



HEARING

REPORT OF PROCEEDINGS

Date: June 24, 2026

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PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF SOUTH BARRINGTON

Public Hearing: Proposed Development of Land Commonly
Known as the "Allstate Property"
Located at 51 West Higgins Road,
Unincorporated Cook County, Illinois 60010

* * * * *

PLAN COMMISSION PRESENT:

Michael McCombie, Chairman
Len Kleinjan, Commissioner
Anthony Abri, Commissioner
John Kazmier, Commissioner
Julius Kwasek, Commissioner
Tom Shuff, Commissioner

ALSO PRESENT:

James Vasselli, Village Attorney
Michael Dropka, Village Administrator
Paula McCombie, Mayor of South Barrington
Damian Michalski, Building Officer
Jason Fowler, Sheaffer & Roland
Carissa Smith, Gewaldt Hamilton Associates
Pam Self, Pamela Self Landscape
Mike Robinson, Opus Development
Scott Staros, Opus Development
Luke Zizzo, Opus Development
Cynthia Medina, Opus Development
John Eberard, Atwell
Michael Garrigan, Vasselli Law
Gabriella Spizzirri, Vasselli Law
Members of the Public

1 CHAIRMAN MCCOMBIE: This is the Plan
2 Commission & Zoning Board of Appeals, South
3 Barrington meeting for Wednesday, June 24th.

4 Roll call.

5 VILLAGE ADMINISTRATOR DROPKA: Commissioner
6 Shuff?

7 COMMISSIONER SHUFF: Here.

8 VILLAGE ADMINISTRATOR DROPKA: Commissioner
9 Kleinjan?

10 COMMISSIONER KLEINJAN: Here.

11 VILLAGE ADMINISTRATOR DROPKA: Commissioner
12 Kazmier?

13 COMMISSIONER KAZMIER: Here.

14 VILLAGE ADMINISTRATOR DROPKA: Commissioner
15 Kwasek?

16 COMMISSIONER KWASEK: Here.

17 VILLAGE ADMINISTRATOR DROPKA: Chairman
18 McCombie?

19 CHAIRMAN MCCOMBIE: Here.

20 VILLAGE ADMINISTRATOR DROPKA: Let the record
21 note that Chairman or Commissioner Abri and
22 Commissioner Fox are absent.

23 You have a quorum.

24 CHAIRMAN MCCOMBIE: Thank you. So I hope

1 everybody had a chance to meet our new member of our
2 group here, and he's replacing Dave Gillis. Dave's a
3 little under the weather I understand right now, and
4 Len is going to do a great job. He's a civil
5 engineer, and his firm has done a lot of things in
6 this village. We're very happy he's here.

7 Okay. The first item on the agenda
8 is the approval of the minutes for April 30th.

9 Do I have a motion to approve?

10 COMMISSIONER KWASEK: So moved.

11 CHAIRMAN MCCOMBIE: Thank you.

12 Second?

13 COMMISSIONER SHUFF: Second.

14 CHAIRMAN MCCOMBIE: All those in favor say
15 aye.

16 (Chorus of ayes.)

17 CHAIRMAN MCCOMBIE: Any opposed?

18 (No response.)

19 CHAIRMAN MCCOMBIE: Hearing none --

20 COMMISSIONER KLEINJAN: Let the record show
21 that I abstain because I wasn't at that meeting.

22 CHAIRMAN MCCOMBIE: Very good. Okay.

23 The meeting tonight is -- it's going
24 to be a public hearing on the proposed land at --

1 we're going to start calling it something other than
2 the Allstate property, but it's going to be for that
3 property. If anybody -- This would be the time, if
4 anybody has anything else that they would like to
5 talk about, now would be a good time to come up to
6 the lectern here and speak, if anybody has any public
7 comments that they would like to make.

8 VILLAGE ADMINISTRATOR DROPKA: For the
9 record, for the court reporter, Commissioner Abri
10 just joined us.

11 CHAIRMAN MCCOMBIE: Thank you.

12 Okay. No one wants to talk, so
13 that's fine.

14 So let's get into the meat of the --
15 this evening's meeting, the proposed development of
16 the land commonly known as the Allstate property,
17 located at 51 West Higgins Road, Unincorporated Cook
18 County, Illinois.

19 Do I have a motion to open the
20 public hearing?

21 COMMISSIONER KWASEK: So moved.

22 CHAIRMAN MCCOMBIE: Second?

23 COMMISSIONER KAZMIER: Second.

24 CHAIRMAN MCCOMBIE: Roll call.

1 VILLAGE ADMINISTRATOR DROPKA: Commissioner
2 Shuff?
3 COMMISSIONER SHUFF: Here.
4 VILLAGE ADMINISTRATOR DROPKA: Commissioner
5 Kleinjan?
6 COMMISSIONER KLEINJAN: Here.
7 VILLAGE ADMINISTRATOR DROPKA: Commissioner
8 Abri?
9 COMMISSIONER ABRI: Aye.
10 VILLAGE ADMINISTRATOR DROPKA: Commissioner
11 Kazmier?
12 COMMISSIONER KAZMIER: Here.
13 VILLAGE ADMINISTRATOR DROPKA: Commissioner
14 Kwasek?
15 COMMISSIONER KWASEK: Yes.
16 VILLAGE ADMINISTRATOR DROPKA: Chairman
17 McCombie?
18 CHAIRMAN MCCOMBIE: Yes.
19 Okay. The first item is the
20 acknowledgment of a lawful notice by the attorney.
21 ATTORNEY VASSELLI: Mr. Chair, I have a short
22 statement to make, if that's okay.
23 Madam Court Reporter, James
24 Vasselli, V-a-s-s-e-l-l-i, for the record. Thank

1 you.

2 So we do have in front of us and
3 incorporated in this petition, the green cards from
4 the certified mailings from all the properties in the
5 surrounding area.

