



**PLANNING, BUILDING AND ZONING COMMISSION MEETING
VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, JANUARY 12, 2016
6:00 p.m.**

MINUTES

I. Call to Order and Roll Call

Present: Commissioner Kaiser called the meeting to order at 6:00 p.m. The following members were present: Commissioners Kaiser, Sedlacek, Rychlik, Lindquist, Donovan and Merkel

Absent: None

Staff: Donna Lobaito, Chief Administrative Officer
Michael Cassata, AICP, Community Development Director
Erika Frable, PE, Public Works Director/Village Engineer

Trustee Liaison: Dominick DiMaggio

Village Attorney: Patrick Brankin

Planning Consultant: Brad Dethloff, Rolf C. Campbell & Associates

Engineering Consultant: Lee Fell, PE, Christopher B. Burke Engineering, Ltd.

A quorum was established.

II. Opportunity for the Public to Address the Commission

None this month.

III. Approval of Minutes

A. Approval of Minutes of the October 13, 2015 Planning, Building and Zoning Commission Meeting

Motion by Merkel, second by Sedlacek to approve the minutes of the October 13, 2015 Planning, Building and Zoning Commission meeting.

Upon a voice vote, all voted aye and the motion carried unanimously.

IV. Public Meeting

- A. Stonewood Glen—Taylor Morrison—Consideration, Review and Recommendation to the Village Board of a Request for:
- i. Variations from the Land Subdivision Ordinance as Set Forth in the Application or as Amended During the Course of the Public Meeting Process;
 - ii. Final Plat of Subdivision Approval;
 - iii. Final Site Plan Approval;
 - iv. Site Improvement Plans (final engineering plans) Approval;
 - v. Final Landscape Development Plans Approval;
 - vi. Special Use Permit for Display Homes; and
 - vii. Building Elevations Approval; and
 - viii. Approval of Other Plans as Depicted in the Application

Minutes of this portion of the public hearing were prepared by Q & A Reporting, Inc. are attached hereto as Exhibit "A".

Motion by Rychlik, second by Merkel to recommend to the Village Board the approval of the final plat of subdivision and final engineering plans as outlined in items i. through viii. as set forth on the agenda.

V. Adjournment

Motion by Lindquist, second by Donovan to adjourn the meeting. Upon a voice vote, all voted aye, and the motion carried. There being no further business, the meeting adjourned at 7:10 p.m.



James Kaiser, Commissioner

IN THE MATTER OF THE APPLICATION OF
STONEWOOD GLEN-TAYLOR MORRISON-
FOR CONSIDERATION, REVIEW, AND
RECOMMENDATION TO THE VILLAGE BOARD
OF A REQUEST FOR VARIATIONS FROM
THE LAND SUBDIVISION ORDINANCE AS
SET FORTH IN THE APPLICATION PROCESS
OR AS AMENDED DURING THE COURSE OF
THE PUBLIC MEETING PROCESS; FINAL PLAT;
FINAL SITE PLAN, SITE IMPROVEMENTS PLAN;
FINAL LANDSCAPE APPROVAL; SPECIAL USE
PERMIT FOR DISPLAY HOMES; BUILDING
ELEVATIONS; AND OTHER PLANS AS DEPICTED
IN THE APPLICATION

(Public meeting before the Planning,
(Building and Zoning Commission on
(Tuesday, January 12, 2016, at the hour
(of 6:00 p.m., at 2 Lagoon Drive,
(Hawthorn Woods, Illinois

Q & A REPORTING, INC.
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Crystal Lake, IL 60014
(815)477-2230
qareportinginc.com

1 PRESENT: JIM KAISER, CHAIRPERSON
JIM MERKEL
2 CHRIS DONOVAN
DAVE LINDQUIST
3 PAUL SEDLACEK
TOM RYCHLIK
4 DOMINICK DiMAGGIO, Trustee Liaison
DONNA LOBAITO, Village Administrator
5
MICHAEL CASSATA, Director of Community Development
6 ERIKA FRABLE, Village Engineer
LEE FELL, Christopher Burke & Associates
7

8 APPEARANCES:

9 SCHAIN, BANKS, KENNY & SCHWARTZ, LTD, by
PATRICK T. BRANKIN,
10 On behalf of the Village of Hawthorn Woods.
11

12 SPEAKERS:

13 RICK ZIRK
ROBERT GUDMUNDSON
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1 CHAIRMAN KAISER: I'd like to call the meeting of the
2 Hawthorn Woods Planning, Building and Zoning Commission to
3 order. I'd like to take a roll-call.

4 COMMISSIONER SEDLACEK: Present.

5 COMMISSIONER RYCHLIK: Here.

6 COMMISSIONER LINDQUIST: Here.

7 COMMISSIONER DONOVAN: Present.

8 COMMISSIONER MERKEL: Present.

9 CHAIRMAN KAISER: Present.

10 MS. LOBAITO: You have a quorum.

11 (Other Commission business conducted.)

12 CHAIRMAN KAISER: All right. Let's move on to the public
13 meeting: Stonewood Glen and Taylor Morrison, consideration,
14 review, and recommendation to the Village Board for a request
15 for variations from the land subdivision ordinance as set forth
16 in the application or as amended during the course of the
17 public meeting process.

18 Do we need to read all of that?

19 MR. BRANKIN: If you would read them and then also just
20 for everybody's edification for the discussion on it since all
21 these items are somewhat intertwined. Whenever the motion is
22 made, you can do a motion -- for example, you could do a motion
23 to approve 1 through 8, you know, just so that the discussion
24 is on all of these items, one encompassing all of them.

1 CHAIRMAN KAISER: So in addition to the variations in
2 Item 1, Item 2 is final plat of subdivision approval; Item 3,
3 final site plan approval; Item 4, site improvement plans, final
4 engineering plans, approval; Item 5, final landscape
5 development plans approval; Item 6, special use permit for
6 display homes; Item 7, building elevations approval; and No. 8,
7 an approval of other plans as depicted in the application.

8 So do we have someone who's going to present?

9 Would you step forward and state your name.

10 MR. ZIRK: Rick Zirk, Z-i-r-k.

11 CHAIRMAN KAISER: We're ready to go.

12 MR. ZIRK: I'd like to thank everybody for allowing us
13 the opportunity to present to the Planning, Building and Zoning
14 Commission this evening. Bob Gudmundson with RWG Engineering
15 is here who is the engineer for the project; and Ty Morrison,
16 who is our director of land development, he'll be doing the
17 site work and development work as the project moves forward.

