Yes. 2 VILLAGE ADMINISTRATOR PALMER: Motion carries 3 through. 4 CHAIRMAN MCCOMBIE: So 23 and 9, we'll push 5 those off until the next meeting, the minutes 6 from July 23rd and from August 9th. 7 Let's take a motion to add those until 8 the next meeting. 9 COMMISSIONER KAZI: So moved. 10 CHAIRMAN MCCOMBIE: Second? 11 COMMISSIONER FOX: Second. 12 CHAIRMAN MCCOMBIE: All those in favor, aye? 13 (Chorus of ayes.) 14 CHAIRMAN MCCOMBIE: Any opposed? 15 Hearing none. We'll take this up at 16 the next meeting. 17 This will be the time for public 18 comment. We have before us two public hearings 19 that are going to be for this evening. 20 During those public hearings, anybody 21 from the public can talk with us then about 22 those. But if you're here to talk about 23 anything else, now would be the time to come up 24 and get recognized and talk.</p>

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<p style="text-align: right;">Page 6</p> <p>1 Okay. Hearing none. We'll move on to 2 the next item. 3 The next item is a public hearing -- 4 it's a continuation of a public hearing for the 5 Proposed Forest View Estates. I don't see 6 anybody here for the Forest View people. 7 We have to establish a time for our 8 next board meeting because we're getting 9 together on a regular basis now it seems like. 10 What do you think? If you've got a 11 second to look in your calendars, what do you 12 think of the 19th of September? 13 COMMISSIONER FOX: I can't be here. I'm out 14 of town. 15 COMMISSIONER GILLIS: I'm good. 16 CHAIRMAN MCCOMBIE: Or I also can do the 17 26th, if that's better, Louise? 18 COMMISSIONER MURARKA: What's the day? 19 CHAIRMAN MCCOMBIE: The 26th of September. 20 COMMISSIONER MURARKA: The day? 21 CHAIRMAN MCCOMBIE: The day is Thursday. 22 COMMISSIONER FOX: I think the 26th will work 23 for me. Do we need to know if that will work 24 for Forest View?</p>	<p style="text-align: right;">Page 8</p> <p>1 Estates. 2 And if possible, can you contact them? 3 VILLAGE ADMINISTRATOR PALMER: Yes. 4 CHAIRMAN MCCOMBIE: Okay. Motion to continue 5 this public hearing for Forest View until the 6 23rd? 7 COMMISSIONER GILLIS: You have a motion. 8 CHAIRMAN MCCOMBIE: Second? 9 COMMISSIONER KAZI: Yeah. 10 CHAIRMAN MCCOMBIE: Roll call. 11 VILLAGE ATTORNEY VASSELLI: You could do it 12 all together. 13 CHAIRMAN MCCOMBIE: Oh, okay. 14 VILLAGE ADMINISTRATOR PALMER: All in favor 15 say aye. 16 (Chorus of ayes.) 17 CHAIRMAN MCCOMBIE: Any opposed? 18 Hearing none. It's going to be the 19 23rd. Very good. 20 Okay. The next item is the 21 continuation of public hearing for Area N 22 Development, application for approval of 23 development plan for construction of a church 24 and school and school store on existing site and</p>
<p style="text-align: right;">Page 7</p> <p>1 CHAIRMAN MCCOMBIE: I think at this point 2 we're going to move it off and just let it go. 3 Otherwise, we have to close the meeting out and 4 then restart it. 5 So we're going to set it up for the 6 26th then? 7 COMMISSIONER GILLIS: That's fine. 8 COMMISSIONER KAZI: I'm out of town. 9 CHAIRMAN MCCOMBIE: You're out of town? Are 10 you leaving the whole week? 11 COMMISSIONER KAZI: I am out 25, 26, 27. 12 CHAIRMAN MCCOMBIE: Are you around the 23rd? 13 COMMISSIONER FOX: Oh, wait. The 26th 14 doesn't work for me either. 15 CHAIRMAN MCCOMBIE: So the 23rd? 16 COMMISSIONER KAZI: The 23rd I'm in town. 17 COMMISSIONER FOX: That's a Monday? 18 CHAIRMAN MCCOMBIE: Yes. 19 COMMISSIONER FOX: The 23rd will work for me. 20 COMMISSIONER KAZI: Yeah. 21 CHAIRMAN MCCOMBIE: Okay. Let's set up our 22 next Plan and Zoning Board Meeting. It is going 23 to be September 23rd. And that is when we will 24 move the next meeting for the Forest View</p>	<p style="text-align: right;">Page 9</p> <p>1 adjustment of an existing plat of subdivision. 2 At this point I will take a motion to 3 open the public hearing. 4 COMMISSIONER KAZI: So moved. 5 CHAIRMAN MCCOMBIE: Second? 6 COMMISSIONER GILLIS: Second. 7 CHAIRMAN MCCOMBIE: Roll call. 8 VILLAGE ADMINISTRATOR PALMER: Fox? 9 COMMISSIONER FOX: Yes. 10 VILLAGE ADMINISTRATOR PALMER: Gillis? 11 COMMISSIONER GILLIS: Yes. 12 VILLAGE ADMINISTRATOR PALMER: Kazi? 13 COMMISSIONER KAZI: Yes. 14 VILLAGE ADMINISTRATOR PALMER: Murarka? 15 COMMISSIONER MURARKA: Yes. 16 VILLAGE ADMINISTRATOR PALMER: McCombie? 17 CHAIRMAN MCCOMBIE: Yes. 18 VILLAGE ADMINISTRATOR PALMER: Motion 19 approved. 20 CHAIRMAN MCCOMBIE: Okay. Before we get too 21 far into this, so that everybody understands 22 where we're at on it, we recently, as of 23 tonight, received the engineering information. 24 So I have not had time to read it. I tried to</p>