6 I would also like to put in the
7 record, Madam Court Reporter, that this was published
8 not in one but two papers with circulation in the
9 area, and it was on a third online newspaper as well.
10 So I am very confident, as an Officer of the Court of
11 the State of Illinois, we have satisfied all notice
12 requirements as required by law.

13 Mr. Chair, can I go on to one other
14 matter?

15 CHAIRMAN MCCOMBIE: Please.

16 ATTORNEY VASSELLI: The Village staff has
17 reviewed the petition from Opus and believes the
18 requested relief can be supported under Illinois law.
19 The only reason I'm giving this little bit of
20 preamble is this is a unique case. That the most
21 important legal consideration is the Village has
22 already made the final legislative determination that
23 industrial and logistics and warehousing uses are
24 appropriate for this property when it adopted

1 Ordinance Number 2024-1413 on August 12, 2024.

2 One distinction from the Ordinance
3 aforementioned, is the fact that this will not be a
4 data center. So let me repeat that. That the
5 intended use of the applicants of the land is not a
6 data center use. So that is in that ordinance. It's
7 not why we're here tonight. I want to make this
8 explicitly clear about that.

9 The current petition does not seek a
10 rezone nor does it seek approval of fundamental
11 different land uses. It seeks an extension of the
12 previously approved variation and special use,
13 clarification through final site approval.

14 Tonight is a hearing to present for
15 final site plan plat. Operational modifications
16 necessary for the implementation of the approved
17 development, limited deviations from lot and building
18 standards and a waiver of conflicted and review
19 requirements. I would like to point out over there,
20 which is an exhibit for reference, is a billboard of
21 what the specific modifications are. I would like to
22 thank our summer associate, Gabby, who put that
23 together today. And it shows each one of those
24 operational modifications as part of the site plan of

1 which this is incorporated and would be asked for
2 their relief, as Mr. Robinson will attest.

3 So I want to say one last thing.
4 The Village retains substantial control over the
5 project through and without limitation, the final
6 site plan approval ordinance, the engineering review,
7 permitting, Building Department review and ongoing
8 code enforcement. The staff believes this is a
9 legally complaint application, and all notification
10 provisions have been met in accordance with State
11 law.

12 Mr. Chairman, thank you very much.

13 CHAIRMAN MCCOMBIE: Thank you.

14 So for -- Who is going to do the
15 presentation?

16 MR. ROBINSON: It will be a team effort.

17 CHAIRMAN MCCOMBIE: Okay. For all of those
18 that are going to be speaking, would you please raise
19 your right hand?

20 (Witnesses sworn.)

21 MR. ROBINSON: Good evening, Commissioners.
22 Thank you for taking the time to listen to our
23 presentation.

24 My name is Mike Robinson, I'm with

1 Opus Development Company. I've been with Opus for
2 eight years. I've been in the industrial real estate
3 for 30 years.

4 I would like to have -- My team
5 that's also going to be presenting is Scott Staros,
6 with Opus Design Build. Opus Design Build is the
7 contractor that is also part of Opus. And then Luke
8 Zizzo is also with Opus Design Build. He'll be
9 managing the project.

10 First, I would like to tell you a
11 little bit about Opus. Opus is a development
12 company. We focus on industrial real estate and we
13 focus on multi-family. That's the focus now.
14 Historically -- We've been in existence for 75 years.
15 Historically, we've been -- We've done it all. We've
16 done office developments. We've done retail. We've
17 done churches. We've done schools. And when the
18 opportunity arises, we will continue to do so.

19 The markets that we're in, we're
20 headquartered in Minneapolis. These are the markets
21 that we have offices. So you could see Chicago,
22 Illinois; Indy; KC; Charlotte; Austin; Denver. Most
23 is in the Midwest, some southwest, and starting to
24 get into the southeast. Austin and Charlotte are the

1 newest ones.

2 Here is a little bit about the
3 structure of Opus. Opus is the -- basically the
4 parent of Opus Development Company, which I'm apart
5 of the developer. Opus Design and Build which is the
6 GC and then Opus AD, architecture engineer. That's
7 all inhouse. We're all in Rosemont. We work
8 together on a daily basis.

9 Opus Development team, so you can
10 get a snapshot of us, but Mike Yungerman, he has been
11 with Opus for 20-plus years, I don't know exactly.
12 He runs the office. He also heads up development for
13 both industrial and multi-family. He oversees other
14 markets. He oversees basically I would say Chicago
15 office and south and east and then we have his
16 counterpart that handles the west.

17 I focus strictly on the Chicago
18 market, the greater Chicago market, that includes
19 southeastern Wisconsin, northwest Indiana and all of
20 Michigan. And then Brett Tomfohrde partners with me
21 on all developments.

22 Opus Design and Build project team:
23 Jim Caesar heads up the Opus Design and Build for the
24 Chicago region, and Scott and Luke are project

1 managers that -- within that team and part of this
2 project.

3 So the proposed site plan, so before
4 I get into the exact plan, I would like to tell a
5 little history about the project. So the project --
6 we started working on this project over a year ago,
7 and it's an opportunity that -- These opportunities
8 just don't come along that often. And the
9 opportunity was presented to us in Hoffman Estates,
10 which I didn't know the history, but I learned a lot
11 about it. We actually -- They probably had a two-
12 month head start. And then we got a call from the
13 Mayor and some other -- and the Village attorney and
14 met with them, and they said, you know, we'd like you
15 to annex into South Barrington. I said you know,
16 we're going to keep all avenues open, and we're going
17 to go with the clearest path. And so I just wanted
18 the team here to know that we spent two months with
19 Hoffman Estates. They had a head start. And then
20 the group here, the Village worked really hard, and
21 won us over and showed us that this is the clearest
22 path forward. So we're happy to be presenting to you
23 here, tonight in South Barrington.

24 So now a little bit about the

1 opportunity we have in the site plan. So we are
2 going to develop three buildings. They're going to
3 total 755,000 square feet. And the phase one is
4 370,000 square feet and then the next phase one is
5 260,000 square feet and then we have a smaller one
6 that's on the north and the west there, and it's
7 126,000 square feet. These buildings will have some
8 trailer parking. The two bigger buildings will have
9 a little bit of trailer parking in the back that you
10 can see on the plan. And I'll have Scott come in and
11 talk about building materials and aesthetics, but I
12 want you to know that these are first-class
13 buildings. These are going to be bringing
14 first-class tenants, and we work with only
15 first-class tenants.