18 The product we're here to discuss this
19 evening is a 38-acre parcel as outlined in white on the plan.
20 It was annexed to Hawthorn Woods with an annexation agreement,
21 preliminary plat approval, annexation agreement, for the whole
22 list of approvals on I think it was February 25th of this --
23 2015, earlier, about a year ago almost. And the property was
24 annexed subject to an annexation agreement, preliminary plat,

1 and was approved at the time. The property is surrounded,
2 obviously north is Old McHenry Road; it's to the south of
3 Lochanora, east of Abbey Glen, west of Copperfield, and this is
4 the school site. The property is served by Bagpipe Lane and
5 the connection on the north. It was called Monticello on the
6 west. And here along Old McHenry Road as part of the approval
7 part we're required to solicit the County for a temporary
8 access point at this location. We have completed the process.
9 We spoke to them, and we're within an earshot of the permit.
10 We're delayed on the permit because they expire after six
11 months. We're going to try to time it so we get the permit
12 before we start development so we're not waiting. What was
13 required as a temporary access would occur somewhere in here as
14 we depicted on the plan, and that access point would be for the
15 construction of the sales of the property. The goal there was
16 to keep the traffic off of the existing roadways and keep the
17 construction traffic on our site.

18 The site has a large wetland at this location
19 here and another wetland at the north up here. The site
20 generally drains across into these wetlands at the bottom here.
21 To talk a little bit more about the drainage and the
22 accommodations made to solve that problem that was presented
23 with the detention facility at Copperfield, that was a big
24 concern during the original approval process. The site plan

1 for illustration purposes is the same that it was in 2007.
2 This was a plan that was originally brought to the Plan
3 Commission. So the Village Board -- in 2007 the economy died,
4 things stopped. We came into the project last year and picked
5 up with it, so a lot of what's here you'll see is the same as
6 what it was. I don't think there's any deviations from that
7 plan. It's really -- it's the same as it was in 2007. The
8 site contains 28 lots, all of which are 40,000 square feet. It
9 was not a planned unit development.

10 There was a handful of deviations which you
11 have in your packet that were approved as part of the
12 annexation and preliminary plat process. We're not looking for
13 more or different deviations or any greater degree of deviation
14 at this point. It remains in compliance with the preliminary
15 plat. Those deviations were cul-de-sac lane, inside and
16 outside curb radiuses, cul-de-sac storm sewer releases. And
17 there was a request of the Village to move the trees from where
18 the trees were originally to where would normally be required
19 in a subdivision. I think they were moved from the public
20 property to private property; normally required on private
21 property, grouped them so they were evenly spaced. That was
22 another element in the ongoing battle between planning and
23 public works.

24 We designed the cul-de-sac bubble so that

1 they had the islands designed in a way where the largest
2 vehicles are able to navigate the cul-de-sac without getting
3 hung up on the island. We worked from the fire apparatus
4 turning radiuses and built the outside and the inside and
5 aligned it off of that design criteria.

6 Utility planning. In your packet, which is
7 hopefully easier to read, you'll see there's a lift station
8 here, the school sanitary lift station across Old McHenry Road
9 and into the site and serves all the lots with sanitary.
10 Likewise, water is located in Old McHenry Road and distributed
11 out through the project and pumped outside as well. The lift
12 station was in place when the project was largely started in
13 2009 with an easement, and that big question is going to be
14 resolved.

15 One of the concerns that was brought
16 up -- the gentleman is not here this evening -- was concern
17 about maintaining the Village's Dark Sky standard. That plan
18 shows two streetlights, one at the cul-de-sac bubble and one at
19 the entrance. As I explained to him last time I spoke to him,
20 the Village has the desire to have the Dark Sky process and the
21 safety concerns of the streetlighting are a balance.
22 Ultimately, the Village had to make a determination what was
23 the correct balance of safety and convenience of the residents
24 and people driving and the Dark Sky policy. I think what was

1 struck was -- the direction was given to us and we replaced the
2 light here so that people coming through this area where the
3 intersection was, and for safety purposes this light identifies
4 where the ~~dog~~ ^{dowlight} light is in the cul-du-sac so somebody driving
5 down can see where the ~~dog~~ ^{dowlight} light is. We do have -- Bob had on
6 the plan, this shows the area in which the light will impact
7 the ground. It doesn't spill off on anybody's property,
8 doesn't spill off into the lots. I think it remains sensitive
9 to the goal of having the Dark Sky but also trying to combine
10 that with the safety of the motorists.

11 I'll let Bob -- if you wanted to speak to
12 this, Bob -- these are -- this will address the biggest
13 concern. I think the most conversation we had at the meeting
14 was the drainage, trying to solve a problem offsite that
15 exists. And one thing I will say, one of the reasons we got
16 slowed up a few months earlier, between the time we started to
17 the time now, the Army Corps has jurisdictional control of the
18 wetlands, so the process of going to the County, which we
19 were -- I thought we were well on our way -- got kicked over
20 and we wound up going to the Army Corps of Engineers. We have
21 a Letter of No Objection which is on file with the Village for
22 the project. It just took longer. It took longer to get to
23 the Army Corps.

24 Bob, if you want to address that.

1 CHAIRMAN KAISER: And if you would give your full name.

2 MR. GUDMUNDSON: My name is Bob Gudmundson. The firm is
3 RWG Engineering. We're civil engineers retained by Taylor
4 Morrison to provide the civil site plan engineering for the
5 project. And I appeared before you about a year ago, about the
6 same time and about the same temperature outside when we first
7 started talking about this.

8 So Rick did a good job explaining the overall
9 utility concept from a sanitary sewer and a water main
10 viewpoint, so I won't get into those. I'll just briefly speak
11 to you about overall drainage. As Rick mentioned, that was one
12 of the most challenging things that we had to deal with and try
13 to help the community, help the neighbors, and at the same time
14 serve ourselves with the stormwater storage that is necessary
15 for a project of this nature.

16 What you're looking at now is basically an
17 exhibit, you may or may not remember it, but this was an
18 exhibit that we showed when we came before you for preliminary
19 approvals about a year ago, and the primary focus of this
20 exhibit was to point out the more solid green area here which
21 is near the north end of our property, and what that outlined
22 green area represents is the amount of property on the subject
23 parcel that is tributary to a watershed, the subject watershed
24 that encapsulates everything. You see a light green in this

1 zone where there's a finger coming out over to the east. This
2 basically depicts in its entirety a sub-watershed that drains
3 down on -- I believe it's called Copperfield -- the Copperfield
4 subdivision immediately east of us and has historically created
5 some problems. There was a stormwater management detention
6 facility in the Copperfield subdivision that had a tendency to
7 raise up higher than perhaps it was originally intended to do,
8 and that migrated water into the rear yards of several lots. I
9 believe those lot numbers -- which obviously don't show up --
10 65 and 66 I think were the two lot numbers that were somewhat
11 problematic. And so one of the things that we committed to do
12 in conjunction with the development of the subject property was
13 to try to mitigate that, and the first thing of course we did
14 was let's figure out how much of that overall watershed is
15 originating on our property, and that, again, is this heavier
16 green area which is about 5.3-something acres, and that's
17 existing condition that's out there today. So what we had
18 committed to do when we were here before you last was to try to
19 divert that, and we have successfully done that.

