

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: 221-229 WEST RAND SUBDIVISION - PC# 20-012
PRELIMINARY AND FINAL PLAT OF SUBDIVISION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting held via virtual Webinar which permits the
public to fully participate in the virtual hearing via the Webinar or their phones, pursuant to
orders issued in response to the COVID-19 pandemic, on the 23rd day of September, 2020,
at the hour of 7:30 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chairperson
GEORGE DROST
MARY JO WARSKOW
JOE LORENZINI
JOHN SIGALOS
JAY CHERWIN
LYNN JENSEN

ALSO PRESENT:

SAM HUBBARD, Development Planner

ACTING CHAIRPERSON GREEN: As the Acting Chair, I'd like to call the Plan Commission meeting of September 23rd, 2020 to order. I would just like to read a brief statement to keep everything on the up and up:

I find that the public health concerns related to the Corona virus pandemic render in-person attendance at the regular meeting location not practical or prudent.

So, having said that, and since I'm the guy that sits with the American flag behind my head, we're going to try to get through the Pledge of Allegiance to start the meeting. So, we'll try it again.

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON GREEN: Good job, guys. Thank you.

Sam, if you would take attendance please?

MR. HUBBARD: Absolutely.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Green.

ACTING CHAIRPERSON GREEN: Here.

MR. HUBBARD: I would note that Commissioner Green is the Acting Chairman for the evening in the absence of our Chair and Vice-Chair.

Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow. Commissioner Warskow?

COMMISSIONER LORENZINI: You're on mute, Mary Jo.

COMMISSIONER WARSKOW: I'm pressing my spacebar. Here.

MR. HUBBARD: And Chairman Ennes.

(No response.)

MR. HUBBARD: All right, we have a quorum.

ACTING CHAIRPERSON GREEN: There we go.

Our first item would be approval of minutes, Cremation by Water from 9/9/2020. Is there a motion to accept the minutes?

COMMISSIONER JENSEN: So moved.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: Okay, we have a second. Then would you please take a roll call on that one, Sam?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Abstain, I was not there.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green.

ACTING CHAIRPERSON GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Abstain, I was not there.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

ACTING CHAIRPERSON GREEN: All right, our first hearing and only hearing for tonight is PC# 20-012, 221-229 West Rand Road Subdivision.

Is the Petitioner here?

MR. HUBBARD: The Petitioner is here. I'm inviting him in and going to be asking him to unmute himself and open up his video.

MR. WIGODA: So, I just, oh, there we go. I think I'm in.

ACTING CHAIRPERSON GREEN: We can see you.

MR. WIGODA: I don't want you to hold it against my client, Bill, who's sitting just directly to my left.

ACTING CHAIRPERSON GREEN: All right, and just before you tell us about your project, I have to ask Sam, have all the public notifications been made on this project?

MR. HUBBARD: They have, yes.

ACTING CHAIRPERSON GREEN: Okay, thank you.

Are you, who is going to be speaking here tonight?

MR. WIGODA: I am. This is Bob Wigoda and I'm counsel for the Petitioner/owner. The principal --

ACTING CHAIRPERSON GREEN: Well, Bob, I have to swear you in.
(Witness sworn.)

ACTING CHAIRPERSON GREEN: Thank you, you're sworn in.

MR. WIGODA: Thank you.

COMMISSIONER JENSEN: What can we do about the feedback from Bob's area? Because when he speaks, it kind of makes a feedback that just -- have you got a phone, two things on - a phone and a computer or what?

MR. WIGODA: Yes, is it --

COMMISSIONER JENSEN: You can only have one on at one time.

MR. WIGODA: Is that better?

ACTING CHAIRPERSON GREEN: Yes, sounds pretty good so far.

MR. WIGODA: Okay.

MR. HUBBARD: Yes, definitely better.

MR. WIGODA: Thank you.

ACTING CHAIRPERSON GREEN: Okay, well, Bob, why don't you tell us about your project?

MR. WIGODA: So, as I was noting, the principal of the Petitioner is Mr. Terman who is to my left. The property is owned by Bitco Holdings. Right now, it's about an acre plus and there are two businesses or two buildings located on it. The purpose of our project is to simply divide the property into two lots of record which we'll pursue and take the sale of one of those lots which is now under contract. The purpose of the properties, the use of the properties, and more physically it wouldn't change at all except where it's noted in the project description and the Staff Development Committee report.