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<p>1 read quite a bit of it. 2 So we're not going to be able to vote 3 on this without having all the information on 4 it. So we won't be taking a vote on the project 5 because of all of the engineering details. They 6 were not given to us in a timely fashion. 7 As you heard, there's another meeting 8 coming the 23rd, and we can continue this then. 9 So you can think about that and see if you can 10 make it. 11 I know that there was some presentation 12 that the church wanted to present to us. So I 13 think at this time, we will have a continuation 14 on the presentation. 15 (Witness sworn.) 16 CHAIRMAN MCCOMBIE: Thank you. State your 17 name. 18 MR. NAUMANN: My name is Robert Naumann, 19 N-A-U-M-A-N-N, from Naumann & Associates, 25 NW 20 Point Boulevard, Elk Grove Village. 21 We did receive the engineering comments 22 on Friday and we are prepared to respond to 23 those ourselves. I understand there's a 24 representative here from engineering. If</p>	<p>1 the gift of the giving, the Rapid Relief Team, 2 also known as RRT, service people with care and 3 compassion in their time of need. 4 RRT was established by the Plymouth 5 Brethren Christian Church in 2013 and provides 6 quality care and assistance and tangible support 7 to the following four sectors; emergency and 8 disaster relief, health and disability, youth, 9 and homelessness and poverty hardship. 10 At RRT, we are led by the Christian 11 principles of care and compassion. 12 Our global presence includes 14,500 13 volunteers located throughout 16 countries. To 14 date, RRT has served 2,010,531 hot meals 15 face-to-face across the globe. 16 First, I want to go over some global 17 operations that have taken place and some still 18 are and then we'll bring it down to a local 19 level here in Chicagoland. 20 So, Operation 322 was designed for aid 21 to be delivered to Ukraine. Since March 22, RRT 22 has supported Ukraine through many food 23 donations, as well as raising money to the 24 families affected by the war.</p>
Page 11	Page 13
<p>1 they're going to make comments, certainly we 2 will respond or we can actually address that at 3 the end of our presentation as well. 4 But at the last public hearing that we 5 had, there was some issue raised about public 6 benefit of our proposed use of the property. 7 And while, of course, I need to object to that 8 on the grounds that it's not really a basis for 9 a Plan Commission to make its decision, it 10 really addresses the constitutional right of our 11 client. Nevertheless, my client does provide a 12 lot of public benefit. 13 And here to speak about that tonight is 14 Kevin Taylor who represents a part of my 15 client's activity, what's called a Rapid Relief 16 Team. So I would like to welcome Kevin Taylor. 17 (Witness sworn.) 18 CHAIRMAN MCCOMBIE: Thank you. Name? 19 MR. TAYLOR: Kevin Taylor, 22W566 Broker Road 20 in Medinah, Illinois, 60143. 21 So this is an introduction to RRT, 22 which is the humanitarian project of the 23 Plymouth Brethren Christian Church. 24 So, inspired by community spirit and</p>	<p>1 To date, RRT has raised 5.6 million in 2 funds and has provided 450,000 in family food 3 boxes, which we do have an example of that here, 4 which equates to around 11 million meals. 5 Next is the Maui Fire. We had 6 volunteers fly to the Mainland USA to provide 7 two days of support for families and frontline 8 workers affected by the wildfire in 2023. 200 9 family food boxes for families displaced were 10 provided and 360 snack packs for first 11 responders and others in need. 12 The next is Hurricane Beryl. Over 70 13 volunteers provided 1,000 meals in the form of 14 burger meals and family food boxes, 150 custom 15 frontline snack packs, which we also have some 16 samples of, and numerous water bottles, paper 17 towels, toiletries, et cetera, to several 18 regions of the Caribbean and Texas. 19 The next is the Francis Scott Key 20 Bridge Collapse. After that happened, RRT was 21 on the scene within hours and provided hot 22 breakfast as well as lunch and dinner on-site. 23 We also provided snack packs for those first 24 responders who were unable to take breaks to</p>

