Public Hearing
Higgins Corridor Redevelopment
Project Area
The Village of South Barrington
30 S. Barrington Road, South Barrington, Illinois
South Barrington Village Hall
Thursday, September 17, 2026 7:00 pm

To Discuss the Proposed Higgins Corridor Redevelopment Plan and Project, the Proposed Designation of the Higgins Corridor Redevelopment Project Area and Tax Increment Financing (TIF) in Connection Therewith

Public Hearing Meeting Minutes

1. Call to Order / Roll Call

The Mayor called the Meeting to order at 7:01pm.

Present: Mayor McCombie, Trustees Guranovich, Abbate, Stagno, Zierk and Kazi, M. Dropka (Admin), J. Vasselli (Atty), Michio Murakishi (Meech Group consultant)

Absent: Trustee Patel

The Mayor noted there was a quorum.

2. Public Hearing: Proposed Higgins Corridor Redevelopment Plan and Project, the Proposed Designation of the Higgins Corridor Redevelopment Project Area and Tax Increment Financing (TIF) in Connection Therewith

a. Motion to Open a Public Hearing initiated by Trustee Abbate, Seconded by Trustee Stagno

VOICE VOTE – Unanimous Voice Vote – **Motion Approved**

b. Acknowledgement of Lawful Notice by Attorney – Attorney Vasselli noted that Mr. Dropka presented evidence that the lawfully required notices of this public hearing were sent by USPO certified mail including returned receipts.

c. Opening Statement by Mayor – The Mayor noted that this public hearing's purpose is to discuss the proposed Higgins Corridor Redevelopment Plan and Project, including its associated Tax Increment Financing (TIF). She introduced village attorney Vasselli to provide an overview to the assembly.

c. Overview of the Proposed Higgins Corridor Redevelopment Plan and Project – Mr. Vasselli spoke and presented a detailed slide presentation explaining the TIF Compliance Act. He then introduced Mr. Murakishi, the Meech Group TIF Consultant. Mr. Kurashiki gave a detailed review and slide summary on the "Proposed Redevelopment Project Area".

d. Summary of Joint Review Board Meeting and Consideration of Joint Review Board's Recommendation –

Mr. Vasselli summarized the August 24th, 2026 JRB Meeting, at which the JRB voted five to one in favor of recommending approval of the proposed Higgins Corridor Redevelopment Plan and Project, the Proposed Designation of the Higgins Corridor Redevelopment Project Area and its associated Tax Increment Financing (TIF). He confirmed with and noted that neither the Village Administrator nor the Village Clerk has received any written objections to the Proposal that is the subject of this hearing.

e. Public Comments –

1. Dr. Craig Winkelman, President, Community Unit School District 220, voiced his appreciation of Village Staff's communication and attendance at the most recent School Board meeting. He stated that while supportive of redevelopment, he is concerns with how the TIF will affect students. Regarding revenue sharing concerns, he requested figures of financial data, including the revenue that the TIF is meant to generate. He requested a timeline for public sharing of the TIF financial analysis. He supports the Village's attempts to address Water Supply issues, and hopes that Rose Elementary water is also addressed.
2. Allison Rohrbach, District 220 Music Teacher, IEA representative, voiced her concern about District 220's ability to pay the teachers. She asked that the School Board receives a clear and comprehensive analysis of the TIF. She stated she is not opposed to economic development, but wants to know more about the finances and the potential impact on District 220 budget before a decision is made.

f. Village Consultant Comments – None.
g. Questions / Comments from Board Members – None.

h. Motion to Close / Recess Public Hearing – A motion to Close the Public Hearing was initiated by Trustee Abbate, Seconded by Trustee Stagno.

A Roll Call Vote was taken: Yeahs-5 Nays-0 **Motion Approved – Hearing Closed at 7:26 PM**

3. Review of Timetable & Next Steps – Mr. Vasselli noted that the Village will commence drafting of the proposed ordinances, for presentation to the Village Board within fourteen to ninety days from today.

4. Adjournment or Continuation to Another Date:
Motion to Adjourn by: Trustee Stagno, Seconded by: Trustee Abbate – **Unanimous Voice Vote to Adjourn**.

TIME: 7:30 PM

Respectfully submitted by:

M J Stagno, Psy. D

Marilyn J. Stagno, Psy.D. **September 17th, 2026**
VOSB Village Clerk

Exhibits:

Summary of Public Notices and Conformance with Applicable Laws

Proposed Higgins Corridor Redevelopment Plan and Project (Eligibility Report)

Joint Review Board's Recommendation and Resolution