16 So it will be a great product in the
17 Village of South Barrington.

18 MR. STAROS: Good evening, Commissioners. I
19 appreciate the time this evening.

20 So as Mike mentioned, we've got
21 three buildings here. These are very cognizant of
22 the residential areas to the north. So our buildings
23 were -- We shifted our buildings south and are going
24 to be -- The existing treeline along Higgins will

1 remain to create some buffer. We'll be adding
2 additional screening in that area as well. The
3 intent was to kind of pull those buildings, put the
4 office sides on that building. As we get to -- over
5 to the next slide, with some of the elevations. So
6 we created -- you know, typically these buildings
7 we've got the office corners. These are like going
8 to be -- again, initially day one will be
9 speculative. So we typically will try to create
10 corner entrances for up to two, maybe three tenants.
11 So one of the things we did was we kind of focused on
12 softer tone colors, again, trying to create a nice
13 aesthetic for the building, some glass entry. That's
14 kind of where the main entrance would be, and kind of
15 the primary focus when you're coming into the
16 building and parks.

17 Again, all three buildings are going
18 to have very similar color schemes, corner entry
19 features, just bigger between three buildings,
20 different sizes. Again, different users will be
21 looking at different sizes, different shapes. So we
22 try to create an opportunity to fit a lot of
23 different product.

24 Again, this is building B. Again,

1 the truck docks on building A and B will be facing
2 away from the residents, kind of creating an inside
3 truck court to keep all of the truck traffic as much
4 as possible out of, you know, visibility from all of
5 the main arterial roads. And then the south
6 building, building C, the front entrance of that will
7 be facing towards I-90, which is a very
8 opportunistic, very -- a marketing opportunity for
9 perspective tenants to have a frontage on I-90. So
10 again, very similar buildings. And then we'll go
11 through here and kind of provide some overall
12 renderings and some aerials, kind of conceptual of
13 what the buildings will be like. Again, as realistic
14 as we can get currently with the design we have. But
15 the intent, as you can see from kind of the north
16 side of Higgins, the real issue being the truck court
17 area, and that was done intentionally with being
18 cognizant of the residential area, knowing this is an
19 industrial-use property, but trying to be, you know,
20 as opportunistic with the site plan as we can to
21 shield that.

22 Again, building B is the big one
23 here, on the left. Building A is the smaller one
24 further to the west and building C is up along I-90.

1 Just another perspective from the
2 other corner. Again, you know, this doesn't really
3 depict all of the existing plantings and growth that
4 are along Higgins here, but there will be a good
5 amount there. The same thing along Bartlett. It's
6 very hard to pick up in this computer software. But
7 we've got some photos that will kind to show to that
8 as well, if you wanted us to present that.

9 Again, here is kind of the office
10 feature, corner office feature, that will be at
11 corners of all three buildings.

12 And then this will be kind of the
13 incoming view coming off the main road off of
14 Higgins. That's the small building, building A on
15 the right, and then not seen will be building B. And
16 that off in the distance is building C, which will be
17 the only building that has truck docks facing, you
18 know, north. Everything else is facing I-90.

19 And then again, just kind of a
20 perspective view from -- This was trying to give an
21 idea of what the buildings may look like from the
22 drive at the Arboretum. This is the perspective view
23 to see them off in the distance and hopefully,
24 demonstrating that we're doing what we can to kind of

1 keep the use aesthetically pleasing.

2 CHAIRMAN MCCOMBIE: So that list of what --
3 Just for us, that list is what we're going to be
4 voting on tonight really. The PUD already exists,
5 and all we're doing is we're changing some of the
6 items inside the PUD, which is what that list is,
7 number of docks. All of these things were enumerated
8 in the original PUD, and so we need to change it and
9 alter it so it can be built.

10 ATTORNEY VASSELLI: Mr. Chairman, I
11 apologize, I should have clarified this up for you.
12 This is my fault. There's two other procedural
13 aspects that we are voting on tonight, and that's
14 extension of the variation and special use, because
15 there's a time frame on that, and we need to enlarge
16 that period.

17 And there is another provision that
18 we are voting on here tonight or seeking
19 recommendation for tonight, and that is with regard
20 to the Architectural Control Commission.

21 Do you want me to get into that or
22 do you want to get into that?

23 CHAIRMAN MCCOMBIE: Go ahead.

24 ATTORNEY VASSELLI: So obviously, Gentlemen

1 of the Board, we have -- We normally go through ACC.
2 And in this case, this project has been vetted, you
3 know, de facto by its own facts, when we went through
4 this a few years ago with the another developer. And
5 we went through the Ordinance in 2024, which was
6 approved on August 12th of 2024. And since that
7 period of time, since our friends at Opus have
8 engaged with us, we have had at least 25 different
9 meetings with regards to different specifications as
10 far as the land use, configuration, fencing and
11 landscaping.

12 Furthermore, the ACC, if you read
13 the provisions of the code relative to the ACC, they
14 really don't apply to planned unit developments, and
15 that makes sense, because a planned unit development
16 is its own specific thing. We make those controls in
17 the Ordinance. The need for the ACC review is kind
18 of mitigated or relieved, because the specifics of
19 that PUD are being handled.

20 And I would ask our friends at Opus
21 to remind us that they will always adhere to those
22 Village codes in the construction process and work
23 with Damian and the rest of the Building Department
24 to ensure that these standards are kept up with the

1 highest level; is that correct?