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<p style="text-align: right;">Page 14</p> <p>1 eat. 2 Now bringing it a little closer to 3 Chicagoland, RRT has been operating in the 4 Chicagoland for about nine years and have 5 completed over 25 red tent events and have over 6 100 volunteers available. 7 Some of our more significant events 8 include the Chemtool Plant Fire in Rockton, 9 Illinois where RRT served hot meals for two days 10 to all the responders, as well as families that 11 had been evacuated from their homes due to the 12 smoke and dangerous fumes. 13 Fenton High School Food Box Donations. 14 We delivered and helped distribute 100 family 15 food boxes to support a program they have to 16 help families in need. 17 The Bartlett Warehouse Fire, provided 18 hot meals and other refreshments such as coffee 19 and light snacks to the first responders during 20 the course of the fire. 21 The Highland Park shooting, provided 22 hot meals, including the signature RRT burger, 23 chicken sandwiches, ribeye steak sandwiches, and 24 authentic Chicago style hot dogs for three days</p>	<p style="text-align: right;">Page 16</p> <p>1 donated, which was around 800-pounds. 2 The Barrington Township. Just earlier 3 this month, RRT worked with the Barrington 4 Township and catered 136 signature burger meals 5 as a lunch to those in need which had nine local 6 volunteers. 7 I think there's a testimony video that 8 you can play. 9 (Video played.) 10 MR. TAYLOR: So this here was the Chemtool 11 Plant Fire in Rockton, Illinois. We served 12 350-plus meals over two days at this event. 13 (Video played.) 14 MR. TAYLOR: This was the Bartlett Warehouse 15 Fire. We served 120 meals over a three-day 16 period. 17 Thank you for your time. PBCC, along 18 with RTT, remain committed to continuing our 19 mission of providing care and compassion to 20 those in need. And we are excited to be 21 extending that into the Barrington areas now. 22 Thank you very much. 23 CHAIRMAN MCCOMBIE: Thank you. 24 COMMISSIONER FOX: Thank you.</p>
<p style="text-align: right;">Page 15</p> <p>1 to support the first responders and 2 investigation units. 3 Chicago Arthritis Jingle Bell Run, 4 provided water stations at different locations 5 of the route, including healthy snacks and other 6 light refreshments to those participating in the 7 run. 8 RRT has participated in other multiple 9 walk-run type events raising awareness and 10 funding for the life-threatening diseases such 11 as cancer, lupus, et cetera. 12 The Holiday Food Donations. Donation 13 of hundreds of family food boxes into different 14 townships such as Wood Dale, Leyden Township, 15 Medinah, Bloomingdale, and Roselle with 16 Thanksgiving or Christmas themed foods, 17 including gift cards to grocery chains to 18 purchase the turkey, ham, or meat of their 19 choice. The recipients of these donations were 20 families with challenging living conditions. 21 Cuba Township Food Pantry. Donation of 22 50 family food boxes which equates to over 1,200 23 meals was part of a walk-run event in July in 24 which we were awarded the most pounds of food</p>	<p style="text-align: right;">Page 17</p> <p>1 MR. NAUMANN: Thank you, Kevin. 2 One thing that may not have been 3 apparent from Kevin's presentation is that 4 virtually all the volunteers from these RRT 5 events in Illinois are coming from this 6 congregation, 99 percent of those volunteers. 7 These people will be in your community 8 that are going and doing that service around the 9 world and at local communities that are helping 10 at those hot spots. These aren't just people 11 flying in from wherever. These are people that 12 will be in the community. 13 So I would like to address briefly, and 14 I can address further on the engineering 15 comments, but I would like to point out that we 16 had the opportunity to review these engineering 17 comments starting Friday afternoon and we've had 18 a review of them with our engineers and a review 19 between me and my client. 20 And it's very important. I think 21 Gewalt Hamilton did a very thorough job in 22 reviewing the large, large submittal that we 23 provided. 24 At the end of that letter regarding</p>

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<p style="text-align: right;">Page 18</p> <p>1 their comments, Gewalt Hamilton states, "overall 2 the comments above are conditional. We have no 3 preliminary objection to the proposed site plan 4 and application at this site." 5 Based on four pages of comments 6 single-spaced, my client and I and our 7 engineering team have reviewed this, and we're 8 prepared to say that we see no issues that 9 cannot be resolved at a staff level. 10 There are no issues here that are 11 significant, we think, for the review of the 12 Plan Commission. It may even be worth 13 considering -- you know, for the record, I would 14 state my objection to continuing the hearing, 15 but I think it may be worth reconsidering 16 continuing the hearing because your engineer has 17 told you directly there's no significant 18 objections on an engineering basis. 19 We would be willing to take a 20 recommendation to the Village Board of Trustees, 21 conditioned on us resolving these issues with 22 the staff because we're confident that we can 23 resolve anything that is -- it's very minor. 24 And as you guys know, I've been around</p>	<p style="text-align: right;">Page 20</p> <p>1 raise your hand and I will call on you to come 2 up and be sworn in and identify yourself to the 3 court reporter. 4 MR. LOMBARDI: Mike Lombardi, resident at 10 5 Acadia Drive in South Barrington. 6 (Witness sworn.) 7 MR. LOMBARDI: My family and I moved to South 8 Barrington six years ago. It would have been 9 seven years ago, but we had about nine months of 10 delays due to the village blocking construction 11 of our home on Acadia. It was a measly 12 3,969 square feet. 13 Towards the end of those nine months, 14 the Village determined that we would set an 15 arbitrary threshold of 4,000 square feet in 16 order to allow our house to be built. So after 17 nine months in Village court, we added 3 feet to 18 one wall. The Village spent an incredible 19 amount of time on 31 square feet. 20 This should have been a red flag to me 21 about how the Village operates, but I was 22 excited to get our house started and forgot all 23 about it until determining what to say tonight. 24 There were about 10 homes on Acadia at</p>
<p style="text-align: right;">Page 19</p> <p>1 for a while, my client went through this 2 previously. A certain other engineering firm 3 had 12 pages of comments and we wrestled through 4 those and we made modifications. 5 So I think we're saying this with 6 great, great confidence. We're very, very 7 well-prepared to handle this. And rather than 8 postpone it and have you guys come out on yet 9 another Monday night for yet another hearing, we 10 would suggest that you maybe reconsider and 11 think about giving a recommendation conditioned 12 upon a resolution of these items with staff. 13 And with that, if there are any 14 questions after the engineering presentation or 15 after public comments, I would be happy to 16 address those. 17 Thank you for your time. 18 CHAIRMAN MCCOMBIE: Thank you. 19 Okay. So before we go to the 20 engineering, maybe we should go to public 21 comments. 22 Okay. So at this time, we would take 23 public comments on this proposed use of the land 24 for Area N. If anybody wishes to comment, just</p>	<p style="text-align: right;">Page 21</p> <p>1 the time. The road didn't even connect to 2 Bartlett initially. There was a parcel of land 3 at the end of Acadia called Area N. 4 In my sales contract, it stated: The 5 area indicated as Area N as provided in the 6 Annexation and Developer Agreement for The Woods 7 of South Barrington has been conveyed to the 8 South Barrington Park District and is not 9 associated with the Master Association. 10 A parking lot, baseball field, soccer 11 field, tennis courts, multi-purpose pavilion may 12 be included within these areas. Area N is 13 located at the north end of the property 14 adjacent to areas L and M. Additions, 15 alterations, or changes to this area will be 16 approved at the sole discretion of the South 17 Barrington Park District. 18 It sounded pretty good. There may be a 19 park going in at the end of the street one day. 20 Once again, read the paragraph, signed the sales 21 contract, and forgot all about it. 22 Now, fast forward five years and The 23 Woods of South Barrington are fully built. 24 Apparently the park district tried auctioning</p>