20 Do we have another --

21 MR. ZIRK: The next slide.

22 MR. GUDMUNDSON: Got it. Thank you.

23 This slide has been updated from the previous
24 one that you would have seen last year. Last year we were

1 showing what we intended to do. This kind of shows you
2 basically what we will do because it's gone through and been
3 vetted and been engineered, and you can see that all of the
4 onsite area that was tributary down through this zone over here
5 where the project drain condition exists has now been
6 overloaded our property from that, and we've captured all the
7 runoff from our property that was in this area here that used
8 to wind up down here and work its way through a field tile, go
9 through the wetland on our site and then continue in a
10 southerly direction towards Old McHenry Road. We captured all
11 of our onsite runoff in two detention facilities that are
12 located here and here, just outside of that existing wetland.
13 By doing that, we've taken five acres of tributary area out of
14 the picture in addition to that, and this is one of the minor
15 changes that resulted from the final engineering and also
16 resulted from what Rick alluded to a minute ago when he talked
17 about the change in classification for the wetland that was out
18 there. This wetland when we were before you in the past that's
19 on our site spills over onto the adjoining property,, that
20 wetland was originally classified as a Lake County
21 jurisdictional wetland. Unfortunately, that jurisdiction time
22 line expired, and a new jurisdictional determination was made,
23 and the Corps said it was theirs. That changes the game
24 because if you were to go back and look at what we had on a

1 preliminary basis, we were taking this entire wedge of outlot
2 area here, this triangle, and intending to put a large
3 stormwater detention facility in it. When we're dealing with
4 Army Corps of Engineers' wetlands, we stay out of those
5 wetlands, and so that put us in a situation of having to come
6 up with a unique design to put a stormwater detention facility
7 here, if you can see that light blue line here, and then we put
8 a companion one right in kind of a triangle area there, and in
9 between them, which you cannot see on that scale, we maintained
10 a corridor, and that corridor is for overland drainage from the
11 property to the east here to provide it a relief and a route to
12 get into the existing wetland, which it does today. And in
13 addition to that, we created a swale along our east property
14 line that wraps around our detention facility, because that's
15 really accepting runoff from upstream from our neighbors to the
16 east, but it allows that water to move in a better alignment
17 also along the property line and get on its way downstream, and
18 in order to do that and create two companion detention
19 facilities, there's actually what we call an equalizer pipe.
20 There's two areas of open water, one in each one of these
21 basins with an equalizer pipe in between them beneath that
22 channel area, and that maintains the normal water in both those
23 ponds so they work in harmony, and beyond the area of open
24 water in each of those -- and that open water is about eight

1 feet deep, so it's not a shallow pond. It's something that
2 environmentally is good.

3 Beyond that open water area is the natural
4 planting or a wet-mesic type of an extension of a stormwater
5 management basin. In other words, you're going to see natural
6 planting put in there and maintained in those areas. Because I
7 don't want you to think that this entire triangle is open
8 water. It's not. Nor is this area here. There's a good-size
9 pocket right there and a good-size pocket right there
10 interconnected. That detention facility -- and maybe I'm
11 getting too deep into this. I don't mean to. That detention
12 facility captures the runoff from the northern portion of the
13 property, processes it, and then releases it through a control
14 structure located about here into an outlet pipe that goes
15 across this outlot just to the offsite of us and drains into
16 that existing pond closer to Old McHenry Road. From there it
17 continues on its way south to Old McHenry, onto the watershed,
18 continues to move in a south, southwesterly direction from
19 there.

20 The other detention facility that we have and
21 that has really not changed is this one right here on the north
22 side of Old McHenry Road, what would be our southeast corner.
23 That is a wet-mesic type of a detention facility, meaning that
24 it's not -- it was never intended or will it have a lot of

1 permanent standing open water. It's a natural area and, again,
2 will be planted as such, maintained as such, and will have an
3 ability to capture the water. It's a basin to hold the water,
4 process the water, and discharge it. By process, what I mean
5 is that that water as it leaves the site has an ability to be
6 absorbed into the ground and has an opportunity to reduce the
7 amount of runoff from the north. That water that does continue
8 to run off of the property has an opportunity to be cleansed,
9 if you will, by the plant materials, and so they tend to absorb
10 the first flush of the contaminants that will be light oils and
11 things of that nature that might wash off of the pavement or
12 whatever as it's moving down into the detention facility.

13 So very long-winded and I apologize. But
14 that's the stormwater management program in a nutshell. I
15 think we've gone a long way to address the issue to the east of
16 us, and I think that was the primary crux of it in addition to
17 providing our own storage.

18 MR. ZIRK: Also of note is --

19 CHAIRMAN KAISER: Could you speak closer to the mic.

20 MR. ZIRK: Also to note on the preliminary plan, from
21 working back and forth with your consultant I think that design
22 is better than what we had. The original design had much more
23 wetland or wetland planting and detention strung in the
24 existing lots. By going through the process, the impact on

1 lots 23, 24 is much less than it was at the preliminary plat
2 stage. We've been able to pull those contours back and pull
3 the impact off the lots.

4 MR. GUDMUNDSON: You've got a much nicer usable area in
5 the back of the lots through here.

6 MR. ZIRK: Remember, the original thing we had to
7 determine, part of that was controlling the water, the new
8 design conveying the water. I think there is a lot of
9 details, and the perspective on this thing, by the design they
10 had moving the water this way allowed that area to be drained
11 off and not have to have such a wide and narrow, shallow
12 detention which was taking up a lot of room. It seems to work
13 a lot better. From our perspective lots 23 and 24 have a lot
14 more usable and desirable rear lot. It came out as well as can
15 be expected.

16 The other thing I wanted to touch on, the
17 landscape plan does not change from the preliminary plan. We
18 do have the landscape and the islands and the landscaping
19 buffer along Old McHenry Road. I do want to point out and
20 remind everybody what we had down here was a path that will go
21 from our project over to Copperfield Park. That path -- and it
22 was shown this way in the preliminary plat. What we did is
23 rather than have a path on somebody's yard and an easement on
24 two people's yards, we were able to just create an outlot, so

1 that piece of property is owned by the HOA. The trail is on an
2 HOA-owned property and has HOA maintenance. We don't have an
3 issue of the path and things being on somebody's individual
4 property. The trees are not evenly spaced. They've been
5 grouped together and not -- we don't want it to look like a
6 bunch of soldiers going down the road.

7 The other thing with the plan that we needed
8 to do, what was requested of staff is not to have simply a
9 30-foot front yard setback. If you look at the setback on the
10 final, they differ going down the street. The front of the
11 houses will vary back and forth. They won't be lined straight
12 up. That was one of the requirements of the process that was
13 accommodated in the preliminary plan and the final plan.

14 We do provide at the time a foundation
15 planting plan. A typical foundation planting plan will be used
16 as a minimum for each house. You will find that people want to
17 buy upgraded landscaping plans. We did try to provide a
18 minimum, a minimum landscape package that would be provided
19 with every house.

20 The house plans I'll get into. Again, there
21 still is the five levels with the elevations, the Manor, the
22 Farmhouse, Craftsman, French Country, which gives us 20
23 different options for 28 lots. The Edinburgh is a ranch plan.

