



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION MEETING
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, SEPTEMBER 9, 2025
6:30 PM**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mr. Merkel called the meeting to order at 6:33 p.m. Roll call indicated the following members were present: Mr. Merkel, Mr. Tisci, Ms. Massel, Mr. Preble, Mr. Glickman, and Mr. Wifler.

Also present: Trustee Liaison Tom Rychlik, Community Development Director Chris Heinen, Chief Financial Officer/Village Clerk Katreina Koprowski, Public Works Director/Village Engineer Erika Frable, PE, Village Engineer Lee Fell, PE, Village Attorney Patrick Brankin.

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

None this month.

III. APPROVAL OF MINUTES

- A. Approval of Minutes of the June 17, 2025 Planning, Building and Zoning Commission Meeting

Motion by Massel, second by Glickman to approve the Minutes of the June 17, 2025 Planning, Building and Zoning Commission Meeting.

Roll call vote:

Ayes: Merkel, Tisci, Masel, Preble, Glickman, Wifler

Nays: None

Abstain: None

Absent: None

Motion carried.

IV. NEW BUSINESS

- A. Public Hearing -
Special Use Planned Development – Consideration of an Application by TDR 2018 LLC, as applicant for approval of a Special Use and Special Use Planned Unit Development, Preliminary Plan and Plat, Preliminary Engineering, Preliminary Landscape Plan, Architectural

Plans and Elevations as set forth on the plans and materials submitted with the application, various departures from the Village Code associated with the proposed development.
Motion by Massel, second by Glickman to open the public hearing.

Motion by Wifler, second by Glickman to open the public hearing.

Roll call vote:

Ayes: Merkel, Tisci, Massel, Preble, Glickman, Wifler
Nays: None
Abstain: None
Absent: None

Motion carried, and the public hearing opened at 6:36 p.m.

Transcripts of this portion of the meeting were prepared by Zian Ciao, Veritext Legal Solutions and are attached as Exhibit “A”.

Motion by Preble, second by Glickman to close the public hearing.

Roll call vote:

Ayes: Merkel, Tisci, Massel, Preble, Glickman, Wifler
Nays: None
Abstain: None
Absent: None

Motion carried.

Motion by Massel, second by Preble to re-open the public hearing.

Roll call vote.

Ayes: Merkel, Tisci, Massel, Preble, Glickman, Wifler
Nays: None
Abstain: None
Absent: None

Motion carried.

Motion by Massel, second by Glickman to continue the public hearing to October 28, 2025 at 6:30 p.m. at the same location as this meeting.

Roll call vote.

Ayes: Merkel, Tisci, Massel, Preble, Glickman, Wifler
Nays: None
Abstain: None
Absent: None

Motion carried.

V. ADJOURNMENT

Motion by Tisci, second by Tisci to continue the meeting to October 28, 2025 at 6:30 p.m. at same location as this meeting.

Voice vote.

Ayes: 6

Nays: 0

Abstain: 0

Absent: 0

Motion carried.

The proceedings were adjourned at 9:01 p.m.

Respectfully submitted,



Katreina Koprowski
Chief Financial Officer/Village Clerk

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PLANNING, BUILDING, AND ZONING COMMITTEE MEETING
VILLAGE OF HAWTHORN WOODS

Moderated by Jim Merkel, Chairman
Tuesday, September 9, 2025
6:33 p.m.

Hawthorn Woods Village Hall
2 Lagoon Drive
Hawthorn Woods, IL 60047

Reported by: Xiao Chen
JOB NO: 7583185

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1 MR. GLICKMAN: Here.
 2 MS. KOPROWSKI: Mr. Wifler?
 3 MR. WIFLER: Present.
 4 MS. KOPROWSKI: You have the floor.
 5 CHAIRMAN MERKEL: Excellent. Thank
 6 you.
 7 All right. Good evening, everyone. We
 8 have five items on our agenda tonight, and we just did
 9 the first one, so that's good news.
 10 Cruising along. The second item on our
 11 agenda tonight is for the opportunity for the public
 12 to address the commission for anything that's not on
 13 the agenda today.
 14 So if you're coming to talk about
 15 what's on the agenda, not looking for that. Anything
 16 besides that, does anybody in the audience have
 17 anything they'd like to bring to this commission?
 18 All right. See none. We are now on
 19 Item 3 of our agenda, which is the approval of our
 20 minutes. These are the minutes from June 17, 2025,
 21 Planning, Building, and Zoning Commission Special
 22 Meeting, all 69 pages of minutes.
 23 I'm looking for a motion and a second
 24 to approve the minutes as transcribed by the court

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1 reporter.
 2 MS. MASSEL: So moved.
 3 CHAIRMAN MERKEL: Ms. Audrey.
 4 MR. GLICKMAN: Second.
 5 CHAIRMAN MERKEL: Second, Larry.
 6 And let's do, if you wouldn't mind,
 7 Katreina, another roll call vote.
 8 MS. KOPROWSKI: Sure. Mr. Merkel?
 9 CHAIRMAN MERKEL: Yes.
 10 MS. KOPROWSKI: Mr. Tisci?
 11 MR. TISCI: Yes.
 12 MS. KOPROWSKI: Ms. Massel?
 13 MS. MASSEL: Yes.
 14 CHAIRMAN MERKEL: Excellent. All
 15 right.
 16 MS. KOPROWSKI: Oh.
 17 MR. BRANKIN: Is she going to call
 18 everybody?
 19 CHAIRMAN MERKEL: Oh.
 20 MS. KOPROWSKI: Oh, do you just want me
 21 to do by name or --
 22 MR. BRANKIN: Yeah. Do a roll.
 23 MS. KOPROWSKI: Yeah. That's what I
 24 was doing.

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1 MR. BRANKIN: Okay.
 2 MS. KOPROWSKI: Oh, sorry. I just
 3 didn't call Mr. -- no.
 4 MR. BRANKIN: My apologies.
 5 MS. KOPROWSKI: Mr. Preble? Sorry.
 6 MR. PREBLE: Yes.
 7 MS. KOPROWSKI: Mr. Glickman?
 8 MR. GLICKMAN: Yes.
 9 MS. KOPROWSKI: Mr. Wifler?
 10 MR. WIFLER: Yes.
 11 MS. KOPROWSKI: Just slowing it down.
 12 Sorry, Pat.
 13 CHAIRMAN MERKEL: I jumped in. That's
 14 my fault. All right. We are on Item 4, which is "New
 15 Business." I will read this, and then I'll give you
 16 some -- what we're going to do tonight, a little
 17 overview.
 18 So Item 4 is "New Business: A Public
 19 Hearing - Special Use Planned Development -
 20 Consideration of an Application by TDR 2018, LLC, an
 21 applicant for approval of a Special Use and Special
 22 Use Planned Unit Development, Preliminary Plan and
 23 Plat, Preliminary Engineering, Preliminary Landscape
 24 Plan, Architectural Plans and Elevations as set forth

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1 on the plans and materials submitted with the
 2 application, various departures from the Village Code
 3 associated with the proposed development." So that's
 4 what we're going to talk about.
 5 Okay. So what I'm looking for now is a
 6 motion to open the public hearing. I need a motion
 7 and a second.
 8 MR. PREBLE: Motion to open.
 9 CHAIRMAN MERKEL: Motion to open.
 10 MR. GLICKMAN: Second.
 11 CHAIRMAN MERKEL: Second, Larry.
 12 And, again, Katreina, if we could do a
 13 roll call vote.
 14 MS. KOPROWSKI: Yes. Mr. Merkel?
 15 CHAIRMAN MERKEL: Yes.
 16 MS. KOPROWSKI: Mr. Tisci?
 17 MR. TISCI: Yes.
 18 MS. KOPROWSKI: Ms. Massel?
 19 MS. MASSEL: Yes.
 20 MS. KOPROWSKI: Mr. Preble?
 21 MR. PREBLE: Yes.
 22 MS. KOPROWSKI: Mr. Glickman?
 23 MR. GLICKMAN: Yes.
 24 MS. KOPROWSKI: Mr. Wifler?

<p style="text-align: right;">Page 10</p> <p>1 MR. WIFLER: Yes.</p> <p>2 CHAIRMAN MERKEL: All right. So we are</p> <p>3 open. We are doing a public hearing. So if you guys</p> <p>4 haven't been through this before, I'll give you kind</p> <p>5 of the shortened version.</p> <p>6 We just opened the public hearing. The</p> <p>7 first thing we are going to do is have staff give us</p> <p>8 an overview of what we're going to hear about today --</p> <p>9 from the staff's perspective, what we're going to hear</p> <p>10 about.</p> <p>11 At that point, we will then ask the</p> <p>12 applicant to come forward and present their</p> <p>13 presentation of their proposed plan development, et</p> <p>14 cetera. The commission will ask zero questions or 57</p> <p>15 questions based on what's presented and what was in</p> <p>16 our packet. So we'll do that.</p> <p>17 At that point we'll have the chance for</p> <p>18 the public to address the commission with -- or the</p> <p>19 applicant, anything -- any comments, concerns, et</p> <p>20 cetera. We're happy to hear all those.</p> <p>21 Two things with that, one, what we like</p> <p>22 in these -- and, again, it is a formal hearing. This</p> <p>23 is a public notice. This is being transcribed. So if</p> <p>24 someone -- couple things, there's kind of two rules of</p>	<p style="text-align: right;">Page 12</p> <p>1 like you to do is stand up, and we're going to swear</p> <p>2 everyone in at one time and let our attorney do that.</p> <p>3 THE REPORTER: Please, all raise your</p> <p>4 right hand.</p> <p>5 Do you all swear or affirm that the</p> <p>6 testimony you give today will be the truth, the whole</p> <p>7 truth, and nothing but the truth?</p> <p>8 CHAIRMAN MERKEL: Awesome. Thank you</p> <p>9 all. The last piece of information, I guess, I wanted</p> <p>10 to make sure I communicate is we are an advisory group</p> <p>11 committee -- commission. Our goal is to look at what</p> <p>12 staff has put together with the applicant and make</p> <p>13 sure it meets all the specifications, requirements,</p> <p>14 make sure it follows our code and what we need.</p> <p>15 And then what we do is, give our</p> <p>16 recommendation to the board. So we are not an</p> <p>17 approving group. So whatever happens today, we're not</p> <p>18 approving, denying. That's not what we do.</p> <p>19 We give our recommendation to the</p> <p>20 board. This will come before the board. At some time</p> <p>21 in the future, they would be the one that put the</p> <p>22 blessing, "yes" or "no," or "go forward" or whatever</p> <p>23 it might be. Just to make sure everyone is clear of</p> <p>24 that.</p>
<p style="text-align: right;">Page 11</p> <p>1 engagement.</p> <p>2 One, if someone says something and you</p> <p>3 love it and are screaming and jumping up and down, not</p> <p>4 appropriate; okay? So, again, they can state their</p> <p>5 opinion; do that, but we're not cheering and jumping</p> <p>6 up and down or booing or -- not appropriate. That's</p> <p>7 number one.</p> <p>8 Number two, we've done a lot of these.</p> <p>9 And if Bob comes up and says something and very</p> <p>10 eloquent about what he is saying and you are going to</p> <p>11 say the exact same thing, we heard it the first time.</p> <p>12 We're very good listeners. We take copious notes.</p> <p>13 So, again, we don't need 40 people saying the exact</p> <p>14 same thing.</p> <p>15 So if you say something -- and I don't</p> <p>16 mean to demean any of that, but we do take note of</p> <p>17 that, and you can say, "All right. I agree with what</p> <p>18 Bob just said," or "I -- same." That just makes it</p> <p>19 easier. So we're not here until two o'clock in the</p> <p>20 morning.</p> <p>21 So with that -- oh yes. Last thing --</p> <p>22 I always forget that, if you plan to speak tonight in</p> <p>23 any -- either the applicant or any questions from the</p> <p>24 public to the applicant or to the commission, what I'd</p>	<p style="text-align: right;">Page 13</p> <p>1 All right. With that, we're going to</p> <p>2 go ahead and get started.</p> <p>3 And, Chris, if you wouldn't mind giving</p> <p>4 us a little overview from the staff perspective of</p> <p>5 what we're going to be talking about this evening?</p> <p>6 MR. HEINEN: Yes. Thank you, Chairman.</p> <p>7 Just to kind of build a little bit off</p> <p>8 what Chairman Merkel mentioned, so we are here tonight</p> <p>9 to hear a special use case. I kind of want to touch</p> <p>10 base a little bit on the process and how the process</p> <p>11 works.</p> <p>12 When a developer or an applicant or</p> <p>13 landowner wants to come in and request something from</p> <p>14 the village, per our village code, they have the right</p> <p>15 to do that. They submit an application to us. The</p> <p>16 village staff then sits and reviews, sends it out to</p> <p>17 our consultants for review.</p> <p>18 Comments go back and forth for quite a</p> <p>19 while before we actually sit down and get to where</p> <p>20 we're at tonight from the planning commission.</p> <p>21 As part of that review is when we set</p> <p>22 the public hearing date, which is today. So that</p> <p>23 really starts the public notice process with the</p> <p>24 village.</p>

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1 As Chairman Merkel had mentioned,
 2 tonight, we'll give all of our presentations, list the
 3 comments, concerns from the public. They will, you
 4 know, make a recommendation then to the village board.
 5 And it will go to the village board for final
 6 determination. So I just kind of wanted to set forth
 7 a little bit of the process on how that works.
 8 So, again, tonight, before us is a
 9 application from TDR 2018, LLC, for a special use plan
 10 development for an industrial RD distribution facility
 11 located on 18 acres just west of Heather Lane, south
 12 of Old McHenry, east of the railroad tracks, and just
 13 north of the Lake Zurich Business Park.
 14 The proposal is for a single building,
 15 approximately 289,000 square feet with approximately
 16 312 parking spaces. The property currently is zoned
 17 ORD -- that's Office Research and Development, within
 18 the village.
 19 The comprehensive plan does designate
 20 this area as commercial. The comprehensive plan also
 21 acknowledges that this specific 18-acre parcel should
 22 accommodate -- or could accommodate an employment
 23 center or some type of research facility. So that is
 24 in our comprehensive plan.

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1 Primary access for the site would be
 2 off Telser Road through an easement to the south. The
 3 applicant is proposing an emergency egress and ingress
 4 off Heather Lane, which would be strictly for
 5 emergency vehicle zoning.
 6 They are requesting several departures
 7 and variances from the zoning ordinance. Some of
 8 those include an FAR, which is a floor area ratio.
 9 Our code allows for a 0.25. They are requesting 0.36,
 10 which is an increase; lot width from 60 feet to -- or
 11 75 feet down to 60 feet. So that is a 15-foot
 12 reduction.
 13 Parking lot interior landscaping, they
 14 are looking to reduce that from the required 10
 15 percent down to 2.3 percent. The distance between
 16 planting islands, they are -- our code does say that
 17 they need to be at least a hundred feet. They are
 18 looking to bring that down to -- or bring that
 19 actually increased to 431 feet, up to 600 feet in some
 20 places.
 21 The residential landscape buffer width,
 22 we do require a 50-foot buffer when it is adjacent to
 23 residential. They are proposing a range between 42
 24 and 47 feet, so that is, again, a reduction. And then

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1 the canopy tree equivalent, which is the landscaping
 2 requirement, does fall short of the requirement of
 3 about 160 tree equivalents down to 146.
 4 Staff has been going back and forth
 5 with the applicant regarding a few of the items in the
 6 preliminary review stage. This has to do with site
 7 infrastructure, stormwater management, landscaping,
 8 environmental impacts, things of that nature.
 9 So there are a few things that are
 10 outlined in the staff report that was provided to the
 11 applicant, as well as the planning commission.
 12 Just to touch on a couple of things,
 13 there are some water and sewer connection concerns
 14 about required -- or getting those in place prior to
 15 moving forward. There's some stormwater management
 16 drainage analysis that is insufficient. Wetland
 17 delineation and buffers, architecture and elevations.
 18 There are some site development issues
 19 that have not been submitted to review, such as an
 20 operational plan, hours of operation, truck routes --
 21 typical truck routes, noise, and things of that
 22 nature.
 23 And then lastly is the access then to
 24 Telser Road. That is a Lake Zurich right-of-way. So

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1 they would need to obtain that permit with Lake Zurich
 2 to actually get that in.
 3 And so with that, those are just some
 4 of the items the staff has presented to the
 5 commission. And then we will turn it over now to the
 6 applicant to give their presentation unless the
 7 commission has any questions for staff.
 8 CHAIRMAN MERKEL: Just one question. I
 9 just want to make sure the commission is clear.
 10 Chris, the current zoning is Office Research and
 11 Development, from what I understand; correct?
 12 MR. HEINEN: Correct.
 13 CHAIRMAN MERKEL: What is our
 14 definition of that zoning requirement?
 15 MR. HEINEN: So like the comprehensive
 16 plan states, that is uses -- typically an employment
 17 center, research facility, offices, things of that
 18 nature. The applicant is requesting then a departure
 19 from that to include an industrial facility -- an
 20 industrial use since.
 21 CHAIRMAN MERKEL: So we're not looking
 22 for a zoning change per se; we're looking for a
 23 special use permit?
 24 MR. HEINEN: Correct. So the special

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1 use plan development is considered a special use under
 2 the ORD District. So that's what they're here for, is
 3 that request for that type of use, as well as those
 4 departures that it went through as part of the PUD
 5 process.
 6 CHAIRMAN MERKEL: Awesome. Thank you.
 7 And at this time, again, what we'd like
 8 to do is welcome the applicant up to present. And,
 9 again, anybody coming forward, if they can state their
 10 name and address for the court reporter, that would be
 11 outstanding.
 12 And that mic you kind of have to get
 13 closer to you, I think.
 14 All yours.
 15 MS. SHEEHAN: Good evening, members of
 16 the -- can you hear me okay?
 17 MR. BRANKIN: Got to get closer. Yeah.
 18 CHAIRMAN MERKEL: There you go.
 19 MS. SHEEHAN: Good evening, members of
 20 the Planning, Building, and Zoning Committee and
 21 staff. Our wish tonight is for your positive
 22 recommendation for our PUD submittal.
 23 CHAIRMAN MERKEL: Miss, I'm sorry. Can
 24 you state your name and address first?