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<p style="text-align: right;">Page 22</p> <p>1 Area N a few times, got some residential 2 bidders. 3 Strangely, they allowed these buyers to 4 seek Village approval for their plans prior to 5 closing, which was obviously an awful idea. 6 Remember those nine months and 31 square feet? 7 Imagine getting a full development approved. 8 So after quite a few Area N sales 9 events fell through, the Park District was 10 introduced to a new potential buyer by the 11 Village. The Park District goes out of their 12 way to make sure another auction is approved, 13 their preferred buyer wins it, and said buyer 14 already has the Village support for their plans. 15 It's hard to keep track at this point, 16 but I think there's been five auctions for Area 17 N, multiple bidders in those auctions. And over 18 the last four years, only one bidder was granted 19 special Village pre-reviews of their plan prior 20 to auctions being held. 21 This is a problem because only owners 22 of the land should be making plan submissions to 23 the Village for review. And at that time, the 24 owner was the Park District and they would have</p>	<p style="text-align: right;">Page 24</p> <p>1 second auction earlier this year even though the 2 law doesn't allow them to do so. A second 3 auction may only be held if no bids were 4 received or all bids were rejected at the first 5 auction. 6 I went to their board meeting 7 personally to let them know the auction was 8 illegal before they accepted the winning bid, 9 and their lawyer, whose fees we all pay, was 10 furious and plowed ahead anyway with acceptance 11 of the bid. 12 At the time, they also didn't know who 13 the winning bidder was. They stated so publicly 14 in the Daily Herald, which our community seems 15 to love to comment in. They had a second place 16 bid just \$25,000 lower than the initial bidder. 17 They did know the identity of that buyer. 18 The law requires that they sell to the 19 highest qualified bidder. How did they assess 20 the buyer's qualifications if they didn't know 21 who they were? 22 So they held an illegal auction, they 23 sold to a bidder whose qualifications they 24 couldn't assess, and they dismissed me when I</p>
<p style="text-align: right;">Page 23</p> <p>1 had no legitimate reason to seek approval to 2 build a church. 3 The Park District and the Village 4 colluded to favor the eventual buyer beyond what 5 they did for any other bidder in advance of last 6 year's auction. Of course, there were no other 7 bidders because the auction was not widely 8 advertised. 9 Believe it or not, the referendum to 10 voters to approve an auction had more 11 advertising support than the auction itself. 12 They were not interested in finding other 13 bidders. 14 So last year, after realizing that the 15 referendum auction and plan reviews were 16 engineered in one party's favor, this community 17 stood together and called our officials out. 18 And that's what we're here to do again tonight. 19 We succeeded in having last year's 20 proposed sale cancelled and hope the issue was 21 behind all of us. But almost one year to the 22 day from when we first packed Village Hall, we 23 stand here again dealing with the same nonsense. 24 The Park District chose to hold a</p>	<p style="text-align: right;">Page 25</p> <p>1 asked them about it at a public board meeting. 2 So, once again, we sued them. 3 Now, I may be sounding litigious, but 4 this is only the second lawsuit I've ever filed. 5 Both of them in the last year against my own 6 Park District. 7 While we prepped our arguments, the 8 buyer raced to close the sale knowing that the 9 legality of the auction was publicly being 10 questioned, and then they proudly unveiled 11 themselves. 12 As for the Village, they've been asked 13 to review plans for Area N submitted by the 14 buyer. 15 We fully agree with Mayor McCombie's 16 stance on the proposed plan for Area N as quoted 17 in the Daily Herald. "No decision on the 18 redevelopment plan should be made until the 19 legal ownership of the property is determined in 20 court." 21 The next court date is set for 22 September 30th. 23 Section 6A-4B-2D of our municipal code 24 states that: "Following the close of the public</p>