On one property, the property to the east, there's a Goodyear Tire and Rubber Company, Just Tires business; and the property to the west, there is a CAR-X use and a small vacant space in there. The property, after it's divided, would be fully compliant with all laws, subject to a couple of things that we're doing to facilitate some parking, which really is the dedication of six parking spaces to the southeast which are on Lot 1 and which would be for the benefit of Lot 2. Again, they're designated on our exhibit that we provided.

There will be an easement, a blanket easement for access and egress to the parking area and entry to the property which will be recorded by a declaration of the easements which will be recorded immediately prior to the deed for the sale of the property to Mr. Lehrman. The plat of subdivision also notes an easement for the properties that are adjacent which existed prior to our application and which will remain in effect for the benefit of both proposed Lots 1 and 2. There are some, we're also creating an additional handicap space, and also a landscape island that is noted to the north of some new parking spaces which appear right next to the Just Tires building to the east.

Other than the creation of the landscape island and the creation of four new parking spaces, again physically the property is not going to change at all, and the uses won't change. After the division into two lots of record, the property will remain legally compliant with all codes and zoning. We've read the Staff Committee report and we're familiar with the conditions that appear on the last page, and those conditions are understood and we'll be in compliance with those conditions.

I don't know if there's really anything else that I can speak to. It's a pretty simple project. Again, the whole point of this is not to change the uses, not to change it physically other than what's required to accomplish the division. The whole point of this is to create two lots of record.

ACTING CHAIRPERSON GREEN: Thank you, Bob, well said.

I don't see you up on the thing, Sam, if we want to move on to the Staff report?

MR. HUBBARD: Yes, absolutely, ready to go.

ACTING CHAIRPERSON GREEN: There you go.

MR. HUBBARD: When you're ready.

ACTING CHAIRPERSON GREEN: Thank you, Bob.

MR. WIGODA: Thank you, sir.

MR. HUBBARD: All right, so the property in question, the reason we're here this evening is because the property at 221-229 West Rand Road would like to subdivide, as you just heard, creating two lots. So, a preliminary and final plat of subdivision is required by Village Code in order to accomplish that, and the Petitioner has submitted an application for the subdivision. The property is zoned B-2, it's a General Business District. The existing uses on the site, two auto repair uses, are permitted uses in that district, through the issuance of special

use permits. Both businesses have the required special use permits to allow for the auto repair.

On the Comprehensive Plan, the property is listed as suitable for commercial uses in the future, and the existing uses conform to that designation. I would mention there is about a 1,900 square-foot vacant space in the CAR-X building and it's suitable for retail uses or general, you know, B-2 permitted uses. Any future business that will locate there will be required to conform to all B-2 use regulations or be required to seek special approval.

So, the Petitioner has requested preliminary and final plat of subdivision approval, and that's what's on the docket for this evening. As part of the application, a variation has been requested to waive certain landscape islands at the end of parking rows, and I'll get into that a little bit later.

So, right here, you can see the aerial of the subject property bounded in red. On the northwest side is the CAR-X building with the small vacant space in the front. Then right here, this is the Just Tires building on the southeast side of the site. I may refer to this as Lot 2, and this, the CAR-X site as Lot 1.

So, as you can see, access comes from a shared driveway that goes down the center of the site and leads to the parking areas in the rear, as well as provides access to the parking areas in the front. The majority of the parking areas are behind the CAR-X site with just limited parking behind the Just Tires site. Then there is the shared drive aisle in the front that provides access to both businesses, and then the shared drive aisle down the center.

So, you'll notice on this aisle in the front, it kind of stubs off right at the ends where it would connect to the two adjoining properties on the Rand Road frontage. When this development was permitted and created via subdivision and PUD in 1994, as a condition of approval of that PUD, it was required that shared access be granted to the properties along the Rand Road frontage, and then when they redeveloped on either side, then that connection point could be implemented.

So, the proposed subdivision has no bearing on that; that was granted back in 1994 as an easement, you see it on the plat, and the proposed subdivision wouldn't alter that. In fact, we've made sure that the Just Tires site has access along Lot 1, the CAR-X site, so they could take advantage of any future connection there. Then the same thing for the CAR-X site across Lot 2, the Just Tires site, so they could take advantage of any future connection there.

