

**THE VILLAGE OF HAWTHORN WOODS  
PLANNING, BUILDING AND ZONING COMMISSION MEETING  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
TUESDAY, OCTOBER 28, 2025  
6:30 PM**

**MINUTES**

**I. CALL TO ORDER AND ROLL CALL**

Mr. Merkel called the meeting to order at 6:31 p.m. Roll call indicated the following members were present: Mr. Merkel, Mr. Tisci, Ms. Massel, and Mr. Glickman. Absent members were Mr. Preble, Mr. Wifler, and Ms. Nortillo.

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, and Village Attorney Megam Mack.

**II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION**

None this month.

**III. APPROVAL OF MINUTES**

- A. Approval of Minutes of the September 9, 2025 Planning, Building and Zoning Commission Meeting

Motion by Glickman, second by Tisci to approve the Minutes of the September 9, 2025 Planning, Building and Zoning Commission Meeting.

Roll call vote:

Ayes: Merkel, Tisci, Massel, Glickman

Nays: None

Abstain: None

Absent: Preble, Wifler, Nortillo

Motion carried.

**IV. NEW BUSINESS**

- A. Continued 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.

The public hearing continued at 6:39 p.m.

Transcripts of this portion of the meeting were prepared by Jessica Aubrey Gjerde, Churchill Reporting, and are attached as Exhibit “A”.

Motion by Massel, second by Tisci to close the public hearing.

Roll call vote:

Ayes: Merkel, Tisci, Massel, Glickman

Nays: None

Abstain: None

Absent: Preble, Wifler, Nortillo

Motion carried.

The public hearing was closed at 7:43 p.m.

Motion by Massel, second by Glickman to present finding of facts at the November 18, 2025 meeting.

Roll call vote:

Ayes: Merkel, Tisci, Massel, Glickman

Nays: None

Abstain: None

Absent: Preble, Wifler, Nortillo

Motion carried.

## **V. ADJOURNMENT**

Motion by Glickman, second by Tisci to adjourn the October 28, 2025 meeting.

Voice vote.

Ayes: 4

Nays: 0

Abstain: 0

Absent: 3

Motion carried.

The proceedings were adjourned at 7:45 p.m.

Respectfully submitted,



Katreina Koprowski  
Chief Financial Officer/Village Clerk



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

**DATE:  
OCTOBER 28, 2025**

A light gray silhouette of a city skyline, including several prominent skyscrapers, spans the width of the page above the contact information.

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PLANNING BUILDING AND ZONING COMMITTEE MEETING  
VILLAGE OF HAWTHORN WOODS

DATE: OCTOBER 28, 2025  
REPORTER: JESSICA AUBREY GJERDE

<p style="text-align: right;">Page 2</p> <p>1 APPEARANCES</p> <p>2</p> <p>3 ON BEHALF OF TDR 2018, LLC:</p> <p>4 Joseph Cohen, Esquire</p> <p>5 Burr &amp; Forman</p> <p>6 1 North State Street</p> <p>7 15th Floor</p> <p>8 Chicago, Illinois 60602</p> <p>9 Telephone No.: (773) 635-0201</p> <p>10 E-mail: jcohen@burr.com</p> <p>11</p> <p>12 ON BEHALF OF THE VILLAGE OF HAWTHORN WOODS:</p> <p>13 Patrick Brankin, Esquire</p> <p>14 Schain, Banks, Kenny &amp; Schwartz, Ltd.</p> <p>15 70 West Madison Street</p> <p>16 Suite 5400</p> <p>17 Chicago, Illinois 60602</p> <p>18 Telephone No.: (312) 345-5700</p> <p>19 E-mail: pbrankin@schainbanks.com</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 4</p> <p>1 INDEX</p> <p>2</p> <p>3 PROCEEDINGS</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p style="text-align: right;">Page 6</p>
<p style="text-align: right;">Page 3</p> <p>1 APPEARANCES (CONTINUED)</p> <p>2</p> <p>3 Also Present: Jim Merkel, Chairman; Larry Glickman,</p> <p>4 Board Member; Dante Tisci, Board Member; Katreina</p> <p>5 Koprowski, Chief Financial Officer; Patrick Brankin,</p> <p>6 Village Attorney; Tom Rychlik, Trustee; Audrey Massel,</p> <p>7 Board Member; Chris Heinen, Community Development</p> <p>8 Director; Megan Mack, Village Attorney; Lee Fell,</p> <p>9 Village Engineer; Erika Frable, Public Works Director;</p> <p>10 Tom Gabel, Resident; Bob Fike, Resident; Doug Mcgee,</p> <p>11 Resident; Thomas Black, Resident; Brendan Vishoot,</p> <p>12 Resident; Patrice Ronczkowski, Resident; Victoria</p> <p>13 Garlisch, Resident; Lindsay Vishoot, Resident; Andy</p> <p>14 Kotis, Resident; Mark Procter, Resident; Ettore</p> <p>15 Buffardi, Resident; Terry Ronczkowski, Resident; Laura</p> <p>16 Procter, Resident; Nicole Elliott, Resident</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 5</p> <p>1 STIPULATION</p> <p>2</p> <p>3 The PUBLIC MEETING was taken at VILLAGE HALL, 2 LAGOON</p> <p>4 DRIVE, HAWTHORN WOODS, ILLINOIS 60047, on TUESDAY the</p> <p>5 28TH day of OCTOBER 2025 at 6:31 p.m. (CT); said PUBLIC</p> <p>6 MEETING was taken pursuant to the AGREED UPON RULES OF</p> <p>7 THE PRESENT PARTIES.</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

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1 PROCEEDINGS

2

3 MR. MERKEL: All right. Good evening. It is

4 6:31. Apologize for being up here late. This is

5 the Planning, Building, and Zoning Committee

6 Meeting, Village of Hawthorn Woods, Tuesday,

7 October 28th. I am looking for a call to order and

8 a roll call. Can we have roll, Katreina, please?

9 MS. KOPROWSKI: Mr. Merkel?

10 MR. MERKEL: Present.

11 MS. KOPROWSKI: Mr. Tisci?

12 MR. TISCI: Present.

13 MS. KOPROWSKI: Ms. Massel?

14 MS. MASSEL: Here.

15 MS. KOPROWSKI: Mr. Preble? Mr. Glickman?

16 MR. GLICKMAN: Present.

17 MS. KOPROWSKI: Mr. Lifler. And Ms. Notelo

18 (phonetic)? Okay.

19 MR. MERKEL: Do we have a quorum?

20 MS. KOPROWSKI: We have a quorum.

21 MR. MERKEL: All right. We have five things

22 on the agenda today, all pretty quick. The second

23 item on our agenda today is the opportunity for the

24 public to address this commission on anything that

25 is not on the agenda tonight. So if you're here to

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1 talk about anything else other than the

2 continuation of our public hearing. Seeing none.

3 We'll go to Item number 3, which are the

4 approval of our minutes.

5 MR. HEINEN: They were e-mailed to you.

6 MS. KOPROWSKI: I don't think so.

7 MR. MERKEL: You guys got minutes from the --

8 MR. HEINEN: Yeah.

9 MR. MERKEL: Okay. So I'm looking for an

10 approval of the minutes from the September 9th

11 Planning, Building, and Zoning Commission meeting,

12 I'm looking for a motion to approve. And a second?

13 MR. TISCI: So moved. A motion to approve.

14 MR. MERKEL: Any second?

15 MR. GLICKMAN: Yes. I'll second.

16 MR. MERKEL: All right. A second. All in

17 favor of -- we'll do a roll call vote again on

18 approving the minutes from the September 9th, 2025,

19 Planning, Building, and Zoning Commission meeting.

20 We'll do a roll call, Katreina, please.

21 MS. KOPROWSKI: Mr. Merkel?

22 MR. MERKEL: Yes.

23 MS. KOPROWSKI: Mr. Tisci?

24 MR. TISCI: Yes.

25 MS. KOPROWSKI: Ms. Massel?

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1 MS. MASSEL: Yes.

2 MS. KOPROWSKI: Mr. Preble? Mr. Glickman?

3 MR. GLICKMAN: Yes.

4 MS. KOPROWSKI: Mr. Wifler?

5 MR. MERKEL: All right. Those are approved

6 into our archives. The next item is new business,

7 and this is the continuation of the public hearing.

8 What I'm going to do is read the public hearing,

9 just so that we're all clear, and then I'll give

10 you some comments.

11 This is a continuation of the public hearing

12 for a special use plan development consideration of

13 an application by TDR 2018, LLC, as applicant for

14 approval of a special use and special use plan unit

15 development, preliminary plan and plat, preliminary

16 engineering, preliminary landscape plan,

17 architectural plans and elevations, as set forth on

18 the plans and materials submitted with the

19 application of various departures from the village

20 code associated with the proposed development. As

21 always, that's one sentence.

22 Yes. That is the continuation of the plan

23 unit development, which we're going to talk about.

24 So a couple rules of order, how we're going to do

25 this. If you are -- each speaker, if they're

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1 planning to say something, if you can come forward

2 to the microphone, the microphone's not great, so

3 get close to it and clearly speak your name and

4 address for the court reporter. That's number one.

5 As we did last time, our village attorney is

6 going to keep kind of track of everyone. We'd like

7 you to keep your comments to three minutes. So

8 again, try to make them as concise as possible,

9 three minutes would be wonderful. Also, you can't

10 yield your time. I'm going to give my three minutes

11 to someone else, so they can say six minutes.

12 Three minutes, please. That's the way we've always

13 done it.