24 I promise I won't wear this out like I did

1 last time. When I get involved in product, I can wear you out
2 more than Bob does on drainage. Sorry, Bob. But again, I just
3 wanted to briefly run through the different elevations.

4 This was a ranch home on the plan. It's a
5 2927-square-foot home. As I pointed out last time, we tried to
6 be a little clever with the three-car garage configuration. We
7 created a separate back-end garage. Where you have the
8 traditional two-car side-loaded, this was set back where people
9 have their hobby car, their hobby shop, everything in a
10 segregated area away from the cars. It's very popular in the
11 last few years in the building we've done in the area. It's a
12 very nice amenity, a very unique amenity. Again, this is a
13 Manor elevation, brick elevation.

14 As I pointed out last time, as we go through
15 this, the different elevations, the Manors are consistent house
16 to house. The Manor is a brick elevation. You see the same
17 style. It has a unique window, unique garage configuration.
18 Architectural features go elevation to elevation. You can pick
19 any floor plan. You'll have the door, you'll have the brick
20 front, but then when you go to another elevation in the same
21 home, it's significantly different. It's just not a
22 different -- if you look at the packet, there's a whole bunch
23 of different elevations for each plan. So if you look at a
24 French Country and Edinburgh and a French Country in another

1 one, you see the consistency of the French Country style, but
2 from the Edinburgh French Country to Edinburgh Manor, they look
3 like completely different houses. We try to maintain the
4 consistent theme but create different-looking homes that you
5 wouldn't know an Edingburgh was an Edingburgh from two
6 different theme elevations.

7 The next home was the Stirling, which was
8 more of a traditional two-story home. This is 3300 square
9 feet. This one is showing more of a craftsman elevation, the
10 brick wainscoting. Again, the garage door styles are
11 consistent with that, window grids are consistent, door style
12 is consistent.

13 The next is one of our more popular homes,
14 the Tavistock -- excuse me. I missed the Stockton. The
15 Stockton is a 3800-square-foot house. This is shown in more of
16 a farmhouse style in stone, corners on the bridges on the
17 eaves, more craftsman style, more of a front porch presence.
18 We do have the metal roof accents so there's not just all
19 single roof; stone mixture of materials, more stone siding,
20 stone. Again, window and shutter details are consistent with a
21 farmhouse.

22 The next one was really one of the more
23 popular homes. This is in the French Country style, the
24 Tavistock. It has a lot of broken roof lines, more of a

1 French-style architecture columns. This area right here has a
2 door behind it, and upstairs is an accessible balcony. You can
3 come out of the house to a small balcony and provides for
4 relief, and the design features are consistent more with French
5 Country. This one is a little different in that it's a
6 first-floor master. We try and provide the first-floor master.
7 They've become a very popular option. This is a
8 3676-square-foot home with the first-floor master.

9 The last home is the Windsor. This is 4111
10 square feet. That one's shown in more of an all-brick
11 elevation in the front. This has a window grid. Trying to
12 break up the eaves; trying to break up the roof so we don't
13 have a flat roof; more of a formal Manor-style home. And
14 again, this one is a little different. It has limestone sills,
15 not just brick sills.

16 Last time I was told I spent way too much
17 time on product, so I want to make sure I spend enough time
18 with you folks, understanding what we're trying to do but not
19 so much time that I put anybody to sleep like I apparently did
20 last time. If you have questions on product, there's
21 70-something pages we can work through. If you have questions,
22 I can answer those for you.

23 And this was one that was brought up last
24 time, is the rear of the home and the sides of the homes we

1 were asked specifically to add shutters to these style homes.
2 In your elevations I provide the new existing elevation for
3 each home and then a new elevation. This is just one example
4 that shows the bubble areas where we've added the requested
5 shutters on the back and sides. So we did that. That was a
6 request from last time. Those have been added. What I tried
7 to do is give everyone an example of what it looked like before
8 and what it looks like adding the shutters.

9 The other thing to note or remember is in the
10 annexation agreement there's a requirement for an enhanced rear
11 yard feature on the homes that back up to Old McHenry Road.
12 This is an example of how the home will look with the brick
13 features on the rears of the homes, that first-floor brick on
14 the rears of the homes that are along Old McHenry Road. That
15 was one of the things we talked about. And as we talked last
16 time, the property has a number of land control uses that we
17 put in place; the CCRs, which is reviewed and will be approved
18 and recorded with the final plat; HOA -- gives the HOA specific
19 control of the wetland areas and the detention facility area,
20 that not only the HOA outlots but within the individual lots
21 are the responsibility of the HOA. We won't be relying on an
22 individual homeowner to deal with the wetland. We won't be
23 relying on a individual homeowner to maintain something in the
24 detention facility. Those will be responsibility of the HOA to

1 maintain by the HOA. The cul-da-sac island maintenance is also
2 an HOA obligation. Our HOA will mow and maintain and
3 landscape. We'll be replacing the grass and plantings through
4 the HOA. The bike trail maintenance will be part of the HOA
5 maintenance. It's in the document that Staff has reviewed.

6 And what we're here for this evening, we're
7 asking for a number of things, but generally we're asking for
8 final subdivision plat approval, final subdivision engineering
9 approval. I think what you find is what we provided tonight is
10 pretty much consistent with what we presented to you a long
11 time ago.

12 CHAIRMAN KAISER: Thank you.

13 MR. ZIRK: Thank you.

14 CHAIRMAN KAISER: Are there questions? Are there
15 questions from the Commission?

16 Dave.

17 COMMISSIONER LINDQUIST: Back to your first topic, I
18 wasn't able to find pictures of the fixtures that you'll be
19 using at the locations.

20 MR. ZIRK: I think it was in the final engineering plan.
21 Isn't it, Bob?

22 MR. GUDMUNDSON: I missed the question.

23 MR. ZIRK: The detail of the streetlights.

24 COMMISSIONER LINDQUIST: If you can just tell me if the

1 light is directed down as opposed to scattered.

2 MR. CASSATA: It's the same light fixtures that will be
3 put in the Pulte subdivision.

4 MR. ZIRK: If you see on sheet 15 at the top, sheet 15
5 has the standard pedestal with the bracket coming off and the
6 light shining down.

7 COMMISSIONER LINDQUIST: At the cutoff point at the
8 bottom of the fixture, there's no light going up.

9 MR. ZIRK: It should be reflected down. And that detail
10 that you see on the plan shows these spill areas on the
11 photometric plan. It shows the area where the spill is.

12 MR. CASSATA: Commissioner Lindquist, I just wanted to
13 add, this is the detail that's going to be standardized, and we
14 decided to use this for all subdivisions. We used this for
15 Pulte, Stonebridge, and now Stonewood Glen.

16 COMMISSIONER LINDQUIST: Okay.

17 CHAIRMAN KAISER: Anybody else?

18 COMMISSIONER RYCHLIK: For Bob. The stormwater, that was
19 my favorite part of the presentation -- (Meeting participants
20 laughing) -- so my main question, one of the concerns that I
21 had and I actually spoke to Staff today about this, the high
22 water level in the pond that you created, I like how you
23 sneaked it around the wetland and created that overflow. All
24 good. What are your thoughts about that high water level

1 extending into the private property easement?