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1 MS. SHEEHAN: Oh, sorry about that. My
 2 name is Kelly, the last name is Sheehan, S-H-E-E-H-A-
 3 N. I work with TDR 2018, LLC, and the corporate
 4 address for that is 1200 Flex Court, Lake Zurich,
 5 Illinois --
 6 UNIDENTIFIED SPEAKER 1: Can't hear
 7 her.
 8 CHAIRMAN MERKEL: Yeah. I'm sorry.
 9 They're having trouble hearing in the back, so I don't
 10 know.
 11 MR. BRANKIN: Is there another mic?
 12 CHAIRMAN MERKEL: We have another mic,
 13 Chris, or anything else we can do?
 14 Thank you, guys, for telling me that.
 15 MS. SHEEHAN: How's that?
 16 CHAIRMAN MERKEL: Oh, much better.
 17 MS. SHEEHAN: Thank you, Chris.
 18 MR. HEINEN: Yep.
 19 MS. SHEEHAN: All right. I'll just go
 20 ahead and start over.
 21 CHAIRMAN MERKEL: Yes, please. Thank
 22 you.
 23 MS. SHEEHAN: Good evening, members of
 24 the Planning, Building, and Zoning Committee and

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1 staff. Our wish tonight is for your positive
 2 recommendation for PUD submittal and plan to construct
 3 a 288,929-square-foot building, which will be office,
 4 warehouse, and light industrial on this vacant parcel.
 5 This parcel is known as the 18 acres
 6 which borders the CN Railroad tracks to the east, St.
 7 Matthews to the north, and the Lake Zurich Industrial
 8 Park to the south, a plan that ensures this is bought
 9 as a good corporate citizen and good neighbor.
 10 TDR 2018, the developer, has owned this
 11 18-acre parcel since 2007. In 2012, Hawthorn Woods
 12 changed the zoning to ORD. During the time the
 13 developer has owned the property, there have been many
 14 proposals that were brought to staff and
 15 administration for comment.
 16 This building proposal and PUD
 17 application incorporates the feedback that has been
 18 received from village staff and administration and has
 19 the ability to actually become a reality.
 20 This proposal has all the elements that
 21 would ensure a successful project. We have developed
 22 the light industrial buildings just to the south, in
 23 Lake Zurich, and our goal is to bring the same
 24 successful development principles to the Hawthorn

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1 Woods community.
 2 The plan in front of you this evening
 3 to develop the 812,394-square-foot vacant parcel
 4 called the "18-acre piece" with a 288,929-square-foot
 5 building.
 6 The building as proposed will be a
 7 state-of-the-art modern, secure facility entirely
 8 climate controlled. All doors will be kept closed at
 9 all times. There will be no outside storage. The
 10 building will be precast in steel structure with a 33-
 11 foot eave height and an interior clear height of 30
 12 feet.
 13 In keeping with the surrounding area,
 14 this project provides a transition between the
 15 industrial park to the south and the institutional to
 16 the north and provides a buffer between the
 17 neighborhood to the east and the railroad tracks.
 18 This site keeps all traffic flowing
 19 into and outbound through the southern portion of the
 20 property, shielding properties to the east and north
 21 from any additional traffic from this development.
 22 Additionally, in keeping with the
 23 comprehensive plan, the project has two water
 24 features -- one at the north end of the property and

<p style="text-align: right;">Page 22</p> <p>1 one at the southeast part of the property, that 2 capture and slowly release stormwater. 3 These areas will be planted in native 4 vegetation to provide a more natural setting to serve 5 as a buffer for the surrounding area and for the 6 employees to enjoy. The building will have glass 7 accents on the east-facing facade. Glass will be dark 8 gray with aluminum frames. All windows will be fixed 9 and non-operable. 10 The overall building will be painted a 11 bright white with black accents. The rooftop units 12 will be set back effectively screened by the eave 13 height. 14 This building was carefully designed 15 with all truck traffic and dock access at the rear of 16 the facility facing the CN Rail track. As proposed, 17 the building will be equipped with twelve dock 18 positions and four drive-in doors, all rear-facing. 19 Truck traffic will average between 25 20 and 30 trucks per day. Just to reiterate, all truck 21 traffic -- all truck maneuvering and docket 22 operations, will be at the rear of the facility facing 23 east -- facing the railroad tracks. The business will 24 operate three shifts, six to seven days a week.</p>	<p style="text-align: right;">Page 24</p> <p>1 was residents did not want lights shining onto their 2 properties. That is also something we are prepared to 3 make our best effort to achieve. 4 The building lighting will be downcast. 5 There will be zero foot-candles of light leaving the 6 property lines, and we are prepared to light the 7 parking lot with bollard lighting in lieu of 8 traditional parking lot lighting. 9 The plans before you this evening have 10 undergone two reviews by staff and their consultants. 11 It is our position that all items and issues can be 12 addressed for stormwater, signage, and landscaping, 13 and we can come to a conclusion that will only enhance 14 the plan that you are seeing this evening. 15 At this time, I'd like to introduce the 16 owner of the 18 acres, Mr. Ted Meyers, who is also the 17 owner of several successful businesses that are 18 located just south of the subject property that have 19 been located there for close to two decades. 20 And the project team, which consists of 21 Angelo Zografos, civil engineer with Pearson, Brown; 22 Dan Krill, wetland specialist with DK Environmental; 23 Joe Cohen with Burr & Forman, we are all here to 24 answer any questions that you may have.</p>
<p style="text-align: right;">Page 23</p> <p>1 As proposed, there are 312 parking 2 spaces, 304 regular spaces, and eight handicap spaces, 3 which is more than adequate for the employees of this 4 facility. There will be no offsite or street parking. 5 The perimeter of the parking lot will be landscaped. 6 Truck traffic and car traffic is 7 proposed to enter from a private roadway that 8 intersects with Telser Road in the Lake Zurich 9 Industrial Park. 10 There will be no cars, trucks, or other 11 traffic "ingressing" or egressing through Heather 12 Lane. There will be an emergency vehicle access point 13 at the end of Heather Lane that will be traversable 14 only by emergency vehicles. 15 After our preliminary meeting with all 16 of you last year, we did set a time and have a meeting 17 with the adjacent residents that were interested in 18 the project. 19 The takeaway from that meeting was, 20 most residents would like the existing adjacent tree 21 line to be kept in place. That is something we are 22 prepared to make our best effort to do as grading and 23 utility placement allows. 24 The other takeaway from that meeting</p>	<p style="text-align: right;">Page 25</p> <p>1 Thank you. 2 CHAIRMAN MERKEL: Thank you, Ms. 3 Sheehan. 4 Is there anything else in the 5 presentation in terms of images or things you guys are 6 going to share with us today or -- 7 MS. SHEEHAN: If there's something that 8 comes up, I do have plan boards prepared for 9 illustration, but really only if it comes up. These 10 are just larger versions of what's in your packets. 11 CHAIRMAN MERKEL: Yeah. Well, does 12 anybody else need to see? 13 UNIDENTIFIED SPEAKER 2: I've seen them 14 all -- 15 CHAIRMAN MERKEL: Yeah. As I said, 16 again, they seem pretty -- humble opinion, generic, so 17 is there anything -- yeah. 18 MS. SHEEHAN: Yeah. 19 CHAIRMAN MERKEL: All right. Well, 20 first of all, thank you, Ms. Sheehan. 21 MS. SHEEHAN: Sure. 22 CHAIRMAN MERKEL: You guys, Audrey, 23 ladies, anything question-wise for the applicant? I 24 mean, I'm sure we have the many.</p>

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1 So, whoever -- Dante, you look like
 2 you're ready.
 3 MR. TISCI: I have a question. The
 4 parking lot lighting, what -- I'm not a lighting
 5 expert, so what's the --
 6 CHAIRMAN MERKEL: Can't hear, Dante.
 7 MR. TISCI: -- difference between
 8 bollard lighting versus parking lot lighting?
 9 MS. SHEEHAN: So regular parking lot
 10 light would be something like you might see at Home
 11 Depot, a concrete base with maybe a 30- or 40-foot-
 12 tall pole with a series of light heads on it.
 13 Bollard lighting would be something
 14 that you might find maybe a little more residential --
 15 maybe something like your landscape lighting, like 36-
 16 to 42-inches tall, that would go along the sidewalk or
 17 the back of curb in order to provide light.
 18 MR. GLICKMAN: Can you talk into the
 19 mic, please?
 20 UNIDENTIFIED SPEAKER 2: Can't hear
 21 you.
 22 UNIDENTIFIED SPEAKER 3: Yeah. We
 23 can't hear.
 24 UNIDENTIFIED SPEAKER 1: Can't hear

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1 back here.
 2 MR. GLICKMAN: Sorry.
 3 MS. SHEEHAN: So that's what the
 4 difference is between a regular parking lot light and
 5 a bollard light that we would propose.
 6 MR. TISCI: So you're not proposing 30-
 7 foot parking lot lights, just --
 8 MS. SHEEHAN: No, sir.
 9 MR. TISCI: -- maybe hip high
 10 lighting --
 11 MS. SHEEHAN: Yeah. Like, 36 to 42
 12 inches. Correct.
 13 MR. TISCI: Okay. Thank you.
 14 MS. SHEEHAN: Sure.
 15 CHAIRMAN MERKEL: To tail off that
 16 question, Staff, for this zoning and this application,
 17 do they need to follow the Dark Sky's initiative of
 18 the village?
 19 MR. HEINEN: Yes.
 20 CHAIRMAN MERKEL: Which --
 21 MR. HEINEN: Every property needs to
 22 follow our outdoor lighting --
 23 CHAIRMAN MERKEL: Are Dark Sky's --
 24 does what we talked about -- I'm not a lighting

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1 expert, as Dante said, does what we talk about -- what
 2 Ms. Sheehan said, meet that?
 3 MR. HEINEN: I believe it does. I'd
 4 have to go back and look at our photometrics plan that
 5 was submitted.
 6 MS. SHEEHAN: So in our downcast
 7 lighting also, we can definitely put that on a -- I'm
 8 going to call it a "motion sensor" to reduce the
 9 lighting by 50 percent or to turn it off entirely at
 10 night. And then when somebody walks by, it'll turn
 11 on.
 12 CHAIRMAN MERKEL: Keep going. I've got
 13 a bunch, so I'm sure you guys have got the ones I've
 14 got.
 15 MR. TISCI: Are you guys planning to
 16 have any access to the railway, or is --
 17 MS. SHEEHAN: There's none proposed
 18 right now. We have been speaking with the railway,
 19 only because of the planned underpass or overpass at
 20 Old McHenry, and that will impact our property as far
 21 as easements and some retaining walls and things like
 22 that that the railroad is proposing.
 23 MR. TISCI: Okay. Thank you.
 24 CHAIRMAN MERKEL: Larry, go ahead.

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1 MR. GLICKMAN: Yeah. I'm just
 2 interested why -- I'm interested in the reasons why we
 3 are seeking variances on parking lot landscaping, on
 4 the canopy trees, and of concern to me is the -- what
 5 is it called, the residential landscape buffer as
 6 well. Why are we seeking those variances?
 7 MS. SHEEHAN: So the landscape buffer,
 8 as you can see where it meets the east lot line there
 9 between the back of curb and our lot line, just the
 10 way the property is shaped, there's between 42 and 47
 11 feet between our back of curb and the east lot line.
 12 It just sort of works out that way for
 13 traffic flow. And as far as the "ask for part of the
 14 PUD to not have landscape islands," they become
 15 difficult to plow around and things like that. So
 16 just really a matter of maintenance and convenience
 17 for us.
 18 We can certainly talk about adding some
 19 additional trees either to the area between back of
 20 curb and east lot line or around the retention ponds
 21 to meet the landscape code. That's not a deal breaker
 22 for us.
 23 CHAIRMAN MERKEL: Okay. I have a
 24 really general question. I'm sure you guys --

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1 I'm sorry Kurt.
 2 MR. PREBLE: No. You can go ahead.
 3 CHAIRMAN MERKEL: That I'm sure is
 4 going to come up. Two basic questions. Why 312
 5 spots? That's a lot of parking spots. That's one.
 6 And two, 312 spots at three shifts a
 7 day, seven, potentially, days a week, that's eight to
 8 nine or seven to nine hundred, I'm guessing. Most of
 9 the off-shifts would be less people. Is that kind of
 10 what we're thinking for employment?
 11 MS. SHEEHAN: Actually, right now, with
 12 Mr. Meyer's employment, he's at about 150 employees.
 13 Doesn't really see much more than that here.
 14 Actually, we were trying to follow some of the parking
 15 lot guidance. We used 10 percent office in this
 16 particular building, and at 500 feet per space, that
 17 comes out to -- I have a note, that actually comes out
 18 to -- give me one second.
 19 UNIDENTIFIED SPEAKER 3: If it's too
 20 big, do you have any plans -- down?
 21 MS. SHEEHAN: Yes. We'd be fine with
 22 less parking, but, like I said, we were trying to
 23 follow some of the guidelines.
 24 CHAIRMAN MERKEL: Yeah. Totally

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1 understand that.
 2 MS. SHEEHAN: Okay. So we used 60
 3 spaces for office at -- like, 28,000 square feet of
 4 office at 500 feet per space is 60 spaces. And then
 5 we use 244 for the warehouse, using us one per every
 6 6,000 square feet of space.
 7 CHAIRMAN MERKEL: Isn't our -- Chris,
 8 I'm thinking I'm by no means a parking expert, isn't
 9 our parking regulation based on number of people, not
 10 space?
 11 MR. HEINEN: It is really defined by
 12 the use. I know for office use it is based on square
 13 footage. For warehouse and manufacturing, I believe,
 14 it is based on number of employees.
 15 CHAIRMAN MERKEL: Number of employees.
 16 That's what I thought it was. Okay.
 17 And then I guess back to Larry's
 18 question, if it is number of employees and we're at
 19 150, we got plenty of space for the landscaping, I'm
 20 guessing, between the parking lot. Okay. There
 21 probably is no reason for that --
 22 MS. SHEEHAN: And you may see that
 23 parking lot come -- parking count come down based on
 24 your recommendations and our further discussions with

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1 staff before a final plan is developed.
 2 CHAIRMAN MERKEL: Got it. My other
 3 general question is, what are we manufacturing? What
 4 are we making there?
 5 MS. SHEEHAN: Well, I don't know that
 6 I'm the best person to talk about that, but Mr.
 7 Meyers, maybe I'll let him talk about that, if he'd
 8 like to talk about that.
 9 MR. MEYERS: Sure.
 10 MS. SHEEHAN: Why don't we turn it over
 11 to him?
 12 CHAIRMAN MERKEL: I'm sure the
 13 commission would like to know that. Yeah.
 14 Well, just any other -- before we -- I
 15 mean, we could bounce around with a little more
 16 questions for Ms. Sheehan.
 17 MR. PREBLE: Just to piggyback on the
 18 parking, you know, the amount of spaces there are, the
 19 south pond, that is something that has to be
 20 manufactured -- correct, or that's not there at the
 21 moment, per se?
 22 MS. SHEEHAN: It's not there at the
 23 moment. Correct.
 24 MR. PREBLE: Is there any flexibility

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1 on design? I mean, because of wastewater and things
 2 like that, I'm sure it has to have a certain size, but
 3 what I'm thinking --
 4 MS. SHEEHAN: There is no wastewater,
 5 sir. It's all stormwater.
 6 MR. PREBLE: Okay. So stormwater
 7 runoff. Thank you. But my question is, is there a
 8 way to redesign it where we can add more parking for
 9 the south to eliminate it from the east in order to
 10 keep that buffer the size that it should be?
 11 MS. SHEEHAN: We may be able to do that
 12 in our final plan. I would not suggest changing that.
 13 I'd probably reduce some of the parking in that second
 14 row behind the curb line of parking on the east side
 15 and have it more towards the building and less towards
 16 the lot line.
 17 MR. PREBLE: Okay. And then the last
 18 question I have on that part is with the emergency
 19 access to the east.
 20 MS. SHEEHAN: Yes.
 21 MR. PREBLE: How is that designed? So
 22 my question is, what is preventing cars just from
 23 driving through Heather Lane --
 24 MS. SHEEHAN: There will be a physical

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1 barrier, and it will not be paved or anything. It'll
 2 be like permeable pavers -- the stones, so grass will
 3 grow through there, but it will be an emergency
 4 exit -- an ingress for only emergency vehicles, fire
 5 trucks, ambulances, police.
 6 MR. PREBLE: Okay.
 7 MS. MASSEL: I have two general
 8 questions.
 9 CHAIRMAN MERKEL: Audrey?
 10 MS. MASSEL: Yes. Since this is a
 11 manufacturing --
 12 CHAIRMAN MERKEL: Audrey --
 13 MS. MASSEL: Okay. Sorry. Since this
 14 is a manufacturing facility, are there any emissions
 15 as a result of the manufacturing process?
 16 MS. SHEEHAN: No, ma'am. There is no
 17 permits required for any of that.
 18 MS. MASSEL: And how about any noise
 19 during the process?
 20 MS. SHEEHAN: That's why we propose to
 21 keep all the doors closed. It's a totally climate-
 22 controlled facility. There will be no open doors.
 23 There will be no noise from the factory, per se.
 24 MS. MASSEL: Okay.