14 The other thing, which, again, I'll say it's

15 important for us, members of the public may be

16 asked to avoid repeating comments. So if someone

17 comes up and said something, and you're going to

18 say the exact same thing, we're good listeners, we

19 have good notes from last time, we listen very

20 well, so we would appreciate if we just don't keep

21 repeating things over and over again. We got it.

22 The other thing, again -- and I'm sure none of

23 you will be, but no person may be discourteous,

24 belligerent, impertinent, threatening, disparaging,

25 or otherwise uncivil. There'll be no clapping or

1 booing, our village attorney will make a comment.  
2 We've had that issue in the past. No clapping,  
3 booing, or other actions. The chair may limit  
4 comments of a person who engages in such conduct.  
5 This is especially important. There is a court  
6 reporter present. This is a legal proceeding, and  
7 we'll transcribe everything we say, so it'll be  
8 public notice. So we want to keep that to the up  
9 and up here and get exactly what we said.

10 So again, just to step back, but we are going  
11 to read the public hearing. We're going to ask  
12 everyone who's willing to -- who wants to say  
13 something, to stand up. That's the first thing  
14 we'll do. And our attorney, Patrick, here, will  
15 swear everyone in.

16 So maybe we'll do that, Patrick, if --  
17 Mr. Brankin, if anyone is planning to say anything  
18 tonight, if they can stand forward -- stand up, if  
19 they're stand up in your chair area.

20 MR. BRANKIN: Okay. Do you swear or affirm  
21 that the testimony you're about to give is the  
22 truth?

23 GROUP: Yes.

24 MR. BRANKIN: Okay

25 MR. MERKEL: All right. You got it. Okay. So

1 as I said -- you can -- everyone can sit down.

2 MS. MASSEL: Now --

3 MR. MERKEL: Okay. I know. I got a bad  
4 knee. Trust me, I know that one. As I mentioned  
5 last time, and I'll mention again, we are a  
6 recommending commission. Basically, our job is to  
7 listen to what is brought before us from the  
8 applicant and from staff, and then from what we  
9 hear from the public, make recommendations. So our  
10 goal, what we do, is not say yay or nay. That's  
11 not our purpose. Our purpose is to understand what  
12 -- what's being presented and then give our  
13 recommendation to the village board as to yes, no,  
14 or other changes that might be done -- made.  
15 That's what we do, that's our role as a commission.

16 So with that, staff -- is there any update  
17 from the staff position? Okay. So then what we're  
18 going to do is I'll run through this, and then  
19 we'll circle back. We're going to ask the  
20 applicant to come forward. And if there's any  
21 updates from the last session -- there's a lot of  
22 questions we asked at the end of that when we  
23 closed. If there's any update on any of those -- I  
24 have five things I wrote down -- that the applicant  
25 would like to present to the public. That's number

1 one.

2 After that, the -- or the commission up here  
3 will ask questions to the applicant on that data,  
4 or whatever it might be. We will do that. From  
5 there, we will ask the public to comment on any  
6 comments, questions, whatever commentary, whatever  
7 they might have. We'll do that. We may then ask  
8 some more questions. The applicant may then come  
9 up and respond to any of those, if they would like.  
10 At that point, we'll ask for a motion to close the  
11 public hearing, and then we can talk about the next  
12 steps after that, if that makes sense. So the  
13 public hearing is already open from the last time,  
14 correct?

15 MR. TISCI: Correct.

16 MR. MERKEL: Correct. So at this time we'd  
17 like to ask the applicant if they would like to  
18 come forward with any new information, update,  
19 recant anything, it's your forum at this point.

20 MR. COHEN: Thank you, Mr. Chairman. May it  
21 please the commission. My name is Joe Cohen of  
22 Burr & Forman, and I represent the applicant, TDR  
23 2018, LLC. I will note that in the applicant's  
24 view, the submission is complete and it has been  
25 for some time. During deliberations at the last

1 meeting, the members of the commission made certain  
2 inquiries. My brief presentation tonight will be  
3 to address those items.

4 First, Commissioner Glickman requested that  
5 the parking lot comply with code without  
6 deviations. We can do that. However, it will come  
7 at an expense. It'll come at a cost. We -- the  
8 applicant, I should say, will be unable to increase  
9 the buffer from the residential community to the  
10 east, which we had hoped to do. I'll note that  
11 we'll also be left with parking that, in all  
12 likelihood, would never be used, if we, again,  
13 complied with the code requirements, which is why  
14 the applicant has requested a deviation.

15 Second, it -- second, Commissioner Preble  
16 requested to see a proposal showing a reduction of  
17 the east side parking lot to be able to accommodate  
18 the buffer. We would note that that conflicts with  
19 Mr. Glickman's request -- Commissioner Glickman's  
20 request. While the applicant would be happy to  
21 oblige, it seems that there's a conflict between  
22 what the two commissioners have requested. And  
23 perhaps that should be the subject of a sidebar,  
24 but we would be -- we are able to accommodate  
25 either one, but not both of those. Those are

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1 mutually exclusive requests.

2 Third, Commissioner Preble also wanted to see

3 a plan with a different emergency egress than what

4 is proposed. Unfortunately, there is no other

5 point of access for emergency egress. The primary

6 access keep in mind is from Telser Road -- I keep

7 trying to say Tesla, but it's Telser Road in Lake

8 Zurich. The emergency egress proposed is from

9 Heather Lane. Emergency vehicles are permitted on

10 Heather Lane, and in any event, there -- the

11 Heather Lane access would only be utilized by

12 emergency vehicles.

13 Next, Commissioner Tisci requested a three-

14 dimensional rendering with elevations to enable a

15 comparison of what the neighbors would see. Three-

16 dimensional renderings, aside from being expensive,

17 are also not required by code, not even for

18 engineering on final approval. And as a practical

19 matter, it was hard for us to understand, like,

20 what would need to be shown and how to produce that

21 three-dimensional rendering. So it's not that --

22 it's not just that we -- you know, we didn't want

23 to comply or provide the information, there was an

24 attempt, extreme difficulty and a lack of success.

25 Commissioner -- is it Massel?

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1 MS. MASSEL: Massel.

2 MR. COHEN: Massel. I'm sorry. Wanted to see

3 a proposed berm with trees. We'd be happy to

4 accommodate that. However, there's been a request

5 to preserve the tree line. I would note that those

6 are mutually exclusive. We can create a buffer,

7 but we would have to remove -- like, a berm, but we

8 would have to remove the existing trees in order to

9 do that. So again, happy to accommodate, and

10 flexible, but cannot, obviously, do both.

11 The -- Mr. Chairman, you wanted to see a

12 stormwater report. I think there might have been

13 some confusion on that. We did provide a 343-page

14 stormwater and flood plain management design

15 report. It is dated April 30th, 2024, which has had

16 -- the village has had for quite a while. And then

17 we also have received feedback from the village

18 engineer, Mr. Fell, and Ms. Frable, and responded

19 to those comments.

20 I don't remember who it was, but someone also

21 asked for a traffic study, or multiple

22 commissioners asked for a traffic study. We did

23 provide an auto turn exhibit of seven pages that

24 was submitted, indicating the traffic pattern. We

25 also indicated that we would - - the traffic would

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1 be predominantly comprised of approximately 25 to

2 30 trucks per day, but that those would be directed

3 to the west. There's no traffic study for the

4 Telser access because that access does not exist

5 yet. It has not been built. That will be a

6 private road that would only be utilized for the

7 singular purpose of supporting this facility, and

8 the access point would be from the Lake Zurich

9 Industrial Park.

10 So at this time, we would request that the

11 Plan Commission approve the preliminary plan and

12 submit its written recommendation to the Village

13 Board of Trustees. Thank you for your

14 consideration.

15 MR. MERKEL: Thank you, Mr. Cohen. I'm sure

16 we have a lot of questions. Anyone, questions?

17 MR. GLICKMAN: Yeah. I mean -- I just -- if I

18 may, I'd like, if you can, you know, further

19 explanation. So it would cost more to be within

20 compliance on the parking lot plan, you're saying?

21 MR. COHEN: The issue isn't the expense. That

22 is a component. The issue is, if we don't have

23 deviations, we won't be able to accommodate an

24 increased barrier and remove the parking. You

25 could see it's on the bottom of the page of what's

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1 being displayed overhead.

2 MR. GLICKMAN: Uh-huh.

3 MR. COHEN: All of that parking would have to

4 stay in. There was also a proposal to remove that

5 parking, which we'd be happy to do and increase

6 that barrier between the residential neighborhood

7 and the facility. We think that the community

8 would be more in favor of reducing the amount of

9 parking and increasing the barrier.

10 And from a utility standpoint, the developer

11 doesn't need all that parking, but that parking was

12 included to comply with the existing ordinance,

13 which has a ratio, in terms of the office space.

14 This facility is going to have 10 percent office

15 space. So there are a certain number of spaces

16 that need to be dedicated to the office personnel,

17 and then all -- or I should say the office use.

18 And then there's also the warehousing and

19 manufacturing, which has a different ratio. And

20 together, I think that was -- was is it 300? 304

21 parking spots.

22 So if we could get a reduction or a deviation

23 from that, we would be able to substantially remove

24 that parking that's on the bottom of the page, or

25 the east, the eastern exposure.

