

PLAN

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

COMMISSION

RE: BIBIBOP GRILL - 715 EAST PALATINE ROAD - PC #23-008
SPECIAL USE PERMIT FOR RESTAURANT WITH DRIVE-THROUGH

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 1st Floor Buechner Room, Arlington Heights,
Illinois on the 26th day of July, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
JOE LORENZINI
BRUCE GREEN
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

JAKE SCHMIDT, Development Planner

CHAIRPERSON DAWSON: This meeting is called to order. Pledge of Allegiance, please.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, roll call, please.

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. SCHMIDT: Commissioner Drost.

(No response.)

MR. SCHMIDT: Commissioner Ennes.

(No response.)

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. SCHMIDT: Commissioner Jensen.

(No response.)

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. SCHMIDT: Commissioner Warskow.

(No response.)

MR. SCHMIDT: Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, approval of minutes, please.

minutes. COMMISSIONER GREEN: I'd like to make a motion to approve the

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: All right, motion passes.

the Petitioner here? All right, so our first item on the agenda is the HANA Downzoning. Is

MR. SCHMIDT: That's the minutes.

COMMISSIONER GREEN: No, that's the minutes.

COMMISSIONER SIGALOS: That's the minutes.

CHAIRPERSON DAWSON: I'm sorry, thank you.

COMMISSIONER GREEN: Bibibop. I can't see you.

CHAIRPERSON DAWSON: Bibibop Grill, is the Petitioner here?

MR. SILVERMAN: Yes.

your report please? And I need to swear you in. Is there anybody else swearing in or testifying in your behalf?

MR. SILVERMAN: No.

(Witness sworn.)

CHAIRPERSON DAWSON: Thank you. All right, go ahead.

MR. SILVERMAN: My name is Richard Silverman. I'm the owner, one of the owners of Southpoint Shopping Center, most recently built the Chipotle. The AT&T building is right next to it. They'll be open in a few weeks.

The space we're talking about is directly adjacent to it, 715 East Palatine Road. Bibibop is a QSR, quick service restaurant, similar to Chipotle. Buffet, no, sorry, ordering style at the counter and then taken to your seat, a sit-down quick service restaurant. We are here for a special use permit for them to go in a 2,150 square-foot pickup window on the east side of the building. Bibibop's got 55 locations. Locations around here are Vernon Hills, Schaumburg, Oak Brook.

Happy to answer any questions anyone may have.

CHAIRPERSON DAWSON: All right, great. Have you read the Staff report, and do you agree to the conditions of approval?

MR. SILVERMAN: Yes, ma'am.

CHAIRPERSON DAWSON: Terrific. All right, thank you so much.

MR. SILVERMAN: Thank you.

CHAIRPERSON DAWSON: So, then, Jake, do we have a Staff report please?

MR. SCHMIDT: We do. First, I'd like to say that all public announcements have been issued relative to this petition.

CHAIRPERSON DAWSON: Thank you.

MR. SCHMIDT: The address of the subject property is 715 East Palatine Road. It's part of the newly created outlot within the Southpoint Shopping Center. The site is zoned B-3 General Service, Wholesale and Motor Vehicle District. The site is designated as appropriate for commercial uses per the Comprehensive Plan and the proposed use of a restaurant with drive-through is compatible with this designation.

The requested action is a special use permit for a restaurant with drive-through and no variations are required as part of this petition.

Some history on the site. The property was subdivided from Southpoint in 2018-2019. The two structures that are currently within the outlot received Design Commission approval in 2021, and the outlot received initial approval in 2022. At the time of this initial approval, it was contemplated that the buildings would be occupied by a 2,385 square-foot Chipotle Restaurant drive-through, which has completed construction, and a 4,419 square-foot building intended for another restaurant user with a drive-through as well. There was no tenant secured for the second building at that time, so the restaurant was purely conceptual requiring a re-appearance for another special use permit at the time the restaurant was identified.