2 MR. STAROS: Correct.

3 MR. ROBINSON: Correct.

4 ATTORNEY VASSELLI: Thank you.

5 So it's our request that there's a
6 waiver of the Architectural Control Commission, and
7 that is based upon these numerous steps that we've
8 already taken: the fact that you've already looked
9 at the project, as a body, you've looked at this
10 project at least three times before; the Village
11 Board will have to look at it; it will go through
12 engineering review, and there's a lot of very good
13 engineers in the village; we have landscape review,
14 which we will leave this subject to additional
15 conditions and we will clear that up any
16 discrepancies going forward as a condition of this
17 approval; and building permit review. Damian is
18 diligent on what he does, and he will make sure that
19 every building code is held up to the highest
20 standard that we need for the residents of the
21 Village of South Barrington.

22 So with that, we would ask for a
23 waiver of the Architectural Control Commission review
24 in this process.

1 CHAIRMAN MCCOMBIE: Okay. Thank you.

2 Did you have anything else to say
3 about the buildings?

4 MR. STAROS: Not unless there's any
5 questions.

6 CHAIRMAN MCCOMBIE: No, okay.

7 So at this time, let's get to the
8 public comments.

9 If anybody would like to stand and
10 talk about anything they've seen here, this would be
11 the time to raise your hand and you can come to the
12 front and talk about any questions you have or
13 anything else.

14 (No response.)

15 CHAIRMAN MCCOMBIE: Okay. We'll keep it
16 open, and you can always raise your hand and we can
17 ask the questions.

18 Now is the time that we would have
19 the questions and comments from the Commissioners.

20 There's a couple of items in here
21 that I think are really important that I know and I
22 think we should all know about this job.

23 You know, you've got to have fire
24 protection in a building like this, and we can't have

1 fire protection use our public drinking water. So
2 what we're doing or what they're doing is they're
3 putting up a 300,000 gallon tank, is it?

4 MR. STAROS: We're still in the design phase,
5 but yes, it will be a larger storage tank for water
6 for fire-protection purposes.

7 CHAIRMAN MCCOMBIE: And they're going to have
8 their own pumping system.

9 MR. STAROS: Yes. Yes. The building will
10 have a central pumping system. These are some things
11 that our intention is to work with the fire chief,
12 fire marshal as well, and kind of design what that
13 system is for not only the best ability for the
14 building, but their capabilities and what works for
15 them best. So that's part of the next process as we
16 get into building permit, you know, design and
17 building permit.

18 CHAIRMAN MCCOMBIE: So you see the -- There
19 is a circle on the drive -- on the second drive that
20 comes off Higgins, you'll see there's an island there
21 and there's a circle in that island, and then there's
22 a square. The circle is the tank. It's not the
23 right circle size. But the building is there, and so
24 that's where it's going to be pumped. They're going

1 to pumped and pumped back to each the buildings for
2 fire protection. And it won't -- They'll only be
3 using the water from the Village to fill the tank,
4 not to fight fires. So that's one of the things that
5 I think is very important that they had explained.

6 The building -- The first building,
7 building A, I see is 2 foot shorter than the other
8 buildings.

9 MR. ROBINSON: 4 foot. So building A will be
10 32 foot clear, and B and C will be 36 foot.

11 CHAIRMAN MCCOMBIE: It's 4 feet shorter. And
12 the reason for that is the sight lines or?

13 MR. ROBINSON: So it's the users of the
14 building. The users are smaller in the 126,000
15 square foot building. That's for up to two, maybe
16 three tenants. So the unit sizes, I guess could be
17 like 25 to 50 thousand square foot units as opposed
18 to the bigger building might have 150,000 square foot
19 units for the tenants. So the bigger the user, the
20 bigger the space. They generally want to use the
21 cubic height as well, and it's not as necessary for
22 the smaller users.

23 CHAIRMAN MCCOMBIE: Okay. Okay. It worked
24 out well anyway for the front corner there. It was a

1 little shorter building, so you guys planned it well.
2 That was good.

3 MR. ROBINSON: Thank you.

4 CHAIRMAN MCCOMBIE: Good thought. And then
5 let's see what else did I want to talk about, the --
6 That was about it. I found out -- I thought there
7 was way too many cars -- spaces for cars to park, but
8 they ensured me that I don't know warehouse
9 buildings. They need those spaces, so whatever.
10 There's a lot of car parking spaces.

11 MR. ROBINSON: We would like to have more
12 than is necessary. We like to give a checkbox if
13 there's a user in the market. They rarely ever use
14 all the parking spaces.

15 CHAIRMAN MCCOMBIE: Yes, I could see that. I
16 could see that. So okay, that makes sense.

17 So those are my comments about the
18 buildings.

19 Anyone else want to make some
20 comments?

21 VILLAGE ADMINISTRATOR DROPKA: I did receive
22 comments from Commissioner Louise Fox, who could not
23 be here tonight. So I have an e-mail that I would
24 like to read into the record.

1 To the Planning Commission & Zoning
2 Board of Appeals: I am not able to attend tonight's
3 hearing. I've received the materials provided to the
4 Commissioners to prepare for this meeting. I have
5 always been in favor of having the Allstate property
6 remain a part of South Barrington. It's a large
7 parcel on the southern border. It works to shore up
8 our village from the encroachment of our neighbors,
9 who don't always share our requirements for style and
10 design.

11 This property will be developed,
12 whichever village's name is on it. I would like to
13 see more -- I would like to see it move forward with
14 South Barrington's input.

15 I am of the opinion that Opus is a
16 good company and will work with us to make a
17 development which would add value to our community.

18 Sincerely, Commissioner Louise Fox.

19 CHAIRMAN MCCOMBIE: Thank you.

20 Okay. Julius?

21 COMMISSIONER KWASEK: So we've had several
22 meetings and looked at various aspects, and certainly
23 one of the concerns was building C and the fact that
24 the truck docks face north and the trailer parking

1 would also be to the north. And the applicant
2 tonight has agreed to provide a 12-foot high screen
3 wall along that exposure for the entire length of the
4 trailer parking. And since the trailers and the
5 docks are going to be screened, except for maybe the
6 top 6 inches or so, I think it's an acceptable
7 solution.

