

PLAN

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

COMMISSION

RE: 1903 EAST EUCLID AVENUE - FIRST UNITED METHODIST CHURCH - PC #25-025
VARIATIONS

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, 3rd Floor Board Room, Arlington Heights,
Illinois on the 22nd day of April, 2026 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DAN OSOBA, Planner II
RACHEL HITZEMANN, Planner II
MICHAEL LYSICATOS, Community Development Assistant Director

(Gavel banged.)

CHAIRPERSON CHERWIN: We'll bring the meeting to order and we'll do the Pledge of Allegiance.

If we could all rise?

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: Thank you.

All right, our friends with the Staff, if you could do a roll call, that would be great.

MS. HITZEMANN: Yes.

Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MS. HITZEMANN: Commissioner Drost.

(No response.)

MS. HITZEMANN: Commissioner Ennes.

(No response.)

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Here.

MS. HITZEMANN: Commissioner Schurtz.

(No response.)

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Chairman Cherwin.

CHAIRPERSON CHERWIN: Here.

Thank you. All right, we do have a quorum so we will proceed.

Our first item on the agenda is approval of minutes from 4/8/26.

Is there a motion to approve?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER SIGALOS: And I'll second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

COMMISSIONER DAWSON: I abstain; I wasn't present.

CHAIRPERSON CHERWIN: Okay, any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Thank you.

All right, we have Item IV. Public Hearings, A. 1903 East Euclid Avenue, First United Methodist Church. We've got a public hearing for that.

So, Staff, on that petition, have all the public notices been given?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: All right, Dan, thanks.

We'll ask the Petitioner, if you could please, whoever is going to speak on behalf of the Petitioner, if you could step up, recite your name into the microphone for the record, please?

MR. BUNTLEY: Sure. Dan Buntley.

CHAIRPERSON CHERWIN: Thank you, Dan. Would you raise your right hand? I'm going to swear you in here.

(Witness sworn.)

CHAIRPERSON CHERWIN: All right, thank you, sir. There's a Staff report that went along with this. Did you read that, and did you see that there are conditions at the end of that? My question to you is do you agree with all those conditions?

MR. BUNTLEY: I do.

CHAIRPERSON CHERWIN: All right, thank you. You can go ahead and get started with your presentation, and then once you get done, we'll have the Staff go. Then, during the Staff presentation, you can go ahead and take a seat and then we'll come back with questions, all right?

MR. BUNTLEY: Fantastic.

CHAIRPERSON CHERWIN: So, thanks for coming. Why don't you go ahead and get started with your presentation? We can see everything on our screens that you can see up there.

MR. BUNTLEY: Okay, great. Well, good evening. My name is Dan Buntley; I am a trustee at First United Methodist Church. John Pancorvo, he is the owner of J&J Pavement, he is going to be executing this project for us.

So, tonight we're going to talk about, here's the agenda. I'm going to do a really brief overview of FUMCAH, which stands for First United Methodist Church of Arlington Heights. We'll go over our project summary. We'll share about the landscaping plans, the parking study, MWRD letter, and our neighborhood affidavit.

All right, so just real briefly, a summary on First United Methodist Church. We've been part of the community for a very, very long time. We have actually been in our current location at 1903 for a little over 70 years. We have our worship service on Sunday. We run a preschool program, and we have a lot of other activities at our church. You can see our mission there.

One of the things I want to call out is our dedication to sustainability and environmental stewardship. You can see the list of things. We've had a green team in existence for a little over 10 years. You can see some of the things that we've done. We've converted to LED lighting, eliminating single-use plastics. We have a recycling program, and we do quite a bit of composting, both with our landscaping materials as well as our food waste compost. So, we're very aligned with the mission at the Village here in terms of sustainability.

So, one of the things that I wanted to get across with this project is it's not just a simple parking lot replacement project. We're actually challenging ourselves to try to make it a little more green. That's what all prompted this project is not just replace the existing parking lot that we have but how do we reduce the amount of impervious square feet that we have and replace it with some greenery and be a little more sustainable for the environment, okay?

Here is an overhead view of our property, and you can see highlighted in the red area, that is what we call the west parking lot. That's the area that we're going to be replacing, and you can see it's adjacent to the six homes just west of there. That's the area in question if you will, that's our project scope if you will, okay?

So, now let's talk about the site plan, and we have three variance requests that I will walk and work through. So, you can see on the left-hand side the gray-shaded

area, that is our existing parking lot. That's the area that we're going to actually be replacing. You can see in the far left, the double-cross hatched area, that's actually the area that we're going to be turning into a green space. So, 30 feet wide by 270 feet long, we're swapping out asphalt for green space, and I'll talk a little bit more about that coming up.