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1 MS. SHEEHAN: All manufacturing,
 2 everything will be done inside. There will be nothing
 3 done in the parking lots.
 4 MS. MASSEL: Okay. Third question that
 5 I just thought of, if you are going to reduce parking
 6 towards the lot line on the east side, can you
 7 increase landscaping --
 8 MS. SHEEHAN: We probably would do
 9 that.
 10 MS. MASSEL: -- to hide the building a
 11 little bit more and shield the building a little bit
 12 more?
 13 MS. SHEEHAN: We would probably
 14 increase the distance between the two -- yes, to get
 15 closer to that 50.
 16 MS. MASSEL: Okay. Thank you.
 17 MS. SHEEHAN: Of course.
 18 MR. GLICKMAN: Could I just ask a quick
 19 clarifying question on one of the answers?
 20 CHAIRMAN MERKEL: Mm-hmm.
 21 MR. GLICKMAN: So Audrey just asked if
 22 there's going to be emissions or not, to which you
 23 replied we're not going to need a permit for that.
 24 MS. SHEEHAN: Correct.

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1 MR. GLICKMAN: Are there going to be
 2 emissions?
 3 MS. SHEEHAN: There's nothing that
 4 comes out of the building, so there would be --
 5 anything that comes out of your building, you'd have
 6 to have a permit for.
 7 MR. GLICKMAN: Okay. So there are no
 8 emissions?
 9 MS. SHEEHAN: No, sir. None.
 10 MR. GLICKMAN: Okay.
 11 CHAIRMAN MERKEL: Anyone? I'm the only
 12 guy with questions. Okay.
 13 One part we talked about, I would like
 14 to know -- we'll get to that, what we're actually
 15 manufacturing.
 16 MS. SHEEHAN: Sure.
 17 CHAIRMAN MERKEL: I would like to walk
 18 through -- I'm very familiar with manufacturing and
 19 truck routes and such, 25 to 30 trucks a day coming in
 20 the same way your employees are coming in, which is
 21 usually not the way -- I mean, you're kind of
 22 constrained here -- I understand that, they're coming
 23 in the same -- they're coming in off --
 24 MS. SHEEHAN: They come off Telser

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1 Road.
 2 CHAIRMAN MERKEL: Telser Road is --
 3 MS. SHEEHAN: They go north, along the
 4 private driveway.
 5 CHAIRMAN MERKEL: They go north. They
 6 go around the building. They come up where the docks
 7 are. And there's some drawings here -- schematics.
 8 They're going to come up. They're going to turn and
 9 back into the 12 docks and then pull out directly;
 10 right?
 11 So that's kind of -- what happens if
 12 three trucks show up at the same time? How does that
 13 work? Because that's one lane.
 14 MS. SHEEHAN: Well, there's plenty of
 15 room for six to eight trucks all at one time, if the
 16 need ever arose.
 17 CHAIRMAN MERKEL: I can see the six to
 18 eight trucks where they're parking, but coming in, one
 19 is coming in; one is going out, and you have your
 20 employees at shift change.
 21 MS. SHEEHAN: Trucks aren't scheduled
 22 during shift change. That's just a normal
 23 manufacturing procedure. And when the trucks and cars
 24 would be inbound into the facility, the trucks will

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1 turn right, the employees will turn left. I'm sorry.
 2 CHAIRMAN MERKEL: Turn left --
 3 MS. SHEEHAN: The trucks will turn
 4 left. The employees will turn right.
 5 So it does create a nice separation. I
 6 mean, we all share the roadway to begin with.
 7 CHAIRMAN MERKEL: Yeah.
 8 MS. SHEEHAN: So there would be no
 9 need -- that private driveway will be the same width
 10 as a regular road. It may not look like that on the
 11 drawing, but it is. It's --
 12 CHAIRMAN MERKEL: Anyone?
 13 UNIDENTIFIED SPEAKER 3: No.
 14 CHAIRMAN MERKEL: Do we have any images
 15 in your packet there of the --
 16 Yeah. That's what I'm talking about.
 17 That doesn't help.
 18 UNIDENTIFIED SPEAKER 3: Yes.
 19 CHAIRMAN MERKEL: The rear and front
 20 side elevation, what we're going to look like?
 21 MS. SHEEHAN: Sure.
 22 UNIDENTIFIED SPEAKER 3: This is --
 23 CHAIRMAN MERKEL: Yeah. That's the
 24 only one I saw too.

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1 Yeah. That's one. I didn't know if we
 2 had any other ones.
 3 MS. SHEEHAN: Here you go.
 4 CHAIRMAN MERKEL: And it's a Concast
 5 material type thing --
 6 MS. SHEEHAN: Precast.
 7 CHAIRMAN MERKEL: Precast.
 8 MS. SHEEHAN: Correct.
 9 CHAIRMAN MERKEL: The wall -- tip-up-
 10 wall type things.
 11 MS. SHEEHAN: Yes.
 12 CHAIRMAN MERKEL: Okay. And what did
 13 you say? A 30-foot span? Is that what you said?
 14 MS. SHEEHAN: The eave height will be
 15 33 feet.
 16 CHAIRMAN MERKEL: 33 feet.
 17 MS. SHEEHAN: Interior clear will be
 18 30.
 19 CHAIRMAN MERKEL: Okay. I guess back
 20 to my other question -- I'm going to have several more
 21 from this, what are we manufacturing?
 22 MS. SHEEHAN: Okay. Do you want to
 23 talk about that now?
 24 CHAIRMAN MERKEL: Yes. Let's talk

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1 about that for a minute, if that's okay.
 2 MS. SHEEHAN: Sure. Let's do that.
 3 CHAIRMAN MERKEL: And, again, sorry for
 4 the questions. We just don't have manufacturing in
 5 Hawthorn Woods, so these are questions we got to ask.
 6 MR. MEYERS: My name is Ted Meyers, M-
 7 E-Y-E-R-S.
 8 THE REPORTER: Adjust the mic, please.
 9 UNIDENTIFIED SPEAKER 2: We can't hear.
 10 UNIDENTIFIED SPEAKER 1: Can't hear.
 11 MR. MEYERS: My name is Ted Meyers, M-
 12 E-Y-E-R-S. Address is 1 Dunhill, Wynstone, North
 13 Barrington, also 1200 Flex Court in the industrial
 14 park, which is --
 15 CHAIRMAN MERKEL: Just south of it;
 16 right?
 17 MR. MEYERS: Almost contiguous to --
 18 CHAIRMAN MERKEL: Yeah.
 19 MR. MEYERS: -- this property. And as
 20 far as what we manufacture, we're the United States'
 21 largest manufacturer of something you probably have in
 22 your purse, lip balm, Burt's Bees, Chap Ice, Carmex,
 23 EOS, almost everybody, but ChapStick, and we're
 24 working on ChapStick.

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1 CHAIRMAN MERKEL: So plastic injection
 2 molding is what we're doing?
 3 MR. MEYERS: We have approximately 45
 4 plastic injection molding machines. It's highly
 5 automated. We've been at 1200 Flex Court since 2006.
 6 And we also manufacture -- if you live in Hawthorn
 7 Woods, chances are 80 percent you have our products in
 8 your backyard, if you're on a septic system.
 9 We manufacture the tank risers, the
 10 distribution boxes, the drop boxes, the risers, and
 11 lids for all your aeration systems, seals for
 12 underground structures, numerous other things.
 13 Walmart, Staples, big box stores, we sell file totes,
 14 letter boxes, and any 19-gallon totes for storage.
 15 We also manufacture the tactile tiles
 16 are at every sidewalk crossing -- or should be at
 17 every sidewalk crossing, where pedestrian traffic
 18 meets vehicular traffic. We mold that from a
 19 proprietary polymer.
 20 We also have stamped galvanized steel,
 21 which I have made in Wisconsin. And we also own the
 22 patents and tooling and distribution for the cast iron
 23 tiles that have a majority of the Downtown Chicago
 24 business and a lot of the business out here.

<p style="text-align: right;">Page 42</p> <p>1 And we just make literally hundreds of 2 products. 3 CHAIRMAN MERKEL: Just so I'm clear, 4 the last thing you mentioned, you mentioned not doing 5 cast iron at this facility; that's in Wisconsin? 6 MR. MEYERS: No. That's a foundry. 7 You don't want -- 8 CHAIRMAN MERKEL: Yeah. That's I 9 wanted to make sure. 10 MR. MEYERS: You don't want a foundry. 11 CHAIRMAN MERKEL: I have worked in many 12 foundries. I know. Yes. You don't want those. 13 Okay. So that's not there. I guess 14 your input raw materials is just resin, I assume? 15 MR. MEYERS: It's polypropylene. More 16 than 90 percent is polypropylene pellets, comes in 17 tanker trucks -- 50,000-pound tanker trucks. We have 18 ten silos at our Telser Road facility. And it goes 19 into the silo by pressure and comes out of the silo by 20 vacuum. 21 All the machines are fed by vacuum, a 22 computerized material handling system. And every 23 machine has a robot on it. 24 MR. TISCI: I have a question. Are</p>	<p style="text-align: right;">Page 44</p> <p>1 process. 2 MR. TISCI: Okay. 3 MR. MEYERS: We have all ground-level 4 chillers. 5 MR. TISCI: Great. 6 MR. MEYERS: There's no swamp water. 7 MR. TISCI: Great. Thank you. 8 CHAIRMAN MERKEL: Mr. Meyers, sounds 9 like you have an impressive manufacturing facility, 10 diversified in terms of your products. 11 A couple -- and, again, we don't know, 12 you know, your strategy, but is this just an 13 extension? You ran out of space at your current 14 facility and need more space and want to be adjacent? 15 Is that the reason that we're here? 16 MR. MEYERS: I've got three locations 17 in Lake Zurich. I started out with 65,000 feet. I 18 now have about a little over 300,000 feet in Lake 19 Zurich. And I've been trying to develop this property 20 for a long time. 21 I've been trying to put an addition on 22 905 Telser, which has been held up by the Village of 23 Lake Zurich because of this 18 acres and access to it. 24 And I'm 79 years old. I have a timeline, and I have</p>
<p style="text-align: right;">Page 43</p> <p>1 there any plans for silos on this property? 2 MR. MEYERS: There would be silos 3 facing the railroad tracks. 4 MR. TISCI: And do you have a height on 5 those? 6 MR. MEYERS: They would be a little 7 short of eave height. The same -- 8 MR. TISCI: So no taller than the 9 building itself? 10 MR. MEYERS: Right. 11 MR. TISCI: Thank you. 12 MR. MEYERS: It would be the same as we 13 have at 1200 Flex Court. Or our back address is -- 14 920 Telser is the back parking lot. 15 CHAIRMAN MERKEL: Okay. 16 MR. TISCI: And are all the cooling 17 towers going to be railroad-side as well? 18 MR. MEYERS: There are no cooling 19 towers. 20 MR. TISCI: No cooling towers? 21 MR. MEYERS: No. That's a different 22 cooling process. 23 MR. TISCI: Okay. 24 MR. MEYERS: That's last year's</p>	<p style="text-align: right;">Page 45</p> <p>1 to keep growing; okay? 2 So whether it's here or someplace 3 else -- I tried retirement; it didn't work. I'm back 4 at work. 5 CHAIRMAN MERKEL: Good for you. How 6 about, you know, manufacturing -- you said you had 45 7 injection molding machines. The product you're 8 making, it sounds like they're smaller tonnage 9 injection molding machines? 10 MR. MEYERS: No. The risers that a lot 11 of you have in your backyard, that's made on a 2,000- 12 ton press. 13 CHAIRMAN MERKEL: It's a big machine. 14 MR. MEYERS: So we have presses from 90 15 tons to 2,000 tons. We have a preponderance of 16 machines between 300 tons and 1,000 tons. 17 CHAIRMAN MERKEL: And the reason I 18 asked that question -- you kind of hit on it, power 19 requirements. Does that the site have the power 20 requirement you need for manufacturing? 21 MR. MEYERS: We've got 16,000 amps 22 across the street, and there's plenty power there. 23 It's just you have to bring it to the building. 24 CHAIRMAN MERKEL: You have to bring it,</p>

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1 so --

2 MR. MEYERS: You have to get the

3 transformers and -- yeah, it's a major deal with

4 ComEd. But that's their job, and they -- they're not

5 the fastest in the world, but they're good.

6 CHAIRMAN MERKEL: The other -- well,

7 two things. One, as I read this, I'm curious why

8 there's -- the question I asked as soon as I started

9 reading this is, why? Why Hawthorn Woods? We don't

10 have manufacturing. We never have.

11 I don't think we have anywhere in the

12 village, Chris, if I'm correct.

13 You answered that question, it's

14 adjacency to your current facility?

15 MR. MEYERS: Well, this goes back.

16 I've been involved in this property since 2006. And

17 it was always intended to be -- well, originally, it

18 was going to be, I guess, assisted living, but then

19 when one train every two days went to two hundred cars

20 twice an hour or more, then it kind of took the

21 residential assisted living.

22 I mean, it's next to one of the busiest

23 railroad tracks in northern Illinois. And I don't

24 know. From day -- as soon as the Canadian Northern

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1 came in, I was in this building -- I don't know, ten,

2 twelve years ago, and the village brought us in here

3 in open arms and invited us in and made all these

4 promises.

5 And I've been at meetings with the

6 mayor and -- the mayor of Hawthorn Woods and the mayor

7 of Lake Zurich. And we seem to come to an agreement,

8 and then, all of a sudden, things change.

9 So I'm not here to argue with people.

10 I just have millions of dollars tied up there, and I

11 have a feeling that eventually the property is going

12 to be developed as something, and I think this is --

13 it could end up, in the future, being a lot worse than

14 this if I leave.

15 CHAIRMAN MERKEL: Thank you, Mr.

16 Meyers.

17 Any other questions, Larry, Kurt,

18 Dante, Charlie, Audrey?

19 Again, we don't have it today. I guess

20 the one thing that would be nice to show the

21 commission and the public is, what your current

22 facility looks like. I'm sure there's a nice-looking

23 facility in a similar vein of what they're doing

24 there. But --

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1 MR. MEYERS: Well, in my defense, it

2 puts a \$25 million-a-year payroll into this area. It

3 puts hundreds and hundreds of thousands of dollars

4 into your school systems and sends no children.

5 CHAIRMAN MERKEL: No kids.

6 Potentially. Yeah.

7 MR. MEYERS: And I've heard the comment

8 that they don't want plastics. Well, if they don't

9 want plastics, then don't go home and flush your

10 toilet; don't get anything out of your refrigerator.

11 And, you know, it's quite popular to bash plastics,

12 but your life doesn't go on without plastics.

13 CHAIRMAN MERKEL: All right.

14 MR. MEYERS: Okay.

15 CHAIRMAN MERKEL: Thank you, Mr.

16 Meyers. Appreciate your input.

17 MR. MEYERS: Thank you.

18 CHAIRMAN MERKEL: Ms. Sheehan, is it

19 possible if we could take that sign down now? I'm

20 sorry.

21 MS. SHEEHAN: Sure.

22 CHAIRMAN MERKEL: I can't see

23 everybody.

24 Thank you.

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1 MS. SHEEHAN: You want it there or

2 just --

3 CHAIRMAN MERKEL: That's fine.

4 Yeah. We just want to make sure,

5 before we ask the public to come forward, has the

6 applicant completed their presentation or anything

7 else they want to talk about or --

8 MS. SHEEHAN: Yeah. We're --

9 CHAIRMAN MERKEL: Anything else?

10 You're good?

11 MS. SHEEHAN: Correct.

12 CHAIRMAN MERKEL: All right. So,

13 again, what we're going to do is have the public come

14 forward. They can ask questions to us, to you. We'll

15 try to keep them in some orderly fashion however we're

16 going to do that. And then we'll go from there.

17 Yeah. Thank you. But Patrick's always

18 here with me. We like to keep our commentary to -- as

19 I said, no cheering, booing. We're not doing that.

20 Not appropriate. Too, try to keep your comments to

21 three minutes, if you can, because there's probably a

22 lot of people. So if you can, make that concise.