8 CHAIRMAN MCCOMBIE: Okay. You don't see that
9 on your drawings, but think of that whole area with
10 all the trailer parking, that I think it's going to
11 be very visible and because of the elevation from
12 let's say the Arboretum to that area, that elevation
13 is almost dead flat. And I don't know what's going
14 to be built on the land that's in between there, but
15 I don't think it's going to be built enough that it's
16 going to block out all the trailers. So this is a
17 very reasonable way to approach that is to put a
18 fence up, and it will be a 12-foot high fence that's
19 raised up off the ground by 6 inches or a foot and
20 will give us the height we need to block out 99
21 percent of the trailers.

22 COMMISSIONER KWASEK: Is that going to be a
23 condition to the approval?

24 CHAIRMAN MCCOMBIE: Yes.

1 ATTORNEY VASSELLI: And we will put that on
2 the list as a condition of the approval.

3 I'm sure that our friends, at Opus,
4 will tell us right now on the record and under oath
5 if they are willing to satisfy that condition.

6 MR. ROBINSON: Can I comment on it real
7 quick?

8 So the comments that we received
9 were to have a fence that was 350 feet long, not to
10 go through the whole truck loading there, but 350 was
11 all we would need to block that visualization. So
12 after the 350 feet the building -- the north
13 buildings will block that.

14 COMMISSIONER KWASEK: How long is the trailer
15 parking point?

16 How many stalls have you got and are
17 they 12 foot.

18 MR. ZIZZO: About 750 as drawn right now --

19 MR. STAROS: So 350 with -- getting halfway
20 down and that gives a good chunk into building A. So
21 kind of to this point, kind of closes that off.

22 MR. ZIZZO: There's a good amount of trees
23 that are remaining in this corner, because that's the
24 property we aren't touching. We aren't grading.

1 COMMISSIONER KWASEK: You recall my concern
2 when I'm sitting here at the stoplight, coming out of
3 the Arboretum, and I look straight across, you can
4 clearly see the complete car on Bartlett Road, and if
5 I can see a car on Bartlett Road, I can see a 13 foot
6 6 high trailer.

7 MR. ZIZZO: Understood. There's something to
8 be said as well, the distance between the road and
9 the property line and limits of construction, there's
10 a lot of existing vegetation that will not be
11 touched. And I understand that in the winter, a lot
12 of that is not -- it's going to lose its leaves, but
13 there is an extra native screen wall existing that we
14 intend to maintain.

15 COMMISSIONER KWASEK: Where you're doing the
16 pond, you're basically doing the mass earthwork.
17 That's all gone.

18 MR. STAROS: Yeah, but I think this
19 right-of-way here is generally pretty healthy, and
20 that's the area we're staying away from, and it
21 tapers off as we come there.

22 MR. ROBINSON: I think we can work with the
23 Village on what would be an appropriate length that
24 we put the wall.

1 COMMISSIONER KWASEK: So the trailers are
2 700?

3 MR. ROBINSON: What was it --

4 MR. STAROS: Seven seven four from corner to
5 corner.

6 COMMISSIONER KWASEK: So that's roughly 400
7 foot difference?

8 Split the difference. Give me
9 another 200 feet.

10 MR. ROBINSON: Done.

11 ATTORNEY VASSELLI: So we understand that
12 under oath from Opus that they'll split the
13 difference and give another 200 feet.

14 MR. ROBINSON: Agreed.

15 COMMISSIONER KWASEK: And you've got the
16 return wall down the side, at the end.

17 MR. ROBINSON: So make it an L shape.

18 COMMISSIONER KWASEK: So make it an L shape
19 so I don't see the side of that first trailer.

20 MR. ROBINSON: I don't know if that was
21 contemplated, but we can put that there. So that
22 would be part now it's 550, 550 feet, and we will
23 make it an L shape.

24 ATTORNEY VASSELLI: L-shape wall.

1 Thank you, Madam Court Reporter.

2 CHAIRMAN MCCOMBIE: Thank you.

3 So is there any other questions
4 about what we're looking at?

5 COMMISSIONER KLEINJAN: Yes. So I'm -- I
6 understand the use and everything else. I'm just
7 wondering if any consideration was given, and I don't
8 know always deal with the sight plan. I'm trying to
9 understand building C, the truck court isn't onto
10 I-90 and why building B can't be rotated like 15
11 degrees, and it got back up to I-90 as well.

12 Is this view you're trying to give a
13 better view from I-90 or what's the thinking behind
14 putting the truck court facing Higgins Road?

15 MR. ROBINSON: It's a great question. And
16 from my perspective, it's the enduser for that
17 building is going to want the exposure on 90.
18 They're going to want the front of their building on
19 90. They're going to want their signage on 90.
20 They're not going to want their truck loads on 90. A
21 lot of users want that. So for me that's going to
22 help get stability for a first-class tenant.

23 There's other concerns that -- We
24 did look at that, and there's cost implications. We

1 wanted to put the pond on the north end. It just
2 helps. It was more cost effective.

3 MR. STAROS: And the way the site is laid
4 out, the outfall for the site is in this area. So
5 we're trying to get everything going this way. So
6 the natural way to build the site is to have this
7 pond here and everything drain this way. The truck
8 court being 4 feet lower than the finish floor here.
9 Everything wanted to get lower going that direction.
10 So it's something that we looked at, we studied, and
11 as Mike had mentioned as well, this pond, this area
12 right here, has some very pore soils that putting a
13 building over it would be very difficult, just
14 because it's 20, 30 foot deep poor soils.

15 So again, working with Atwell, our
16 civil engineer, had a lot of history with the site,
17 just knowing the way this is all laying out. And
18 then in this area it's -- you know, we were trying to
19 create -- maximize efficiency with the site layout
20 and then getting the building pulled off of Higgins
21 as much as possible. And we maximize this area
22 pulling it off to leave a lot of the existing berms
23 and grading and foliage that is there, more so than
24 you know, kind of the preliminary plan that was

1 approved in the initial PUD. So this property line
2 setback we increased, and then this one was along
3 Bartlett slightly decreased.