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1 MR. GLICKMAN: Right. And as I recall, there  
 2 was an issue with parking lot islands as well.  
 3 MR. COHEN: The parking lot islands was more  
 4 of a utility, it's not as much of a concern for us.  
 5 If the village would really like to see that, then,  
 6 I mean, we could include that. I don't think that  
 7 would be extraordinarily difficult. There's a lot  
 8 of vegetation that's already existing on the site.  
 9 It's a relatively large site. Generally, those  
 10 trees don't do well. They don't do well in the  
 11 winter. It's a constant maintenance item. People  
 12 back up into them. So it's -- some villages love  
 13 them. Others view them as a nuisance. If the  
 14 commission -- if that was a deal point for the  
 15 commission's recommendation, we would be happy to  
 16 include those islands. But the focus was on  
 17 reducing that footprint instead and maximizing the  
 18 barrier.  
 19 MR. GLICKMAN: Thank you. I have no further  
 20 questions.  
 21 MR. MERKEL: Audrey?  
 22 MS. MASSEL: Yes. I'm looking at your  
 23 landscape plan. Couldn't you do another berm  
 24 behind the tree line, so you could preserve the  
 25 tree line, but also provide the berm?

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1 MR. COHEN: You know, I'm not a landscape  
 2 architect.  
 3 MS. MASSEL: But that was the request.  
 4 MR. COHEN: If -- so there's an extent that  
 5 you can't bury existing tree -- I mean, there's  
 6 probably better experts -- people that you could  
 7 confer with that could provide you an answer. That  
 8 -- I think that would be extraordinarily difficult.  
 9 If it's a -- if we can do that, we would be willing  
 10 to do that, but I don't see a way to create a berm  
 11 that's not going to collapse or have stabilization  
 12 problems and keep the tree line.  
 13 MS. MASSEL: Well, that was the condition of --  
 14 - based on the condition of reducing parking and  
 15 filling in the berm on top of the space for --  
 16 MR. COHEN: We --  
 17 MS. MASSEL: -- being a reduced parking.  
 18 MR. COHEN: Again, I mean, we could -- I can  
 19 confer with a few folks here, and we could also  
 20 hear from some of the village personnel, but --  
 21 MS. MASSEL: That would be great.  
 22 MR. COHEN: -- what I would say is that we can  
 23 increase the amount, the buffer itself, but I don't  
 24 think that we could create a berm that would be --  
 25 my understanding is that we cannot create a berm

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1 that would be stabilized around the existing trees  
 2 without killing those trees.  
 3 MS. MASSEL: Okay. How about increase the  
 4 number of trees to create more of a block --  
 5 MR. COHEN: I mean, we could -- yeah. We  
 6 could plant more trees. The issue isn't the  
 7 planting of trees along that line or making a  
 8 larger barrier, the issue was, we have to pick a  
 9 direction. If you're going to keep the existing  
 10 trees, I don't believe we can have a berm. If  
 11 you'd like a berm, we'd have to remove the existing  
 12 trees and replant.  
 13 MS. MASSEL: Okay. Well, how about increase  
 14 the trees to create more of a barrier?  
 15 MR. COHEN: That's not a problem.  
 16 MS. MASSEL: Okay.  
 17 MR. MERKEL: Oh, are you good?  
 18 MS. MASSEL: Uh-huh.  
 19 MR. MERKEL: I've got a lot of questions. I --  
 20 - one, I know Commissioner Tisci said 3D rendering.  
 21 I think what I was looking for, and maybe -- I'm  
 22 not going to overstep what he said, but do you have  
 23 any elevations of what we're talking about? I --  
 24 the packet was so minimal on what the elevation  
 25 looks like, what this building looks like, how big,

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1 how high, what -- again, when we -- when we do  
 2 things, usually what the neighbors can see. Do you  
 3 have anything that represents what we're talking  
 4 about?  
 5 MR. COHEN: So I -- we don't have anything  
 6 that --  
 7 MR. MERKEL: We got a 280-some-thousand square  
 8 foot building. I -- it -- it's hard to picture.  
 9 MR. COHEN: The dimension -- well, it's a --  
 10 it is going to be a block. It's -- I mean, it's  
 11 what you would typically see when you drive by a  
 12 high-class facility that's a square.  
 13 MR. MERKEL: Yeah.  
 14 MR. COHEN: I don't know if you've -- it's far  
 15 south, but, like, the Weather Tech type of a  
 16 building. You see these all the time.  
 17 MR. MERKEL: Right.  
 18 MR. COHEN: The height and the dimensions are  
 19 included. What I don't have is -- I -- we could  
 20 guess at about, you know, depending on who you  
 21 looked at, which neighbor you looked at, what their  
 22 view would be. Hard for us to know without going on  
 23 someone's property. I could tell you, and we could  
 24 look at the elevations of the -- you know, like,  
 25 the --

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1 MR. MERKEL: Yeah.

2 MR. COHEN: -- contours.

3 MR. MERKEL: Yeah.

4 MR. COHEN: But I don't know how -- like --

5 MR. MERKEL: Yeah. And I guess --

6 MR. COHEN: -- how high the --

7 MR. MERKEL: -- that's what --

8 MR. COHEN: -- house is.

9 MR. MERKEL: -- our neighbors are going to be

10 -- are struggling with. They don't even know what

11 they're looking at, other than these drawings I've

12 got.

13 MR. COHEN: Well --

14 MR. MERKEL: Secondly, Ms. Massel -- I'm not

15 sure there's enough trees to block that based on

16 the photography. I can't tell what we're looking

17 at, so that's one. I was really hoping for more

18 elevations.

19 MR. COHEN: I can tell you that there are

20 certain people that already have a view of the 905

21 Telser, and this isn't going to be -- it -- this is

22 not a change from that. So there's an existing

23 facility that's already operating within a stone's

24 throw --

25 MR. MERKEL: Do you have -- do you have a --

Page 23

1 an image of where that facility is compared to what

2 we're talking about in your deck here that you're

3 talking -- you just referenced that the

4 neighbors --

5 MR. COHEN: You're saying me?

6 MR. MERKEL: Yes.

7 MR. COHEN: Oh, no. I do not.

8 MR. MERKEL: Okay.

9 MR. COHEN: I do -- I'm sorry. I do not.

10 MR. MERKEL: Okay.

11 MR. COHEN: I thought -- I didn't know if you

12 were --

13 MR. MERKEL: No.

14 MR. COHEN: -- posing that to --

15 MR. MERKEL: To the applicants --

16 MR. COHEN: -- Mr. Fowler. No. I do not.

17 MR. MERKEL: Okay. So that -- that's one. I

18 guess, I was -- me personally, I don't want to --

19 I'm not going to speak for Dante. I was hoping to

20 see more what we're looking at, what we're going to

21 see, what the elevations look like from your side,

22 that -- that's kind of used to what we're seeing.

23 So that's one. The other one that you didn't

24 mention that we do have, and I -- I'm sure we can

25 get from the court reporter from the last time, was

Page 24

1 two things. One, I know you said the seven-page

2 traffic pattern. We were talking a lot last time

3 about the I think you said 25 or 30 trucks,

4 whatever --

5 MR. COHEN: 25 to 30, that's correct.

6 MR. MERKEL: 25 to 30 trucks, but also the 300

7 spaces working around the clock is what we heard

8 last time, so potentially up to 1,000 cars-ish?

9 MR. COHEN: Wasn't it 150?

10 MR. MERKEL: What was the number?

11 MR. COHEN: I --

12 MR. MERKEL: I don't want to quote people.

13 MR. COHEN: 100 people.

14 MR. MERKEL: It was 300 spots, and I -- it was

15 very clear we're working six days a week for sure.

16 MR. COHEN: Right. The -- so the 300 spots

17 was a result of the calculation of the ordinance.

18 How many spots did you think -- if I may just

19 ask --

20 MR. MERKEL: No. Please.

21 MR. COHEN: Okay. How many spots did you --

22 MR. MEYER: On third shift, 50 spots.

23 MR. COHEN: 50? It's -- 50 would -- 50 spots

24 would accommodate.

25 MR. MERKEL: That's third shift, what about

Page 25

1 second and first? I guess my question is that's

2 not included in the traffic -- that's the traffic

3 that we were referring to. If it's 300 or 200 or

4 500, whatever the number is, the number of people

5 coming in and out --

6 MR. COHEN: I mean, it's substantial --

7 MR. MERKEL: -- that's -- usually we get a

8 book of a traffic study based on that.

9 MR. COHEN: Do you have a sense of how many

10 employees are going to be coming in and out?

11 MR. MEYER: They come in the morning and leave

12 in the afternoon, and they have 155 employees.

13 MR. COHEN: So 155 employees?

14 MR. MEYER: And they would be going to Telser,

15 not anyplace else.

16 MR. COHEN: Right. So in other words, they're

17 -- they wouldn't be going into the subdivision.