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<p style="text-align: right;">Page 26</p> <p>1 hearing on the preliminary plan and supporting 2 data, the Plan Commission shall, within 60 days, 3 submit findings of fact and a written 4 recommendation for approval, modification, or 5 disapproval, and the reasons therefor. 6 The applicant is asking you to make a 7 recommendation tonight, but there's an important 8 addition to that sentence. 9 "Or indicate why a report cannot be 10 rendered to the corporate authorities at that 11 time." 12 I recommend that the Plan Commission 13 not vote on a recommendation tonight, but 14 officially vote to indicate that a report cannot 15 be issued at this time because proper ownership 16 of the land is disputed in court. 17 According to our Village code, the 18 clock for the Board of Trustees to then review 19 the plans will not start. It only begins upon 20 recommendation from the Plan Commission. This 21 will allow the legal process to conclude without 22 us having to appear every month on this 23 continued nonsense. 24 Now, even if we want to set aside the</p>	<p style="text-align: right;">Page 28</p> <p>1 applicant's proposed use of the land using the 2 objective test required in Section 6A-4B-2D of 3 the South Barrington Municipal Code. 4 As part of the required commission 5 report, you must set forth in what respects the 6 proposed plan would or would not be in the 7 public interest. The proposed use is for a 8 nonpublic church, a large parking lot, a 9 nonpublic school and a nonpublic store to serve 10 the needs of a tax exempt entity. 11 The Plan Commission cannot objectively 12 report to the Village Board that this plan would 13 serve any sort of public interest. 14 I remind you of the nine months and 15 31 square feet that we haggled over. I expect 16 an extremely high level of scrutiny from this 17 Commission. 18 The Village is not showing undue bias 19 beyond what they imposed on other non residents 20 like myself seven years ago. They are not 21 imposing hardship on these applicants in denial 22 of this application. 23 Regardless of which of their entities 24 they use to apply to the Village, the</p>
<p style="text-align: right;">Page 27</p> <p>1 disputed ownership and all the past issues of 2 invalid auctions, premature Area N plan reviews, 3 rushed closings, purchasing the land through a 4 shell company, the dishonest selectively 5 distributed referendum mailers, the applicants 6 propose building something that does not fit the 7 site where it is being proposed. 8 In the earliest planning stages for 9 this land as part of the original Klehm Woods 10 Planned Unit Development, 16 home sites were 11 approved. After litigation with the developer, 12 Area N was purchased by the Park District and 13 held by the public for 20 years. 14 In 2023, we, the taxpayers, funded a 15 \$70,000 comprehensive plan that was heavily 16 reviewed by this Commission and eventually 17 published with the future of Area N, once again, 18 indicated as residential. 19 The comprehensive plan reviews and 20 approval proceeded with complete knowledge of 21 interest in the land being used for a church. 22 It was noted in the meeting minutes. And still 23 the plan was published residential. 24 We ask the Plan Commission to deny the</p>	<p style="text-align: right;">Page 29</p> <p>1 individuals behind the application are 2 affiliated with both the PBCC and Apex Design 3 Build. They are experienced developers who are 4 very capable of submitting an alternate plan 5 that matches our community's comprehensive plan. 6 We're excited to see a residential 7 proposal for Area N. 8 We remind the Commission of their 9 purpose under the municipal code. One of the 10 very first lines of the code is that they serve 11 to establish a comprehensive plan, which you 12 just did last year, and advise the Board of 13 Trustees on a development proposal to ensure 14 public benefit and alignment to the 15 comprehensive plan. 16 This application provides no public 17 benefit and does not match the comprehensive 18 plan. And as such, the Commission has no choice 19 but to issue a recommendation to deny the 20 application should a vote ever be allowed in the 21 future. 22 Tonight simply indicates why a 23 recommendation cannot be made. Thank you for 24 your time.</p>

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1 (Applause.)
2 CHAIRMAN MCCOMBIE: Okay. Anybody else wish
3 to speak?
4 MR. SULIKOWSKI: Raymond Sulikowski,
5 S-U-L-I-K-O-W-S-K-I.
6 (Witness sworn.)
7 MR. SULIKOWSKI: I would like to condense
8 everything that the gentleman just said.
9 Basically, I believe that the church people are
10 trying to put a square peg in a round hole and
11 they just don't get it. If they would look
12 behind them, they would see that we are here
13 rejecting that for legal reasons as was just
14 stated by this gentleman.
15 I don't have anything else to say.
16 (Applause.)
17 CHAIRMAN MCCOMBIE: Anyone else wish to
18 comment?
19 MR. O'ROURKE: Hi. My name is Michael
20 O'Rourke.
21 (Witness sworn.)
22 CHAIRMAN MCCOMBIE: Thank you.
23 MR. O'ROURKE: My name is Michael O'Rourke.
24 I live in Hidden Lakes, which is directly across

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1 Bartlett Road. I'm on the HOA board there. I'm
2 here to speak for myself and a couple of my
3 neighbors.
4 I just want to highlight again that
5 this development is different from all the other
6 developments on Bartlett Road between the
7 Arboretum and 59. All the other properties are
8 either residential or the Conservancy itself and
9 all the other properties have large berms or
10 other woodlands to block the views of those
11 developments. This development is different
12 from those.
13 This plan calls for a 281-space service
14 parking lot which would be on Bartlett Road
15 across from Hidden Lakes. That 281-space
16 service lot is in addition to the 48-space
17 parking lot for the school. And also in the
18 plan, that calls for the potential expansion of
19 the large lot in the future to add an additional
20 114 parking spots.
21 For comparison, in South Barrington,
22 the large lot at the Conservancy has 149 parking
23 spots which is obviously far less than this one.
24 The large lot in front of Barbara Rose, at least

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1 by my count, has about 74 spots, which again is
2 tiny compared to the 281-space service lot with
3 the proposal for a potential expansion of an
4 additional 114 parking spots in the development
5 plan for this property.
6 This parking spot is located, again,
7 directly across from Hidden Lakes. And at least
8 in the design presented last year, they can't
9 put a berm to hide it because of the wetlands
10 issue.
11 So myself and many of my neighbors are
12 very concerned about this development, which is
13 different from all the other properties on
14 Bartlett Road with the large parking lot in
15 front. It does not fit the area.
16 In addition, I wanted to just speak
17 about the entrance on Bartlett Road and the
18 traffic study. Bartlett Road is described as a
19 small, quote, collector roadway. Bartlett Road
20 has, again, only residential properties feeding
21 it. 59 is a larger, quote, principle road,
22 which might be able to handle the traffic from
23 this property, which is different and non
24 residential.

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1 I and my neighbors strongly oppose the
2 entrance on the smaller Bartlett Road when 59 is
3 adjacent to the property. And, again, just
4 looking at the Village of South Barrington's
5 code, it says that you, as the Plan Commission,
6 are supposed to consider this among six areas.
7 I would like to read three of those.
8 One, the relationship and compatibility
9 of the proposal plan to the adjacent properties
10 and neighborhoods. I think you can see here
11 from just the speakers that have come up so far
12 that the neighborhood and the people that live
13 in them are opposed to this plan.
14 Secondly, the desirability of the
15 proposed plan in regard to physical development,
16 tax space, and economic well-being of the
17 Village.
18 And, finally, the extent to which the
19 proposed plan will affect property values in the
20 vicinity.
21 Me and all my neighbors in Hidden Lakes
22 are opposed to this plan, as well as the
23 residents of The Woods. And we think this
24 development is not good for South Barrington.