4 CHAIRMAN MCCOMBIE: Okay.

5 COMMISSIONER ABRI: So I heard it was
6 referred to as a screen and then I heard wall and
7 then I heard -- Have you given any further thought as
8 to what it's going to consist of?

9 MR. ROBINSON: Yes. It will be a 12 foot
10 vinyl wall. It will be solid. We do have a picture
11 of it. I don't know if you guys have that readily
12 available. But it's -- The wall is going to provide
13 a screen. So it will be a solid wall.

14 MR. STAROS: Yeah. It's a 12-foot privacy
15 fence. It's a vinyl privacy fence that will be
16 solid, you know, plus or minus 12 foot high. Again,
17 as we -- We'll put it along this area, and we'll put
18 it as high as we can.

19 COMMISSIONER KWASEK: Not plus or minus, 12
20 foot plus. No minus.

21 MR. ROBINSON: Understood.

22 COMMISSIONER ABRI: Thank you.

23 CHAIRMAN MCCOMBIE: Okay. Is there any other
24 questions or comments about the buildings?

1 (No response.)

2 CHAIRMAN MCCOMBIE: So we should really hear
3 from -- We have a lot of our engineers here, and I
4 would like each one of them to talk a little bit
5 about what they saw in the drawings and the rest of
6 it.

7 So what is the order you guys want
8 to go?

9 MR. FOWLER: I'll go.

10 (Witness sworn.)

11 MR. FOWLER: Jason Fowler with Sheaffer &
12 Roland. We are the Village's water operator, sewer
13 operator and water engineer. We have been involved
14 with this project for quite a while, the original
15 conception with Hillwood and now with Opus.

16 As the Chairman mentioned, the water
17 supply for this site will be from the village's water
18 supply system. Fire protection will be handled
19 onsite. So the Village's water supply system will
20 not stressed for any fire protection on this site.

21 Sanitary service for this site
22 existed prior with the Allstate property. It's
23 tributary to the Bartlett Road lift station, which is
24 directly west of this property. So that will

1 continue to flow in that direction. So no water and
2 sanitary perspective. This should be a very
3 straightforward project.

4 CHAIRMAN MCCOMBIE: Okay. Thinking of water,
5 I see that they have a space in there for City of
6 Chicago water.

7 MR. FOWLER: Yeah, so they -- Not only are
8 they providing for an extension of Village's public
9 main along their frontage to the east of their
10 property, they've also supplied an easement along the
11 Higgins frontage there for future water extension for
12 any Lake Michigan water or any additional future
13 water extensions that the Village might need in that
14 area.

15 CHAIRMAN MCCOMBIE: Okay. Thank you.

16 (Witness sworn.)

17 MS. SMITH: Carissa Smith, Village Engineer
18 with Gewaltdt Hamilton.

19 So we have reviewed the preliminary
20 plans for stormwater aspects, and we agree that there
21 is no huge conflict or concerns with the preliminary
22 plan they have shown. And all details can be worked
23 through permitting, as always, with more dealing with
24 elevation and coming down to the minute details for

1 all the detention required on site.

2 Overall, we did submit our
3 conditional approval. It's about five or six
4 conditions that are on it for now, they are
5 preliminary, and we'll look for more once we get to
6 permitting.

7 CHAIRMAN MCCOMBIE: Okay. So you don't see
8 any problem with this being resolved during the
9 permitting process?

10 MS. SMITH: No. It's just dealing with
11 elevations and further details that go to the actual
12 plan.

13 CHAIRMAN MCCOMBIE: Okay. Thank you.

14 (Witness sworn.)

15 MS. SELF: My name is Pamela Self, I'm the
16 reviewing landscape architect for the Village.

17 At this time we had very preliminary
18 landscape plans. We couldn't fully evaluate those
19 plans. We need more information.

20 So again, we believe if you're
21 comfortable as soon as the final plan comes in, and
22 we evaluate it, we can see that it's to your
23 standards. I just need more information.

24 CHAIRMAN MCCOMBIE: I read your review, which

1 it was really detailed, which I really like, and I
2 think that it was a well thought out process you went
3 through. Obviously, you looked at everything and
4 what they were doing and what was going on. There's
5 a thought that it's almost too much to get done
6 before the Board meeting to clear up all of these
7 things, but I think in the review process that's
8 going to follow, you will have enough time -- They'll
9 have enough time to get the information to you and to
10 work with you to clean up the drawings to be what
11 this should be.

12 MS. SELF: Yes. Yes. I'm comfortable with
13 that.

14 CHAIRMAN MCCOMBIE: Okay.

15 MS. SHELF: I know both parties and I've
16 worked with both parties, and so I understand their
17 level of commitment and professionalism. So I'm very
18 comfortable with that.

19 CHAIRMAN MCCOMBIE: Good. Okay. Damian.

20 (Witness sworn.)

21 MR. MICHALSKI: Thank you, Mr. Chairman.

22 I worked with Opus at the previous
23 municipality that I worked with. They have built a
24 beautiful multi-family building that I was

1 inspecting.

2 Opus has a very good representation,
3 and the buildings that they're proposing, I think
4 they're very well-suited for this parcel. And I'm
5 very pleased that they decided to come back to the
6 Village of South Barrington. Thank you.

7 CHAIRMAN MCCOMBIE: Okay. Thank you.

8 So at this time, does anybody else
9 have any other questions of any of our consultants or
10 Opus or anything else?

11 ATTORNEY VASSELLI: Damian, just remember
12 you're still under oath.

13 One of the factors that we're here
14 tonight is with regards to non-warehouse related
15 uses, and it's an important factor for the Village.
16 And you'll be able to take care of that as tenants
17 come in and everything, correct?

18 MR. MICHALSKI: That's correct.

19 ATTORNEY VASSELLI: And before the tenants do
20 come in and take occupancy, you will be able to do an
21 inspection, correct?

22 MR. MICHALSKI: That's correct.

23 MR. VASSELLI: And if they don't pass the
24 inspection, they won't have occupancy for those

1 tenants?