23 And, again, if Bob just said something,

24 and you say, "That's exactly what I was going to say,"

<p style="text-align: right;">Page 50</p> <p>1 just please say, "I wholeheartedly agree." I mean, we 2 can keep it concise. We do listen. 3 So with that, what we're going to do is 4 whoever is interested in speaking, have any questions 5 just kind of queue up there in the middle. 6 And, again, when you come forward, if 7 you would -- again, that mic is touchy, if you 8 wouldn't mind, say your name, your address, and then 9 Patrick here is going to have a stopwatch on us. 10 So go forward, whoever wants to go 11 first. 12 Go ahead, Miss. 13 MS. LUCZKIW: Hello. My name is Amy 14 Luczkiw, L-U-C-Z-K-I-W. Bear with me. I'm a little 15 bit nervous. 16 CHAIRMAN MERKEL: Don't be nervous. 17 MS. LUCZKIW: But I've lived here for a 18 long time. I remember things about Heather Highlands 19 and the field, that when I spoke with Chris Heinen 20 about them, he -- when I first spoke about this 21 development, he didn't seem to know what I was -- he 22 wasn't aware of what I was talking about. 23 There was a time when the village 24 wanted to sell Heather Highlands' little 1-acre park</p>	<p style="text-align: right;">Page 52</p> <p>1 architecturally detailed on all sides. Have you 2 driven by the Flex facility in Lake Zurich and seen 3 that flat-walled monstrosity? They call that a 4 "beautiful" building -- a sister building to what they 5 want to build here. 6 According to our comprehensive plan, 7 commercial buildings have height restrictions and must 8 have a mix of uses, which seems to me to be a complex, 9 like on the corner of Old McHenry and Midlothian, not 10 just one big mammoth factory. 11 The comprehensive plan says landscape 12 buffers and screening must minimize the impact on the 13 existing residences. Look at right there, that 14 east -- wow. And look at all the variances this 15 developer is requesting, because he knows this doesn't 16 fit Hawthorn Woods. 17 First off, he wants it rezoned from ORD 18 to industrial. And this does not look like light 19 industrial. This is a full-blown factory with the 20 tonnage he's talking about. 21 They're asking for increased lot width, 22 increased floor area, decreased parking landscape, 23 decreased residential landscape buffers, decreased 24 parking lot planting islands, decreased landscape</p>
<p style="text-align: right;">Page 51</p> <p>1 in order to raise the revenue. My neighbors and I 2 came before you then and spoke about that, and you 3 listened. And we still have the park. And, in fact, 4 the park, where many little children play now is right 5 adjacent to that. 6 A little more than ten years ago, the 7 field in question and the St. Matthews property was 8 unincorporated Lake County. Hawthorn Woods annexed it 9 in order to control -- in order to prevent the creep 10 of the Lake Zurich Industrial Park. 11 Also at the time, St. Matthews wanted 12 to build a cellphone tower, which they were going to 13 lease out and get the revenue from that. The village 14 vetoed that, because they said it was unsightly. 15 Maybe a year ago, the village vetoed a 16 solar farm just up Fairfield Road, because that was 17 also deemed to be unsightly. 18 Those two vetoed projects would have 19 been nothing compared to the factory proposed here 20 now. Hawthorn Woods' own comprehensive plan, as 21 printed on the website, includes annexing areas to 22 control their appearance and function to maintain our 23 rural character. 24 Commercial structures are to be</p>	<p style="text-align: right;">Page 53</p> <p>1 planting requirements, and anything else determined to 2 be necessary. I took this off of the public notice 3 letter that we got. 4 Now, let's say a few words about the 5 environmental impact. A factory like this will have 6 truck noise. After hearing them say today how many 7 trucks, I had underestimated how much truck noise. 8 And look at the size of this proposed parking lot, how 9 many car -- car noise too. 10 Think about the light pollution. 11 Hawthorn Woods, like you said, is a Dark-Sky 12 community. Downward pointing lights would still be 13 dozens of nighttime lights whose function is to light 14 up the property. 15 And has the developer done any studies 16 to determine the presence of endangered species in the 17 field? I've seen the ground honeybees. There may be 18 cattails. This factory will drive out the wildlife. 19 Now we see the bald eagles hunting in 20 the field, going after the mice and who knows what 21 else is in there, coming down from Moraine Hills and 22 Wauconda. A 24-hour factory is going to kill any 23 chance we ever had of those eagles finding nesting 24 spots there.</p>

<p style="text-align: right;">Page 54</p> <p>1 Okay. Another issue, the access 2 through Heather Lane. I suggest that this committee 3 investigate future access to the field be off Old 4 McHenry. I know in the past this was not feasible 5 because of the railroad tracks, but with the 6 reconfiguration of the railroad tracks now, there may 7 indeed be plenty of room to build an access road 8 there. 9 Well -- 10 MR. BRANKIN: And, ma'am, you're at 11 twice the allotted time, and you're the first speaker 12 we had. 13 MS. LUCZKIW: I'm an old lady. I can't 14 move too fast. Two more sentences. 15 MR. BRANKIN: No. That's fine. We're 16 giving you some latitude with the hopes that you're 17 maybe capturing a lot of the comments that are going 18 to be made tonight. But I just wanted to remind you 19 about the time. 20 MS. LUCZKIW: Pardon me. But let me 21 just say, when a person purchases a property in 22 Hawthorn Woods, it's incumbent on them to know and 23 respect the character of the village. Not expect the 24 village and its residents accommodate their needs for</p>	<p style="text-align: right;">Page 56</p> <p>1 explain why it conflicts with our village's 2 comprehensive plan, proposes significant environmental 3 risks, and sets a dangerous zoning precedent. 4 In 2014, after extensive public input, 5 as you're all aware, we adapted the Hawthorn Woods 6 Comprehensive Plan as our official long-term blueprint 7 for growth and preservation. 8 The plan clearly states that Hawthorn 9 Woods will remain a family-oriented, upscale, rural 10 community that honors its model, "Rural by Design," 11 protects natural areas, and maintains a safe, high- 12 quality residential environment. 13 Land Use and Development chapter makes 14 no provision for industrial manufacturing anywhere in 15 the village. Instead, it prioritizes low-impact 16 development that maintains open space, protects 17 environmental resources, and enhances the overall 18 quality of life. 19 An industrial warehouse with plastic 20 injection molding is the exact opposite of what this 21 plan envisions. A high-impact incompatible use 22 introducing noise, pollution, and truck traffic near 23 the residential area. 24 Additionally, the comprehensive plan</p>
<p style="text-align: right;">Page 55</p> <p>1 profits. Thank you. 2 MR. BRANKIN: I just want to reiterate, 3 this is a legal proceeding, so we'd appreciate it if 4 it were treated as such and refrain from any outbursts 5 or clapping or anything like that. Thank you. 6 CHAIRMAN MERKEL: Miss? 7 MS. VISHOOT: Like Amy, I'm also -- 8 CHAIRMAN MERKEL: You have to get 9 really close. I'm sorry. 10 MS. VISHOOT: I'm sorry. Like Amy, 11 also a little nervous here. My name is Lindsay 12 Vishoot. 13 UNIDENTIFIED SPEAKER 2: Louder, 14 please. 15 UNIDENTIFIED SPEAKER 3: A little 16 bit -- 17 MS. VISHOOT: Sorry. 18 UNIDENTIFIED SPEAKER 3: I'm sorry. Go 19 ahead. 20 MS. VISHOOT: My name is Lindsay 21 Vishoot. I live at 12 Heather Lane. I appreciate the 22 opportunity to speak tonight. This proposed warehouse 23 facility planned right next to our family's 24 neighborhood, I strongly oppose this project. I'll</p>	<p style="text-align: right;">Page 57</p> <p>1 dedicates an entire section to parks, open space, and 2 environmental features. And one of the core goals is 3 to protect and preserve natural areas, sensitive 4 environmental features, and the village's scenic 5 beauty. 6 This proposed facility raises serious 7 environmental concerns, from my opinion. Stormwater 8 runoff from impervious surfaces and manufacturing 9 activities could introduce pollutants into nearby 10 waterways and wetlands. 11 Plastics manufacturing involves resins 12 and chemical additives, materials that if spilled or 13 poorly managed can contaminate soil and groundwater. 14 The site's proximity to homes and open space means any 15 emissions, odors, or noise will directly affect 16 residents' quality of life. 17 Open space and natural areas are 18 defining characteristics of the village. And the plan 19 warns that inappropriate uses must be prevented from 20 invading open spaces. This project is exactly that 21 type of threat. 22 Currently, there are no industrially 23 zoned areas in Hawthorn Woods. The developer is 24 seeking approval through planned unit development.</p>

<p style="text-align: right;">Page 58</p> <p>1 And during the Planning, Building, and 2 Zoning Commission meeting on June 14th, it was 3 directly noted in the rezoning of this property that 4 the Office Research and Development designation 5 provides for low-density, low-rise developments, 6 incorporating design elements. 7 And it goes on to then say that 8 furthermore, Office Research and Development zoning 9 allows for permitted uses, such as office, including 10 business, professional and governmental, but not 11 including offices used for the display, sale, lease, 12 delivery, processing, storage, manufacturing, 13 servicing, or advertisement of merchandise, 14 commodities, or other property, except where such uses 15 are clearly accessory or incidental to and located in 16 the same building as the permanent use. 17 The plan envisions planned unit 18 developments as a tool for flexible creative projects 19 consistent with community character, not for inserting 20 industrial uses into residential areas. 21 If approved, this would set a permanent 22 precedent. Future developers will point to this case 23 as justification for more industrial projects, making 24 it far harder to protect our rural identity.</p>	<p style="text-align: right;">Page 60</p> <p>1 all three. 2 I urge you, on behalf of my family, my 3 neighbors, and future residents, to reject this 4 proposal, their special use request, and all proposed 5 variances in their entirety and to stand firmly in 6 defense of the values that make Hawthorn Woods the 7 place we are proud to call home. Thank you. 8 UNIDENTIFIED SPEAKER 2: Speak loud, if 9 you can, here. 10 CHAIRMAN MERKEL: Yeah. Please, 11 everyone, speak as loud as you can. It's hard to hear 12 in the back, so -- 13 MR. FIKE: I'm Bob Fike, 11 McGregor 14 Court. And thanks to the two prior speakers who 15 covered many of the points -- 16 CHAIRMAN MERKEL: Thank you. 17 MR. FIKE: -- I will try and be brief. 18 Just a couple of points to cover. 19 UNIDENTIFIED SPEAKER 2: Louder. 20 MR. FIKE: A couple of points to cover. 21 UNIDENTIFIED SPEAKER 3: Thank you. 22 That is helpful. 23 MR. FIKE: So this request is from a 24 zoning that is currently Office Research and</p>
<p style="text-align: right;">Page 59</p> <p>1 The land use and development plan 2 underscores the need to balance the village's desired 3 rural character with opportunities to diversify and 4 expand the tax base and create a sense of place. 5 Industrial development is not once mentioned as a 6 desired addition and does not remotely maintain or 7 enhance the village's character. 8 Residents choose Hawthorn Woods because 9 of its peaceful rural character and open spaces, the 10 great schools, and safe neighborhoods, and because it 11 is a community that embraces and preserves the vision 12 of being intentionally rural and rural by design. 13 Industrial manufacturing erodes all of 14 these qualities, and once allowed, is almost 15 impossible to reverse. The comprehensive plan was 16 written with a 20-year vision. Ignoring it just 11 17 years in sends the message that our guiding principles 18 are negotiable, when they are not. 19 The discussion tonight is not just 20 about one property. It's about whether we honor this 21 community-driven plan that protects our identity. The 22 comprehensive plan calls for preserving natural 23 resources, maintaining our rural identity, and 24 ensuring compatible land uses. This proposal violates</p>	<p style="text-align: right;">Page 61</p> <p>1 Development. Clearly, they're asking for a special 2 use, which is another way of saying a change in the 3 zoning without officially changing it or spot zoning. 4 And that's something that is problematic from a legal 5 perspective, I believe. 6 And it opens us up to not just this 7 location, but other locations in the community, 8 setting a precedent on changing the zoning and 9 allowing this manufacturing into the community on a 10 broader basis. 11 That's something that I think we all 12 should be concerned about. So I think that is really 13 the crux of this. From our personal perspective, we 14 are adjacent to the building. Our home will be less 15 than 150 feet from the building. 16 CHAIRMAN MERKEL: Where exactly, Bob, 17 are you? 18 MR. FIKE: So you're -- go back to the 19 previous -- yeah, that's us right there. 20 CHAIRMAN MERKEL: Oh. 21 MR. FIKE: So if you go back to the 22 other picture, if you would, we are the corner -- 23 UNIDENTIFIED SPEAKER 3: Right there. 24 MR. FIKE: Right there. And our house</p>

<p style="text-align: right;">Page 62</p> <p>1 is down just a little bit from there. You know, 2 before the letters, our house is there. That's less 3 than 150 feet away, against a 33-foot-tall building. 4 CHAIRMAN MERKEL: And where is the -- 5 and there's -- I was trying to see that before -- 6 there is an existing tree line there; correct? 7 MR. FIKE: There is an existing tree 8 line there. 9 CHAIRMAN MERKEL: On your property, or 10 on the proposed property? 11 MR. FIKE: The proposed property is 12 most of it. There's a very thin level of trees on our 13 side of the property line within the easement. And, 14 you know, their side has the trees within their 15 easement. 16 And, you know, there's not a lot there. 17 And the proposal is not a lot of landscaping, and 18 they've cut the 75-foot distance down to 42 feet. So 19 I am very concerned from, you know, a personal 20 perspective. 21 CHAIRMAN MERKEL: Thank you, sir. 22 MR. FIKE: Thank you. 23 MR. BLACK: Hello. My name is Thomas 24 Black. I'm at 6 McGregor Court, in the neighborhood</p>	<p style="text-align: right;">Page 64</p> <p>1 ask, since I'm one of those people. 2 How -- I didn't understand -- I 3 understand that Heather Lane there is going to have 4 restricted access, just for emergency vehicles. 5 CHAIRMAN MERKEL: Correct. 6 MR. BLACK: But then I understood, if I 7 heard it right, that it was going to be a block 8 barrier of some sort or something. 9 So my question is, what I don't -- it 10 doesn't calculate in my head, and I must be missing 11 something, is that there's some sort of a block 12 barrier to keep anybody from driving through. Then 13 how the heck does a fire truck get through? How does 14 someone get through? 15 Like, if I can't drive through, if 16 their trucks can't drive through, if traffic can't cut 17 through -- 18 CHAIRMAN MERKEL: Chris, you want to 19 just address that one real quick -- how that works? 20 MR. HEINEN: Yeah. So it will really 21 be up to the fire districts and what they're going to 22 require on the site. I know, in some instances, it's 23 been two bollards on the far ends with a chain that 24 comes through with a padlock on it. Those fire</p>
<p style="text-align: right;">Page 63</p> <p>1 just behind this. I didn't take the time to write 2 many things down, but during the presentation earlier, 3 I've jotted a few notes down on my phone. 4 And really more than just making 5 comments or telling you my story, I have some 6 questions; is that okay? 7 CHAIRMAN MERKEL: Sure. Absolutely. 8 MR. BLACK: So we did finally get to 9 the point what's being manufactured. I wrote that 10 early. I still am not completely sure, except it's 11 plastics -- lots of plastics. What are the operating 12 hours of this facility? 13 CHAIRMAN MERKEL: I heard 24/7. 14 MR. BLACK: Okay. Well -- 15 CHAIRMAN MERKEL: Three shifts, 16 potentially up to six to seven days, is what I wrote 17 down from the applicant. 18 MR. BLACK: Okay. And if I may ask, 19 because this is very -- there's nothing -- I mean, 20 this is just pen and ink and paper. Can we go back to 21 the picture of our neighborhood? 22 Okay. Because that's people. That's 23 why we're here. So I think that's a better 24 perspective, at least for the questions that I have to</p>	<p style="text-align: right;">Page 65</p> <p>1 departments would then have access to that key to 2 unlock that. 3 MR. BLACK: So it is an existing road 4 with some sort of bay barrier -- lightweight barrier? 5 I mean, not something that couldn't be broken through 6 or -- okay. 7 MR. HEINEN: Correct. Yes -- 8 MR. BLACK: Okay. I mean, and not a 9 great answer, but I wanted to make that point. And I 10 also wanted to get these questions. I'm sure you guys 11 have asked some great questions. I appreciate what 12 you're doing, but I also wanted to make sure these 13 questions are in the log of tonight and that these 14 questions are going to be thought about after tonight, 15 because that's something. I think that's a big deal. 16 Bringing traffic through that 17 neighborhood is huge. And -- okay, another question 18 is, are you the board? How do I address you? 19 Committee? 20 MR. HEINEN: Commission. 21 MR. BLACK: Commission. Okay. Is the 22 commission aware that all of Heather Highlands are 23 well-fed; right? We're all on well water. If not, 24 you are now. Okay. Who is going to protect our well</p>

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1 water source from plastics manufacturing, and who is
 2 going to guarantee that there's not going to be any
 3 permeation of anything into our well water? Who is
 4 going to monitor that on a regular basis?
 5 CHAIRMAN MERKEL: Again, I don't have
 6 that answer. Yeah. Chris, staff, or the applicant
 7 can answer. I don't have any idea how we're going to
 8 monitor that.
 9 Staff, Chris, Applicant? Yeah.
 10 Basically, the question is adjacency to the facility,
 11 any issues with disposal runoff, a pipe that breaks
 12 and goes into the groundwater; that's their well
 13 system.
 14 MR. BLACK: Dirty truck tires running
 15 and washing off, just anything.
 16 CHAIRMAN MERKEL: Whatever it might be,
 17 how do we address that? How is that handled today or
 18 any --
 19 MR. COHEN: The IEPA regulates that.
 20 If you want to talk more about it, you're welcome
 21 to --
 22 CHAIRMAN MERKEL: Yeah. It might nice
 23 to come here to the mic, guys.
 24 MR. COHEN: Joe Cohen. There are

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1 government agencies that regulate and monitor that.
 2 UNIDENTIFIED SPEAKER 2: We can't hear
 3 you.
 4 CHAIRMAN MERKEL: Yeah. Come up, and
 5 state your name, sir. It probably makes it easier.
 6 I'm sorry.
 7 MR. COHEN: I'm Joe Cohen. I'm the
 8 attorney for the applicant. My name is Joe Cohen at
 9 Burr, Forman.
 10 CHAIRMAN MERKEL: Thank you.
 11 MR. COHEN: And there are government
 12 agencies that regulate that, and we welcome them to
 13 come in and to regulate and review our work. And,
 14 Angelo, if you would introduce yourself.
 15 Yep.
 16 MR. ZOGRAFOS: My name is Angelo
 17 Zografos with Pearson, Brown & Associates, civil
 18 engineers on the project. We're at 1850 West
 19 Winchester Road in Libertyville.
 20 So to answer the question, I guess good
 21 question, but all stormwater-related items are not
 22 connected to the building. The building is all
 23 directed to a sanitary sewer system. It goes directly
 24 to a treatment facility.