2 MR. GUDMUNDSON: Yes. That would be have been my first
3 response, but from a practicality standpoint, it really does
4 not -- well, yes, does it encroach on the lot, you're
5 absolutely correct.

6 But if we can go back. Do we have a grading
7 plan in here?

8 MR. ZIRK: No.

9 MR. GUDMUNDSON: Let me just say this, the area that
10 Mr. Rychlik is referring to is the back end of -- if I can go
11 to any one of the site plans here, any one that shows the
12 subdivision. I want to actually see your designation lots.
13 Your rendering will work.

14 COMMISSIONER RYCHLIK: The one with your blue line with
15 the high water level.

16 MR. GUDMUNDSON: Right. Well, while we're trying to find
17 it, let me see if I can speak to that. If you recollect the
18 discussion about the twin detention facilities and had the
19 connector pipe underneath the ground in between them, what
20 Mr. Rychlik is talking about is primarily the northern one of
21 the two, the one that is a little more triangular in size -- or
22 in shape, I should say. The high water of that basin does move
23 into and within an easement about three or four of the
24 residential lots immediately to the north and west. That high

1 water is contained, however, within the setback areas in the
2 back of the lots, so it does not move into an area that would
3 otherwise permit the construction of something; if the
4 homeowner came back and wanted to put a facility, a shed, a
5 patio, whatever, no impact there. But by doing what we did --
6 thank you. That will work. Basically, this was the old
7 original plan that I was referring to, where it was going to be
8 one triangle, and then we ran into the situation where we
9 couldn't work in this area here because of the wetland being
10 Corps jurisdictional. One is here, and the one that wound up
11 here needed to creep into the backs of lots like 20, 21, 22,
12 that area right there in a high-water condition. It will be
13 maintained -- that particular area is in an easement and will
14 be treated in the same fashion that all the other areas that
15 are maintained by the owners association are. It will not be
16 the individual homeowner's responsibility to take care of that
17 area. There will be restrictions appropriately placed that put
18 that under the jurisdiction of the HOA. In actuality, as far
19 as what this area is going to look like, 90 percent of the time
20 it's gonna -- because this zone in here will also be planted
21 with that natural plant material, you're going to see almost
22 what is going to appear like an extension of the existing
23 wetland kind of moving all across the backs of these lots. And
24 also, I might add, then in that scenario it's going to look

1 just like the wetland here, which is in fact on the backs of
2 the whole series of lots.

3 I don't know if I'm giving you a good enough
4 answer. We did look at it, tried to contain it as best we
5 could, but working with the plan and trying to stay out of the
6 Army Corps wetland, we needed a little wiggle room.

7 COMMISSIONER RYCHLIK: Okay. I guess the ramifications
8 of building the property lines there outside the high water
9 line would be to lose a lot, lots that would be pretty tight
10 within the setback requirement. I kind of get the idea.

11 And you guys, Staff, are comfortable with
12 operating that overland?

13 MS. FRABLE: What I can say is, ideally, it would be
14 wonderful if we could have the detention basins in the outlot.
15 There are lots of areas in the village where detention basins
16 are completely on private property and are the responsibility
17 of the individual property owners. So this is a great, you
18 know, step, many, many steps forward compared to that. I mean,
19 there are times I have to tell people that they need to
20 maintain the detention basin or the structures or the pipes,
21 and they didn't even know they were there. All those things
22 are on the plan, but they weren't simply enough. This is a
23 big, big improvement to that. I would rather not have it be on
24 an individual piece of property that's owned by a resident but

1 because of the, you know, limitations of the site, that's where
2 we're at.

3 COMMISSIONER RYCHLIK: My other question is, when the
4 world breaks down, we're getting visited by Noah and getting
5 double floods, how does the site overflow?

6 MR. GUDMUNDSON: Again, I'll use this exhibit as best I
7 can to describe that.

8 Both of those basins here have an ability to
9 overflow into the existing wetland, and that existing wetland
10 in turn -- not that the field tile that runs through the middle
11 of it is going solve anything, I know that. But it's there.
12 It's a tool to help drain. But that wetland in turn moves in a
13 south -- and then kind of hooks around in a south,
14 southeasterly direction and then discharges right through here
15 into the existing pond that's on the offsite property right
16 here. Actually, this depiction of the pathway system in this
17 particular area just as it leaves our site but before it gets
18 to the bubble area here, it's a bridge, a rather expensive
19 bridge, but nonetheless it's done to, A, not disturb the
20 wetland that's there and, B, to allow that conveyance of the
21 water underneath to continue to get into this pond. From this
22 pond, water discharges, again, southerly to Old McHenry Road
23 and then southwesterly from there.

24 COMMISSIONER RYCHLIK: So that covers the east half.

1 How about the grading system on your west
2 half? You've got Stonewood Glen. Describe how does that
3 overflow? Does it pop the curb and run --

4 MR. GUDMUNDSON: Well, on the west side -- I'm glad you
5 asked that question, seriously, because as you probably know
6 and I think you're very astute in looking at the way the
7 grading plan lays out, the road kind of follows the spine of
8 some of the higher elevations of the property. What we did, in
9 order to capture the runoff from the lots that are on our west
10 side is we actually created a berming condition along the west
11 property line, and the series of storm structures that are
12 located on common side lot lines and the pipe attached to those
13 structures are designed for the one-hundred-year event.
14 Normally, for those that don't know, we would design a storm
15 sewer system to convey the lower overflow, typically a 10-year
16 storm, and we would look at overland flow through the streets,
17 in the gutters through side yards, et cetera, to convey the
18 hundred-year storm. But in this situation we can't get the
19 hundred-year storm to pond and jump the street here, so we
20 sized the pipe connectors that are in these regions here to
21 convey that hundred-year event to get it to the respected
22 retention facility.

23 COMMISSIONER RYCHLIK: When the system breaks, it still
24 drains west into that.

1 MR. GUDMUNDSON: Correct. Everything -- there's another
2 wetland pocket down over here, right.

3 MR. FELL: Bob, if you also talk about the top of
4 foundation elevation of those homes for 20, 21, 22, 23 versus
5 the high water level and the elevation for the Plan
6 Commissioners and then also the rerouting of the drain tile
7 through the wetlands --

8 MR. GUDMUNDSON: Yeah. You make a good point --

9 MR. FELL: -- and one other thing that would help would
10 be the drainage along Abbey Glen over near that 6, 7, 8 as much
11 as to alleviate any runoff going to the west.

12 MR. GUDMUNDSON: Right. When we started that, we were
13 cognizant of how we could make this grading work, how we could
14 get the drainage from these areas into the respective detention
15 facilities, and that did lead to -- if you take a good look at
16 the grading plan, we have a berming condition there, and we
17 have low-pocket conditions where we have stormwater structures
18 that pick that water up and convey it to the detention facility
19 in a hundred-year-size pipe.