18 They would go down a private lane and exit into

19 Lake Zurich?

20 MR. MERKEL: And just for the record,

21 Mr. Cohen, could you just identify the gentleman

22 for the court reporter who's providing you --

23 MR. COHEN: Oh, it's Unknown Person number 1.

24 No. That's Mr. Ted Meyer.

25 MR. MERKEL: Thank you. The other one we had

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1 mentioned that I didn't hear you reference was --  
 2 we had a lot of discussion -- I don't remember who  
 3 said it, but it was around the trucks bringing in  
 4 the input material and the noise. We were -- we  
 5 were -- we were requesting some kind of noise  
 6 study, and you didn't reference that one.  
 7 MR. COHEN: So a noise study would be  
 8 extraordinarily difficult to do, but it's -- again,  
 9 that's something else that's not required on a  
 10 preliminary plan. I can tell you that the -- it's  
 11 going to be quieter than the existing facility  
 12 that's already there that's within a stone's throw  
 13 away because the docks are on the west where the  
 14 train is. So the trucks would really have to  
 15 compete with that train to even make a difference,  
 16 and it's going to be blocked by a substantial  
 17 building between the facility -- I mean, which is  
 18 comprised of the facility. I doubt they'll hear  
 19 much traffic.  
 20 MR. MERKEL: Okay. So -- okay. All right.  
 21 Anybody got questions? Anyone?  
 22 MR. COHEN: Thank you.  
 23 MR. MERKEL: Thank you, Mr. Cohen. I do  
 24 appreciate your commentary.  
 25 Okay. So at this time is a chance for the

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1 public to address this commission. And what we're  
 2 going to do, again, please -- if you gave us  
 3 insight last time, I've got many pages of notes,  
 4 like everyone else. We heard that. So we heard  
 5 you guys last time. If it's something new, if  
 6 someone didn't speak, please feel free. This --  
 7 it's your chance. So again, what we'd like you to  
 8 do is, basically, if you -- if there's more than --  
 9 it sounds like many people wanted to talk, just  
 10 line up down the middle there, come forward. And  
 11 sir, I know you raised your hand, and you certainly  
 12 can go first.  
 13 MR. GABEL: Thank you.  
 14 MR. MERKEL: And state your name, your  
 15 address, and please speak clearly --  
 16 MR. GABEL: I'll talk --  
 17 MR. MERKEL: -- like myself. Speak --  
 18 MR. GABEL: I'll talk louder.  
 19 MR. MERKEL: -- clearly into --  
 20 MR. GABEL: Don't worry.  
 21 MR. MERKEL: -- the mic.  
 22 MR. GABEL: Okay. I'm deaf in one ear, so I  
 23 have a hell of a time listening, too. My name's  
 24 Tom Gabel, I live at 2 Highland Terrace. My -- I  
 25 have, really, three concerns. Now, I see --

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1 MR. MERKEL: Can you just pull it --  
 2 MR. GABEL: -- four.  
 3 MR. MERKEL: -- up. Pull it up.  
 4 MR. GABEL: What? I have, really, three real  
 5 concerns. One is, what's that diamond up there?  
 6 What is up there? Why can't you put some of that  
 7 parking up in the diamond on top? What is up  
 8 there? Is that road? Is it prairie? Is it grass?  
 9 We don't know. We're the neighbors. So take that  
 10 line of parking and put it up on the diamond up  
 11 there. And then that would be some of the things  
 12 to do.  
 13 The next is, where are they getting the water  
 14 from? Is it village water? Is it a well? Okay.  
 15 That's a concern on our wells. If he drills a  
 16 well, 300 feet, my well will go dry, okay?  
 17 The third is runoff. This is prairie now,  
 18 okay? When it rains two to three inches, my road  
 19 going up to my house is flooded. The entrance at  
 20 Quentin gets so much water sometimes, if it's three  
 21 inches of rain, that floods to get in. The water's  
 22 across the street. So -- and all that water --  
 23 you're putting a big-ass building on a prairie, and  
 24 we get flooded now with two inches of water running  
 25 down the ditches in back of our houses. Not mine

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1 personally, but the other houses. That's my  
 2 concern, a well and the runoff.  
 3 MR. MERKEL: Yep.  
 4 MR. GABEL: Two little ponds ain't going to do  
 5 it. When that little pond floods over here, that's  
 6 going to go in our neighborhood.  
 7 MR. MERKEL: And you're -- and so I was just  
 8 trying to find the -- you're saying that Quentin --  
 9 MR. GABEL: Quentin and --  
 10 MR. MERKEL: -- it floods?  
 11 MR. GABEL: It floods when it really rains.  
 12 Because a wall of water runs down the ditch there,  
 13 the two ditches that lead into that, that runs  
 14 underneath Quentin. They put a new culvert in  
 15 there under Quentin years ago. Now, I was a  
 16 landscaper for 40 years. If you want to plant  
 17 trees there, you can't plant one here and one over  
 18 there and one over there. The only tree that you  
 19 should put is a line of Arborvitaes, Techny  
 20 Arborvitaes. They don't fall over in the winter,  
 21 they grow bushy as hell, nobody can see through  
 22 them, and they grow tall. But they stay -- they're  
 23 not like a tree with a trunk that goes 40 feet  
 24 high. The thing is down to the ground.  
 25 So take that line of parking, put it up in the

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1 diamond. You got probably three-quarters of the  
 2 concerns of the people that live in the  
 3 neighborhood. Thank you.  
 4 And I never heard if it's a well or city  
 5 water, or where they're going to put their sewer,  
 6 because the sewer goes to the school. They put it  
 7 down years ago. And the water goes to the school,  
 8 the Lutheran Church. Are they going to dig that up  
 9 and put a bigger sewer line to take care of 400  
 10 people in that damn building? Excuse me. I'm  
 11 sorry I cussed.  
 12 MR. MERKEL: No. You're fine. Sir?  
 13 MR. FIKE: I'm Bob Fike, 11 McGregor Court.  
 14 I've got a couple of questions that I would like to  
 15 get answered, if possible. As I understand it, the  
 16 plot is currently zoned ORD, and I want to know if  
 17 the applicant has identified a hardship that is not  
 18 financial as to why they cannot build a -- an ORD  
 19 appropriate building there. This is -- that's the  
 20 -- one of the questions that we've got that we  
 21 would like an answer to.  
 22 And the another question is, how does this  
 23 align with the comprehensive plan in the village  
 24 that, as far as I know, does not include any  
 25 industrial buildings? So this opens up everything,

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1 you know, within the village and sets a precedent  
 2 that affects everybody in the village. Just want  
 3 to understand what the legal village rules are that  
 4 all allow you to put an industrial property in an  
 5 ORD zoned property. Thank you.  
 6 MR. MERKEL: Thank you, sir.  
 7 MR. MCGEE: Hello. My name is Doug McGee, I  
 8 live at 5 Heather Lane, Hawthorn Woods there.  
 9 MR. TISCI: Get closer.  
 10 MR. MCGEE: A little closer? Okay.  
 11 MR. MERKEL: Yes. Thank you, Mr. McGee.  
 12 MR. MCGEE: So for me, I was a little  
 13 disappointed in this presentation tonight. I was  
 14 expecting more out of -- the last one, I was going  
 15 to give the benefit of the doubt to the applicant,  
 16 but I did go over to the sister facility in Lake  
 17 Zurich, and I stood there in the parking lot as if  
 18 I was going to be in my backyard or by the park  
 19 looking at this building. It's a monstrous  
 20 building. No matter how you put it, it's a  
 21 monstrous building. That's why I wanted to see  
 22 some elevation products; I wanted to get a scale of  
 23 how big this building is. But if you're saying  
 24 it's going to be a duplicate of that building, I'm  
 25 definitely not for this thing, right?

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1 I think it's too big for the property. It  
 2 doesn't belong there, regardless of the noise and  
 3 the traffic, I'm not opposed to the fact that, you  
 4 know, they will be working, you know, six days a  
 5 week, three shifts, but the noise that's going to  
 6 create will create a hardship for our -- Hawthorn  
 7 Woods there in the Heather Highland neighborhood.  
 8 So that's my concern. I was really hoping for  
 9 a lot more information. I think we brought up a  
 10 lot of concerns last time.  
 11 MR. MERKEL: Yeah.  
 12 MR. MCGEE: I don't think any of them were  
 13 addressed. Thank you.  
 14 MR. MERKEL: Thank you, sir.  
 15 MR. BLACK: You need a taller microphone.  
 16 MR. MERKEL: Yes.  
 17 MR. BLACK: A recommendation for next time?  
 18 MR. MERKEL: A lot of challenges here. Sir,  
 19 can you say your name and address, please?  
 20 MR. BLACK: I will. My name is Thomas Black.  
 21 Address is 6 McGregor Court in Hawthorn Woods. So  
 22 I've -- didn't plan much of anything, but I've  
 23 written down some random questions and I will try  
 24 to do my best to be factual and talk through  
 25 logistics and common sense, and not speak from a

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1 place of emotion, which I can tell you, as a  
 2 homeowner in this neighborhood, is high. So pardon  
 3 me while I just read through a couple of these.  
 4 The first, I understand, and I appreciate you  
 5 making this clear, as the board, your job is just  
 6 to recommend this. I realize you guys aren't the  
 7 ultimate decision makers. I also realize you guys  
 8 -- you know, it's not in your purview of duties to  
 9 sit there and show your hand, however way you're  
 10 thinking at this moment that you will vote. It's  
 11 the landowner's job to convince you that this is  
 12 the right thing for Hawthorn Woods. It's your job  
 13 to make that recommendation. It's our job to  
 14 convince you it's a terrible idea.  
 15 So I will tell you, from my experience, I've  
 16 been to -- since we've lived in Hawthorn Woods, we  
 17 went to one other of these meetings, right? Not  
 18 very experienced at this at all, but I'm learning a  
 19 lot, and it was the one down at Old McHenry, where  
 20 they were cutting through near Wentworth. Some of  
 21 you guys, I'm sure -- you guys were all at the same  
 22 place, right?  
 23 So that developer came in and they had  
 24 incredible drawings. Well, we weren't crazy about  
 25 that one either, but these guys had incredible

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1 drawings. They spent a lot of time and effort to  
 2 show you how important it was for them to become a  
 3 member of our community. And they showed -- I  
 4 mean, as homeowners in the area, we had slides, we  
 5 had elevations, we had mock renderings. You know.  
 6 I don't have to tell you what they had, right? And  
 7 it was very impressive.