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1 But anything internally I would refer
 2 to Mr. Meyers, but no internal waste is allowed to
 3 escape the building.
 4 CHAIRMAN MERKEL: So, again, in
 5 layman's terms, internal waste -- anything within the
 6 four walls -- any disposal, is in the sewer system?
 7 MR. ZOGRAFOS: Sanitary sewer system;
 8 correct.
 9 CHAIRMAN MERKEL: Sanitary sewer
 10 system. Okay.
 11 MR. ZOGRAFOS: Correct.
 12 CHAIRMAN MERKEL: External -- the
 13 runoff, that stuff is -- that's --
 14 MR. ZOGRAFOS: All separate. Correct.
 15 CHAIRMAN MERKEL: Okay.
 16 MR. BLACK: I didn't really expect a
 17 detailed answer tonight, and I didn't get one, but I
 18 just want it to be thought about. I want it to be a
 19 thought process.
 20 You know, I don't -- I'm not trying to
 21 be dramatic here, but Flint, Michigan, had great plans
 22 as well for their water solutions; right? Things
 23 happen.
 24 If it weren't for the neighborhood

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1 right there, where we're all drinking water that comes
 2 out of the ground, you know, maybe it's not as big of
 3 a deal, but I want to make sure that we're considering
 4 that while we're looking at this, because there are
 5 many homes with children, adults -- it doesn't matter,
 6 with humans that live there.
 7 So I want to make sure that that
 8 question is being considered. It's very important
 9 obviously to the homeowners. I'll try to get through
 10 this quickly here.
 11 Heather Highlands, being a resident, I
 12 can tell you that Heather Highlands, from, let's say,
 13 looking at the picture, from the far west, water
 14 slopes downward to the east. That's the way our
 15 rotter runs off.
 16 We live on a hill. So from west to
 17 east, it slopes down.
 18 CHAIRMAN MERKEL: Slopes this way, or
 19 this way?
 20 MR. BLACK: That's correct. It slopes
 21 that way. So, like, for instance, a gentleman who was
 22 here and pointed out his home, he's on the top of the
 23 hill. He's on the high side. The folks that are down
 24 near the road onto the right, Quentin, they're on the

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1 low side. So the whole -- it slopes down.
 2 So that kind of puts this property --
 3 and I don't have, you know, graphical maps or
 4 anything -- geographical maps, but at least in
 5 eyeballing it, when you go to the top of the hill and
 6 all the water is running down, that makes this the
 7 pinnacle of where the water is.
 8 So if we displace all of that natural
 9 soil that soaks in the water, which goes to our wells,
 10 and we displace that with concrete -- again, I think
 11 there needs to be an expert if this is going to be
 12 continued to go forward -- needs to look at how much
 13 displacement of water is going to be, and where is it
 14 going to go.
 15 Now, I know that's part of the process
 16 at some point, but I just want to point out and make
 17 sure it's in the notes from tonight that we're looking
 18 at where all of that water's going to go. It's not
 19 seeping into the ground any longer. It's going to
 20 run -- well, water goes downhill.
 21 So I don't expect an answer tonight,
 22 but I want to make sure that we're considering that.
 23 CHAIRMAN MERKEL: Absolutely. Thank
 24 you. Oh, I'm sorry.

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1 MR. BLACK: Yes. Go ahead.
 2 CHAIRMAN MERKEL: No.
 3 MR. BLACK: Okay. I promise I'm trying
 4 to hurry through here. And then I guess lastly, I
 5 will go ahead and wrap this up. Obviously, I'm
 6 opposed to it. I think anyone who lives in that
 7 neighborhood is opposed to it. I respect the business
 8 that this gentleman has built. I understand his need
 9 to use land that he has paid for, and I understand the
 10 importance of plastic.
 11 But I also understand this is not next
 12 to his house, or I don't -- none of you guys look like
 13 neighbors, so it's not -- you know, but it is next to
 14 our homes -- those homes there. So it's a very big
 15 deal to the homeowners.
 16 One of the questions I had on here is
 17 going to sound argumentative, so I won't ask that, but
 18 I'll phrase it a little differently.
 19 What, hypothetically, is going to
 20 happen to our home values? So we've talked about
 21 water. We've talked about flooding. Talk about home
 22 values.
 23 When we moved into this house that we
 24 live here for five -- five years ago, one of the

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1 things we loved about this was, when you're in the
 2 neighborhood, from my house, looking around, you feel
 3 like you're in the middle of the country. You feel
 4 like you're just out there. It's just beautiful.
 5 And that's why we agreed to pay the
 6 price. We agreed to pay for the home. And it's why
 7 we keep sending those tax checks every year. And I
 8 grumble about it, but we do it, because it's valuable;
 9 right?
 10 But when something like this moves in
 11 and you can see it from our house and you can smell
 12 it -- and I know there won't be any smell;
 13 everything -- doors are closed, blah, blah. But it's
 14 an industrial plant. So you're going to see it.
 15 You're going to smell it. You're going to hear it.
 16 When that happens, what is going to
 17 happen to our home values? Hypothetical question.
 18 But please, consider that, as it is also very
 19 important to the rest of us.
 20 And with that being said, thank you for
 21 your time.
 22 MR. KILLIPS: Good evening. Keith
 23 Killips, 51 Copperfield Drive.
 24 So like the gentleman before me, I just

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1 have a few questions. He actually nailed a lot of the
 2 questions I was going to talk about. So I just want
 3 to elaborate on a few of them, and I'll start with the
 4 one that he finished with.
 5 Has there ever been a report or a study
 6 done when a huge factory like this moves in, what it
 7 actually does? What percentage? Because everyone who
 8 is living in this subdivision, they're going to have a
 9 very difficult time selling their home.
 10 And I know they're all going to be
 11 scared to death that this is going to go in. We know
 12 that. We know that; right?
 13 So I'm curious what's going to happen
 14 and how far of a radius does this type of a factory
 15 affect all of the homeowners in our area, in our
 16 neighborhood, in our town?
 17 Is it going to go down 1 percent, 20
 18 percent? What it's going to be in those homes right
 19 there? If I had to buy a house and I knew that was
 20 going in, ain't going to happen; see you; I'll go
 21 somewhere else.
 22 We talked a little bit about the water,
 23 but I am curious when the water does -- where is the
 24 water coming from? If this is all well, is this being

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1 serviced by a well, or is this going to be city water?
 2 And when the water does leave that
 3 facility, as I understand, it's going to a treatment.
 4 Where is this treatment facility? Where is the water
 5 going to when it leaves this building? That's a
 6 really good question. I'd like to know where it's
 7 going, and is it sitting somewhere?
 8 Couple other questions. Parking we
 9 got. And even though it's all self-contained, there's
 10 obviously no smoke stacks on this; is that right?
 11 There's no stacks coming out of the buildings of any
 12 kind?
 13 MR. MEYERS: There's no smoke.
 14 MR. KILLIPS: There's no smoke of any
 15 kind. So everything is internal. So if everything is
 16 internal, when the doors open up, is there any fumes
 17 of any kind? I mean, with the risk factor to the
 18 employees, are there studies that people get cancer
 19 who work here?
 20 MR. MEYERS: The air in the factory is
 21 filtered better than the air in your house.
 22 MR. KILLIPS: Okay.
 23 UNIDENTIFIED SPEAKER 2: Filtered to
 24 where though?

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1 UNIDENTIFIED SPEAKER 1: Yeah.
 2 MR. KILLIPS: And then what happens to
 3 those filters? Are they water filters? Are they
 4 HEPA-type filters? What kind of filters are they, and
 5 where do they go, and how are they transported?
 6 They got to leave the building at some
 7 point. I'm just kind of curious where they go.
 8 MR. BRANKIN: Sir, I think for --
 9 MR. KILLIPS: But that's all right. If
 10 we can just have it on there. Yeah.
 11 And then my last question is this --
 12 there's water as it goes -- I think we're fine there,
 13 home values, and -- oh, the truck route. Are any
 14 trucks going to be going down Old McHenry Road, coming
 15 off of Rand Road or coming off of Route 22?
 16 I don't how much -- so the 25 trucks a
 17 day are going to -- that's going to massively increase
 18 traffic on Old McHenry as well; right? So 25. And
 19 these are 18-wheeler trucks, I'm assuming?
 20 UNIDENTIFIED SPEAKER 3: Correct.
 21 MR. KILLIP: Okay. That's huge.
 22 UNIDENTIFIED SPEAKER 3: Okay.
 23 CHAIRMAN MERKEL: Thank you, sir.
 24 MR. VISHOOT: Good evening. Sorry. My

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1 name is Brandon Vishoot. I live at 12 Heather Lane.
 2 My wife spoke earlier. She was the quiet one. Sorry
 3 about that. Hopefully we got it.
 4 All right. I agree with most of the
 5 other residents. Biggest thing is comprehensive plan.
 6 Yeah. We didn't move into Hawthorn Woods expecting to
 7 live next to an industrial site. It's the large lots,
 8 the family-oriented. We started our family here.
 9 So we moved here knowing that, and to
 10 have Hawthorn Woods have a industrial site zoning, you
 11 know, ignoring the details of that -- it's an
 12 industrial building manufacturing, it's going to
 13 destroy property values as mentioned.
 14 I wanted to touch on some of the
 15 details of the proposed building. I think to put
 16 things into perspective, that view from Heather
 17 Highlands that's 750 feet of building, that's an
 18 eighth of a mile. That's more than an eighth of a
 19 mile, 33 feet tall.
 20 There's no way to adequately hide that
 21 from the residence. There's insufficient landscaping.
 22 Even if increased landscaping per zoning, there's no
 23 way to not see that. People sitting in their
 24 backyards, they're going to see it. It's going to

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1 affect their lives.
 2 Also, they mentioned they can move the
 3 parking distances, and they're flexible on that, but
 4 that is incredibly close to the property lines. It's
 5 football season. That's 37 yards. That's not a lot
 6 that you could -- my son could throw a football that
 7 far.
 8 Safety access, I know it's a proposed
 9 emergency access, but the thing I don't think is being
 10 considered is the employees would also probably take
 11 lunch breaks. We like getting away from the office,
 12 and now there's a direct road that will invite them
 13 into the neighborhood.
 14 There's a park; eat lunch. Nothing
 15 wrong with that, except for three shifts, seven days a
 16 week. Second and third shifts are going to want
 17 breaks too. It's going to invite them into a
 18 residential area. And I think there needs to be more
 19 separation of dissimilar uses. So having this
 20 facility is just an -- I'll say, inappropriate use of
 21 the space.
 22 Also, Mr. Meyers, if he ever decided to
 23 sell the building, we don't know what's going to be in
 24 this. And I know it's all hypothetical, but I would

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1 like to mention that another site in the Lake Zurich
 2 Industrial Park has full-time police presence.
 3 They're paying for Lake Zurich -- and I
 4 may be -- might be wrong, Hawthorn Woods to be
 5 additional security factor. I drive past there
 6 frequently, and there is a police officer.
 7 So just begs the question of personnel,
 8 safety. It's encroaching on the residence. Again, I
 9 don't think that's a place in Hawthorn Woods for this
 10 facility.
 11 Additional incidents in the industrial
 12 park in a three-month span over this summer, there's
 13 been a hazmat spill into a drainage. There's been an
 14 overnight fire at one of the buildings, and there's
 15 been a nitrogen leak at one of the factories.
 16 We can all say it's a safe, clean
 17 facility, but there's the "what ifs." There's the
 18 emergencies. What if there's a leak into the
 19 groundwater? It can't be contained. We're on well,
 20 like mentioned. It's definitely a security -- or a
 21 safety risk.
 22 And then there's -- I didn't see it
 23 tonight, but I did see one of the facility layouts.
 24 We talked about the 12 dock doors. It looks like

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1 there was four sets of dock doors, and there was four
 2 separate entrances. And it really kind of makes me
 3 wonder the intended use. Is this a single use, or are
 4 we looking at four dividable units?
 5 There's office space that can be in a
 6 factory. But then the proposed plans seem like there
 7 was interior walls that showed separate space. So I
 8 think that raises questions to Mr. Meyer's use of the
 9 facility.
 10 And then also as some of the residents
 11 might be aware, the 1200 Flex Court, the Tuf-Tite,
 12 those outdoor silos you can hear through our
 13 neighborhood. The sounds of these -- the bulk
 14 transfers, into the silos is a loud -- it's a drone.
 15 And then there's a high-pitch noise.
 16 I can tell when the trucks are there,
 17 when they're moving materials, and that's over a
 18 quarter mile away from my property. And granted this
 19 is supposedly on the backside, but that begs to
 20 question the other properties across from the train
 21 tracks.
 22 I don't know if there's anybody here
 23 representing the horse facility -- animals. This is
 24 going to affect them too, just in the noise pollution

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1 itself.
 2 MR. BRANKIN: Sir, I ask you to
 3 summarize.
 4 MR. VISHOOT: Yep. So --
 5 MR. BRANKIN: As a family you're
 6 probably at, like, 20 minutes, since your wife spoke
 7 as well.
 8 MR. VISHOOT: Well, we are individual
 9 voters, so I figured we can both speak.
 10 UNIDENTIFIED SPEAKER 3: Yeah.
 11 MR. VISHOOT: I will wrap it up. It
 12 does also propose just a zoning creep precedent if we
 13 allow this. I think other empty lots, we're going to
 14 start seeing more push for.
 15 And then I wanted to end on, in
 16 Hawthorn Woods Village code, we can't have fences. We
 17 can't have sheds or detached garages. I don't see how
 18 a almost 300,000-square-foot facility that -- for
 19 reference, is larger than the Woodman's in Lakemoor --
 20 that's a big facility.
 21 Go stand in the parking lot. Look at
 22 it, and see if we should have that in our backyard. I
 23 think everyone would agree that's not a good idea.
 24 Thank you. Sorry for the 20 minutes.

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1 My bad.
 2 MS. RONCZKOWSKI: My name is Patrice
 3 Ronczkowski. I'm at 9 Heather Lane. So I'll come out
 4 of my house every day, if this is built, and I'll see
 5 this for the rest of our life in our retirement. I
 6 agree with all the previous comments, so I won't, you
 7 know, belabor the commission with additional
 8 repetition, although I do agree with everything said.
 9 I'll come out my front door. This will
 10 change our life. Where are we going to live now, if
 11 this is going to be something we'll see? We were
 12 planning to stay. That's why we bought this ranch
 13 house in Hawthorn Woods. That came from a situation
 14 where we wanted to be in a ranch for health reasons.
 15 That was it. Now what? It's very unsettling.
 16 But I want to just expand on what the
 17 gentleman just said before us. This opens up our
 18 community to a whole lot of people who we don't know.
 19 We don't know where they're from, their background.
 20 We enjoy the safety of the one way in, one way out of
 21 our community. That's why we're there.
 22 We don't know who's going to be
 23 employed there. They could be wonderful, great
 24 members of their community, go home, pay their taxes.

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1 But it's opening us up for safety. And I'd be very
 2 concerned now about who can see our house, who can get
 3 through our neighborhood, who is going to take a walk
 4 around our neighborhood.