20 Lee also reminded me and I probably should
21 have mentioned this, one of the things that we did on the east
22 end of the site was there's an existing drain tile that comes
23 out of that area in Copperfield right about in here, works its
24 way into and follows kind of down the middle of the existing

1 wetland here and appears to discharge over into that pond,
2 underneath or below normal water level. Not wanting to impact
3 the potential flow of that in a negative way but rather try to
4 look at what we could do to try to improve the situation is we
5 did not touch that element of the tile that flows -- or that is
6 in the wetland that migrates water this way, but as the tile
7 comes onto our property right about at this point, right about
8 where that causeway is that I talked to between the two
9 detention facilities, we intercepted that tile with a new
10 sewer, and this will function much better than the existing
11 tile, and we brought that down to the southeast corner here and
12 then back up and routed it through the system so as to bypass
13 and provide a better methodology for, again, drainage not so
14 much for us but for the people to the east side of us. I think
15 that -- was that the kind of things you wanted us to do?

16 And I guess the last thing that was mentioned
17 was that we also made sure that the homes in the 19, 20, 21, 22
18 range also -- the top of foundations are well up so we are not
19 risking anything with some element of a high water condition if
20 the basin went to a hundred-year detention and the tail end,
21 the back end of the lot gets wet. It does not impact that the
22 house.

23 COMMISSIONER RYCHLIK: Thank you. One more question. I
24 see the BFE extending into the site do have storage created for

1 the basin. I didn't see the calcs.

2 MR. GUDMUNDSON: That BFE -- and as I recollect you're
3 referring to a little finger of a BFE right over in that area.
4 That was not a FEMA BFE. That was a Lake County determination,
5 and it was worked out. I'm not going to stand here and tell
6 you that that storage is there, and it was addressed
7 satisfactorily.

8 MR. FELL: It came from the County. We can get you
9 those.

10 COMMISSIONER RYCHLIK: All right.

11 MR. GUDMUNDSON: Thank you.

12 CHAIRMAN KAISER: Anyone else on the Commission have any
13 questions?

14 COMMISSIONER DONOVAN: I had a few questions.

15 I know we recommended a number of items, and
16 the Village Board only recommended one.

17 One of those was the natural gas line. I
18 didn't see any mention of that. Was that something that was
19 going to get addressed?

20 MR. ZIRK: Where you're speaking to is in the north area.

21 COMMISSIONER DONOVAN: Yes. It goes right through a
22 wetland.

23 MR. ZIRK: A long time ago, a gas line was located
24 through the wetland and into this property. I think the final

1 plat even identifies that right of way as being vacated.
2 NIGas, as they do their internal distribution system for the
3 subdivision to connect it where it's over here, now it's over
4 here and run it through the subdivision and eliminated that
5 line.

6 COMMISSIONER DONOVAN: Getting it into the normal utility
7 corridor.

8 MR. ZIRK: Right. I don't know why it was where it was.
9 We had to deal with it.

10 COMMISSIONER DONOVAN: The other one, I know there was
11 some landscaping. One of the ones I got recommended by the
12 Board, but there was also some others, specifically -- and I
13 don't remember the recommendation. One of the recommendations
14 was additional planting along Old McHenry, it looked like lots
15 23 --

16 MR. ZIRK: 10 through 13.

17 COMMISSIONER DONOVAN: 10 through 14, were those
18 addressed?

19 MR. ZIRK: I think those were addressed. Off the top of
20 my head, I don't remember. There was some additional trees
21 along some common property lines to the east. Those were added
22 over us kicking and screaming, but they were added. There was
23 a few -- I don't think there was any landscape questions that
24 were completely --

1 MR. CASSATA: They were all landscaping.

2 COMMISSIONER DONOVAN: Were they? I didn't see them as I
3 was going through the list of the 14. I was curious on that.

4 COMMISSIONER MERKEL: Mine was real simple.

5 MR. ZIRK: That's always the one that gets me.

6 COMMISSIONER MERKEL: We recommended a lot of things, and
7 Chris mentioned a couple. The one that I'm reading, the
8 developer modified the site plan, realign Stonewood Glen -- I'm
9 looking, where is it more curvilinear?

10 MR. ZIRK: That was -- Bob, maybe you can address.

11 COMMISSIONER MERKEL: It looked the same.

12 MR. ZIRK: We moved it up.

13 MR. GUDMUNDSON: It's very subtle. We put a little more
14 of a swing into this, and we also adjusted some of the setbacks
15 for the house.

16 MR. ZIRK: I think maybe I can find it on this map. You
17 can see there's more of a hook in that top connection. Maybe
18 if I go back and forth between them.

19 COMMISSIONER MERKEL: I looked at these and back and
20 forth. I didn't see anything.

21 MR. ZIRK: There's more of a skew angle. Wasn't the
22 issue really this did not connect necessarily at 90 degrees.
23 This was more of a skew. Wasn't this part of the issue? And
24 then this issue, we get more of a 90 degree or more of a hook,

1 more hook into that area to get the alignment. I think that
2 was the underlying question.

3 COMMISSIONER MERKEL: I think our bigger issue was from
4 lots 3 to 8 on that side of the plat it's a straight shot.
5 That was our issue. That was a straight shot. We were hoping
6 to I think we used the word tangent off that curve. I don't
7 see a change there.

8 MR. CASSATA: I could add a comment. So I double-checked
9 all these to make sure that they were addressed or not
10 addressed. And it is very subtle. I looked at the engineering
11 and the radius and the other dimensions that were on there, and
12 they are different. I know to the naked eye it probably looks
13 the same, but the comparison, they're very small, but there was
14 a change.

15 COMMISSIONER MERKEL: I just don't think we hit the
16 objective we were trying to get across in distance. That's a
17 straight line all the way across, which is what we were trying
18 at avoid.

19 MR. ZIRK: To be honest, I think the difference we have
20 in maintaining the 40,000 square-foot minimum lot size and some
21 of the adjustment of the setbacks, and we could move it to the
22 east. And if I'm not mistaken, weren't some of those lots
23 pretty tight to the north?

24 Let me look at the plat.

1 MR. CASSATA: The various setbacks will also prevent the
2 illusion of a straight shot.

3 COMMISSIONER MERKEL: I got that. I'm just -- lot 17,
4 18, 19, and 20 were all well over 40,000. We could have
5 brought that down.

6 MR. ZIRK: I think that was the problem. Because of the
7 wetland impact, they're well over, but the area of the lot
8 that's not in the wetland --

9 COMMISSIONER MERKEL: I got that.

10 MR. ZIRK: -- forced the road that way. You don't have
11 much of a buildable backyard. And again, I think we tried to
12 adjust it the best we could. The lots' spaghetti factor, it's
13 a long narrow piece of property. There's not a lot of latitude
14 side to side. I don't think it was ignored. There just wasn't
15 a lot we can do about it.

16 COMMISSIONER MERKEL: Mike, to answer the question,
17 everything else was addressed, you had said?

18 MR. CASSATA: I believe -- yes. I believe everything was
19 addressed if it could be, so the architecturals, the
20 landscaping that we just discussed, bending the road, access
21 from DOT construction. I don't believe there were any that
22 were not addressed. The topographic survey is current. If
23 they could be changed, they were.