8 In my opinion, and probably in some of yours,  
 9 this landowner has not shown -- done anything to  
 10 show the level of seriousness or attention that  
 11 needs to be drawn to showing you, as the board, and  
 12 us, which I don't think the -- they're that  
 13 concerned about us, but as the homeowners in this  
 14 neighborhood, really, what their intentions are.

15 And I won't tell the story, but I'm sure many  
 16 folks are familiar with the old fable about the  
 17 alligator and the tortoise. Trust me, I'll get you  
 18 across the river. Don't worry. It's safe. I do  
 19 this all the time, right? And we go into this  
 20 thing -- if we don't know exactly what we're  
 21 getting into, if we don't know exactly what's going  
 22 to happen, if you're not getting -- if you ask me  
 23 for information to come back, and I come back to  
 24 you and go, hey, listen, I decided I don't really  
 25 need to give that to you, right? How do you think

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1 it's going to be once you give your approval and we  
 2 start building stuff? How do you think those  
 3 responses are going to be? That point is made.

4 One more time, I want to ask -- because I  
 5 think this is a huge piece, and one of you guys  
 6 stated this as a concern at the last meeting.  
 7 Still no clarification -- well, really, on  
 8 anything, but still no clarification on how will we  
 9 police that emergency access that runs through our  
 10 neighborhood? I mean, we can say all day long,  
 11 again, get on my back. I'll get you across.  
 12 You'll be fine, right? Where's the picture? How  
 13 are you going to police that? I mean, really, I  
 14 think you have to know some of these answers before  
 15 you can make a decision.

16 And quite frankly, we gave up truck-or-treat  
 17 that we do every single year to come here tonight,  
 18 and I'm incredibly disappointed that they didn't  
 19 come back with anything you asked for, okay? In my  
 20 opinion. They didn't come back with anything we  
 21 needed to see, okay? Again, making my point, doing  
 22 my job, as a homeowner.

23 My next question -- this is a question, those  
 24 are all comments -- what is the precedent of this  
 25 type of exception? When was the last time it was

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1 done?

2 MR. TISCI: Has it --

3 MR. BLACK: Has this ever been approved? Have  
 4 we ever approved industrial plastics -- doesn't  
 5 even matter, plastics, right? But industrial. Has  
 6 this approval ever been given in Hawthorn Woods in  
 7 its existence? Is it fair to say this -- there is  
 8 no precedent? There -- this has never been  
 9 approved before? Okay. Could I get someone to  
 10 agree with me, so it's written? Could someone at  
 11 least say that out loud?

12 MR. MERKEL: Your last question?

13 MR. BLACK: Has this ever been approved for --  
 14 is there a precedent to this --

15 MR. MERKEL: All you can do is ask staff.

16 MR. BLACK: Is there a precedent to what's  
 17 being asked to be done today? Has it ever been  
 18 approved before?

19 MR. TISCI: At this time, there are no  
 20 industrial buildings in the village.

21 MR. BLACK: Okay. Thank you so much.

22 And I'm not trying to be hard to get along  
 23 with, but we're fighting for our lives here, we  
 24 feel like, so it's important.

25 So I guess my next question is, why would we

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1 even consider it? I think the comment was made by  
 2 the landowner last time, I have a right to develop  
 3 my land. Absolutely. He has a right to develop his  
 4 land, but there are many other uses that are  
 5 acceptable to develop that land. There are -- home  
 6 building. There are a lot of uses that could go  
 7 there, and I'm not going to name them all, but  
 8 there are a lot of things.

9 If there are things, if we as a -- or you as a  
 10 board are looking at recommending an approval for  
 11 something that's for our village, then it should be  
 12 something, I would think -- especially if it's an  
 13 exception, something that benefits the homeowners,  
 14 the taxpayers, right? It should. It should  
 15 benefit. There is absolutely zero benefit. Now, my  
 16 ears are all open, if somebody can think of one  
 17 benefit, whatsoever, there is of approving this in  
 18 our community. And then finally --

19 MR. MERKEL: Sir, if you can -- again,  
 20 Mr. Black, if you could just wrap this up.

21 MR. BLACK: I'm sorry. Oh, I'm wrapping up.  
 22 But I'm -- finally, just to help my understanding,  
 23 if someone could help me with this -- and I'm happy  
 24 to sidebar this later after the meeting, if someone  
 25 needs to get back to me, but I would like to

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1 understand, just because I'm afraid we're going to  
 2 need to understand this, if the board recommends  
 3 this happening, as homeowners, as taxpayers, as  
 4 residents, what is our legal recourse to fight  
 5 this, if you make a positive approval, if you make  
 6 a positive recommendation?  
 7 At what point do we have to decide if we're  
 8 going to continue to fight this? So if someone can  
 9 help me with that, give me that information  
 10 afterwards.  
 11 MR. BRANKIN: Sure. I'll help you with that.  
 12 MR. BLACK: Yeah. You're the attorney. Thank  
 13 you.  
 14 MR. BRANKIN: The village cannot give you  
 15 legal advice, so you're going to have to consult  
 16 with your own lawyer about that.  
 17 MR. BLACK: Yeah. That's a good --  
 18 MR. BRANKIN: Sorry.  
 19 MR. BLACK: -- answer.  
 20 MR. BRANKIN: And --  
 21 MR. BLACK: Okay.  
 22 MR. BRANKIN: It's the legal answer.  
 23 MR. BLACK: I understand.  
 24 MR. BRANKIN: It's --  
 25 MR. BLACK: I understand.

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1 MR. BRANKIN: It's -- not beating around the  
 2 bush.  
 3 MR. BLACK: I know. So --  
 4 MR. BRANKIN: Absolutely correct.  
 5 MR. BLACK: So let me ask you differently,  
 6 then, because my intention was not to go in hard  
 7 with that question, and it wasn't meant to be a  
 8 ten-pound hammer, right? I wasn't trying to be  
 9 that, but what I'm trying to get at is, at what  
 10 point will we find out that the board -- this is  
 11 probably a better way to ask it. At what point  
 12 will we find out that you guys have decided to  
 13 recommend an approval, if you were to do so?  
 14 MR. MERKEL: That'll be either this meeting or  
 15 it'll be the next meeting. There'll be a  
 16 recommendation, yes or no, that you can all be here  
 17 for --  
 18 MR. BLACK: Okay.  
 19 MR. MERKEL: -- to the board. The board will  
 20 then vote on it. So it will be --  
 21 MR. BLACK: The -- so there won't be any time  
 22 between your recommendation and the board --  
 23 MR. MERKEL: Yeah. There's never -- they're  
 24 never the same day, so that --  
 25 MR. BLACK: Okay.

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1 MR. MERKEL: It could be three weeks --  
 2 MR. BLACK: There will be --  
 3 MR. MERKEL: -- or a month or whatever it  
 4 might be --  
 5 MR. BLACK: Thank you so much.  
 6 MR. MERKEL: -- in the future.  
 7 MR. BLACK: Okay.  
 8 MR. MERKEL: Whatever our recommendation is.  
 9 MR. BLACK: I appreciate your time. Finally,  
 10 just, I implore you -- there is absolutely no  
 11 reason to trust this alligator to get us across the  
 12 pond, and there's absolutely no benefit to the  
 13 village or to the occupants or the residents or the  
 14 taxpayers. There is no reason. I know we have to  
 15 do this because it's a legal -- and if a landowner  
 16 makes a request, you have to give them the forum.  
 17 However, there is no reason whatsoever to approve  
 18 this, and I implore you not to. Thank you.  
 19 MR. MERKEL: Thank you, sir. Anyone else?  
 20 MR. VISHOOT: Good evening. My name's Brendan  
 21 Vishoot. Live at 12 Heather Lane.  
 22 MR. MERKEL: I'm sorry, what was your last  
 23 name, sir?  
 24 MR. VISHOOT: Brendan Vishoot.  
 25 MR. TISCI: Brendan, can you get closer to the

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1 mic? Thank you.  
 2 MR. VISHOOT: This good? Okay. I completely  
 3 agree with what Mr. Black had said, so I'm going to  
 4 slim all my thoughts down as concisely as I can.  
 5 One of the big things is, we know this pretty much  
 6 goes against the village comprehensive plan. I  
 7 brought a page from it that I wanted to read. Page  
 8 38, "Future land use for commercial and office  
 9 development." It states, "The development of  
 10 commercial areas should be encouraged to better  
 11 provide for the day-to-day retail and dining needs  
 12 of the residents. Commercial land use areas are  
 13 also intended to accommodate business park  
 14 developments similar in character to the Commons."  
 15 As far as my understanding, the Commons are  
 16 the only commercial property in the village.  
 17 That's the location off of Old McHenry, between  
 18 Fairfield and Midlothian. Small businesses.  
 19 There's a bank. I think there's -- SCL is a  
 20 company that has headquarters. Small units, that  
 21 was what -- the ORD zoning that this was moved to  
 22 in 2011, 2012.  
 23 Chairman, I think you were on the board at the  
 24 meeting, and it was actually stated that it is not  
 25 intended for manufacturing use. So I have a

1 printout of those transcripts also, if I can hand  
 2 those off as evidence.

3 MR. MERKEL: Sure.

4 MR. VISHOOT: The other things -- it seems  
 5 like this planned unit development is -- and  
 6 special use, is -- it's an improper use of the  
 7 process. It seems like the Illinois law allows  
 8 flexible design for mixed use or residential  
 9 developments that further goals of the  
 10 comprehensive plan and not to circumvent zoning for  
 11 incompatible land use. The developer's request to  
 12 do this is a misuse of the PUD mechanism, and it's  
 13 essentially rezoning a residential-adjacent  
 14 property into a de facto industrial use without the  
 15 due process or notice required for a true rezoning.