But you can see in the existing construction area, we're going to be adding some parking spaces along that western half. We're going to be adding the two islands in that new parking space. You can see just to the east of it, to the right of that, we're adding two parking, sorry, two islands on the existing parking lot as well.

The other aspect on the southernmost part of the property, we're adding 10 parallel parking spaces. Again, our idea is we're trying to maximize the amount of parking spaces to make sure that we're as close to the Village Code as possible while trying to add as much greenery and green space as possible as well. So, there's a little bit of a balancing act that we're trying to do here, meeting all the various requirements.

So, now let's go through the three variance requests that we have. The first one is west setback variance. So, you can see in the green space that we're adding, so today, our setback today is six inches. So, our parking lot literally goes up to six inches away from that setback, and so we are now adding 30 more feet to that setback by adding this green space. So, we're going to have 30.5 feet of setback where the variance, or sorry, the requirement is 43.2 feet. So, we're closing the gap by adding this green space and that's the variance that we're asking for, is to approve that extension of that green space and having a 30.5-foot variance for that setback, okay?

The next variance request that we have is a curb variance request. So, the requirement is, along this western edge and the northern edge of our construction area, is to have a curb that helps prevent, you know, accidental cars from driving into the backyards of our neighbors or into our grassy area. The variance request that we're requesting is to use parking blocks. It's very common throughout, you can see on this next slide, many businesses, many organizations use parking blocks throughout the Village. So, we're hoping that that is something that's acceptable to meet the requirement while also trying to manage the cost of this project because the use of parking blocks is much more cost effective than it is for using curbs. Being a non-profit organization, it's very challenging in terms of trying to fund something, a project like this without trying to manage the cost. So, that's our second variance request that we're asking.

The third variance request is the number of parking spaces. So, according to the requirements of the size of our building, we are required to have 320 parking spaces. In this plan, we are providing 235 parking spaces, and we've done two different parking studies that I'll share with you now.

So, the first study that we did was looking at all of our different types of events that we have, even when we don't have any events, what does our parking lot usage look like? So, you can see in the various columns, we looked at when preschool was in session, so when parents are dropping off or picking up their kids from preschool, we have a children's performance, we have a funeral, we have another play or a performance. You can see all the different numbers here and the largest number highlighted in yellow there in the middle of your screen is 69. So, Monday through Saturday, the most number of parking spots that have been used is 69, and again, so that's far less than the 235 that this plan calls for.

But we're a church. So, on Sundays, obviously we use, you know, the parking lot the most on Sundays. So, we did a year-long study and counted the number of

cars in our parking lot every single Sunday for an entire year, and you can see the graph there. You know, roughly speaking, we are averaging somewhere in the neighborhood of 125 to maybe 150 cars on any given Sunday. There are sort of three special Sundays throughout the year that we're a little busier than normal--Christmas, Easter, and MLK Day. You can see, you know, the maximum that we saw during our study was 230, and again, just a reminder, this plan shows 235 parking spaces. So, we feel very strongly, based upon the data that we've collected, that the number of parking spaces that this plan offers will meet the needs of the congregation, okay?

Let's talk about landscaping. Again, one of the main purposes of doing this project is to try add more green space. So, on the left-hand side again is where our construction area is. You can see, on the right-hand side, I summarized all the different aspects of our landscaping plan. So, we have a number of four-inch diameter trees in all the islands and in the green space. We have a row of six-foot tall evergreens along that western edge between us and our neighbors.

In that green space, we're planning on putting in low maintenance prairie grass and shrubs. So, again, this is not just a lawn. We don't want to have to mow it and take care of it. We want this to be a native prairie grass place. We'll also, this green space is going to be pitched just like the parking lot is today, so the pitch will be that water will run to the south which is where we have our detention pond. We'll have evergreens in between the existing trees along that southern edge where we have that parallel parking. So, again, there's going to be a very nice visual barrier between those parallel parking spaces and the grass that's just south and adjacent to those parking spaces.

So, we feel like this is going to be a really nice, you know, addition. One of the reasons why our neighbors are so excited about this project is, you know, if you imagine you were one of these neighbors looking at your back window and all you saw was this big, huge parking lot, once this plan gets put into place and these trees and bushes mature, it's going to completely transform their view and it's going to be much nicer with this landscaping.

MWRD determination letter. So, we shared our plans with the Reclamation District, and the response we had was, because we're not doing anything with the sewer system, it's a small project, we're not changing anything with our detention pond, they said no permit is required. They said there's nothing that we need to do specifically to meet any of their requirements. So, that's that.