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<p style="text-align: right;">Page 34</p> <p>1 Thank you. 2 (Applause.) 3 CHAIRMAN MCCOMBIE: Anyone else wish to 4 speak? 5 (Witness sworn.) 6 CHAIRMAN MCCOMBIE: Thank you. 7 MR. ELIAS: My name is Joe Elias, 9 Brooke 8 Lane, South Barrington. Thank you for giving me 9 the opportunity to speak on this development 10 tonight. 11 I've got a couple points that I want to 12 make. I agree with the past two speakers, both 13 Mikes, and I agree and support them 100 percent 14 in their efforts on the ongoing lawsuit, and 15 I'll continue to support that lawsuit and 16 continue to fight this on other grounds besides 17 the grounds that were laid out here tonight. 18 With regard to the development plan 19 that I've seen, probably in the last couple 20 years, it really hasn't changed much. I'm a 21 little surprised that it's been brought to the 22 level of preliminary engineering. 23 And I feel that the Plan Commission has 24 the opportunity in many instances to review</p>	<p style="text-align: right;">Page 36</p> <p>1 higher in keeping with the standards of this 2 community. 3 We're luxury builders, but I can tell 4 you that the towns that I listed earlier would 5 reject some of the luxury architecture and style 6 that we bring. We're not always welcome into 7 different towns because they're looking for 8 something even higher than us. 9 So I know that I can't develop in those 10 towns or it doesn't fit our business model. 11 It's rare, but it doesn't sometimes fit our 12 business model. So we move on to other 13 properties or other opportunities. 14 So I really believe that it's important 15 for the Village, not only the Plan Commission, 16 but the Village Board overall to send a message 17 for the residents of South Barrington, represent 18 the residents of South Barrington, what this 19 community has stood for and has been built on 20 for the last 60 or 70 years. 21 Bill Rose started this town. And his 22 vision was, you know, large lots, luxury homes, 23 suburban oasis. And I believe that's still here 24 today, that wish for people that move to our</p>
<p style="text-align: right;">Page 35</p> <p>1 those plans prior to preliminary engineering and 2 offer a suggested alternative plan to the plans 3 that are presented. Similar to towns such as 4 Bannockburn, Deerfield, Lake Forest, Barrington 5 Hills even, Schaumburg, for instance. 6 As you guys know, I'm a real estate 7 developer. I've gone to these towns where we've 8 seen a piece of property that we plan to 9 development. Well, we may put forth a plan that 10 is rejected from the Plan Commission because it 11 doesn't meet the standards of their town or 12 their community or what their town or community 13 is looking for. 14 So I feel that it's important that the 15 Plan Commission also understands their role to 16 be able to say no. Like, this doesn't fit in 17 South Barrington. Even though the zoning may 18 allow for a church. Well, what type of church? 19 Is it a stone cathedral-type church that would 20 be built or is it going to be kind of a boxy 21 metal fabricated building? 22 The Plan Commission has every right and 23 every opportunity to review those plans and 24 suggest alternative plans higher in quality,</p>	<p style="text-align: right;">Page 37</p> <p>1 community and who have become residents in our 2 community, that holds true. 3 Nobody thought that they would be 4 contemplating industrial developments on Higgins 5 Road across from residential properties or that 6 South Barrington would ever even consider 7 industrial developments. 8 So I believe that if the Plan 9 Commission and the Village Board can take a step 10 back and just revisit their -- I don't want to 11 say duty because you guys all do this as 12 volunteers, and I appreciate the work that you 13 do. It's thankless most times. 14 But there's an opportunity for you to 15 push back in a direction that is more in keeping 16 a more fitting for the Village of South 17 Barrington. We have high standards here, high 18 values. It's a great community, and I think 19 that we have work to do still. I think it can 20 even get better. 21 But I don't believe that this is the 22 direction unless we have strong leadership to 23 lead us into the direction of quality and uphold 24 the values that this community was built on. We</p>