The current request is for a restaurant with a drive-through. There are some modifications from the contemplated plan, that being that the second building has been divided into two tenant spaces, one being a 2,150 square-foot AT&T cell phone store, the remainder being a 2,169 square-foot Bibibop Asian Grill with a drive-through.

To refresh you, the outlot is on the northern side of the Southpoint Shopping Center, immediately adjacent to Palatine Road. It does not have direct access to Palatine Road but is directly accessible from the Rand Road on the Southpoint Shopping Center.

Since this is a special use approval request, a written response criteria was provided by Petitioner, and Staff analyzed these criteria for conformance. With respect to the first criterion, that the said special use is necessary for public convenience, the Petitioner notes that the outlot was approved with the concept of a quick service restaurant

initially, and that a restaurant is complimentary to the other uses within the Southpoint Shopping Center with the mix of restaurant and retail uses.

With respect to the second criterion, that such a case will not under any circumstances be detrimental to the health, safety, morals or welfare of persons in the vicinity, the Petitioner notes that the proposal is similar in character to other uses in the immediate area, and as such will not negatively impact the health, safety, or morals of the people within the vicinity.

With respect to the third criterion, that the proposed use will comply with the regulations and conditions specified by any ordinance and the Village Board, the Petitioner noted that it is the developer's intent for the proposed project to comply with all applicable codes, regulations, policies and ordinances, and will comply with any stipulations and conditions granted by the Village Board as necessary for this project.

Staff concurs with the responses and believes the special use approval criteria have been met.

The modified site plan is shown here, it's similar to what was previously approved for the site with one modification, that being the addition of a patio area to serve the Bibibop restaurant. This results in a loss of two parking spaces. However, with the new tenant mix, the site is within the parking requirements for the outlot and the site as a whole.

With respect to traffic, in 2022, a full traffic and parking study was provided that analyzed the impact of the proposed use's traffic volume on adjacent intersections and roadways, and it was determined that the level of service would not be diminished by the two restaurant uses that were contemplated at the time. A new addendum was provided as part of this petition in analyzing the specific proposal of Bibibop Grill. The traffic generation is now expected to be lower due to the reduced size of the second restaurant. Also, the study notes that there will be adequate stacking provided for the drive-through operations.

The drive-through will operate very similarly to the Chipotle next door where it serves app orders only, so anyone accessing the drive-through will already have placed their orders and is there simply for pickup, which does decrease overall stacking and waiting. The drive-through discharges into an area where the most immediate way to exit the outlot would be to make a 180-degree turn and head southbound towards the internal roadway. Staff had concerns during the previous approval with people making this movement as it requires a wide turning angle causing them to drive in the oncoming lane. Staff did request that exit movements be restricted for drive-through exiting in order to make sure that this conflict does not occur and they would only be able to turn left out of the drive-through. The petitioner has shown this restriction on the proposed site plan which addresses those concerns.

As mentioned previously, two spaces were eliminated from the proposed site plan. However, the code-required parking is now reduced with the mix of tenant uses. Previously, there were 47 spaces provided on the outlot with 68 spaces required by code. For the outlot alone, this resulted in a deficit of 21 spaces, though Southpoint Shopping Center was proposed to still have a parking surplus at that time. Under the new proposal, 45 spaces are provided on the site but only 40 are required by code for the two restaurants and the AT&T store, which results in an outlot surplus of five spaces, reducing the chance that vehicles will have to occupy other areas of the Southpoint lot, and of course Southpoint Shopping Center still has a surplus per code.

The Staff Development Committee recommends approval of this application subject to three conditions, those being that any future special use permit assumption

of the Bibibop special use permit must demonstrate to the satisfaction of the Village that drive-through operations will not create stacking issues if non-mobile ordering is offered, given the difference in the models. The second condition is that the design and furnishings of the outdoor dining area shall meet the criteria as required by Chapter 28, Section 5.1-23 of the Village of Arlington Heights Municipal Code, there are design and safety criteria for outdoor dining areas and at permit could be addressed. Lastly, the Petitioner shall comply with all federal, state and Village codes, regulations and policies.