Here is the plat of subdivision. Again, Lot 1 is the CAR-X site, Lot 2 is the Just Tires site. You may be able to see the existing 24-foot wide cross access easement. As part of the subdivision, they are dedicating a shared access easement along the center. That's that center drive aisle. Then they are dedicating, via permanent easements, use of six spaces on the CAR-X site for Just Tires, and that's for the Just Tires to comply with code relative to parking. Parking assignment was never an issue as both businesses are located on one lot under a single ownership, but now that they'll be under separate ownership, it's important to establish these shared easements and access rights and make sure that each site can comply with parking regulations on its own. So, that's the plat of subdivision, it complies with all requirements.

Here you can see the site plan. On this side is the existing site plan, and then on this side is the proposed site plan. As you heard from Mr. Wigoda, there's really not any major changes occurring. So, the first change you're really going to see is the new property

boundary dropped down the center of the site. The other change is an additional handicap parking space is going to be re-striped on the CAR-X site. Then the more significant changes, although still not very major, are the changes to add additional parking spaces down at the rear of the Just Tires site. You can see here, there's three new spaces, and then it may be a little bit tough to see but they're pushing back a curb line slightly to create another parking space in the rear there.

So, that brings me to the variations. There was a variation requested for required landscape islands. So, here you can see there would be two landscape islands required by code on each side of the new parking spaces. Those landscape islands aren't there in the plan. They're proposed as, one of them as P2, one parking space, and then the other just as an access point. So, technically, these landscape islands are required by code. The Petitioner, in an effort to get as much onsite parking as possible, has asked for a variation to waive that requirement.

Staff is supportive of this request. We'd note that these islands would be in the rear of the site, so they wouldn't provide much screening along the highly traveled Rand Road corridor. The rear of the site also has fairly substantial existing vegetation that provides a natural buffer to the southeast and southwest. So, we're supportive of the variation and recommending approval.

Relative to parking, again there were certain spaces that needed to be dedicated on Lot 1, the CAR-X site, for use by Lot 2 in order for that site to comply with code. So, with the dedication of those spaces, which will be dedicated in perpetuity, then both sites will be compliant to code requirements.

So, Staff is recommending approval of the application subject to three conditions: One, that Lot 1, the CAR-X site, provide the six spaces via perpetual easement to Lot 2, the Just Tires site, to allow it to conform to parking requirements. Then at the time of the building permit for the parking lot work and these new spaces, we are going to ask that the Petitioner install some missing shade trees within landscape islands and infill some missing or dead perimeter landscaping, both along the front of the property and then along the sides and rear as well in order to conform to code requirements. Then the last condition which is a standard condition.

So, that being said, we are supportive of the application and recommending approval. That concludes the Staff presentation.

ACTING CHAIRPERSON GREEN: Thank you, Sam.

Is there a motion to enter the Staff report into the record?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER CHERWIN: I'll second, this is Jay.

ACTING CHAIRPERSON GREEN: Okay, Sam, if you could take roll call on the vote?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Acting Chair Green.

ACTING CHAIRPERSON GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Sorry, yes. Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

ACTING CHAIRPERSON GREEN: Okay, should we open it up to any audience participation before we go around with any questions the Commissioners may have? How does that work with you guys? Do you want to do it that way?

COMMISSIONER LORENZINI: That's fine.

COMMISSIONER JENSEN: That's fine. I only had one clarifying question.

ACTING CHAIRPERSON GREEN: Okay.

COMMISSIONER JENSEN: How would the customers of Just Tires realize that they have parking capability at the back of the CAR-X lot? Is there going to be signage or how will they know where to park?

MR. WIGODA: You know, that certainly can be done, again because the easement is going to be dedicating the parking spaces for the Just Tires customers. Also, there's ample parking, actually there's ample parking in front. We're doing this for code compliance. If it ever became an issue, we would certainly do that. Certainly we want to make sure that the two owners have, that they have a good relationship among themselves.

It's not anything we contemplate at this point to requiring of either the tenants or our prospective purchaser. But if that was something, I'm assuming that it's the landlords that own the property together, if they want to avoid confusion among the tenants, they could certainly post that kind of signage.

COMMISSIONER JENSEN: I had been a customer of that Just Tires years ago when I lived up in that area. Often, those three or four places in front of Just Tires are filled, and it's not clear that anyone would know where to park beyond that. Most likely they will want to park in the front of CAR-X. So, it seems to me you've got to have some signage or something to tell people where to park.