24 COMMISSIONER MERKEL: Okay. Thank you.

1 CHAIRMAN KAISER: Are there any other Commission members
2 that would like to ask a question?

3 COMMISSIONER RYCHLIK: May I ask one more?

4 COMMISSIONER KAISER: Go ahead.

5 COMMISSIONER RYCHLIK: Bob, I have the outfall pipe from
6 the pond there southeast of lot 19. Who's the maintenance
7 jurisdiction of that? The one that goes there through the
8 outlot, is that HOA, or is that Village?

9 MS. FRABLE: That's the Village. That is a Village pond
10 on Copperfield.

11 COMMISSIONER RYCHLIK: Okay. That pipe that they're
12 connecting to is --

13 MS. FRABLE: That new pipe that they're running will run
14 through our park, and it will run to our pond. It's a
15 Village-owned park and pond.

16 COMMISSIONER RYCHLIK: It's a new pipe.

17 MR. ZIRK: A lot of that was to address that existing
18 problem at the north.

19 COMMISSIONER RYCHLIK: The bypass one I was talking about
20 being handled by the restricter.

21 MR. GUDMUNDSON: Downstream, yes. The restricter is
22 located in a special structure right about there, and then the
23 pipe continues up to about this point to a manhole and turns
24 and heads south and discharges into the pond. This actually

1 should be blue here. Though open water, that's the Village
2 pond that's out there, and that is all new construction.

3 COMMISSIONER RYCHLIK: Got it. That's Village, Public
4 Works maintenance.

5 MS. FRABLE: Correct.

6 COMMISSIONER RYCHLIK: Thank you.

7 MR. GUDMUNDSON: Thank you.

8 CHAIRMAN KAISER: Anyone else on the Commission?

9 I do have a couple.

10 COMMISSIONER DONOVAN: I have one more.

11 That was the boardwalk, which was a new
12 feature. The boardwalk is just between I think it's 14 and 15;
13 is that correct?

14 MR. ZIRK: Well, it is right in here. What we had --
15 there was a wetland there before, which is now Army Corps
16 jurisdictional. We approached the path through there a
17 different way. What we had to do to avoid the Army Corps
18 impact and to provide the conveyance, we had to elevate and
19 create a boardwalk, and that boardwalk then is right in this
20 area right there. It's completely on the Village park
21 property.

22 COMMISSIONER DONOVAN: It's on the Village. Is it
23 connecting from the bridge?

24 MR. FELL: It's in lieu of the bridge. It's a boardwalk

1 connecting the bike path, the path that's on the outlot A of
2 Copperfield to the one that runs in between 14 and 15 on the
3 Stonewood Glen subdivision. The reason for the boardwalk is
4 it's got diamond piers which then it allows us to cross the
5 Corps wetland without any impacts.

6 COMMISSIONER DONOVAN: I'm trying to visualize the
7 existing. There's the park, the rotunda. You mentioned
8 there's a nice bridge where it goes over the existing and then
9 it's going to go into the boardwalk.

10 MR. FELL: The bridge -- it's no longer a bridge. It's a
11 boardwalk.

12 COMMISSIONER DONOVAN: The bridge is going to be removed.

13 MR. FELL: There's no existing bridge there. What we
14 termed as a bridge, now that it's Corps' wetland they're
15 proposing a boardwalk.

16 COMMISSIONER DONOVAN: So on the boardwalk, when I was
17 looking for details, was the height of the boardwalk above the
18 ground?

19 I didn't see any railings or anything so I
20 kind of assumed it was pretty low.

21 MR. FELL: It's actually shown on I believe A-1 and A-2
22 of the engineer plans.

23 COMMISSIONER DONOVAN: Okay.

24 MR. GUDMUNDSON: If you go to the back of the plans, as

1 Lee said, A-1 and A-2 shows you the details of that.

2 MR. FELL: The last three sheets.

3 CHAIRMAN KAISER: Chris, you might want to look at that.
4 It might help.

5 MR. GUDMUNDSON: If you go to A-1, if you have that, that
6 kind of gives you a visual. Where it says boardwalk elevation,
7 you kind of see how things take off there.

8 COMMISSIONER DONOVAN: Okay.

9 MR. GUDMUNDSON: The top right there, that gives you an
10 idea. The rest of these are structural details. If you go to
11 A-2, the next page, you'll kind of see a profile, if you will,
12 actually a plan portion straight down and above that a profile
13 that shows where the piers are located and how you basically
14 have the channel underneath.

15 And I'm sorry if I misconstrued. I referred
16 to it as a bridge. Bridge, boardwalk, it basically serves the
17 same purpose, gets us over that wetland without disturbing it
18 and providing the conveyance the way it is today.

19 COMMISSIONER DONOVAN: So the low curb block will meet
20 the codes that we need for safety reasons. I guess that was
21 what I was wondering on that.

22 MS. FRABLE: I think one of these question is how high is
23 the boardwalk above the ground.

24 COMMISSIONER DONOVAN: Yes.

1 MS. FRABLE: So then we had discussed it and thought that
2 the curb was adequate. But that would be the underlying
3 question.

4 MR. GUDMUNDSON: And that's a very valid question. It is
5 not something that is way up in the air.

6 I'm going to see if I can find the grading
7 information for you quickly here.

8 MS. FRABLE: And these boardwalks are basically what Lake
9 County Forest Preserve uses in most of when they are addressing
10 wetlands. Just more recently they've started to make them more
11 expensive, but we kind of mirror off of what the Forest
12 Preserve uses in all of those parks.

13 MR. ZIRK: Actually, the contractor we brought into this
14 to work was the same contractor that's done the work in the
15 Forest Preserve -- or for the County. I don't know if it's the
16 Forest Preserve.

17 CHAIRMAN KAISER: There's also an edge on the inside of
18 the boardwalk.

19 MR. FELL: Right.

20 COMMISSIONER DONOVAN: So since this is on Village
21 property, is the boardwalk going to be Village maintained? I
22 thought I heard the homeowner will maintain.

23 MS. FRABLE: No. It will be Village maintained. We have
24 asked questions about the capacity of the boardwalk to make

1 sure we could drive like a pickup truck over it. That meets
2 those requirement.

3 MR. GUDMUNDSON: It does. I apologize. I can't find --
4 I don't think it's more than about 2 1/2 feet or so above.
5 It's not up in the air where somebody's going to fall off and
6 get hurt.

7 COMMISSIONER DONOVAN: Right.

8 MR. GUDMUNDSON: Actually, if I'm not mistaken, under
9 code had we been in excess of 3 feet above we would be looking
10 at a railing.

11 COMMISSIONER DONOVAN: Right. That's what I was hoping
12 it wasn't. It's much better without railings. I couldn't find
13 that detail. I had looked at this, but I couldn't find the
14 grading. Okay.