Then, the neighborhood affidavit and notifications. So, again, I spoke to the six neighbors just west of our parking lot, and we spoke to every one of them and all of them signed in agreement that they love the idea, they're looking forward to it, they wished this would have happened a year ago. So, they keep asking me, Dan, when is this going to happen, when is this going to happen. So, they're very excited about it and they really can't wait until we get going on this.

Then, just the notification process. So, you know, we sent out notifications to all the neighbors in the red, you know, 65 neighbors in all. Obviously, we had our public hearing signs, et cetera, et cetera. So, we met all the notification requirements.

Okay, thank you.

CHAIRPERSON CHERWIN: Thank you, sir. Well done. You can go ahead and have a rest. We'll turn it over to our friend Dan for the Staff report.

MR. BUNTLEY: Okay.

CHAIRPERSON CHERWIN: Take it away, Dan.

MR. OSOBA: All right, the petition tonight is for First United Methodist

Church which is located at 1903 East Euclid Avenue. The property is zoned R-3 One-Family Dwelling District and designated as appropriate for Institutional uses in the Comprehensive Plan. The site is developed as a place of worship, which is a permitted use in the R-3 District, and has site access off of an entrance on Euclid and two entrances off of Prindle Avenue. The green space south of the site is, as mentioned, an on-site detention basin adjacent to Methodist Park just to the south of the property.

This is, the project scope shown on the slide overlaid on top of an aerial image shows the parking lot re-striping, the new parking lot islands, and the increased landscape buffer along that western property boundary from those residential properties. Based on that scope of work, the three variances that are requested as part of this application are:

1. Variation from Chapter 28, Section 5.1-3.3(b) to allow that side setback of 30.5 where 43.2 feet is required based on the 10 percent of the lot width;
2. Variation from Chapter 28, Section 10.2-12.4 to allow parking wheel stops where a curb is required in accordance with prescribed engineering standards; and
3. Variation from Chapter 28, Section 10.4-4 to allow 235 parking spaces where 320 parking spaces are required.

The side setback variation is shown in green on the western border. The SDC is supportive of this variation request which will provide an additional buffer where there is no buffer currently. Additionally, the Petitioner proposes increased landscaping to further screen the properties from the adjacent parking lot.

The variance to waive the parking, or excuse me, the requirement for a curb in the parking lot has been also reviewed by the SDC and found acceptable. The existing condition of the parking lot does not have curbing in it, so it would not change the character of the locality. The parking wheel stops proposed by the Petitioner will ensure the safety of the vehicles in lieu of those curbs as well.

Lastly, the Petitioner provided information on the use of the church as it relates to parking and provided a parking study with this petition. The code-required parking for this use is 320 spaces where only 235 are proposed. The parking study provided indicates that the maximum demand on the parking lot is 230 vehicles on Easter Sunday and, as was mentioned, during typical church operations, the maximum parking lot demand that was surveyed is 69 spaces. So, the SDC reviewed this request and is also in support of this request.

These are the criteria for approval for variations.

The Staff Development Committee reviewed the proposed parking lot reconfiguration and variances to reduce the required side yard setback for the property from 43.2 feet to 30.5 feet, waiving the requirement for curbing at the parking lot, and reduce the required off-street parking from 320 spaces to 235 spaces at 1903 East Euclid Avenue, and it recommends approval of the application subject to these three conditions listed in the slide and on the Staff report. Thank you.

CHAIRPERSON CHERWIN: Thank you, Dan.

All right, is there a motion to include that report into the public record?

COMMISSIONER GREEN: I'll make a motion.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

COMMISSIONER DAWSON: No.

CHAIRPERSON CHERWIN: Motion passes. So, it will be included in the public record. Thanks.

Initial questions from Plan Commissioners? Michael, we'll start with you.

COMMISSIONER PETERMANN: No questions.

CHAIRPERSON CHERWIN: No questions.

Joe?

COMMISSIONER LORENZINI: No.

CHAIRPERSON CHERWIN: Bruce?

COMMISSIONER GREEN: I just, since we had a recent meeting in relation to prairie grasses, and I just wondered what, you know, that whole topic was covered pretty heavily. I think --

CHAIRPERSON CHERWIN: Mr. Buntley, could you step up real quick?

MR. BUNTLEY: Yes, sure.

CHAIRPERSON CHERWIN: Do you want to ask what went into that decision?