16 As others have stated, this is Hawthorn Woods.  
 17 One of the reasons I moved here to start my family  
 18 was because there was no industrial sites. I'm a  
 19 manufacturing engineer, I support manufacturing,  
 20 but I came to this village to have a community and  
 21 a home and not be literally in the shadow of this  
 22 building.

23 I think the applicant -- there's empty  
 24 promises, and it's a hollow application, and it's  
 25 just -- like Mr. Black said, there's too much

1 unknown. They're asking for a lot of variances. I  
 2 don't understand why there's 300 spots, if --  
 3 parking spots, if there's only 150 or 175  
 4 employees. The -- I forget -- it was -- I don't  
 5 have the notes, but the land ratio to the building  
 6 size, there's a bunch of variances, and they  
 7 haven't justified needing any of it. And I feel  
 8 like this is just a land grab to put a building on  
 9 the property, and I hope you guys support the  
 10 rejection of this application.

11 MR. MERKEL: Thank you, sir.

12 MR. VISHOOT: Can I drop those --

13 MR. MERKEL: Please. You can give them to  
 14 Katreina.

15 MS. RONCZKOWSKI: Yep.

16 MR. MERKEL: Thank you.

17 MS. RONCZKOWSKI: Patrice Ronczkowski, 9  
 18 Heather Lane. I think all the comments I wanted to  
 19 make, I made at the last session. I don't want to  
 20 be repetitive, but I just want to make a -- to my  
 21 understanding, the applicant is refusing to show us  
 22 an elevation. This is a drawing I learned to make  
 23 in freshman engineering, or maybe earlier than  
 24 that, with a little -- with a T-square. I don't  
 25 even think I need a T-square to do that. But I

1 want to make it clear, is the applicant refusing to  
 2 provide a proper elevation drawing?

3 MR. MERKEL: I don't think we answered that  
 4 question from the applicant. We did, as you  
 5 heard --

6 MS. RONCZKOWSKI: Right.

7 MR. MERKEL: -- we requested that --

8 MS. RONCZKOWSKI: I just want to make it clear  
 9 that from my own --

10 MR. MERKEL: -- and they --

11 MS. RONCZKOWSKI: -- perspective.

12 MR. MERKEL: -- they said no, they --

13 MS. RONCZKOWSKI: They will not -- so they're  
 14 not going to provide that? So I don't think any  
 15 decision can be made favorably under those  
 16 circumstances. Thank you.

17 MR. MERKEL: All right.

18 MS. GARLISCH: Good evening. Victoria  
 19 Garlisch, 14 Piper Lane.

20 MR. MERKEL: Sorry. Can you talk a little  
 21 closer to the mic, please?

22 MS. GARLISCH: Victoria Garlisch, 14 Piper  
 23 Lane. As they've stated, Mr. Cohen didn't directly  
 24 answer all the questions and danced around a couple  
 25 of the additional questions that the committee just

1 asked him. So I'm hoping you, as the committee,  
 2 are holding them accountable for real answers. You  
 3 can't go and give a -- you know, what your  
 4 recommendation's going to be unless you have the  
 5 facts, and I don't believe you have the facts. Not  
 6 providing the requested information because it's  
 7 not required for submission is not an acceptable  
 8 answer because the committee here is asking for  
 9 other things. Minimally, should be able to show  
 10 the building. Otherwise, how did they come up with  
 11 this -- these dimensions in this diagram? So  
 12 something has been created. Somebody has it  
 13 somewhere.

14 The three-dimensional software they're saying  
 15 is expensive, you can get it between \$65 and  
 16 \$6,000, which I would think is minimal compared to  
 17 how much it costs to do this building. So they  
 18 should be able to show us a picture, a three-  
 19 dimensional picture as you all requested, or  
 20 provide a picture of the sister building, which is  
 21 right there. The fact that they were saying that  
 22 two committee members had conflicting requests,  
 23 they had all the time between the last building  
 24 meeting and this meeting to address you guys and be  
 25 able to answer that question, which they did not.

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1 So I just don't see the good faith here.  
 2 We brought up the water runoff last meeting, I  
 3 don't know why it wasn't one of the five questions.  
 4 I would think it should have been. It -- that's  
 5 very important. Water is running currently on the  
 6 south side of the subdivision. It has no capacity  
 7 for more water runoff, so you will be hitting  
 8 Quentin Road and - - when that also happens, it  
 9 also puts water over the Heather Highlands  
 10 entrance, which you want to use as an emergency  
 11 path, which would -- might prevent you from doing  
 12 that.  
 13 If you do go forward with this and the water  
 14 runoff is not addressed, whose problem is it? Is  
 15 it Hawthorn Woods's problem? Is it Lake County's  
 16 problem? Is it their problem? Is it the  
 17 homeowners' problem? I see a lot of possible  
 18 lawsuits. I think somebody brought that up.  
 19 They say they can't have a different emergency  
 20 location. Why can't we make the building just a  
 21 little bit smaller there on the one side for the  
 22 emergency, so it is not going through our  
 23 neighborhood? And since we haven't had answers to  
 24 all your questions, all our questions, I do hope  
 25 that there is another meeting that will provide

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1 these answers before you guys give your  
 2 recommendation that we can also attend and so we  
 3 can get some answers. Thank you.  
 4 MR. MERKEL: Thank you.  
 5 MS. VISHOOT: Sorry.  
 6 MR. MERKEL: Sorry. I'm sorry.  
 7 MS. VISHOOT: No. You're fine. I just wanted  
 8 to make sure you were -- write whatever notes you  
 9 needed. My name's Lindsay Vishoot, I live at 12  
 10 Heather Lane. I -- honestly, everyone has said  
 11 fabulous comments. I truly just wanted to address  
 12 something -- sorry. I'll get closer, I promise.  
 13 MR. MERKEL: You're okay.  
 14 MS. VISHOOT: Something that the applicant had  
 15 noted was that there was visibility to an existing  
 16 manufacturing building within the neighborhood.  
 17 I've driven through that -- the industrial park.  
 18 I've driven through our neighborhood. I know  
 19 exactly where, from my own house to this side of  
 20 this building, will be. It is not the same. It is  
 21 not the same view by any means.  
 22 This will be massive, and the size of a berm,  
 23 as you mentioned, Ms. Massel, it would have to be  
 24 so tall. There is no way any berm that you could  
 25 build there would, A, be safe, or be able to cover

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1 this with any good coverage to make it not a  
 2 monstrosity that would directly negatively impact  
 3 property values of the entire neighborhood. So I  
 4 just -- I want to draw attention just to that point  
 5 specifically because that is -- that is truly not  
 6 true. What you can see from the neighborhood today  
 7 versus if this were to be approved and built,  
 8 wouldn't be even remotely the same. Thank you.  
 9 MR. MERKEL: Thank you.  
 10 MR. KOTIS: Andy Kotis, 7 West Peter Lane.  
 11 This is the first time that I'm here to one of  
 12 these meetings, and thank you. But I have a  
 13 different perspective of things. As a physician  
 14 who deals with a lot of cancer patients also, what  
 15 concerns me that I haven't seen is -- we've got our  
 16 engineers here -- to what extent is the byproduct  
 17 of all this being removed? Where is it removed? Is  
 18 there a chance of the wellbeing contaminated, and  
 19 then it reaches all of us? And that's the problem.  
 20 I see all the bells and whistles, but -- all  
 21 this other stuff everybody talked about, but  
 22 nobody's talked about the guts of everything. The  
 23 guts are, where's that byproduct going? Where's  
 24 the water going down? We've already had well water  
 25 -- our well system from Aqua. I don't see anybody

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1 from Aqua here. Has Aqua been notified of this,  
 2 and are their lines going to be able to hold this  
 3 extra water without contaminating?  
 4 We've held -- we've had water breaks, and  
 5 we've all had to boil our water a couple of times  
 6 this summer. What happens if that -- what if the  
 7 water gets contaminated? What happens to all of  
 8 us? You, your children, our grandchildren,  
 9 everybody here. I see our engineers here. I would  
 10 love to hear from them, where -- how is the --  
 11 how's the infrastructure going to be changed so  
 12 this contamination of these plastics does not get  
 13 into our water? Thank you.  
 14 MR. MERKEL: Yep.  
 15 MR. PROCTER: My name's Mark Procter, 4 Piper  
 16 Lane, Hawthorn Woods, Illinois. Didn't make the  
 17 last meeting. We happened to be out of town,  
 18 unfortunately, but I've heard a lot of points that  
 19 people have brought up. Regarding the elevation, I  
 20 mean, like, if I wanted to change the siding on my  
 21 house, I would have to jump through hoops. It has  
 22 to be cedar. It can't be this. It can't be that.  
 23 These guys can't even show us what the building  
 24 looks like. We should be able to know that from an  
 25 eye-sore standpoint. Warehouse buildings typically

1 are 32-foot ceilings. That's a very large  
2 building. Again, big eyesore.

3 Traffic study. I really don't like the fact  
4 that there's going to be the emergency exit exiting  
5 right by our park where our grandkids play or the  
6 neighborhood kids play. If that thing's not gated  
7 off and secured, I know employees will cut through.  
8 They just will. You can't avoid people breaking  
9 rules.