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<p style="text-align: right;">Page 38</p> <p>1 need to hold true to that and step up to that. 2 And I think now is a good point or a 3 good time to bring that up. We're at a 4 crossroads where we can kind of think about that 5 and not pursue developments just to have a 6 development within South Barrington. 7 If I go to the Village of Long Grove, 8 there's plenty of opportunities and properties 9 there. They want so much from the developer 10 that it doesn't matter what the price of the 11 land is. The cost to develop it the way that 12 the Village would want it developed and to 13 uphold their standards, I mean, most of you have 14 been to the Village of Long Grove. It's a 15 very -- it's a walkable town. 16 They have the strawberry festival, the 17 chocolate festival. They want to hold true to 18 that. They don't want to have a large apartment 19 complex built in their town or industrial 20 development. They hold true to the standards 21 and their roots. And I believe that in South 22 Barrington we should do the same. 23 On another point that I would like to 24 make tonight is to Mike Lombardi's discussion</p>	<p style="text-align: right;">Page 40</p> <p>1 right just because they're a religious 2 organization or protected by religious freedom 3 to come in and build whatever they want in our 4 community. 5 The parking lot, I'm very concerned 6 that it's made it this far through engineering. 7 And there's some engineering comments. I'm very 8 familiar with engineering and land planning and 9 architecture and design. 10 Are the engineers just looking at the 11 sewer capacity and making sure that the flow 12 rates are correct? Who is looking at the 13 overall design, the architecture of the 14 building, the placement of the parking lot, the 15 entrance? Does it meet the standards of 16 standard engineering? Maybe. Possibly. I 17 mean, that's pretty easy. 18 That's a pretty low bar to overcome as 19 standard engineering practices and civil 20 engineering. I'm asking who's looking at the 21 overall design to create something amazing and 22 beautiful. 23 If the church is proud of their 24 building and proud of their success and what</p>
<p style="text-align: right;">Page 39</p> <p>1 about the auction. I attended the auction. And 2 there was a gentleman there that was bidding. I 3 didn't know -- it was kind of like a wild card. 4 I went there to bid. Some of my 5 business partners went there to bid. But there 6 was a guy in a blue suit holding up a card. It 7 didn't matter what the number was. He just kept 8 holding up the card bidding against whoever that 9 next bidder was. Incognito. Didn't know who he 10 was. But it's this gentleman right here, 11 counsel for the church. 12 I think that's not in good taste to do 13 something like that. I feel that is slightly 14 dishonest. If I knew it was the church that was 15 bidding, I would feel that at least they would 16 have been forthright. If they're willing to do 17 that, they don't care about our town. 18 And I appreciate the presentation 19 tonight that they're helping communities. 20 That's very admirable, and I appreciate that. 21 Helping people in need is what we all should do. 22 But that doesn't give them the right to lie in 23 our town, to present themselves under false 24 pretenses. And it also doesn't give them the</p>	<p style="text-align: right;">Page 41</p> <p>1 they do for a community, they should be proud to 2 develop something that is tasteful and done the 3 right way. Not just a giant parking lot 4 overlooking multi-million dollar houses. Mine 5 being one of them. 6 So I definitely have a vested interest 7 not only in what happens across the street, but 8 in our town. I think you guys know who I am and 9 what I've done over the years and how much I 10 care about this community. 11 I've lived my life here. And I just 12 feel that we should uphold the standards of what 13 this community was built on. I think you should 14 reject the plan. Don't be afraid to say no 15 because of religious freedoms. There's a lot of 16 things that we can do and we can make this 17 project better if it does end up going forward. 18 Thank you. 19 (Applause.) 20 CHAIRMAN MCCOMBIE: Okay. Is there anybody 21 else who would like to speak at this time? 22 Okay. Hearing none. 23 I think the next item on the agenda is 24 we would like to talk to the engineer, have the</p>

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<p style="text-align: right;">Page 42</p> <p>1 engineer talk about the report you had just 2 issued and what it all means. Okay? 3 (Witness sworn.) 4 CHAIRMAN MCCOMBIE: Thank you. 5 THE COURT REPORTER: And your name, please? 6 MS. SMITH: Carissa, C-A-R-I-S-S-A, Smith, 7 with Gewalt Hamilton Associates. 8 We received the plans and we had 9 authorization to go ahead and do a preliminary 10 review of the plans that were submitted to us. 11 And so what we did when we did our review was 12 take a look at the ordinances that have to be 13 upheld. 14 Obviously, this is an authorized 15 municipality that we have to uphold, more 16 stringent ordinances that we have put into the 17 code. So we went through and we did our initial 18 preliminary review in order to get a preliminary 19 PUD discussion. 20 So our comments reflect a traditional 21 review of the documents that were submitted to 22 us. There was the engineering plans, site 23 plans, stormwater report. And with those 24 various documents, we did come up with numerous</p>	<p style="text-align: right;">Page 44</p> <p>1 us. 2 So, again, we look at it just as 3 engineering, our ordinances we have to uphold, 4 and any comments that come from there. 5 At this point, there are numerous 6 things that have to be ironed out before we're 7 even remotely close to any type of moving 8 forward with actual final permitting. 9 But, again, we just review it as a 10 preliminary. By any means this doesn't mean 11 that the Plan Commission or the Board has to 12 approve the plan. We just submit our comments 13 per our review to our ordinance. 14 So you can see here we have the 15 majority of the comments are for stormwater. 16 There's some calculations that need to be worked 17 through in order for their storage. And the 18 other thing we have to work through is the 19 wetlands. 20 Unfortunately, that wasn't submitted in 21 with our review, but that's another aspect that 22 also needs to be finalized because there are 23 wetlands and there's hydrology and stormwater 24 that results with the wetlands that we don't</p>
<p style="text-align: right;">Page 43</p> <p>1 comments, though they were very thorough, 2 overall could be run through during permitting. 3 I would like to stress that our 4 recommendation is just that we don't see any 5 huge red flags or anything that couldn't be 6 worked out through permitting. And we're not 7 giving them the go ahead to start putting the 8 shovel into the ground at this point. 9 This is just documents that were 10 submitted to us. We supplied you guys comments 11 based on our review per the ordinance that we 12 have to uphold. 13 So, therefore, the comments that were 14 submitted to you tonight go through stormwater, 15 goes through the traffic study, it goes through 16 the Village engineering plans itself, it goes 17 through the surveying documents that were 18 submitted to us, and also landscaping. 19 And what we did is right now, since 20 this is in a preliminary state, all we can do is 21 take the documents submitted to us and review 22 them versus the ordinances that we have to 23 uphold as an authorized municipality and that 24 results in the comments that we have ahead of</p>	<p style="text-align: right;">Page 45</p> <p>1 have at this time. 2 CHAIRMAN MCCOMBIE: Okay. I noted that you 3 said on the report also, "overall the comments 4 above are conditional and we have no preliminary 5 objection to the proposed site plan application 6 at this site." 7 So, overall, these are kind of 8 characterized as minimal, the changes you look 9 at, or not really? 10 MS. SMITH: There are some that are maybe a 11 little bit above minimal, you know, not 12 substantial. But, like I said, there are some 13 stormwater calculations that need to be vetted 14 through. But those are just aligning with 15 certain exhibits they have in one document 16 versus what they show in another. 17 So it's just really clarity to iron out 18 to make sure they are upholding what's required 19 by the ordinance for the water reclamation 20 district. 21 So there's nothing that's coming out as 22 a huge red flag that can't be vetted through. 23 But, again, we're just supplying the engineering 24 comments for backing up the technical side of</p>