MR. WIGODA: Commissioner, I think that's a very fair point and we're certainly prepared to post signage. When you were a customer, and even through now, it hasn't been an issue so much because it's been one owner. So, people could park wherever, you know, they wanted in the lot, it was owned by the same person. Once this is split, that will become more of an issue that each side, we all know retail, they want to be very protected of customer parking. So, it's actually a good suggestion and posting signage may be the answer. Thank you for that.

COMMISSIONER JENSEN: Thank you.

ACTING CHAIRPERSON GREEN: Okay, do you want to open it up to the public and see if there's anybody who wants to make a comment before we continue? Sam?

MR. HUBBARD: Sure, yes, we can open it up for public comment. I am going to the attendee side. I see two people in attendance. If you would like to make a comment, please click the Raise Hand feature in Zoom, or, it looks like both people have joined over the Internet, but if either one did join over the phone, they could dial *9 now and it would put them in the queue to speak.

So, I'm not seeing any hands raised, so I would say there is no public comment at this point.

ACTING CHAIRPERSON GREEN: Okay, then I will close this public portion and get back to the Commissioners for any questions you might have of our Petitioner.

Whoever would like to start, just jump in. Mary Jo, would you like to start? I'm just looking at you at the middle of my screen up here.

COMMISSIONER WARSKOW: Thank you, Bruce. No, I have no questions. I'm very supportive of the petition.

ACTING CHAIRPERSON GREEN: Okay, I'm moving along.

COMMISSIONER DROST: I have just one question as to the owner. Will the owners also be the operators of the retail space?

MR. WIGODA: Commissioner, that's a good question. No, these are strictly landlords that are leasing out the properties. With respect to the Just Tires location, it's a single tenant facility. With the CAR-X, there's only one tenant there right now. Only one of the properties is under contract, that's to Mr. Lehrman, and he will not be the operator of the Just Tires. The CAR-X is actually a significant franchise or business; I wouldn't expect that they would be a potential purchaser. So, we do not expect them to be owner/operators.

COMMISSIONER DROST: Thank you.

ACTING CHAIRPERSON GREEN: Any other questions, George?

COMMISSIONER DROST: I'm fine; I'm supportive of the project. It looks fairly straight-forward.

ACTING CHAIRPERSON GREEN: Absolutely.

Lynn? Any more from you, Lynn?

COMMISSIONER JENSEN: No. No, I think it's a good project.

ACTING CHAIRPERSON GREEN: Joe, I didn't mean to cut you off. Joe, are you there?

COMMISSIONER LORENZINI: Yes, I'm here.

ACTING CHAIRPERSON GREEN: Any questions?

COMMISSIONER LORENZINI: No questions.

ACTING CHAIRPERSON GREEN: No questions, okay. John, I don't see you up in the little picture thing, but I know you're around somewhere.

COMMISSIONER SIGALOS: No, I'm here. No, I really have no questions. I saw this preliminarily at the, we had an opportunity through CPRC and offered some comments. So, I have no questions; I think it's fine.

ACTING CHAIRPERSON GREEN: Any other comments? If I'm forgetting anybody, I'm sorry, but I would just chime in that I have no questions and I heard it at the preliminary Conceptual Review. I think it's a great use of the property to split it up if that's how they want to do it.

COMMISSIONER CHERWIN: Yes, this is Jay.

ACTING CHAIRPERSON GREEN: Jay, there you are.

COMMISSIONER CHERWIN: That's okay. I agree. I sat at the Conceptual Committee Review. I think it's a good project; I'm happy to support it.

I guess the only question I had was it sounds like we're sufficiently screened in the south because I know you've got some residences there, and I thought if there were any deficiencies, Sam, that this would be the opportunity where we'd be able to shore that

up for those residences to the south. Can you speak to that? That's my only question.

MR. HUBBARD: Yes, so that second condition of approval would require that if we notice any deficiencies in that perimeter landscaping along the south there, southeast and southwest, any noncompliance, we would require that the Petitioner install any missing landscaping as part of the process.

COMMISSIONER CHERWIN: Okay, yes, and you haven't had any issues raised or anything from the southern property owners throughout, I think. That's all, thanks. Good project.

ACTING CHAIRPERSON GREEN: Thank you, Jay.

Any more questions from the Commissioners? Or comments? Or would somebody like to make a recommendation?