This concludes my presentation. If there are any questions, I'm happy to answer them.

CHAIRPERSON DAWSON: All right, thank you so much, Jake.

Commissioners, do I have a motion to include the Staff report into the record?

COMMISSIONER CHERWIN: I'll move to include the Staff report.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: Terrific.

Okay, so do I have, Commissioners, do I have any initial questions before we open up for public commentary?

COMMISSIONER CHERWIN: Just one brief question for Jake. Can you just show that diagram real quick and explain that movement that you asked them to change?

MR. SCHMIDT: Sure. So, the --

COMMISSIONER CHERWIN: You can just talk through it if you want.

MR. SCHMIDT: Yes. So, if you look on the right side of the proposed plan?

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Actually, I want to show you here. This is the exiting drive-through lane. If vehicles were to turn right out of that lane, they may have to end up in oncoming traffic.

COMMISSIONER CHERWIN: Oh, got you.

MR. SCHMIDT: So, Staff wants to see that restriction to left-bound traffic. That really does not give good visibility. They can access and then circle the lot and exit that way.

COMMISSIONER CHERWIN: And the Petitioner, that's cool, and the users are good with that?

MR. SILVERMAN: Yes.

COMMISSIONER CHERWIN: All right, that's cool. I just wanted to, I couldn't really visualize it when you were talking through this, thank you. That's all.

CHAIRPERSON DAWSON: Thank you.

Any questions?

(No response.)

CHAIRPERSON DAWSON: All right, so we're going to open up for public commentary. Just know that when I call you up or if you raise your hand or whatever, then I ask you to state your first name, spell your last name, and if you're willing tell us where you live. So, anybody in this front row would like to come up? Yes, come on up please. Again, state your first

name, spell your last name, and if you're willing to give us your address.

PUBLIC COMMENTARY FOR PC #23-008

MR. OBERA: Sure. Donald Obera, last name O-b-e-r-a. I'm actually at 1902 Northbrook Drive. So, looking at this map over here, my house is right across from Floor & Decor, so I can see Floor & Decor outside my window. So, this is, north has got to be right up there.

CHAIRPERSON DAWSON: Okay.

MR. OBERA: I'm that first house right on Palatine.

CHAIRPERSON DAWSON: Great.

MR. OBERA: So, I was here actually for the Chipotle one. I think actually the Chipotle one is going actually fairly well. Haven't had any issues with it. I brought it up at the last Board that I was concerned about the drive-through, but this does look like it's only a pickup only, so there's no drive-through board at all, is that correct? That is --

CHAIRPERSON DAWSON: You should direct your comments to us --

MR. OBERA: Okay, sure.

CHAIRPERSON DAWSON: -- and then we'll ask questions. We're taking notes and we'll ask the questions.

MR. OBERA: Sure.

CHAIRPERSON DAWSON: So, you want to know if it's direct pick up and not a drive-through.

MR. OBERA: No drive-through board at all with a speaker. I just want to make sure that that is in there, too.

One of the things I did bring up as a concern about Chipotle, too, was trash. Luckily, there hasn't been too much, it hasn't been too busy. I've been watching, unfortunately, I hope the business is going to pick up. I am excited about all the development that is happening here, but as with any QSR concept, there is sometimes trash and debris that is there, especially with the patio being out in the front.

I get a lot of debris from Floor & Decor. I moved there, I understand that, it was there waiting for me. These are new concepts coming in here and so that is a concern for me, the trash and debris that does go into my yard. I do have wall of bushes that's up there, I do constantly pick things up from there. So, I would like to ask if there might be some consideration to see if there's anything that could block or stop some of the trash and debris. Obviously, it should be picked up, I understand that. It's what a concept should do, you can't catch everything, right?

CHAIRPERSON DAWSON: Right.