2 MR. MICHALSKI: That's correct.

3 ATTORNEY VASSELLI: And your experience, as a
4 Building Commissioner and Director, that tenants
5 don't normally take leases when they don't have
6 occupancy, correct?

7 MR. MICHALSKI: That's correct.

8 ATTORNEY VASSELLI: So you'll be able to
9 control or non-warehouse uses through the building
10 permit process; is that correct?

11 MR. MICHALSKI: That's correct.

12 ATTORNEY VASSELLI: Thank you.

13 CHAIRMAN MCCOMBIE: Okay. I had one question
14 as I looked at this. I was trying to imagine. So
15 can you tell me a little bit what your thoughts are
16 about the construction schedule, do you start one
17 building get all the way done and start two. I
18 just -- I would like to know.

19 MR. ROBINSON: This is a topic that's --
20 We've been talking about very recently, and it's
21 changing. But it's -- The plan is, the original plan
22 was to do them all at once. So we are going to
23 stagger a little bit.

24 And Scott, maybe you can explain why

1 you're going to do that cost effective wise, but...

2 MR. STAROS: Yeah. Some of this is a little
3 what the actual start date would be which will affect
4 kind of depending on the time of year how much dirt
5 we'll be able to get done. So the intent with the
6 way the site lays out right now is building B, the
7 building furthest east, that's the one that's got the
8 least amount of dirt work. So that will be the one
9 that we're focusing on first, getting that one up to
10 grade, start building that one, and then rolling into
11 building A. And then ultimately, building C has the
12 most earthwork and the most complications with it
13 from a constructability standpoint, so that will be
14 the third one.

15 So depending on when we actually
16 start, the time-of-year-wise, will determine how
17 quickly it goes. If we start later in the year,
18 we'll probably just get building B going throughout
19 the winter and pick up A and C come spring when the
20 weather breaks again. It's just all depending on
21 that. But that will be the overall concept, start
22 with B, go to A, get to C. Obviously, getting all of
23 the site work done, so that we can, you know, deliver
24 buildings and you know, Damian can approve

1 occupancies on whether it's, you know, building B
2 first, then A, then C, how things play out from a
3 utility standpoint and things like that.

4 Overall, construction-schedule-wise,
5 what do we have about -- again, depending how much of
6 that goes over winter will be some lag, but overall,
7 12 months.

8 CHAIRMAN MCCOMBIE: 12 months, oh, okay.

9 So this is -- and that was one of
10 the reasons, because we're extending it for 24 months
11 starting in August of this year. So you have 24
12 months starting in August.

13 MR. ROBINSON: We'll move quick.

14 CHAIRMAN MCCOMBIE: Thank you.

15 COMMISSIONER ABRI: I have a question now.

16 CHAIRMAN MCCOMBIE: Please.

17 COMMISSIONER ABRI: You guys being a design
18 build, how much of this work actually is going to be
19 subbed out and how much of your own?

20 MR. STAROS: Everything we do will be subbed
21 out. So we're just --

22 COMMISSIONER ABRI: You're the general
23 contractor?

24 MR. STAROS: We're just general contractors.

1 We don't self-perform. We used to, but we don't
2 anymore. So everything will be subcontracted.

3 COMMISSIONER ABRI: Okay. Thank you.

4 CHAIRMAN MCCOMBIE: Okay. Any other
5 questions?

6 (No response.)

7 CHAIRMAN MCCOMBIE: Okay. At this time,
8 motion to close the meeting, and then we can take a
9 vote.

10 COMMISSIONER KWASEK: So moved.

11 CHAIRMAN MCCOMBIE: Second?

12 COMMISSIONER ABRI: I second.

13 CHAIRMAN MCCOMBIE: Okay. Roll call.

14 VILLAGE ADMINISTRATOR DROPKA: Commissioner
15 Shuff?

16 COMMISSIONER SHUFF: Here.

17 VILLAGE ADMINISTRATOR DROPKA: Commissioner
18 Kleinjan?

19 COMMISSIONER KLEINJAN: Yes.

20 VILLAGE ADMINISTRATOR DROPKA: Commissioner
21 Abri?

22 COMMISSIONER ABRI: Aye.

23 VILLAGE ADMINISTRATOR DROPKA: Commissioner
24 Kazmier?

1 COMMISSIONER KAZMIER: Here.

2 VILLAGE ADMINISTRATOR DROPKA: Commissioner
3 Kwasek?

4 COMMISSIONER KWASEK: Yes.

5 VILLAGE ADMINISTRATOR DROPKA: Chairman
6 McCombie?

7 CHAIRMAN MCCOMBIE: Yes.

8 Okay. Now we have before us, we
9 actually have three things we need to vote on,
10 correct, separately?

11 ATTORNEY VASSELLI: So if I can break that
12 down. Thank you.

13 One thing we do have exhibits. I
14 want to make sure those are incorporated into the
15 record.

16 So there are actually -- We can do
17 this as a consolidated matter, if that's okay with
18 this body. What we're looking for is those issues
19 that we have up there: the dock quantity, the
20 increase in the dock quantity; the required non-
21 warehouse use limitation, that we did talk about with
22 the Building Director; the building setback, there's
23 a minor deviation there; the site development, and
24 they want the flexibility to build them all at once

1 or in phases; and trailer storage, overnight storage.
2 We do have the screen control for that. So those are
3 the four or five pieces of relief from the
4 operations.

5 The other two pieces of relief that
6 we discussed before was the waiver of the ACC
7 requirements, and the extension of the period of
8 time.

9 So those are the seven things we
10 will be voting on. If we want take an omnibus
11 motion, I have no problem with that in the
12 parliamentary law as we've expressed comments on
13 each one of them. There's been evidence on each one
14 of these things. We have sufficiently articulated
15 each one of these things, and it is in the notice of
16 application that was put forth in those two
17 newspapers and a third one online.

18 If we want to do an omnibus vote to
19 go through everything then we don't need to go
20 through everything. We just need a motion to
21 consolidate all items and move to recommend or deny.