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<p style="text-align: right;">Page 46</p> <p>1 this review. 2 CHAIRMAN MCCOMBIE: Okay. Thank you. 3 Does anybody have any questions of the 4 engineer? 5 There was a lot of stuff that we saw 6 this evening as we walked in. There's a lot. 7 Okay. So at this point -- 8 MR. NAUMANN: Mr. McCombie, may I just 9 briefly? 10 Having heard the comments from the 11 engineering staff, I would like to point out 12 that, again, stormwater, hydrology, a lot of 13 those issues were the core of the comments as 14 was mentioned. 15 Because this particular development and 16 plan has a relatively small impervious surface 17 and structures compared to alternate plans for 18 the same space and so much area is left 19 undisturbed, there's plenty of room for making 20 alterations as may be required. 21 That's why we came with such confidence 22 tonight to say that these issues that have been 23 raised we can work through because there's extra 24 space to make that happen. So I just wanted to</p>	<p style="text-align: right;">Page 48</p> <p>1 COMMISSIONER FOX: Yes. 2 VILLAGE ADMINISTRATOR PALMER: Gillis? 3 COMMISSIONER GILLIS: Yes. 4 VILLAGE ADMINISTRATOR PALMER: Kazi? 5 COMMISSIONER KAZI: Yes. 6 VILLAGE ADMINISTRATOR PALMER: Murarka? 7 COMMISSIONER MURARKA: Yes. 8 VILLAGE ADMINISTRATOR PALMER: McCombie? 9 CHAIRMAN MCCOMBIE: Yes. 10 VILLAGE ADMINISTRATOR PALMER: Motion 11 approved. 12 VILLAGE ATTORNEY VASSELLI: We will recess 13 until the 23rd, correct? 14 CHAIRMAN MCCOMBIE: Yes. 15 So, now the big decision is going to be 16 that, I think anyway, is going to be, there's a 17 lawsuit against this that is going to be on the 18 30th, and we're going to have a meeting on the 19 23rd. 20 I'm going to need some guidance from 21 our attorney here and from the people and the 22 Board as to whether they want us to vote on this 23 and make a recommendation. 24 VILLAGE ATTORNEY VASSELLI: Understood,</p>
<p style="text-align: right;">Page 47</p> <p>1 make that clear for the Commission. 2 Thank you. 3 CHAIRMAN MCCOMBIE: Thank you. 4 And I think we do understand we're not 5 using very much of the land. There's a large 6 portion of this land that's being left as is. 7 So we get that. 8 I mean, I believe that this information 9 that we received tonight, we need to look at it, 10 and we need to spend some time on it. I think 11 we should take a look and see beyond what is 12 going through and make sure that we're in 13 agreement to it. 14 I don't think we need to rush to make a 15 decision this evening. I would like to continue 16 this on to the 23rd. 17 COMMISSIONER FOX: I agree. 18 CHAIRMAN MCCOMBIE: Okay. So, I'll make a 19 motion to move this to the 23rd. 20 COMMISSIONER KAZI: So moved. 21 CHAIRMAN MCCOMBIE: Second? 22 COMMISSIONER FOX: Second. 23 CHAIRMAN MCCOMBIE: Roll call. 24 VILLAGE ADMINISTRATOR PALMER: Fox?</p>	<p style="text-align: right;">Page 49</p> <p>1 Mr. Chairman. 2 MEMBERS OF THE PUBLIC: What did he say? 3 UNIDENTIFIED SPEAKER: He said, "Understood, 4 Mr. Chairman." He just said it really fast. 5 VILLAGE ATTORNEY VASSELLI: Okay. Madam 6 Court Reporter, I'll say it slower. 7 Understood, Mr. Chairman. 8 CHAIRMAN MCCOMBIE: Okay. So with that in 9 mind, at this time, we would close the meeting. 10 VILLAGE ATTORNEY VASSELLI: We will recess. 11 CHAIRMAN MCCOMBIE: Recess. 12 VILLAGE ATTORNEY VASSELLI: We will recess 13 the public hearing. So we recess until the 14 23rd. But we have the overall hearing, which we 15 would -- I don't think -- we still have some 16 items on the agenda. 17 CHAIRMAN MCCOMBIE: Right. We have items on 18 the agenda, but this is just the recess of the 19 public hearing. I'll take a motion to recess 20 the public hearing. 21 VILLAGE ATTORNEY VASSELLI: We did that. 22 That's what we just did. 23 CHAIRMAN MCCOMBIE: Oh, okay. Never mind. 24 Okay. So let's continue on with the</p>

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1 other items then.
2 Do we have any old business that we
3 would like to bring up?
4 Do we have any new business?
5 Hearing none.
6 Take a motion to adjourn.
7 COMMISSIONER GILLIS: You have a motion.
8 COMMISSIONER FOX: Second.
9 CHAIRMAN MCCOMBIE: All those in favor, aye?
10 (Chorus of ayes.)
11 CHAIRMAN MCCOMBIE: Thank you.
12 (WHEREUPON, the public meeting
13 concluded at 8:01 p.m.)
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1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF C O O K)
4
5 I, JAMYE GIAMARUSTI, Certified Shorthand
6 Reporter, of the State of Illinois, do hereby
7 certify that I reported in shorthand the
8 proceedings had in the aforesaid matter, and
9 that the foregoing is a true, complete, and
10 correct transcript of the proceedings had as
11 appears from the stenographic notes so taken to
12 the best of my ability.
13
14
15
16 _____
17 Jamye Serritella Giamarusti, CSR
18 CSR# 084.004183
19
20
21
22
23
24

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