MR. OBERA: That is a concern. The other thing, too, is that the drive-through faces towards Floor & Decor. I'm not sure how much noise or noise pollution there may be and how late this concept will be up. That is also a little bit of concern. Currently, the Chipotle is blocked by the building, the AT&T building. You don't hear nothing. This concept with that drive-through board being on that side has no current blocking of anything. I don't know how loud it's going to be, but obviously I live there, I've got children that live there, there are some other neighbors that live there as well. There could be a little bit of noise pollution, especially if this concept is open up late. It would be a cause for concern.

CHAIRPERSON DAWSON: Yes, okay.

MR. OBERA: Other than that, is there any, I wasn't going to see if there's any plans for any advertisement or boards that might be facing that street that we might be concerned about. So, luckily, the Floor & Decor, they're super nice. I don't know if they do this on purpose or not, but they actually turn that board off at night. When that board is on, it lights up my bedroom, but --

CHAIRPERSON DAWSON: Oh, interesting, all right.

MR. OBERA: -- it seems like they do turn that off at night, so I don't know if there is going to be a planned board that's going to be out there. I'm not saying that they can't have one, but I'd like to know if there is one, what is the consideration and if there could be some public commentary on that as well.

CHAIRPERSON DAWSON: Okay, great. Thank you so much.

MR. OBERA: Thank you.

CHAIRPERSON DAWSON: Any other questions or comments? No?

MR. OBERA: No, that's all I got.

CHAIRPERSON DAWSON: All right, great.

Anybody in the next row?

(No response.)

CHAIRPERSON DAWSON: No. Oh, here we go, last row. Thank you.

MS. CAYER: Melissa Cayer, C-a-y-e-r. That's an old photo. It doesn't include that credit union building on it or anything. Any particular reason?

CHAIRPERSON DAWSON: All right, I'll make a note, yes, thank you.

Anybody else in that back row?

(No response.)

CHAIRPERSON DAWSON: Okay, at this time, we're going to close public commentary and I'm going to open it back up to the Commissioners. I'm going to start out on this end. Commissioner Lorenzini, any questions or comments?

COMMISSIONER LORENZINI: No comment, no questions.

COMMISSIONER GREEN: I have no questions, and I think it's a great project.

CHAIRPERSON DAWSON: Okay.

COMMISSIONER SIGALOS: Yes, I have no questions. I think it's a very good project.

COMMISSIONER CHERWIN: I agree wholeheartedly. I would just ask maybe the Petitioner to address if there's, you know, if there is trash and debris that's blowing across from Chipotle, is there anything, you know, as far as the screening and the containment from the outside, is there anything different on this site or anything different that can be done on Chipotle to help ameliorate some of that debris?

MR. SILVERMAN: Absolutely, happy to address it. Chipotle business is fantastic since they've moved. It actually has increased significantly already, so the traffic on the lot may not reflect that. We have exterior garbage cans on the property; they're cleaned everyday. We have lot sweeping multiple times a week to pick up garbage --

COMMISSIONER CHERWIN: Is that you guys that are doing that or is that operators that are doing that?

MR. SILVERMAN: That is me as a property owner. It's billable back to the tenants through --

COMMISSIONER CHERWIN: Yes, CAM?

MR. SILVERMAN: Their CAM. You're experienced in real estate. I was going to use a different term, but it bills back on through CAM. So, we do sweeping, we have garbage cans, and yes, we will continue to maintain the property and be a good neighbor.

COMMISSIONER CHERWIN: Yes, as it's come up a little bit and obviously we've got Palatine Road there, but I think anything we can do to maybe better contain it so that doesn't become a problem because if we have more people and more restaurants, it might, you know, create even more. So, I say anything we can, any steps we can take to help the neighbors would be good.

Then the question about operational hours on this one, we had a question about the drive-through outdoor. Is this like a 9:00 or 10:00 o'clock?

MR. SILVERMAN: I submitted their hours in the packet. I don't know off the top of my head, but this is, it's not beyond 10:00 p.m., I would assume, right?

MR. SCHMIDT: No. No, it's not a 24-hour operation, and it's not until midnight.

COMMISSIONER CHERWIN: No, it's just like a typical, kind of like what you'd see from Chipotle.