5 Like Mr. Vishoot said, anybody can walk
 6 through and start using our neighborhood as their
 7 exercise plan at lunchtime or whatever it is that
 8 might be. And it could be the middle of the night
 9 when they're on a break. I'm concerned about safety.
 10 I think most of us would probably agree, if it was
 11 their neighborhood, they would feel that way.

12 So that's all I really wanted to say,
 13 because I'm trying not to be repetitious to any other
 14 speaker.

15 CHAIRMAN MERKEL: Thank you.

16 MS. RONCZKOWSKI: Thank you.

17 MR. RONCZKOWSKI: My name is Terry
 18 Ronczkowski. That was my wife. So I will not -- I
 19 agree with her. Of course, I do every day, but --

20 CHAIRMAN MERKEL: Not on the record, by
 21 the way.

22 MR. RONCZKOWSKI: Off the record.
 23 Trucks are loud. We're kidding ourselves here.
 24 Trucks coming in any time of the day or night with

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1 their headlights and coming, backing in, just the
 2 noise from diesel trucks.

3 I mean, if this was, like, a daytime
 4 thing, it would be one thing. But 24/7, I think
 5 that's ridiculous to put that kind of noise in our
 6 neighborhood, which is generally very quiet; okay?

7 The 33-foot-high building, also -- as
 8 my wife and others have said, you know, we have
 9 beautiful views within our area, and I just can't
 10 imagine with a building, which will not be attractive,
 11 and silos and all kinds of things. Doesn't make sense
 12 to me for where we live in a nice, beautiful
 13 residential neighborhood.

14 I wonder how this might affect the
 15 electric grid. I know there was mentioning about
 16 power coming in from Commonwealth Edison, who is not
 17 necessarily that reliable, but it is fact, you need
 18 electric.

19 The home values, again, you know, we
 20 bought, as Patrice mentioned, because of a medical
 21 situation, we wanted a ranch. And so we have a
 22 beautiful ranch. And as we look out from our front
 23 yard, the most we can see is maybe the very top of
 24 Quentin Road Baptist Church. And that's about it,

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1 because there's all kinds of trees all around.

2 If I understand, possibly that they
 3 would be having to cut down trees between this
 4 property and these homes, that would be crazy.

5 And as was mentioned, no fences. So
 6 that apparently means they can't even put a fence
 7 between that property and all of our homes, inviting
 8 situations possibly. Could happen anywhere,
 9 obviously.

10 But I would just encourage you all to
 11 consider the fact that if it was you living there,
 12 would you want this monstrosity in your backyard?

13 MS. ELLIOTT: Hi. My name is Nicole
 14 Elliott. I live at 6 Cayuga Court in Hawthorn Woods.
 15 And I have a few questions.

16 First of all, I agree with all the
 17 comments from the other speakers. I have a few
 18 questions for the applicant that I don't think were
 19 answered. Hopefully the applicant can answer these
 20 today or at a later date.

21 Is there PVC and styrene used in the
 22 manufacturing? Both are highly carcinogenic, as we
 23 know. I'm concerned about the safety of our residents
 24 short-term and long-term with regards to the emissions

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1 that they potentially could pose.

2 I know that the facility is supposed to
 3 be a closed facility, but there's always risks when
 4 manufacturing is involved.

5 What is the water source to cool the
 6 plastic? I'm hoping it's not our aquifer or any of
 7 our water from Hawthorn Woods. Obviously, I'm
 8 concerned about the potential risks to our aquifer.
 9 I'm on well water. I love my well water. It's clean.
 10 I want to keep it that way.

11 How many employees are potentially
 12 going to be hired? I think mentioned earlier, it was
 13 175 for now, but with the massive parking spaces
 14 planned, it seems like it could be up to a thousand
 15 employees.

16 You know, with the amount of parking
 17 that they have at three shifts, that's a lot of people
 18 coming into our neighborhood. Where are these
 19 employees coming from? What about strangers in our
 20 neighborhoods with children nearby? That's a safety
 21 concern.

22 We are not vetting these employees, nor
 23 would we, but you're bringing potentially a thousand
 24 people -- strangers into our neighborhoods where

<p style="text-align: right;">Page 86</p> <p>1 children and people are playing and walking and 2 enjoying. And we leave our doors open too. Now we 3 have to be concerned about these strangers coming into 4 our neighborhoods. This is a major safety issue. 5 What about the children that go to 6 school in Lake Zurich down the street? I'm not sure 7 what Lake Zurich has said or if they're aware of this 8 planned development. I'm not sure if they've chimed 9 in at all. 10 What dangers does this facility 11 possess -- pose, I'm sorry, short-term and long-term 12 to their health. Like the other speakers mentioned, 13 the pollution at every level should be concerning 14 enough -- light, noise, traffic, you know, 15 carcinogens, everything like that. 16 Hawthorn Woods, I want to reiterate 17 again, is not a manufacturing community. It is not a 18 Mundelein. We see Mundelein selling off their 19 property left and right. You know, we're concerned, 20 because we're getting squeezed in between. 21 We don't want to be like Mundelein. We 22 don't want to have these large manufacturing 23 facilities. Mundelein can keep them. Anybody can go 24 plan and build over there. Hawthorn Woods is a</p>	<p style="text-align: right;">Page 88</p> <p>1 So what has happened is Quentin Bible 2 Baptist Church and the Lake Zurich manufacturing 3 facilities that have been built, the water runoff is 4 going down that south end of our subdivision, and then 5 it goes to the back of my property on Quentin Road. 6 And they finally put in a big pipe that goes to Forest 7 Lake across Quentin Road. 8 So they -- when I first got here 34 9 years ago, that pipe wasn't there as big as it is now 10 and the drainage, the way they put it, behind my 11 house. There are two swales so that the water goes to 12 the first swale, then the second swale, and then to 13 Forest Lake. 14 They increased the pipe to go to Forest 15 Lake because of all the manufacturing in Lake Zurich 16 that happened. I will tell you; those swales fill up 17 to the top and a lot of times I have lakeside 18 property. So whether that's good or bad, I don't 19 think it really increased. 20 So when this new building happens, 21 where is that excess runoff going? Is it still going 22 to follow between Quentin Road and our subdivision? 23 And then is it going to go behind my property, onto 24 Quentin Road, and is it going to go under Quentin</p>
<p style="text-align: right;">Page 87</p> <p>1 bedroom community, and we'd like to keep it that way. 2 The proposal doesn't make our community 3 better, and that is the benchmark question that we 4 should ask each proposed project. That is what we 5 should be asking and looking at every time someone 6 comes to our board or a commission. Does it make 7 Hawthorn Woods better? 8 Earlier, when Mr. Meyers spoke, I think 9 he said it best; there could be something far worse 10 than this plan development. Keyword that was used was 11 "worse." On behalf of all residents who could be here 12 today, I urge the commission to oppose this plan. 13 Thank you. 14 MS. GARLISCH: Hi. My name is Victoria 15 Garlisch, 14 Piper Lane. I am the lowest lot in this 16 subdivision. So I am on -- I back up to Quentin, on 17 that corner. I've been here for 34 years. I am not 18 sure -- I agree with what everybody has said, and I 19 support what everybody has said in opposing this, but 20 I don't think we have addressed the water issue. 21 It has been brought up by a couple 22 people, but since I have been here, and I do back up 23 to Quentin Road, we have flooded Quentin Road multiple 24 times; okay?</p>	<p style="text-align: right;">Page 89</p> <p>1 Road? 2 Because I will tell you right now; we 3 can't handle any more water. When I talked to the 4 engineers when we were at St. Matt's and we talked 5 about the path that they're going to put on Quentin 6 Road there -- you know, the improvements they're doing 7 when they do Old McHenry Road, the engineers were 8 going to change those two swales into one. 9 I talked to them about it. I wrote up 10 about it. I haven't heard anything about it. One 11 swale is not going to work for that. And then if you 12 add this and all the water runoff that's going to 13 come, you're going to be flooding Quentin Road again. 14 And all of the water, if it is 15 contaminated, is going right into Forest Lake where 16 all those families are swimming and they have their 17 boats, and it's going to affect the wildlife. And I 18 don't believe that we have heard enough information to 19 say how that is going to be not a problem. Thank you. 20 MR. BUFFARDI: My name is Ettore 21 Buffardi. I live at 3 Highland Terrace. You know, 22 when I moved into Hawthorn Woods 37 years ago, there 23 was only 8 houses in that subdivision. Things got 24 built up pretty nice.</p>

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1 One thing I liked about it is Quentin
 2 Road was one way or one lane each way -- still is up
 3 there, stop sign at Old McHenry Road. That Old
 4 McHenry Road was one lane.
 5 Now they're going to open up Old
 6 McHenry Road for the train, so we can go underneath
 7 the train. There's so much traffic in this area right
 8 now. Trying to turn left out of our subdivision right
 9 now -- okay, you have to wait five, ten, fifteen
 10 minutes sometimes. It's crazy, especially during
 11 rush-hour; forget it; okay?
 12 They had to put in the turn lanes just
 13 to get into our subdivision because possible rear-end
 14 accidents and everything else, because the amount of
 15 traffic is crazy; okay? Now you're got to add a
 16 manufacturing facility there -- okay, which is going
 17 to bring -- okay -- there's 360 spots. Maybe at the
 18 beginning, there might be only 200 of them used; okay?
 19 But that, eventually, is going to get
 20 worse. Not everybody -- and because of the lowering
 21 of the road at Old McHenry for the train, which is
 22 going to make things move easier, it's just bringing
 23 more traffic into the town.
 24 That is going to be -- because people

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1 that don't want to cross at Gilmer -- the railroad
 2 tracks at Gilmer, they'll come down Midlothian and go
 3 under Old McHenry. You're going to get a lot more
 4 traffic at that section. It's going to be worse than
 5 what it's ever been; okay?
 6 Next, Heather Lane, the access for
 7 emergency vehicles only. You have maybe two, three,
 8 four, five hundred people eventually working. I've
 9 worked at a 200-square-foot facility, over 500 people.
 10 You know how many times an ambulance
 11 will come there because someone has a heart attack,
 12 someone gets sick, someone has diabetes? They're
 13 going to call an ambulance. It's going to come
 14 through there.
 15 Or are they going to go all the way
 16 around? No. It's going to come through the
 17 neighborhood. They're going to access that. Maybe
 18 not now. Maybe about five years from now, they'll ask
 19 for a special use permit to pave that, so they can
 20 move traffic through there; okay?
 21 All the people that come from the south
 22 and from the east are not going to go all the way to
 23 Midlothian Road, all the way around, and come up from
 24 the south. They are going to cut through that

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1 subdivision; okay?
 2 There is no sidewalks in that area.
 3 There's kids, bicycles, people walking their dogs, and
 4 everything else. And I think down the road, it's
 5 going to be another special use permit to have access
 6 through there because of the quantity of people that
 7 they have at their facility.
 8 So now you're taking 25 trucks a day --
 9 able for 360 vehicles, coming up that one street. How
 10 much is that going to affect everybody else down
 11 there? Eventually, down the road, they're going to
 12 ask for access to Heather Lane. That's it. I've got
 13 nothing else.
 14 CHAIRMAN MERKEL: Thank you.
 15 MR. CANTIER: I'll try to raise this a
 16 little bit. I'll make this short and sweet. My name
 17 is Jeff Cantier. I'm at 13 McGregor Court. So I
 18 am -- my property line is right on the southwest
 19 corner there. It impacts my entire backyard. The
 20 other screen that you had up, you could actually see
 21 my driveway in that shot.
 22 I agree completely with everyone's
 23 comments up to this point. And, Mr. Merkel, you had
 24 talked about the tree line and the impact to the tree

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1 line. I've actually got a photo here that will -- and
 2 I'd like to present or give to someone, that will show
 3 you how much the tree line will be impacted. Thank
 4 you.
 5 CHAIRMAN MERKEL: So your --
 6 MR. CANTIER: So this is us right here.
 7 So you can just see all this tree line is going to be
 8 lost. And as John, at 11 McGregor Court, had talked
 9 about, I mean, you're literally 50 feet from my
 10 driveway. My 11-year-old son plays basketball in that
 11 driveway. We're not even talking 50 feet to the
 12 property line.
 13 CHAIRMAN MERKEL: -- if you'd like to
 14 keep that in mind. You got it. Okay. Thank you.
 15 MR. CANTIER: Thank you.
 16 MR. MCGEE: My name is Doug Mcgee. I
 17 live at 5 Heather Lane.
 18 CHAIRMAN MERKEL: Can you speak up,
 19 sir.
 20 MR. MCGEE: Hi. My name is Doug McGee.
 21 I live at 5 Heather Lane. I'm not like the old
 22 timers. I've only lived here for 25 years. So, you
 23 know, some people I didn't realize were 36 years here.
 24 So for me, this does not fit Hawthorn

<p style="text-align: right;">Page 94</p> <p>1 Woods' values. The property -- when I saw this, I 2 knew something would eventually be developed there, 3 and they've proposed things many years. But this 4 building is just, you know, huge, and it doesn't fit 5 this property; right? Doesn't fit the values of 6 Hawthorn Woods. 7 I agree with everything my neighbors 8 have already said. I hope you guys take this into 9 very deep consideration. It's not just Heather 10 Highlands that you're impacting. It's all of Hawthorn 11 Woods. Once you set this tone, every developer here 12 will be following suit. Thank you. 13 MR. ROACH: Good evening. Ryan Roach. 14 I live at 11 Piper Lane. I just want to say I agree 15 with everybody that has spoken throughout this 16 evening. And I'm sure you are all well aware of the 17 comprehensive plan that you have posted on the 18 village's site, and nowhere in there does this fit the 19 bill for that. 20 In fact, it even says where we -- the 21 comprehensive plan is a vision for where we're going 22 to be in the next 20 years. Do we want to be in 23 manufacturing in 20 years? No -- for a highly 24 desirable community to live in, promoting everything</p>	<p style="text-align: right;">Page 96</p> <p>1 for that. I don't know. That's just my final 2 comment. 3 CHAIRMAN MERKEL: Any other comments? 4 Yes. I was going to question, I was 5 going to ask, does the applicant have any comments 6 back from what we heard? 7 MR. COHEN: Absolutely. We could -- 8 look, it sounds like a lot of people -- 9 CHAIRMAN MERKEL: Again, sir, state -- 10 MR. COHEN: Joe Cohen on behalf of the 11 applicant. 12 CHAIRMAN MERKEL: Thank you. 13 MR. COHEN: I'm here with Angelo 14 Zografos, who is a PE -- an engineer. First, I'd like 15 to say that there are at least two stormwater experts 16 in this room who have communicated with one another on 17 this project. 18 So I know there were a lot of questions 19 raised about is anybody looking -- I wish I was a 20 little taller -- 21 CHAIRMAN MERKEL: Okay. 22 MR. COHEN: -- you know, is anyone 23 looking at stormwater and water quality? 24 CHAIRMAN MERKEL: Stormwater.</p>
<p style="text-align: right;">Page 95</p> <p>1 that's already been said. 2 I just wanted to say that I oppose 3 this, and I hope that you all take this into 4 consideration. 5 MS. RONCZKOWSKI: One more -- 6 CHAIRMAN MERKEL: Thank you. 7 MS. RONCZKOWSKI: I have one more 8 comment. 9 CHAIRMAN MERKEL: Can you state your 10 name again, Miss? 11 MS. RONCZKOWSKI: My name, again, is 12 Patrice Ronczkowski, 9 Heather Lane. I just want to 13 make a comment to the developer, Mr. Meyers. Instead 14 of -- so he has an impressive career. He's done a 15 lot. Yeah. And I studied engineering. I understand 16 polymers. I understand plastics. 17 How about, instead of ending your 18 career, making people angry, and destroying home 19 values and causing all these ill effects, you donate 20 that land to the church behind or to St. Matthews, to 21 Quentin Road, or to the Lake County Forest Preserve, 22 if you really want to make sure your use of your land 23 gets well used? 24 And maybe you'll be rewarded in heaven</p>	<p style="text-align: right;">Page 97</p> <p>1 MR. COHEN: Yes. The answer to that is 2 yes. 3 The other thing that I wanted to point 4 out, and then we can go through and start answering 5 some of the questions, is, I think that, again, with 6 any change, there's always fear, but I think what's 7 being overlooked is that a stone's throw away, this 8 has been operated successfully for over two decades. 9 Mr. Meyers has a tried-and-true proven 10 track record of operating successfully in, like, right 11 near -- I mean, you can see it on the photo that 12 you -- or on the image that you have up right now. 13 You can see the existing facility. It is a stone's 14 throw away. 15 The impact on the community in terms of 16 noise -- the noise pollution, the water quality, the 17 wells that are existing, every comment that I heard 18 was directed at we don't want change, but this is 19 merely an expansion of an existing facility. So 20 that's the first thing. 21 The second thing is, in terms of the 22 individuals that are employed, there's a lot of fear 23 about introducing -- I mean, people didn't want to say 24 it, but let's just be blunt. Nobody wants to</p>