10 You're going to have three shifts. People  
11 come -- the first shift typically starts at 7:00 in  
12 the morning, ends at 3:00. The machines are  
13 running all the time, so the second shift has to be  
14 there at 2:30 to be there right away. Then you got  
15 the same changeover at 11:00 p.m., and then it  
16 repeats itself for seven days a week. You are  
17 going to have cars running in the middle of the  
18 night. You know, Hawthorn Woods is supposed to be  
19 a place of nice, tranquil, beautiful community.  
20 You can't have your windows open if you've got all  
21 these cars making noise, people outside, having a  
22 smoke, chitchatting. I mean, it's bad enough that  
23 we have the train that goes by, but this is going  
24 to be added noise.

25 And I know he said 25 to 30 trucks. You know,

1 it's all going to be on the west side of the  
2 building and the -- you know, it's not going to be  
3 any worse than the train. Well, it's bad enough  
4 the train comes through every hour, but the trucks  
5 are going to be coming every 20 minutes, and  
6 they're going to be idling, perhaps. Big issues  
7 there.

8 So no one's really talked about the noise  
9 pollution. No one's talked about the -- well, we  
10 talked a little bit about the water pollution. I'm  
11 right -- you know where my house is situation --  
12 situated, we have water that runs to the north side  
13 of our property. On really bad storms, it gets  
14 full, and then it gets clogged up at the entrance  
15 to Heather Highland. What's going to happen when  
16 we have all that extra rain come down? As it is,  
17 if you go where Heather Highland -- Heather turns -  
18 - it's going westbound, and then it turns south, we  
19 get a lot of runoff that comes down from the church  
20 up there. That's already kind of a soggy, wet area.  
21 Is that going to be more just because we've lost  
22 additional prairie area?

23 So there's too many things that haven't been  
24 addressed. And I -- if I was you guys, I'm not  
25 sure how I could even give a recommendation until

1 every stone is, you know, overturned and  
2 everything's been looked at. I feel it's a sloppy  
3 presentation. And if that's how it is now, what's  
4 it going to be like when they're our neighbor?

5 MR. MERKEL: All right. Sir?

6 MR. BUFFARDI: Yeah. I talked -- Ettore  
7 Buffardi, 3 Highland Terrace. I talked last -- in  
8 the last meeting. My wife was going to talk  
9 tonight, but she says that -- you know, Hawthorn  
10 Wood is rural by design. That's their statement,  
11 okay? It became a village in 1958, 67 years ago,  
12 okay? It's been doing just fine without industrial  
13 and everything. And I know, recently, things have  
14 changed, and things are still going to change.

15 I know, in the last meeting, they talked about  
16 the access through Heather Highland with a couple  
17 posts and a chain and a key. Well, is every  
18 ambulance in Lake Zurich going to have a key on  
19 their -- on their visor to get through that gate,  
20 that chain? Every fire department, every engine?  
21 Or is it going to be like a third rate gas station  
22 that has a piece of wood that's hanging it by the  
23 exit door before they come out to do an emergency  
24 at their facility, okay? I don't believe in that.  
25 You know, I think down the road, they're going to

1 ask for access on a regular, permanent basis and  
2 everything else. So that's just my thoughts, okay?

3 Next, I looked on Google Maps. I looked down  
4 at the facility. That rendering -- where's the  
5 silos? There's no silos. You know, I mean, we're -  
6 - I mean, I took pictures of the silos. I had to  
7 go take pictures of the silo. There's a FedEx  
8 truck, and it's -- these things are 20 feet taller  
9 than the FedEx truck, you know? And there's got to  
10 be 15 or 20 of them. There's no silos up there.

11 There's also air filtration, which they said  
12 is not going to affect the -- all the odors and  
13 everything from the molding machines are filtrated  
14 through the ventilating system that go into air  
15 ventilators. They're not on that rendering, okay?  
16 Molding machines, very hot. Hot plastic, okay?  
17 All the water that runs through those molding  
18 machines has to be cooled or chilled. The chillers  
19 are on here. There's no chillers on that. So  
20 they're doing the basic minimum.

21 Now, you tell me the owner of this place  
22 doesn't know what the building looks like, that he  
23 can't show what the building looks like? Come on.  
24 So I think they're just trying to push it through,  
25 and everything else.

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1 Special use permit? Special use permit is  
 2 renting out this barn for a haunted house for a  
 3 couple of weeks. That's a special use permit, you  
 4 know? Not something that is permanent within the  
 5 village forever and everybody has to deal with.  
 6 Same thing -- I know other people have said it,  
 7 once manufacturing gets in, it opens the door for  
 8 other manufacturers to get in, you know?  
 9 You know, this -- I forget the gentleman's  
 10 name that owns the company, but he's owned this  
 11 land since, what, 2014. Has been trying to get it  
 12 so he can develop it and everything else. That's a  
 13 long time. He was in his 50s. He's 78 or 79 now,  
 14 okay? Why? So he -- so that building can make  
 15 millions of dollars a year, and he could throw  
 16 pittance to the school district for tax dollars.  
 17 Well, if it's a special use permit, okay? Put  
 18 stipulations in the special use permit. If you  
 19 can't stop them from building this building, then  
 20 put stipulations in the special use permit --  
 21 permit, okay? Double the taxes. One, going to the  
 22 school districts and everything else like normally,  
 23 and you have it going to the Village of Hawthorn  
 24 woods, so the village benefits, okay?  
 25 Maybe upon his death, or 20 years from now,

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1 any stipulation for a manufacturing facility, once  
 2 the person dies, or 20 years after, the building is  
 3 now evacuated and donated to the village, and tax  
 4 dollars from the foundation or the corporation is  
 5 paid by the corporation. It sounds like a good  
 6 idea for a special use permit. That's how I feel.  
 7 There's some -- couple thoughts. You know what?  
 8 If it's special use, then make it special use.  
 9 The residents here are not going to stop this  
 10 from going through. You guys have control. You  
 11 have control. I know they tried to get a coffee  
 12 shop in here or something like that, one -- years  
 13 ago, and they stopped it. But the thing is, this  
 14 is so permanent, it's unbelievable. You know what?  
 15 They could take that building, the manufacturing,  
 16 after the owner dies, it goes to the -- it's  
 17 vacated for manufacturing and becomes a health and  
 18 a youth development --  
 19 MR. MERKEL: Sir, I'm going to ask you to wrap  
 20 up your time here.  
 21 MR. BUFFARDI: Okay.  
 22 MR. MERKEL: That's your time.  
 23 MR. BUFFARDI: So, I mean, there's other  
 24 things that could be considered special use. So  
 25 that's all.

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1 MR. MERKEL: Thank you, sir.  
 2 MR. RONCZKOWSKI: My name is Terry  
 3 Ronczkowski, 9 Heather Lane. Our wonderful view of  
 4 -- to the west would not be the greatest, I would  
 5 have to say. Again, without the elevation and all  
 6 that -- whatever. I'm concerned how this will  
 7 affect my property value.  
 8 There's so many things that can happen. Even  
 9 the -- companies go out of business. We don't  
 10 expect that for these people, and as I remembered,  
 11 it's got a place in Lake Zurich. They wanted to  
 12 expand. Lake Zurich said no. So we come here, in  
 13 an area that is, as many have said, is a beautiful  
 14 residential area. I can't see this being a benefit  
 15 to any of the homeowners. Even though we may only  
 16 be a few hundred out of the 8,000 who supposedly  
 17 live in Hawthorn Woods, it affects us, and I would  
 18 ask you to consider that in these decisions. Thank  
 19 you.  
 20 MR. MERKEL: Thank you, sir. All right. Last  
 21 chance. All right. We got one more. Excellent.  
 22 MS. PROCTER: Hi. My name is Laura Procter. I  
 23 live at 4 Piper Lane. This thing's too tall. I  
 24 guess I just don't understand why this is even  
 25 something that's being considered. In a

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1 neighborhood where I can't even build a fence or  
 2 have a shed, we're going to have this eyesore right  
 3 next to our park. I just don't get it. So I hope  
 4 that you all recommend that it not be done, is my  
 5 hope.  
 6 Also, one other concern I have is if there is  
 7 a fire at this facility, with the plastic, you  
 8 know, plastic is very toxic when it burns. Is  
 9 there an evacuation plan, if this goes through?  
 10 You know, how long would we be out of our houses?  
 11 What's the area that something like that could  
 12 cover? So that's just another consideration I'd  
 13 like to bring up. Thank you.  
 14 MR. MERKEL: Thank you. All right. Last  
 15 chance here. Anyone else from the public who would  
 16 like to address? Thank you for all those comments.  
 17 Last time and this time, we did take good copious  
 18 notes, so I appreciate all that. Last chance.  
 19 All right. At this time, I'd like -- Mr.  
 20 Cohen, do you have any comments or feedback from  
 21 that? I just want to give you a chance, sir, if you  
 22 have anything you'd like to reference.  
 23 MR. COHEN: Yeah. Only a couple of -- so the  
 24 there was a suggestion to move the parking to the -  
 25 - boy, I'm trying to get my -- to the west, at that

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1 point at the top. That's a depressional storage  
 2 for water. And I know there are a lot of concerns  
 3 about water runoff. I do believe the 300-plus-page  
 4 stormwater report shows that water from the site  
 5 isn't going to travel off the site, but I'll defer  
 6 to the engineers. We had Angela Zografos here last  
 7 time that made that statement. And if -- you know,  
 8 if there's something else that we needed to do from  
 9 a stormwater management perspective, I mean, we'd  
 10 be happy. But I -- you know, based on Angela  
 11 Zografos and Erika Frable and Lee Fell, I feel  
 12 quite confident that this is not going to create an  
 13 issue for any of the neighbors, in terms of the  
 14 stormwater.