MR. SILVERMAN: It's the same hours as Chipotle, I wouldn't be pretty surprised about it. So, to be clear as well, even though it is by right and we could have a menu board because of the drive-through, they are a pickup window app only, so there's not a menu board.

COMMISSIONER CHERWIN: Yes, understood. Thank you.

CHAIRPERSON DAWSON: Great, thanks. All right, could you explain to him a little bit about, you know, we're not having any kind of buffer bushes or anything like that to block trash from flinging over. Obviously, there's only so much you can do as a property owner between trash, you know, is there a, if they're noticing an abundance of trash, what could the neighbors do?

MR. SCHMIDT: They could bring it to our attention where and we'd get in touch with the property owner if an issue is confirmed. There's also health code requirements depending on the amount of trash spilling out from the site, trash is subject to health code provisions.

CHAIRPERSON DAWSON: Okay, thank you, Jake.

So, do you understand that it's, you know, we might approve this plan, again, it goes to the Village Trustees so we're not completely in control, we might approve this plan but it's up to the neighbors to consistently monitor. If there's trouble, you're saying Chipotle has become a good neighbor.

MR. OBERA: Yes.

CHAIRPERSON DAWSON: So, if this isn't a good neighbor, contact the Village. Do you understand the --

MR. OBERA: No, I appreciate it --

CHAIRPERSON DAWSON: Terrific.

MR. OBERA: -- because I worked for other concepts, Panera Bread, Steak 'n Shake, that had similar ones. They're all a little bit different but it sounds like the building complex, not necessarily the restaurant itself, is taking care of it, you know, which I think is helpful. But it also gives me other avenues, if something doesn't happen then I can reach out and hopefully they can act in good faith.

CHAIRPERSON DAWSON: Right, because there's only so much they can

do on their site. People may cross the road and then discard garbage, right? All right, I'd like to make it, I'd like you to talk with the Village, and keep in mind that as a neighbor and a resident in the Village, you need to communicate with the Village. It's not necessarily always the property owner, I think the property owner doesn't always know.

MR. OBERA: Great, okay.

CHAIRPERSON DAWSON: Okay, we addressed the hours. We addressed I believe the signage because it shuts down at 10:00 just like at Chipotle, right? That was another comment that was raised.

The last comment was this was an old photo. Any comments related to that? I wasn't really sure I understood.

MR. SCHMIDT: Yes, there have been some changes to the site since this aerial has been created, it does not show all approved modifications to the site. There was a credit union that's already been developed. We did analyze this proposal based upon all the modifications to the site. We did analyze the site with respect to all improvements that are currently approved at that site.

CHAIRPERSON DAWSON: Okay, thank you so much.

MR. OBERA: Yes, just one other thing.

CHAIRPERSON DAWSON: One last time and then I'm going to close public commentary.

MR. OBERA: You may also have this for consideration, so it put it out there. When the drive-through is open, remember the Chipotle one is blocked by the AT&T building, so there's no noise that's there. This drive-through is out in the open. "a lot of open space." So, I'm not sure what the noise, if there will be noise at all. Again, I've been with other concepts, sometimes there is, sometimes there's not, sometimes directs me, it just kind of depends, but that could become an issue.

CHAIRPERSON DAWSON: I completely understand.

Jake, can you address what happens if the noise becomes an issue for the neighborhood? How can they contact the Village and what would the next steps be?

MR. SCHMIDT: They would submit their complaints to the Village for there to be an investigation to verify complaints. The requirement that the Health Department uses for noise pollution is anything louder than typical for the use during hours where it's not typical for the use. So, as an example, noise pollution would be loud music from a drive-through when the restaurant is closed at 1:00 o'clock in the morning, or things like large trucks unloading at 2:30 in the morning, trash collection at hours when it's not typical. So, under those standards, if there was loud noise occurring late at night outside typical hours, then we'll simply contact the restaurant to address it.

CHAIRPERSON DAWSON: Great. Thanks, Jake.