<p style="text-align: right;">Page 98</p> <p>1 introduce a certain element to the neighborhood. 2 And to be honest with you, these 3 individuals are highly paid -- like, highly 4 compensated -- extraordinarily highly-compensated 5 individuals that have background checks and that have 6 worked at the facility for decades. 7 These are not individuals that go to an 8 area to take a break and spray paint graffiti on 9 somebody else's property or try to enter or walk 10 through. 11 Again, Mr. Meyers has been hiring 12 people who have worked there for decades and decades, 13 and he has a proven track record. So some -- so, 14 again, understand that with any change there's fear, 15 but realize that it's a unique opportunity for 16 somebody to come in and build something, and you've 17 already been able to observe the quality of what they 18 do, their track record. 19 This is not a fly-by-night individual. 20 This is somebody with deep roots to the community, 21 where if something happened, you know, that would ruin 22 his business. Not only, you know, this extension 23 here, but also with Lake Zurich. So I wanted to focus 24 on that for the moment.</p>	<p style="text-align: right;">Page 100</p> <p>1 MR. COHEN: The other component I 2 wanted to address is a barrier. So there's two 3 options generally. You can maintain an existing tree 4 line, or you could install a berm and plant on that 5 berm, but you can't do both. You can't pick up a 6 hundred-year-old tree and put it on a berm. 7 So if the community would be more 8 interested in a berm, obviously we would entertain 9 that in order to improve that buffer -- or I shouldn't 10 say "approve it." In order to create a larger buffer, 11 we would need relief from the parking to be able to 12 accommodate an increased buffer or a buffer with a 13 wider berth, which we would welcome discussion with. 14 I think that touches upon all of the 15 comments. There was -- I didn't catch her name. 16 There was an individual that indicated that she has 17 existing stormwater issues. We would also be willing 18 to have Mr. Zografos and Mr. Fell work together to try 19 to investigate that. 20 I will say that in -- I don't think 21 that the work that we're doing is going to impact 22 that, as you heard from Mr. Zografos, but obviously, 23 if there's things that we can do to mitigate or 24 improve or decrease the amount of water that's, I</p>
<p style="text-align: right;">Page 99</p> <p>1 Now, in terms of the water quality, 2 Angelo, do you want to talk about some of what you've 3 looked at, particularly with regards to the questions 4 and comments devoted to is water going to move from 5 west to east? In other words, is this going to impact 6 that subdivision to the east? 7 MR. ZOGRAFOS: Again, my name is Angelo 8 Zografos with Pearson, Brown & Associates, the civil 9 engineers on the project. So yeah. That is a good 10 question, and it is correct. All - this area does 11 drain from west to east, but this 18-acre site is a 12 small piece of a larger watershed. 13 There's the area to the south and west 14 by the horse farm areas to the east and north. All 15 that drains west to east. And there is a stringent 16 Lake County watershed development ordinance that we 17 are bound to follow with this project. And we have 18 prepared a detailed stormwater analysis and provided 19 it to the village and the village's consultants for 20 review. 21 And that's specifically to address the 22 concerns that we are not going to be raising any 23 flooding concerns for the downstream or upstream 24 areas.</p>	<p style="text-align: right;">Page 101</p> <p>1 guess, going through that channel, that may be also 2 something that we have to speak with Lake Zurich 3 about. We'd be happy to be a facilitator and 4 investigate some options there. 5 But, again, have not heard about that 6 issue until now, but would welcome the opportunity to 7 investigate and see if that's something that we could 8 assist with since we're going to be doing work in the 9 area. Thank you. 10 CHAIRMAN MERKEL: Thank you. 11 MR. GABEL: I'll talk up. My name is 12 Tom Gabel. I live at 2 Highland Terrace. I've lived 13 in there for 47 years. I was the fourth house built 14 there. It was all wheat fields when I was there. 15 When the developer made all these lot 16 lines, in back of all these houses, there are ditches. 17 The property you're seeing now runs through their 18 backyard -- through a ditch to the backyard. Then 19 they go under the road. They go through another ditch 20 that takes it out to Quentin that goes under the road 21 and out to Forest Lake; okay? 22 I put drainage pipes in all these 23 places -- I'm 82 years old, 40 years ago. I know 24 where the water runs. If he puts up a building with</p>

<p style="text-align: right;">Page 102</p> <p>1 that roof there, where the hell is the water going to 2 go? It's going to go down to our site -- down these 3 existing ditches. 4 There's a pipeline from Old McHenry and 5 Midlothian that drains that swamp on the corner, that 6 runs into ditches in back of the park. Water runs 24 7 hours a day, every day of the year. And that drains 8 across Old McHenry Road. 9 But all these houses -- I'm lucky; I 10 don't have a ditch, but all these people that live 11 there have ditches in the back of their yards to drain 12 the water now. And it rains, it's full. 13 So you just have to realize that you 14 can't put a building there with that much roof. And 15 if it rains 5 inches, where the hell is that water 16 going to go? In a little pond that's this deep? Hell 17 no. It's going to run over and go. 18 If there's a berm there maybe 20 feet 19 high that it runs towards Lake Zurich, then I don't 20 give a damn. Is this building on a well, or is it on 21 Lake Zurich water? If it's on a well, I remember 22 years ago when the golf course came and put two big 23 giant 1-foot wells for their golf course. 24 MR. COHEN: Lake Zurich water.</p>	<p style="text-align: right;">Page 104</p> <p>1 this time, we heard staff. We asked questions from 2 the commission. We asked the applicant to present. 3 We've had all the response from the public, questions 4 back and forth. We're at the point now, I am looking 5 for a motion to close this public hearing, and then we 6 will deliberate. 7 Yes, ma'am? 8 MS. BLACK: May I ask a question, 9 please? 10 CHAIRMAN MERKEL: Sure. Come forward, 11 please. 12 MS. BLACK: Okay. 13 CHAIRMAN MERKEL: Can you state your 14 name? 15 MS. BLACK: Yes. 16 CHAIRMAN MERKEL: Sorry to make you 17 come all the way up here. 18 MS. BLACK: No. It's okay. Hi. I'm 19 Susan Black. I live at 6 McGregor Court. And my 20 question was in regards to us being a Dark-Sky 21 community. 22 CHAIRMAN MERKEL: Yes. 23 MS. BLACK: And we mentioned that there 24 were going to be -- I believe it was 36- to 42-inch</p>
<p style="text-align: right;">Page 103</p> <p>1 MR. MCGEE: It lowered all the water 2 table in old part of Hawthorn Woods. They all had to 3 drill new wells, because they had 100-foot wells. 4 They had to go down 300 feet to get water. So the 5 water table goes like this. I don't want my water 6 poisoned from this place with the runoff. 7 And it's going to be a big runoff. All 8 those ditches are what now? They run 24? And they're 9 right in back of the houses. We got nice muskrats and 10 everything else back here too. But please consider 11 it. 12 CHAIRMAN MERKEL: Thank you, sir. 13 All right. At this time -- one, I've 14 been seeing you going hard at it here, we're going to 15 take a break, so our court reporter can save his 16 fingers. So we'll do that. So at this time, we're 17 going to take a short break. 18 THE REPORTER: Thank you. 19 (Off the record.) 20 CHAIRMAN MERKEL: All right, everyone. 21 We're going to go ahead and get started, as soon as 22 Kurt stops talking. 23 MR. PREBLE: Sorry. 24 CHAIRMAN MERKEL: Okay. All right. At</p>	<p style="text-align: right;">Page 105</p> <p>1 bollards for lighting. 2 CHAIRMAN MERKEL: Yes. 3 MS. BLACK: Something like that. What 4 about the loading docks and the building entrances and 5 exits, is there not going to be any lighting actually 6 on the exterior of the building? 7 CHAIRMAN MERKEL: The way our -- I 8 don't know if staff can answer that, but the way our 9 village code is, that they need to meet the Dark-Sky's 10 initiative we have; correct? 11 MR. HEINEN: Yeah. All lighting on 12 site. 13 CHAIRMAN MERKEL: All lighting? 14 MR. HEINEN: All lighting on site. 15 MS. BLACK: So that means that if it's 16 a 30-foot building, there are going to be lights that 17 are going to be 30 feet up that are going to 18 illuminate out; is that correct, or -- 19 MR. HEINEN: I don't believe I saw 20 those on the plans. 21 MS. BLACK: So no -- 22 CHAIRMAN MERKEL: Again, that's going 23 to be one of the -- 24 MS. BLACK: Just asking.</p>

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1 CHAIRMAN MERKEL: I got a very similar
2 question to that. So thank you.
3 MS. BLACK: Thank you.
4 CHAIRMAN MERKEL: Yeah. Sir, you have
5 a question? All right. Come on up.
6 MR. VOLLMER: Hi. Good evening. My
7 name is Simon Vollmer. I live at 4 McGregor Court.
8 And I was just wondering if there's a 3D rendering of
9 how the size of this building -- comparison to, like,
10 the berm that was proposed or the tree line, in
11 relationship to the height and the height of our
12 homes. I can see the 2D, and they tell me how tall --
13 CHAIRMAN MERKEL: But there's not. I
14 think I asked for different renderings. There's none,
15 sir. So --
16 MR. VOLLMER: Yeah. I think that would
17 be something that you could look into, because we can
18 talk numbers, but until you actually physically
19 visualize this in your head or see it, it's very hard
20 for me to see, you know, from a 2D perspective how
21 it's going to look.
22 And the other comment I had, I heard
23 about the air filtration, and I know during this
24 injection molding process, VOCs and particulates are

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1 emitted throughout the process. And the gentleman
2 said, "Oh, it will have filters." Filters require
3 airflow. And I assume that there will be some airflow
4 venting, and airflow obviously will have some sound.
5 And I was wondering if there's a sound
6 study to kind of give us a understanding how loud this
7 facility is going to be in respect to the neighbors.
8 That was just a quick comment. So thank you.
9 CHAIRMAN MERKEL: Thank you. All
10 right. Anyone else? I want to make sure I hear
11 everybody out.
12 Okay. At this time, I am looking for a
13 moment -- a motion -- late night -- long day, a motion
14 to close this public hearing.
15 MR. PREBLE: So moved.
16 CHAIRMAN MERKEL: Kurt.
17 MR. GLICKMAN: Second.
18 CHAIRMAN MERKEL: Larry. And then,
19 Katreina, if we could, take a roll vote, please.
20 MS. KOPROWSKI: Mr. Tisci?
21 MR. TISCI: Yes.
22 MS. KOPROWSKI: Ms. Massel?
23 MS. MASSEL: Yes.
24 MS. KOPROWSKI: Mr. Preble?

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1 MR. PREBLE: Yes.
2 MS. KOPROWSKI: Mr. Glickman?
3 MR. GLICKMAN: Yes.
4 MS. KOPROWSKI: Mr. Wifler?
5 MR. WIFLER: Yes.
6 MS. KOPROWSKI: Mr. Merkel?
7 CHAIRMAN MERKEL: Yes. Okay. The
8 public hearing is now closed, so we won't take any
9 more responses from the public or anyone else at this
10 point.
11 What we're going to do now is -- you're
12 welcome to stay as long as you'd like. What we're
13 going to do is deliberate amongst the commission, and
14 a lot of things can happen.
15 Either we can say, "It's good as
16 written," and we will say our recommendation as it
17 goes before the board. It could be a variety of other
18 things, but we're going to deliberate that and come up
19 with our recommendation to the board for next steps.
20 So that's what's going to happen next, to make sure
21 we're clear there.
22 So with that said, let's deliberate.
23 Kurt?
24 MR. PREBLE: Sure. If this were to

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1 happen, what I'd like to see possible is that parking
2 lot on the east side --
3 UNIDENTIFIED SPEAKER 3: I think you
4 got to use your mic.
5 CHAIRMAN MERKEL: You got to use your
6 mic. You're not -- you're up close. You're all
7 right. All right.
8 MR. PREBLE: So that parking lot on the
9 east side, I would like to see that reduced so that we
10 can increase that buffer between the neighborhood and
11 the building.
12 Furthermore, I'd like to see if there
13 is a possibility of redesigning where that emergency
14 entrance is so that it's not related to Heather Lane,
15 but goes somewhere else. Where that is, that's not
16 for me to decide, but I'd like to see it not in the
17 neighborhood. Let's figure something else out.
18 CHAIRMAN MERKEL: All right.
19 MR. PREBLE: Those would be my two
20 things.
21 CHAIRMAN MERKEL: Okay. Larry, you got
22 something?
23 MR. GLICKMAN: Yeah. I mean --
24 CHAIRMAN MERKEL: Well, again, what

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1 we're going to do is, everybody throw out their
 2 thoughts. We'll deliberate on those. And then --
 3 MR. GLICKMAN: I do have a lot of
 4 concerns about this proposal, and I would not be
 5 recommending it without at least variances 4 through 7
 6 being addressed.
 7 CHAIRMAN MERKEL: Okay.
 8 MR. GLICKMAN: And I have not seen a
 9 good reason why we can't make no landscaping within
 10 the existing code. I've not seen a reason why we
 11 can't maintain the proper buffer width. Parking lot
 12 planting islands, every parking lot has islands and
 13 deals with issues of plows and keeping it clean. I
 14 would hope that we could do that here.
 15 And for a community where trees are as
 16 important as they are here, I would hope that we could
 17 maintain the canopy tree zoning as well. That being
 18 said, still have a lot of concerns.
 19 CHAIRMAN MERKEL: Okay. Dante, do you
 20 have any?
 21 MR. TISCI: No questions right now.
 22 CHAIRMAN MERKEL: Okay. I guess I
 23 will -- well, maybe I'll go last.
 24 Go ahead, Charlie.

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1 MR. WIFLER: Yeah. I'm just
 2 piggybacking a little bit off of Kurt and Larry,
 3 regarding the east side parking lot. And it sounded
 4 like the applicant may be amendable to changing the
 5 parking lot, but I do believe that if we -- that can
 6 be changed slightly, they may be able to be within
 7 that -- I think it's a 50-foot buffer for residential,
 8 or I think someone said another distance, but
 9 that's -- I just wanted to add that.
 10 CHAIRMAN MERKEL: Okay. Thank you.
 11 Audrey?
 12 MS. MASSEL: I'm going to also
 13 piggyback off of the parking. And I've heard a lot of
 14 concerns about safety in the neighborhood. So I would
 15 like to suggest or recommend that they add a berm -- a
 16 sizable berm between the east side of the building and
 17 the neighborhood. This will reduce the parking
 18 lot -- the parking, on the east side. This will also
 19 help with water runoff.
 20 So that's what I would like to
 21 recommend.
 22 UNIDENTIFIED SPEAKER 1: Amen.
 23 CHAIRMAN MERKEL: Okay. Anyone else?
 24 A couple things. One, I wanted to read

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1 something to make sure we're all aligned. Two, for
 2 most of us that have been doing this a long time, and
 3 more to comment to the public, we can't stop a
 4 petitioner and applicant to come forward on private
 5 property and say they want do something. We have to
 6 listen. So that's why we're here today.
 7 Yeah. I know same where many of us
 8 live, "Hey, I bought that, and there's a field there";
 9 that doesn't mean the field is there forever. So we
 10 all understand that.
 11 Personally, I just want -- many of you
 12 guys know, I'm a manufacturing guy -- been my whole
 13 life. I get it. I'm very proud of that. But I also
 14 understand this one was tough for me personally, just
 15 because for the last 15 years, we've had people come
 16 in and develop -- applicants come and develop, and
 17 we've talked about density -- smaller houses, not 1-
 18 acre lots. We had that one for a long time.
 19 Someone doesn't want a Starbucks in
 20 their backyard because of the noise; the daycare, all
 21 the screaming kids, "I don't want that next to my
 22 house," and da-da. The most recent one was the dog
 23 rescue; "We don't want the dog rescue in our
 24 backyard."

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1 So we've had these for decades. We
 2 fight these, and then we have these issues we have to
 3 resolve. This one I'm personally challenged with,
 4 because I don't -- I struggle with manufacturing
 5 Hawthorn Woods.
 6 But I guess I wanted to read one thing
 7 from our zoning ordinance code planning commission.
 8 If we were authorized to make a special use permit,
 9 the planning commission can find and recommend in
 10 addition to the standards that are there, if the
 11 following conditions are met: "The proposed use of
 12 that particular location requested is necessary or
 13 desirable to provide a service or facility which is of
 14 interest to the public convenience and then contribute
 15 to the general welfare of the neighborhood and
 16 community."
 17 So that that first comment -- I guess
 18 where I'm at on this one, I don't think I have enough
 19 information is what I'm struggling with on this one.
 20 I would love to see -- someone said,
 21 "I'd love to see elevations -- what the building would
 22 look like." The building -- and we've done it before,
 23 where buildings compared with the houses, buildings
 24 with the berms, the elevations.