COMMISSIONER LORENZINI: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 20-012, a Preliminary and Final Plat of Subdivision to subdivide the subject property into two lots, and the following variation:

1. **A Variation to Chapter 28, Section 6.15-1.2(b) to waive the requirement for landscape islands at the ends of certain parking rows.**

This recommendation is subject to the following conditions:

1. **Lot 1 shall provide six shared parking spaces via perpetual easement to Lot 2 to allow Lot 2 to conform to all parking requirements.**
2. **At time of building permit for the proposed parking lot work to add additional parking spaces, the Petitioner shall install all missing parking lot landscape island shade trees and infill all perimeter landscaping to conform to code requirements.**
3. **The Petitioners shall comply with all federal, state, and Village codes, regulations, and policies.**

ACTING CHAIRPERSON GREEN: Thank you, Joe.

Is there a second to that?

COMMISSIONER JENSEN: I'll second.

ACTING CHAIRPERSON GREEN: Thank you, Lynn.

Any questions or can we go on to a vote on this one? Sam?

MR. HUBBARD: If there's no other deliberations, we can vote.

ACTING CHAIRPERSON GREEN: Let's vote.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Acting Chairman Green.

ACTING CHAIRPERSON GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: All right, that's a unanimous vote.

ACTING CHAIRPERSON GREEN: I think we have a unanimous vote on that. When will this be passed along to the Trustees?

MR. HUBBARD: We're targeting October 5th as an initial presentation, but that's a tentative date. So, we'll communicate with you, Mr. Wigoda, and coordinate that.

ACTING CHAIRPERSON GREEN: Okay, great. Hopefully you heard that, Bob?

MR. WIGODA: I did. If I might take a bit of a point of privilege here? I don't mean to be obsequious, but I have to say this. I have been practicing law for almost 41 years, doing this kind of work in many, many municipalities and eight or 10 states. I have never had a more pleasant experience than working with your Staff and your Village, and I cannot say enough about Mr. Hubbard. He has been just so accessible and good to work with, and it's just a pleasure. As I said, I have not had a more pleasant experience anywhere, and I want to thank him and I want to thank the Commissioners for all this, especially in this pretty troubling time. I was concerned through the start of this. We didn't have the experience we have now with COVID to be able to do this with him and Staff during this Corona virus even more so, so thank you all very much.

MR. HUBBARD: Thank you, Bob.

ACTING CHAIRPERSON GREEN: Thank you, Bob.

COMMISSIONER CHERWIN: We love him, too.

COMMISSIONER SIGALOS: Yes, thank you for your nice comments, Bob.

COMMISSIONER JENSEN: I've been trying to get him a raise rather than just compliments, but I haven't had any success.

ACTING CHAIRPERSON GREEN: But he does have his own room here now at City Hall.

MR. HUBBARD: Keep trying, Lynn.

MR. WIGODA: I'm not a taxpayer in Arlington Heights so I can't comment.

COMMISSIONER CHERWIN: You can, Bob, you can help us fund the bronze bust we're putting of him in the central parking, Bob.

MR. WIGODA: I'll cook the dinner.

ACTING CHAIRPERSON GREEN: Thank you, Bob. Good luck with this with the Trustees and, hopefully sooner versus later, get it done.

MR. WIGODA: Thank you all, I appreciate it. Have a good night, everybody. Stay safe.

ACTING CHAIRPERSON GREEN: Good night.

Sam, is there anything else on our agenda here I've been looking through? There's no other business that I see listed.

MR. HUBBARD: No other business, yes. That's it.

COMMISSIONER DROST: I'll make a motion to adjourn then.

ACTING CHAIRPERSON GREEN: Then we need a second to that.

COMMISSIONER WARSKOW: I second.

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: Everybody seconds. Of course we need a roll call vote to get out. So, Sam, if you would one more time?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Acting Chairman Green.

ACTING CHAIRPERSON GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

ACTING CHAIRPERSON GREEN: Well, I guess, if I had a gavel I would pound it, but I guess all I can say is good night all and thank you for your participation.

(Whereupon, at 8:01 p.m., the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF KANE)

I, RON LeGRAND, depose and say that I am a digital court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

 RON LeGRAND

UBSCRIBED AND SWORN TO
 BEFORE ME THIS _____ DAY OF
 _____, A.D. 2020.

 NOTARY PUBLIC

DRAFT