15 CHAIRMAN KAISER: Lee's got a visual.

16 COMMISSIONER DONOVAN: Right. Much better than doing it
17 with railings.

18 CHAIRMAN KAISER: Do you want to show that around?

19 MR. FELL: Sure.

20 MR. ZIRK: We had actually met with the Village and found
21 the loading requirement, and when we went to the contractor,
22 he's done the work in the area and done the County projects.

23 COMMISSIONER DONOVAN: And if they can take a pickup
24 across it, that would be great.

1 MS. FRABLE: And a skid steer. You can take a skid
2 steer. It's like 5,000 pounds.

3 COMMISSIONER DONOVAN: Good.

4 CHAIRMAN KAISER: All right.

5 COMMISSIONER RYCHLIK: More of a question for Staff. It
6 looks like the plan of that is going to touch the Copperfield
7 wetlands. Is the other side being built by the Village, or is
8 it already built out there?

9 MS. FRABLE: If you look at one of the site plans, what
10 you see in white with the circle, that is existing, and then
11 anything from that circle back towards the new neighborhood is
12 what will be built with Stonewood Glen.

13 CHAIRMAN KAISER: Any other questions from the
14 Commission?

15 (No response.)

16 I've just got a couple of them.

17 One of the -- maybe Staff could answer this
18 one. There was an Attachment C to our packet, and it had a
19 reference to lots 15 and 25 about storm sewer going through the
20 yards. Was that addressed?

21 It says comment has not been addressed,
22 elimination of storm sewer and rear of lot 15 and 25 wasn't
23 requested.

24 MS. FRABLE: Yes. This one's been addressed. Initially,

1 it was storm sewers going behind lot 15 and 25, and they were
2 able to pull it back along the lot lines instead, which is what
3 we preferred. It gave the image that this was going through
4 the back of the yard. There originally was a wetland behind
5 the yard. We still would rather keep them on the lot lines,
6 and they were able to accommodate that.

7 CHAIRMAN KAISER: Sure. That's great. And then the
8 other question I have is, I'm looking at the elevations on lots
9 20 through 23, and it's a pretty severe dropoff according to
10 the plans, sheet 3. Is there going to be any kind of
11 protection or fencing?

12 I thought I heard eight feet of water we're
13 going down to. Maybe I misheard that.

14 MR. GUDMUNDSON: If I could -- well, we're looking --
15 what page are you on?

16 CHAIRMAN KAISER: On 3 of 20.

17 MR. GUDMUNDSON: Yeah. Even though it looks like there's
18 a lot of the contours compressed there, we are not at anything
19 like a 2-to-1 slope. I think our steepest is either 3-to-1 or
20 4-to-1, which is a gentle slope. And that area in those lots
21 that you're referring to -- you said 17, 18, 19, I think?

22 CHAIRMAN KAISER: No. 20, 21, 22, and 23.

23 MR. GUDMUNDSON: 20, 21, 22, 23, those are the ones that
24 are closer to the northern of those two detention facilities

1 that I spoke of. If you're looking at page 3, you see within
2 that triangular detention area near what I would call the
3 southeast corner --

4 CHAIRMAN KAISER: Yes.

5 MR. GUDMUNDSON: -- that's where the open water is. It
6 is not up against -- in other words, coming down the little
7 roll, the embankment roll coming down the back of those lots
8 gets you right into the wet-mesic or basin. It hits that
9 plateau which is all natural swampland-type plant material.
10 There's no precipice that's going to send somebody rolling into
11 eight foot of water.

12 CHAIRMAN KAISER: It's like a little level that prevents
13 that.

14 MR. GUDMUNDSON: Correct.

15 MR. ZIRK: Looking at the plan sheet, so the triangle in
16 that plan that's the darkest color is the water. The area from
17 the darkest color to the back of that slope you're talking
18 about is the flat mesic.

19 CHAIRMAN KAISER: I can see that from here. But of
20 course, I think you pointed out in your first few words was
21 that while it looks like it's half an inch apart it's actually
22 a foot or two. So the slope is not as severe as it appears.

23 MR. FELL: Bob, correct me if I'm wrong, but the
24 lookout -- between the lookout and the high water is roughly a

1 7-foot elevation difference, but the high water to the bottom
2 of the pond is about 4 1/2 feet.

3 MR. GUDMUNDSON: That is correct I think on both counts,
4 yes.

5 CHAIRMAN KAISER: That helps. I'm just looking for
6 safety.

7 MR. FELL: The elevation difference between the pond and
8 high water is 4 1/2 feet, but then to the lookout of those
9 homes is another -- from the high water is 7 feet higher.

10 CHAIRMAN KAISER: Which is quite a bit.

11 MR. FELL: Correct.

12 CHAIRMAN KAISER: Thank you.

13 Are there any other questions?

14 (No response.)

15 All right. We need a motion and a second.

16 COMMISSIONER RYCHLIK: Can we have a phrasing of the
17 motion?

18 MR. BRANKIN: Motion to approve 1 through 8. Motion to
19 recommend. I'll help you.

20 COMMISSIONER RYCHLIK: Motion to approve final plat of
21 subdivision and final engineering plans as outlined in the
22 ordinance and the sections 1 through 6.

23 MR. BRANKIN: 1 through 8. I was referring to the agenda
24 1 through 8. And the court reporter has those items. If you

1 just want to incorporate those, you just want 1 through 8 as
2 set forth on the agenda, that would be sufficient.

3 COMMISSIONER RYCHLIK: All right. Motion to approve
4 variations from the Land Subdivision Ordinance as set forth in
5 the application of as amended during the course of the public
6 meeting process; final plat of subdivision approval; final site
7 plan approval; site improvement plans, final engineering plans,
8 approval; final landscape development plans approval; special
9 use permit for display homes; building elevations approval; and
10 approval of other plans as depicted in the application.

11 CHAIRMAN KAISER: Are we clear on the motion?

12 Is there a second?

13 COMMISSIONER MERKEL: Second.

14 CHAIRMAN KAISER: Second by Mr. Merkel.

15 Any discussion?

16 (No response.)

17 There being no discussion, do we need to take
18 a roll-call?

19 MR. BRANKIN: Roll-call.

20 CHAIRMAN KAISER: Roll-call.

21 COMMISSIONER SEDLACEK: Aye.

22 COMMISSIONER RYCHLIK: Yes.

23 COMMISSIONER LINDQUIST: Aye.

24 COMMISSIONER DONOVAN: Aye.

1 COMMISSIONER MERKEL: Aye.

2 CHAIRMAN KAISER: Very good. Motion passes.

3 MR. ZIRK: Thank you very much.

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1 STATE OF ILLINOIS)
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2 COUNTY OF McHENRY)

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I hereby certify that I reported in shorthand the proceedings at the above-entitled public hearing and that the foregoing reported proceedings, consisting of pages 3 through 46, inclusive, is a true, correct, and complete transcript of my shorthand notes so taken at the time and place aforesaid.

Joan M. Holub



JOAN M. HOLUB
Certified Shorthand Reporter
CSR License No. 084-004283

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