<p style="text-align: right;">Page 114</p> <p>1 One of my first thought was the -- you 2 know, I noticed your other property in Lake Zurich, 3 you do have two different entrances. You have one 4 for -- looks like for your office and your employees, 5 and then a back entrance for your trucks. 6 This looks a little bit busy. I am 7 concerned about the trucks coming around the backside 8 and then turning. If they're making deliveries at 9 night -- I don't know if they are, but those lights 10 from the trucks can be shining right into those 11 neighborhoods. 12 And, again, those are all things I just 13 don't know. 14 UNIDENTIFIED SPEAKER 3: Yep. 15 CHAIRMAN MERKEL: I am concerned about 16 the impervious. We're putting a lot of concrete in 17 that location. Where does that water go? I don't 18 know. We don't have all the -- at least I haven't 19 seen all the -- engineering staff, if we have those, I 20 haven't seen all those. We haven't talked about 21 them -- what that looks like. 22 But I guess my only position is, I'm 23 not opposed to the change in development. I just 24 don't think on this one I have enough personal</p>	<p style="text-align: right;">Page 116</p> <p>1 guy. And even have neighborhoods around my 2 facilities. The noise thing is a question mark. The 3 trucks. 4 Secondly, are we planning to use in- 5 house speakers? "Bob, come to the front office," or 6 something. Will you be using those? Because those do 7 echo, even if the doors are closed. 8 You know, again, the noise thing is a 9 question mark to me. Can we do a little bit of a 10 noise study? The traffic, somebody mentioned the 11 traffic. I don't know. If it's 150 people, that 12 doesn't seem unrealistic. If it's a thousand and then 13 twenty, thirty trucks, I don't know what that does to 14 traffic. I don't know. 15 Again, usually we have those traffic 16 studies and a traffic expert come and talk when we 17 have a development like this. Staff, we don't have 18 one, I assume; correct? 19 MR. HEINEN: There is no traffic study. 20 CHAIRMAN MERKEL: Do we have any other 21 elevations that you guys haven't shared with us -- 22 that we haven't seen? 23 MR. HEINEN: What is in your packet is 24 what was submitted to the village.</p>
<p style="text-align: right;">Page 115</p> <p>1 information, so I wanted see what you guys thought. 2 MR. PREBLE: I would agree with that. 3 MS. MASSEL: I think we need more 4 illustrations of what the building is going to look 5 like from the side of the elevations, and maybe if 6 they could show a rendering with a berm with trees on 7 it to protect it between the neighborhood and the 8 facility, I think that would help to see the impact on 9 the neighborhood, because the neighborhood was here 10 first. 11 And so I need to see how that is. I'm 12 not saying that you don't have the right to develop 13 your property. 14 CHAIRMAN MERKEL: Certainly they do. 15 MS. MASSEL: But can we come up with a 16 plan that will work for both people, where we put in a 17 berm that you can put trees on to basically shield the 18 neighborhood from this facility? I'd like to see an 19 elevation of that and then the impact of that on the 20 engineering. 21 UNIDENTIFIED SPEAKER 1: How many 22 trees? 23 CHAIRMAN MERKEL: Yeah. A couple other 24 ones that -- again, as I said, I am a manufacturing</p>	<p style="text-align: right;">Page 117</p> <p>1 CHAIRMAN MERKEL: Okay. 2 Yeah. I mean, all of the other things, 3 you guys said, so -- 4 MS. MASSEL: Can we request that they 5 come back with more information? 6 CHAIRMAN MERKEL: Sure. We can put a 7 list of things that we'd like to see. 8 MS. MASSEL: Okay. 9 CHAIRMAN MERKEL: And, obviously, we're 10 not denying anything. We're just -- we feel -- my 11 words, "unprepared" -- uneducated enough to make a 12 decision. 13 MS. MASSEL: A request for more 14 information. 15 CHAIRMAN MERKEL: Yeah. But, again, I 16 don't want to be the -- there's more of you guys than 17 me. So what do you guys -- 18 MR. PREBLE: I think you phrased that 19 perfect. 20 MR. TISCI: I would support a 21 continuance for more information. 22 CHAIRMAN MERKEL: Okay. Charlie? 23 MR. WIFLER: Yeah. I agree. 24 CHAIRMAN MERKEL: Okay. So I guess I'm</p>

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1 looking at Patrick or staff, do we need to make a list
 2 of the things we'd like to see more of before -- to
 3 continue, or do we circle back with the applicant
 4 after this?
 5 MR. BRANKIN: I think it would be -- if
 6 that's the direction of the board, I think it would be
 7 helpful for everyone --
 8 CHAIRMAN MERKEL: Commission. Not the
 9 board.
 10 MR. BRANKIN: -- Commission, if you
 11 were to provide that list now, as opposed to outside
 12 of the hearing. And the other thing would be that if
 13 you're going to accept additional evidence, then it
 14 should also be coupled with a motion to reopen the
 15 public hearing.
 16 CHAIRMAN MERKEL: At that time.
 17 MR. BRANKIN: No. Now.
 18 CHAIRMAN MERKEL: Oh.
 19 MR. BRANKIN: So you would reopen the
 20 public hearing, then continue it to a date, sir.
 21 CHAIRMAN MERKEL: Okay. Is that what
 22 we want to do?
 23 MS. MASSEL: I'll propose a motion to
 24 reopen that.

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1 MR. BRANKIN: No. Come look at the
 2 list.
 3 UNIDENTIFIED SPEAKER 3: You got to
 4 go --
 5 CHAIRMAN MERKEL: Count the list first.
 6 MR. MASSEL: Okay.
 7 CHAIRMAN MERKEL: Okay. I heard --
 8 MS. MASSEL: Traffic study.
 9 MR. PREBLE: You want to just go down
 10 the line?
 11 CHAIRMAN MERKEL: Yeah. Why don't you
 12 guys have them all? Why don't you --
 13 Larry, which ones do you have?
 14 MR. PREBLE: What's on your list that
 15 you want to see more information about?
 16 MR. GLICKMAN: Oh, well, I'd like to
 17 see items 4 through --
 18 CHAIRMAN MERKEL: Why don't you read
 19 those off --
 20 MR. GLICKMAN: Okay. So I'd like the
 21 parking lot interior landscaping to be within code.
 22 I'd like the residential landscape buffer width to be
 23 in code and not exceed code. I'd like the distance
 24 between parking lot islands to be within code, and I'd

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1 like the canopy trees to be within code.
 2 CHAIRMAN MERKEL: Okay.
 3 MR. PREBLE: I would like to see the
 4 proposal show a reduction of the east side parking lot
 5 to be able to accommodate the buffer.
 6 I would also like to see a plan of a
 7 different emergency access, basically sealing off the
 8 project from the neighborhood altogether.
 9 CHAIRMAN MERKEL: Okay. Dante?
 10 MR. TISCI: Well, three-dimensional
 11 renderings.
 12 CHAIRMAN MERKEL: Elevations?
 13 MR. TISCI: Yeah. I think we need to
 14 see those.
 15 CHAIRMAN MERKEL: And just not to jump
 16 on what you're saying, elevations -- you want any
 17 comparison to what the neighborhood looks like -- what
 18 they would see, that viewpoint?
 19 MR. TISCI: Yeah. Right.
 20 CHAIRMAN MERKEL: So elevations plus --
 21 MR. TISCI: Elevations view from --
 22 CHAIRMAN MERKEL: And then a comparison
 23 or something, whatever we use.
 24 Audrey?

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1 MS. MASSEL: I would like to see a
 2 proposed berm with trees on it to further separate the
 3 building from the neighborhood.
 4 CHAIRMAN MERKEL: We kind of said --
 5 did we say --
 6 UNIDENTIFIED SPEAKER 3: Yeah. That's
 7 kind of --
 8 CHAIRMAN MERKEL: Yeah. We said
 9 buffer, so yeah, I think berm --
 10 MS. MASSEL: Buffer/berm.
 11 CHAIRMAN MERKEL: Yeah.
 12 MS. MASSEL: Yeah.
 13 CHAIRMAN MERKEL: Okay. Buffer/berm.
 14 Anything else, Audrey?
 15 MS. MASSEL: No.
 16 CHAIRMAN MERKEL: Charlie?
 17 MR. WIFLER: Larry and Audrey covered
 18 mine.
 19 CHAIRMAN MERKEL: I do -- and I don't
 20 know what this -- the engineering part of it, the
 21 impervious surface that is now dirt to concrete, the
 22 flow off, where is that water going? Is that the PE
 23 study? What are we asking for there?
 24 UNIDENTIFIED SPEAKER 3: Stormwater.

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1 CHAIRMAN MERKEL: Stormwater
 2 management. Where's that going?
 3 MS. FRABLE: So there is a stormwater
 4 report, and there is storm sewer shown on the plan.
 5 So has it been done preliminarily at this point?
 6 Looking at the pervious surfaces, looking at the
 7 tributary areas, and all those things. So we do have
 8 that in our packet.
 9 I don't know if Angelo wants to say
 10 more.
 11 CHAIRMAN MERKEL: What I'm reading,
 12 Erika, is "Missing PE, population equivalent, sewer
 13 loading, incomplete stormwater report, downstream
 14 capacity for north outfall, no updated gradient
 15 draining plans, drainage tile survey required." Those
 16 are the things that sound like, from the staff -- the
 17 things missing. Do we have that stuff?
 18 MS. FRABLE: I think that's just your
 19 memorable parts, so those are still missing.
 20 CHAIRMAN MERKEL: Awesome. Thank you.
 21 Not to correct you either. I'm just reading.
 22 MS. FRABLE: Thank you.
 23 CHAIRMAN MERKEL: Did anybody say
 24 anything about the traffic study?

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1 MS. MASSEL: I said that.
 2 CHAIRMAN MERKEL: You did?
 3 MS. MASSEL: That's the first thing.
 4 CHAIRMAN MERKEL: Yes. Traffic study.
 5 MS. MASSEL: Yeah.
 6 CHAIRMAN MERKEL: I think the noise
 7 study is -- it would be -- we've seen those in the
 8 past.
 9 I think that's the majority of them.
 10 One question I didn't ask -- I was
 11 going to ask from the very beginning, I'm not going to
 12 ask it now, because we're out of the public hearing,
 13 but do we have approval already from Lake Zurich to go
 14 through -- to have access on the road?
 15 And we don't have to answer that,
 16 because we're outside of the public hearing. That was
 17 just a question I think we want to ask too, because
 18 that has to -- there has to be a connection from here
 19 that is there to the property that's a connection
 20 through Lake Zurich. Was that approved yet? So that
 21 would be a question on that.
 22 MS. MASSEL: Through Telser you mean?
 23 CHAIRMAN MERKEL: Yeah.
 24 MS. MASSEL: Approval?

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1 CHAIRMAN MERKEL: Yeah.
 2 MS. MASSEL: Approval of access through
 3 Telser?
 4 CHAIRMAN MERKEL: Yeah. All right. So
 5 with that, do we want to open the public hearing
 6 again, and then continue it with those recommendation
 7 stipulations?
 8 MR. BRANKIN: Procedurally, that would
 9 be the appropriate way to --
 10 CHAIRMAN MERKEL: Okay. So, again, I'm
 11 looking for a motion and a second.
 12 MS. MASSEL: So moved.
 13 MR. BRANKIN: To reopen --
 14 CHAIRMAN MERKEL: Reopen the public
 15 hearing.
 16 MS. MASSEL: Move to reopen the public
 17 hearing.
 18 MR. PREBLE: Second.
 19 CHAIRMAN MERKEL: Okay. Now we need
 20 another --
 21 MS. KOPROWSKI: Mr. Tisci?
 22 MR. TISCI: Yes.
 23 MS. KOPROWSKI: Ms. Massel?
 24 MS. MASSEL: Yes.

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1 MS. KOPROWSKI: Mr. Preble?
 2 MR. PREBLE: Yes.
 3 MS. KOPROWSKI: Mr. Glickman?
 4 MR. GLICKMAN: Yes.
 5 MS. KOPROWSKI: Mr. Wifler?
 6 MR. WIFLER: Yes.
 7 MS. KOPROWSKI: Mr. Merkel?
 8 CHAIRMAN MERKEL: Yes. All right. So
 9 our recommendation is, to the applicant, if we could
 10 get those things that we just rattled off -- I'm sure
 11 they'll be in writing here, and then come back to the
 12 commission with -- and we'll reopen the public hearing
 13 at that point.
 14 MR. BRANKIN: The public hearing was
 15 just reopened. So this would be a motion to
 16 continue --
 17 CHAIRMAN MERKEL: Continue the --
 18 MR. BRANKIN: -- the reopened public
 19 hearing to a date, sir. And the dates that I believe
 20 are available are the 14th or the 28th of October.
 21 But in order to preserve the notice, you want to make
 22 sure that you continue with your date, sir. 10/14.
 23 CHAIRMAN MERKEL: Yeah. What he said.
 24 We good with that?

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1 MR. HEINEN: Yeah. So I guess we would
 2 need to pool commission, make sure we can establish
 3 form on those two days, so we can continue --
 4 CHAIRMAN MERKEL: Okay. So now we're
 5 asking for a motion to continue to October 14th?
 6 MS. MASSEL: I'd like to propose a
 7 motion to continue the hearing to October 14th of --
 8 MR. COHEN: Patrick, can I approach you
 9 real quick.
 10 (Discussion held off the record.)
 11 MR. BRANKIN: I can do the 28th. Can
 12 you guys do the 28th?
 13 MR. HEINEN: 28th? Yes.
 14 MR. BRANKIN: All right. Well, any
 15 holidays?
 16 All right. Why don't we have it the
 17 28th?
 18 CHAIRMAN MERKEL: 28th available,
 19 Chris?
 20 MR. HEINEN: Yes. That is one of our
 21 regularly scheduled meetings, on the 28th.
 22 UNIDENTIFIED SPEAKER 3: For us too.
 23 CHAIRMAN MERKEL: Okay. That's when
 24 we're doing it?

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1 Okay. Now, we need a motion to
 2 continue October 28th.
 3 MS. MASSEL: I would like to propose a
 4 motion to continue to October 28th.
 5 CHAIRMAN MERKEL: Audrey.
 6 MR. GLICKMAN: So moved.
 7 CHAIRMAN MERKEL: Larry.
 8 And now we'll take another roll vote.
 9 MS. KOPROWSKI: Mr. Tisci?
 10 MR. TISCI: Yes.
 11 MS. KOPROWSKI: Ms. Massel?
 12 MS. MASSEL: Yes.
 13 MS. KOPROWSKI: Mr. Preble?
 14 MR. PREBLE: Here's what I don't know.
 15 CHAIRMAN MERKEL: So you can say --
 16 MR. PREBLE: I'm fine with it being on
 17 the 28th.
 18 CHAIRMAN MERKEL: Yes. You vote yes.
 19 MS. KOPROWSKI: Mr. Glickman?
 20 MR. GLICKMAN: Yes.
 21 MS. KOPROWSKI: Mr. Wifler?
 22 MR. WIFLER: Yes.
 23 MS. KOPROWSKI: Mr. Merkel?
 24 CHAIRMAN MERKEL: Yes.

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1 Okay. We are now looking for a motion
 2 to adjourn this meeting of the Planning, Building, and
 3 Zoning Commission.
 4 MR. TISCI: I motion to close.
 5 MS. MASSEL: And I'll second.
 6 CHAIRMAN MERKEL: Adjourn second. And
 7 we'll take another roll call.
 8 MS. KOPROWSKI: Mr. Tisci?
 9 MR. TISCI: Yes.
 10 MS. KOPROWSKI: Ms. Massel?
 11 MS. MASSEL: Yes.
 12 MS. KOPROWSKI: Mr. Preble?
 13 MR. PREBLE: Yes.
 14 MS. KOPROWSKI: Mr. Glickman?
 15 MR. GLICKMAN: Yes.
 16 MS. KOPROWSKI: Mr. Wifler?
 17 MR. WIFLER: Yes.
 18 MS. KOPROWSKI: Mr. Merkel?
 19 CHAIRMAN MERKEL: Yes. All right. It
 20 is 9:01. We are adjourned.
 21 (Whereupon, the meeting concluded at
 22 9:01 p.m.)
 23
 24

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1 CERTIFICATE
 2 I, XIAO CHEN, the officer before whom the
 3 foregoing proceedings were taken, do hereby certify
 4 that any witness(es) in the foregoing proceedings,
 5 prior to testifying, were duly sworn; that the
 6 proceedings were recorded by me and thereafter reduced
 7 to typewriting by a qualified transcriptionist; that
 8 said digital audio recording of said proceedings are a
 9 true and accurate record to the best of my knowledge,
 10 skills, and ability; that I am neither counsel for,
 11 related to, nor employed by any of the parties to the
 12 action in which this was taken; and, further, that I
 13 am not a relative or employee of any counsel or
 14 attorney employed by the
 15 financially or otherwise
 16 this action.
 17 
 18 XIAO CHEN
 19 Notary Public in and for the
 20 State of Illinois
 21
 22
 23
 24

CERTIFICATE OF TRANSCRIBER

1 I, TREASA BUTZIN, do hereby certify that
2 this transcript was prepared from the digital audio
3 recording of the foregoing proceeding, that said
4 transcript is a true and accurate record of the
5 proceedings to the best of my knowledge, skills, and
6 ability; that I am neither counsel for, related to,
7 nor employed by any of the parties to the action in
8 which this was taken; and, further, that I am not a
9 relative or employee of any counsel or attorney
10 employed by the parties hereto, nor financially or
11 otherwise interested in the outcome of this action.
12

13 
14
15 TREASA BUTZIN
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