So, again, keep in communication. Tell the residents of your neighborhood to keep in communication with the Village. We find frequently that people have complaints but have never contacted the Village to discuss with them about solutions. So, keep in contact with the Village and they will work with you on that, all right?

MR. OBERA: Yes.

CHAIRPERSON DAWSON: So, at this point, I'm going to close public commentary on this agenda item.

Any other further comments? Do I have a motion?

COMMISSIONER LORENZINI: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #23-008, a Special Use Permit to allow a 2,169 square-foot restaurant with a drive-through.

This recommendation is subject to the following conditions:

- 1. Any future special use permit assumption of the Bibibop SUP must demonstrate to the satisfaction of the Village that drive-through operations will not create stacking issues if non-mobile ordering is offered.**
- 2. The design and furnishings of the outdoor dining area shall meet the criteria as required by Chapter 28, Section 5.1-23 of the Village of Arlington Heights Municipal Code.**
- 3. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.**

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON DAWSON: Terrific. All right, roll call?

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

So, with that, you've received unanimous approval from the Plan Commission. Keep in mind, we are just a recommending body. You've got to go to the next step with the Village Trustees. Again, people in the audience that have questions or concerns, we have a very narrow view that we look at. Feel free to please come to the Village Trustees and express again your concerns, but with that, you have a unanimous approval, so congratulations. It sounds like a great use of your space. Thank you.

All right, so the next agenda item would be our budget. Jake, do you have any presentation related to the budget?

MR. SCHMIDT: No, no presentation. There is no change from the previous year.

CHAIRPERSON DAWSON: So, we're not getting a raise from zero to zero?

COMMISSIONER GREEN: It speaks for itself, doesn't it?

COMMISSIONER CHERWIN: Yes.

CHAIRPERSON DAWSON: I'm just saying.

COMMISSIONER SIGALOS: We've got twice the raise, two times zero is still zero.

CHAIRPERSON DAWSON: I was going to say, what's two times zero. I think we should get a double raise. Come on.

All right, any questions about the budget? Anybody?

COMMISSIONER CHERWIN: No.

CHAIRPERSON DAWSON: All right, motion?

COMMISSIONER GREEN: I'd like to make a motion to approve.

CHAIRPERSON DAWSON: Thank you, Commissioner Green.

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON DAWSON: Thank you so much.

All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Or is it roll call? Am I good?

MR. SCHMIDT: Roll call.

CHAIRPERSON DAWSON: Roll call. Roll call, sorry. Everyone has to speak on the budget.

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, we're going to now open for a general public comment. Any general public comment?

(No response.)

CHAIRPERSON DAWSON: Seeing none, we're going to close public comment.

Any other agenda items to discuss, Jake?

MR. SCHMIDT: No.

CHAIRPERSON DAWSON: No.

COMMISSIONER LORENZINI: I wish Jake the best in his future ventures.

COMMISSIONER CHERWIN: Yes.

COMMISSIONER GREEN: I'll second that.

COMMISSIONER LORENZINI: It's been great working with you.

COMMISSIONER CHERWIN: Yes.

COMMISSIONER GREEN: Great job, Jake.

CHAIRPERSON DAWSON: Yes, thank you so much, Jake.

COMMISSIONER CHERWIN: Bolingbrook is lucky to have you. You've served the Village of Arlington Heights well.

CHAIRPERSON DAWSON: You really have.

COMMISSIONER CHERWIN: We appreciate your time and effort, thank you.

CHAIRPERSON DAWSON: Thank you so much, Jake, for everything.

MR. SCHMIDT: I appreciate it. Thank you all.

COMMISSIONER SIGALOS: Best of luck to you.

CHAIRPERSON DAWSON: Yes.

All right, do I have a motion to adjourn?

COMMISSIONER GREEN: Motion to adjourn.

COMMISSIONER SIGALOS: Second.

COMMISSIONER CHERWIN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: All right, with that, we're adjourned. Thank you

so much.

(Whereupon, at 7:58 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, SR., 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, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2023.

NOTARY PUBLIC