15 The other component I wanted to add is that  
 16 there's a concern about the well water. This  
 17 facility isn't going to be serviced by well water  
 18 and neither would it be serviced from Hawthorn  
 19 Woods. The water would come from Lake Zurich, and  
 20 be supplied by Lake Zurich, and so would the  
 21 sanitary sewer.

22 I think those were the primary issues that  
 23 people had raised that -- I do think there are  
 24 another -- a lot of other comments that have been  
 25 made that were responded to comprehensively, and I

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1 won't repeat those now. So if it was a something  
 2 that was left out, or an outlier -- the only other  
 3 comment I would make is that I did send a letter to  
 4 Mr. Brankin. I'm not going to raise the -- with --  
 5 that raised procedural -- what I would refer to as  
 6 procedural anomalies. I'm not going to bring those  
 7 up now, other than to note them -- that I sent the  
 8 letter, for the record.

9 I -- you know, I do think that there's a  
 10 general misunderstanding of what preliminary plan  
 11 approval, which is what we have submitted. It  
 12 means that the plans are not finalized, but this is  
 13 conceptual. And so I just -- you know, I think  
 14 that a lot of the public is expecting a final  
 15 engineering, final submission. That's not what  
 16 this process is. Thank you.

17 MR. BRANKIN: And I would just note that the  
 18 village had responded to Mr. Cohen's letter --

19 MR. COHEN: Yes, you did, Mr. Brankin. I love  
 20 getting letters from you.

21 MR. BRANKIN: Thank you.

22 MR. COHEN: Thank you.

23 MR. MERKEL: Staff, any comments on -- just  
 24 want to make sure what -- that this is the -- no?  
 25 Okay. Okay. Why is that?

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1 MS. ELLIOTT: Has Lake Zurich approved the  
 2 water?

3 MR. COHEN: The -- I think we're --

4 MR. MERKEL: Yeah. We -- we're still open. So  
 5 if you haven't had a question, please come forward,  
 6 state your name --

7 MR. COHEN: Do you want me to answer it?

8 MR. MERKEL: -- and then Mr. Cohen --

9 MR. COHEN: Do you want me to answer?

10 MR. MERKEL: Yeah. Well, please do.

11 MR. COHEN: Okay. The -- I think the question  
 12 was, has -- do we have approvals from Lake Zurich?  
 13 Those are -- no, we do not at this time. Those are  
 14 pending. There's also litigation with Lake Zurich  
 15 to resolve that, in terms of the access.

16 In terms of the water, there's an  
 17 intergovernmental agreement that exists between  
 18 Hawthorn Woods and Lake Zurich. I have not -- I  
 19 don't -- I don't know if -- I have not had any  
 20 specific conversations, whether -- with Lake  
 21 Zurich, whether they intend to abide by or honor  
 22 that agreement. I also haven't had conversations  
 23 with Hawthorn Woods as to what they would do to  
 24 enforce that in the event that Lake Zurich did not.  
 25 But I do know that the according to the -- my

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1 understanding of the intergovernmental agreement is  
 2 that Hawthorn Woods did purchase from Lake Zurich -  
 3 - did reserve sewer space to be able to accommodate  
 4 this type of a development. Thank you.

5 MR. MERKEL: Okay.

6 MS. ELLIOTT: Sorry, I have a follow-up  
 7 question to your lawyer. I'm sorry. Nicole  
 8 Elliott, 6 Cayuga Court. So if Lake Zurich doesn't  
 9 approve it, then where's the water coming from,  
 10 Hawthorn Woods?

11 MR. COHEN: No. The water will come from Lake  
 12 Zurich.

13 MS. ELLIOTT: But you just said you're in  
 14 litigation right now?

15 MR. COHEN: Yes. But --

16 MS. ELLIOTT: And what happens if they deny  
 17 it?

18 MR. COHEN: That's not on the water issue.  
 19 That's merely on the private road that we'll  
 20 access.

21 MS. ELLIOTT: Okay. But you don't have  
 22 assurance from Lake Zurich that it's going to be  
 23 approved?

24 MR. COHEN: I don't have assurance that  
 25 anything's going to happen anymore in this world at

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1 any time. I can just tell you that there's an  
 2 agreement -- an intergovernmental agreement where  
 3 Lake Zurich has said that they agree to supply it.  
 4 MR. MERKEL: And Mr. Cohen basically said the  
 5 word -- they're -- it's pending, right?  
 6 MR. COHEN: It is pending.  
 7 MR. MERKEL: Yeah.  
 8 MS. ELLIOTT: Okay. And if it gets denied,  
 9 help me understand what happens when it gets  
 10 denied, if it gets denied?  
 11 MR. COHEN: Then you probably have less to  
 12 worry about in terms of a building being there.  
 13 MS. ELLIOTT: Okay. That's what we want to  
 14 hear. Thank you. Thank you.  
 15 MR. MERKEL: All right. All right. We are at  
 16 the point we are going to close this public  
 17 hearing. I'm looking for a motion and a second to  
 18 close the public hearing.  
 19 MS. MASSEL: So moved.  
 20 MR. MERKEL: Ms. Massel.  
 21 MR. TISCI: I second.  
 22 MR. MERKEL: Dante. And again, Katreina if we  
 23 could do a roll vote?  
 24 MS. KOPROWSKI: Mr. Merkel?  
 25 MR. MERKEL: Yes.

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1 MS. KOPROWSKI: Mr. Tisci?  
 2 MR. TISCI: Yes.  
 3 MS. KOPROWSKI: Ms. Massel?  
 4 MS. MASSEL: Yes.  
 5 MS. KOPROWSKI: Mr. Glickman?  
 6 MR. GLICKMAN: Yes.  
 7 MR. MERKEL: All right. So the public hearing  
 8 is closed. So at this time, we are looking for a  
 9 motion and a second to direct village staff to  
 10 direct preliminary findings of fact from the  
 11 information that was provided at the meeting. Said  
 12 preliminary findings will be presented at the next  
 13 regularly scheduled Planning, Building and Zoning  
 14 Commission meeting on Tuesday, November 18th at  
 15 6:30, for deliberation and recommendation.  
 16 That's when we will deliberate, that's when  
 17 we'll give our recommendation. No up or down,  
 18 deliberation, our proposal, our recommendation to  
 19 the board at that time. So I am looking for,  
 20 again, a motion and a second to direct staff to  
 21 draft the preliminary findings of fact from the  
 22 information we have today.  
 23 MR. GLICKMAN: So --  
 24 MS. MASSEL: So moved.  
 25 MR. MERKEL: Audrey. Larry?

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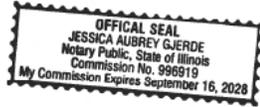
1 MR. GLICKMAN: Second.  
 2 MR. MERKEL: Thank you. And then we'll take  
 3 another roll vote.  
 4 MS. KOPROWSKI: Mr. Merkel?  
 5 MR. MERKEL: Yes.  
 6 MS. KOPROWSKI: Mr. Tisci?  
 7 MR. TISCI: Yes.  
 8 MS. KOPROWSKI: Ms. Massel?  
 9 MS. MASSEL: Yes.  
 10 MS. KOPROWSKI: Mr. Glickman?  
 11 MR. GLICKMAN: Yes.  
 12 MR. MERKEL: All right. We are on Item number  
 13 5, adjournment. I'm looking for a motion and a  
 14 second to adjourn this meeting at 7:45.  
 15 MR. TISCI: So moved.  
 16 MR. GLICKMAN: So moved.  
 17 MR. MERKEL: Larry. Any second?  
 18 MR. TISCI: Second.  
 19 MR. MERKEL: Dante. Another roll vote,  
 20 please.  
 21 MS. KOPROWSKI: Mr. Merkel?  
 22 MR. MERKEL: Yes.  
 23 MS. KOPROWSKI: Mr. Tisci?  
 24 MR. TISCI: Yes.  
 25 MS. KOPROWSKI: Ms. Massel?

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1 MS. MASSEL: Yes.  
 2 MS. KOPROWSKI: Mr. Glickman?  
 3 MR. GLICKMAN: Yes.  
 4 MR. MERKEL: We are adjourned at 7:45.  
 5 (Meeting concluded at 7:45 p.m. CT)  
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CERTIFICATE OF DIGITAL REPORTER  
STATE OF ILLINOIS

I do hereby certify that the Meeting in the foregoing transcript was taken on the date, and at the time and place set out on the Title page hereof, by me and that the said matter was recorded digitally by me and then reduced to type written form under my direction, and constitutes a true record of the transcript as taken, all to the best of my skill and ability. I certify that I am not a relative or employee of either counsel, and that I am in no way interested financially, directly or indirectly, in this action.



JESSICA AUBREY GJERDE,  
DIGITAL REPORTER/NOTARY  
MY COMMISSION EXPIRES ON: 09/16/2028  
SUBMITTED ON: 11/06/2025

<b>\$</b>	<b>28th</b> 6:7	<b>7</b>	15 32:19,21 45:24 47:11 57:16	<b>anyplace</b> 25:15
<b>\$6,000</b> 45:16	<b>2:30</b> 50:14	<b>7</b> 48:10	<b>addressed</b> 32:13 46:14 51:24	<b>anything's</b> 61:25
<b>\$65</b> 45:15	<b>3</b>	<b>78</b> 54:13	<b>adjourn</b> 64:14	<b>Apologize</b> 6:4
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