22 CHAIRMAN MCCOMBIE: Okay. How does everybody
23 feel, take them all at once as one?

24 COMMISSIONER KLEINJAN: Yes.

1 CHAIRMAN MCCOMBIE: All as one, okay.

2 So let's have a motion to change --

3 I guess we're changing the PUD, right, modify?

4 ATTORNEY VASSELLI: That's an excellent
5 point. This is not a change to the PUD. So one of
6 the -- One of the nice features of the 2024 Ordinance
7 was this is just a site plan review to adopt final
8 plans, okay. So we are not really changing the PUD.
9 What we said is anything, any variations, let's say
10 deviations from that, is just a site plan review
11 approval. So we would just say to adopt the
12 recommendations of staff for those matters.

13 And the first would be an omnibus
14 motion to combine all of them, and then we would
15 adopt the seven items as so requested by the
16 petitioner. Those would be the two motions.

17 CHAIRMAN MCCOMBIE: Oh, okay. So the first
18 motion is to have one motion that incorporates the
19 seven variations that we just discussed.

20 ATTORNEY VASSELLI: And if we could say
21 adjustments rather than variations, because we have
22 variations.

23 CHAIRMAN MCCOMBIE: Seven adjustments that we
24 just discussed.

1 ATTORNEY VASSELLI: Thank you, sir.
2 CHAIRMAN MCCOMBIE: So I'll take a motion
3 to --
4 COMMISSIONER KWASEK: So moved.
5 COMMISSIONER SHUFF: Second.
6 CHAIRMAN MCCOMBIE: Okay. This is a motion
7 to combine the seven items we just discussed, okay.
8 Roll call.
9 VILLAGE ADMINISTRATOR DROPKA: Commissioner
10 Shuff?
11 COMMISSIONER SHUFF: Aye.
12 VILLAGE ADMINISTRATOR DROPKA: Commissioner
13 Kleinjan?
14 COMMISSIONER KLEINJAN: Yes.
15 VILLAGE ADMINISTRATOR DROPKA: Commissioner
16 Abri?
17 COMMISSIONER ABRI: Aye.
18 VILLAGE ADMINISTRATOR DROPKA: Commissioner
19 Kazmier?
20 COMMISSIONER KAZMIER: Yes.
21 VILLAGE ADMINISTRATOR DROPKA: Commissioner
22 Kwasek?
23 COMMISSIONER KWASEK: Yes.
24 VILLAGE ADMINISTRATOR DROPKA: Chairman

1 McCombie?

2 CHAIRMAN MCCOMBIE: Yes.

3 Okay. Now we would like to make a
4 motion to approve -- make a motion to approve the
5 seven items that were just discussed, and the motion
6 to approve is the motion to bring it to the Board.

7 ATTORNEY VASSELLI: To recommend for approval
8 and the findings of fact to support the same.

9 CHAIRMAN MCCOMBIE: Right.

10 So approval to have this brought
11 before -- A recommendation to bring before the Board
12 the seven items with our approval on them. I said
13 that terribly, but it's the best I can do.

14 COMMISSIONER KWASEK: That's why I cut you
15 off the first time.

16 CHAIRMAN MCCOMBIE: I know, thank you.

17 Okay. Motion?

18 COMMISSIONER ABRI: Aye.

19 CHAIRMAN MCCOMBIE: Second?

20 COMMISSIONER KAZMIER: Second.

21 CHAIRMAN MCCOMBIE: Roll call.

22 VILLAGE ADMINISTRATOR DROPKA: Commissioner
23 Shuff?

24 COMMISSIONER SHUFF: Aye.

1 VILLAGE ADMINISTRATOR DROPKA: Commissioner
2 Kleinjan?

3 COMMISSIONER KLEINJAN: Yes.

4 VILLAGE ADMINISTRATOR DROPKA: Commissioner
5 Abri?

6 COMMISSIONER ABRI: Aye.

7 VILLAGE ADMINISTRATOR DROPKA: Commissioner
8 Kazmier?

9 COMMISSIONER KAZMIER: Yes.

10 VILLAGE ADMINISTRATOR DROPKA: Commissioner
11 Kwasek?

12 COMMISSIONER KWASEK: Yes.

13 VILLAGE ADMINISTRATOR DROPKA: Chairman
14 McCombie?

15 CHAIRMAN MCCOMBIE: Yes.

16 Okay. So you have our
17 recommendation for approval. It goes before the
18 Board for final approval for all of these items.

19 MR. ROBINSON: Thank you.

20 CHAIRMAN MCCOMBIE: We look forward to you
21 building in South Barrington.

22 So any old business?

23 (No response.)

24 CHAIRMAN MCCOMBIE: Any new business?

1 (No response.)

2 CHAIRMAN MCCOMBIE: Take a motion to adjourn.

3 COMMISSIONER KWASEK: So moved.

4 CHAIRMAN MCCOMBIE: Second?

5 COMMISSIONER ABRI: Second.

6 CHAIRMAN MCCOMBIE: All those in favor, aye.

7 (Chorus of ayes.)

8 CHAIRMAN MCCOMBIE: Any opposed?

9 (No response.)

10 CHAIRMAN MCCOMBIE: Hearing none.

11 Thank you.

12 (The meeting concluded
13 at 7:49 p.m.)

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1 STATE OF ILLINOIS)
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2 COUNTY OF COOK)

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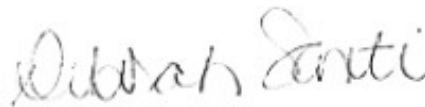
4 I, DEBORAH R. SANTI, Certified Shorthand
5 Reporter, of the State of Illinois, do hereby certify
6 that I reported in shorthand the proceedings had in
7 the aforesaid matter, and that the foregoing is a
8 true, complete and correct transcript of the
9 proceedings had as appears from the stenographic
10 notes so taken to the best of my ability.

11

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DEBORAH R. SANTI, CSR
CSR # 084-004107

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