COMMISSIONER GREEN: Yes, I think, yes, where do the prairie grasses come from? In other words, we had a big discussion a couple of meetings back or whenever it was, about the look of prairie grasses and it looks in some cases awful, and I tend to agree with that. Just because they might be native to this State of Illinois --

CHAIRPERSON CHERWIN: I don't think they said awful; I think it was terrible was the word they used.

COMMISSIONER GREEN: It was terrible, okay, it was terrible, excuse me, not awful. I exaggerate, sorry. But it just raised the question that, I understand that you don't have to mow this stuff, and it's a great improvement, I'm sure the neighbors love the fact that there's just no asphalt right there --

MR. BUNTLEY: Yes.

COMMISSIONER GREEN: -- and I get all that, and that is a wonderful thing. But you just, I'm a little bit hesitant to say, yes, hurray, prairie grass, because it sometimes doesn't look that good.

MR. BUNTLEY: Yes, I'm not a landscaper. I don't know if the term prairie grass is the correct term, but it's very common in many industrial areas, in my office complex as an example. Many, many companies are trying to reduce the amount of grass, you know, traditional lawn that they have to maintain.

COMMISSIONER GREEN: I get the maintenance thing, but --

MR. BUNTLEY: Okay.

COMMISSIONER GREEN: -- it's just that when it's in your backyard, and you've seen them, I've seen them, that they're overgrown and they're not the most --

CHAIRPERSON CHERWIN: Well, in this, can I just add to your --

COMMISSIONER GREEN: Yes.

CHAIRPERSON CHERWIN: So, Dan, on the left side, you have this row of, are those like arborvitaes or what is that on the left towards the houses?

MR. BUNTLEY: Correct.

CHAIRPERSON CHERWIN: Those will be about a couple of feet high, right?

MR. BUNTLEY: They're required to be six feet high as planted.

CHAIRPERSON CHERWIN: As planted, six feet high.

MR. BUNTLEY: And they're going to grow upwards to 15 to 20 feet tall and anywhere from six to 10 feet wide.

CHAIRPERSON CHERWIN: I mean, so at the end of the day, you know, the neighbors, you know --

MR. BUNTLEY: They're not going to see it.

COMMISSIONER GREEN: The people that go to your church might not like the look of it. In other words, if you're on the other side of the arborvitae, then the patrons are going to be looking at prairie grass that might need to be groomed. So, I'm just, we had a big discussion of it and, you know, it's not a code requirement as I recall. It's just really, is it a recommendation or, you have to submit a landscaping plan to the Village to approve.

CHAIRPERSON CHERWIN: I think the Village prefers, doesn't the Village prefer --

MR. LYSICATOS: Through the Chair, we actually just adopted our sustainability plan.

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: Last night at the Village Board meeting, and a lot of these techniques are used, one, to less mowing which is less greenhouse gases, they're more sustainable, they tend to thrive in these environments. I think one of the key elements with any of these plantings is maintenance, if they're maintained properly. If you let them go long periods --

COMMISSIONER GREEN: Oh, no, I get it. There's a cost involved in cutting grass, I get it. I get it.

MR. LYSICATOS: Yes, and I think some of the examples that you saw on the previous request were some of the wet bottom basins which can make, even introduce another challenge to maintaining those types of plantings.

COMMISSIONER GREEN: To get anything to grow in a wet bottom, yes.

MR. LYSICATOS: Correct, and getting in there and doing the maintenance isn't quite as easy as the access that they'll have in this setting where you tend to see them maintained a lot more regularly.

COMMISSIONER GREEN: Okay, I'm just going to bring it up because we were just discussing it.

MR. LYSICATOS: Okay, yes. I'm just adding a point of clarification.

COMMISSIONER GREEN: It sounds like you guys have approved it, so if we don't like it, we're going to blame it on you guys.

MR. BUNTLEY: Yes, and our landscaping company is very familiar with how to maintain this type of thing that we're talking about with prairie grass. So, you know, I'm confident at the beginning of the season, at the end of the season, it will be maintained and look nice.

COMMISSIONER GREEN: Beautiful, that's all we got to hear.

MR. BUNTLEY: Great.

COMMISSIONER GREEN: No more questions.

CHAIRPERSON CHERWIN: And the mosquitoes will love it.

COMMISSIONER GREEN: There you go.

CHAIRPERSON CHERWIN: Sue?

COMMISSIONER DAWSON: No questions.

CHAIRPERSON CHERWIN: John?

COMMISSIONER SIGALOS: I just have a question on the existing islands, the parking islands that we see to the right.

MR. BUNTLEY: Yes.

COMMISSIONER SIGALOS: Will those have trees in them? Are those code compliant? They're not shown on the drawing but there are trees there?

MR. OSOBA: Yes. They are not touching those landscape islands, so those aren't shown, buy --

COMMISSIONER SIGALOS: Right.

MR. OSOBA: -- yes, there are landscape trees in those islands.

COMMISSIONER SIGALOS: Okay, I see we're adding trees to those diagonal parking stalls at the islands.

MR. BUNTLEY: Yes.

COMMISSIONER SIGALOS: Okay, no, I have no other questions. I think it's fine.

CHAIRPERSON CHERWIN: Okay, well, this is a public hearing, so why don't we open it for public comments on this matter?

Sir, anything on this matter? No? Anybody else?

I don't see anybody else with any, nobody else hiding under the chairs? Okay, so we will close the public hearing, or close the public comments I should say.

Any final deliberation? Do we want a final, any other follow-up or does anybody want to make a motion on that?

COMMISSIONER GREEN: No, I would like to make a motion.

A motion to recommend to the Village Board of Trustees approval of First United Methodist Church's petition, PC #25-025, for the following variations:

1. **Variation from Chapter 28, Section 5.1-3.3(b) to allow a side setback of 30.5 feet where 43.2 feet is required;**
2. **Variation from Chapter 28, Section 10.2-12.4 to allow parking wheel stops where a curb is required in accordance with prescribed engineering standards; and**
3. **Variation from Chapter 28, Section 10.4-4 to allow 235 parking spaces where 320 parking spaces are required.**

This recommendation is subject to the following conditions:

1. **The new green space adjacent to the parking lot shall be graded to direct runoff to the south such that the runoff is directed to the existing detention basin. The Petitioner shall provide detailed grading plans with the building permit to demonstrate compliance with this condition.**
2. **Future expansions of the place of worship at this location will require reevaluation of the required parking spaces.**
3. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON CHERWIN: Thank you. Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: All right, there is a motion on the table. Could we do a roll call vote, please?

MS. HITZEMANN: Yes.

Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Yes.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Chairman Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, the motion passes.

Congratulations. As you know, we are a recommendation body, so your next step will be to go to the Village. Our friends here, Dan, will shepherd you through to the next step, but congratulations and good luck with your project.

MR. BUNTLEY: Great. Thank you very much for your time.

CHAIRPERSON CHERWIN: All right, nice job on the presentation to you, Dan.

COMMISSIONER PETERMANN: Yes, well done. Very well done.

CHAIRPERSON CHERWIN: Great, all right. So, let's see. Other business, do we have anything else, guys? No, anything?

(No response.)

CHAIRPERSON CHERWIN: All right, so we'll open up to public comment.

No public comment on this?

(No response.)

CHAIRPERSON CHERWIN: All right, update on previous Plan Commission cases. Do we have, I don't see anything here.

MS. HITZEMANN: We do not have an update for this time. We'll have one for next time.

CHAIRPERSON CHERWIN: Okay, could I ask though in that regard, what's going on in Arlington Heights Road, the old Brian Properties, the one-level office building that's been torn down? That's been vacant and I think they've done some preliminary grading out there?

MR. LYSICATOS: Where specifically on Arlington Heights Road?

CHAIRPERSON CHERWIN: Arlington Heights Road across from the fire station, easterly side of Arlington Heights Road. What is that? By Johnny's Beef down there.

MR. LYSICATOS: Oh, by Seegers Road?

CHAIRPERSON CHERWIN: Yes, Seegers, that's it.

MR. LYSICATOS: Yes, Seegers Road. So, yes, that property was demolished last year.

CHAIRPERSON CHERWIN: Right.

MR. LYSICATOS: So, we worked with the landowner on some of the restoration activities. By the time we hit the fall, it was too late for the seeding, but they had done grading, some of the topsoiling. We're continuing to coordinate with them to finish up those restoration activities, and then we'll work with them on potential concepts for that site.

CHAIRPERSON CHERWIN: Okay, so that project hasn't been, there's nothing been put in front of us for that.

MS. HITZEMANN: No.

MR. LYSICATOS: Nothing has been submitted, no.

CHAIRPERSON CHERWIN: All right, I get asked about it a lot, so that's why I asked. Okay, thank you for that.

Is there a motion to adjourn?

COMMISSIONER LORENZINI: I'll make that motion.

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, hearing none, we will close the hearing and be adjourned.

(Gavel banged.)

CHAIRPERSON CHERWIN: I should say close the meeting and be adjourned. The hearing is already closed. All right, thank you, everybody.

(Whereupon, at 7:54 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RONALD LeGRAND, JR., 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.

RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2026.

NOTARY PUBLIC