



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, MAY 8, 2018
6:30 P.M.**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mr. Merkel called the meeting to order at 6:31 p.m. Roll call indicated the following members were present: Mr. Sedlacek, Mr. Rychlik, Mr. Lindquist and Mr. Merkel. Mr. Donovan was absent.

Also present were Chief Administrative Officer/Village Clerk Donna Lobaito, Community Development Director Michael Cassata, AICP, Director of Public Works and Village Engineer Erika Frable, PE, Village Engineer Lee Fell, PE, Landscape Designer Brad Dethloff and Village Attorney Robert Kenny.

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

None this month.

III. APPROVAL OF MINUTES

- A. Approval of Minutes of the February 27, 2018 Planning, Building and Zoning Commission Meeting

Motion by Sedlacek, second by Lindquist to approve the minutes of the February 27, 2018 Planning, Building and Zoning Commission meeting.

Roll call vote:

Ayes: Sedlacek, Lindquist, Merkel

Nays: None

Abstain: Rychlik

Absent: Donovan

Motion carried.

IV. PUBLIC HEARING

- A. The Villas at the Commons – K. Hovnanian T&C Homes at Illinois LLC—Consideration, Review and Recommendation to the Village Board of a Request for:

1. An amendment to the official zoning map of Hawthorn Woods, Illinois to change the zoning designation of the Subject Property from GO General Office and R-1 One-Family Residence District to the R-2 One-Family Residence District

2. A Special Use Permit for a Planned Unit Development, including departures from the Zoning Ordinance, Land Subdivision Ordinance and Building Regulations Ordinance of the Village, as fully set forth in the application, to allow the Subject Property to be developed as a Planned Unit Development as set forth in the Application or as amended during the course of the public hearing process
3. Preliminary Plat of Subdivision approval
4. Special Use to allow up to 4 Display Homes on the Subject Property at any point in time
5. Certificate of Approval/Architectural Review for Preliminary Architectural Elevations; and
6. Such Other Relief or Approvals as the Commission and the Village Board may Determine reasonably necessary

Motion by Rychlik, second by Sedlacek to open the public hearing.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Merkel
Nays: None
Abstain: None
Absent: Donovan

Motion carried and the public hearing was opened.

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

Motion by Sedlacek, second by Rychlik to close the public hearing.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Merkel
Nays: None
Abstain: None
Absent: Donovan

Motion carried and the public hearing was closed.

V. NEW BUSINESS

Motion by Rychlik, second by Lindquist to recommend to the Village Board the following conditions:

1. Provide increased landscaping along Fairfield Road in the form of trees and provide variable or undulating berms.
2. Provide a continuous greenway extending from the termination of the 5-foot pedestrian path at Nelson Lane west to Potter Court, thereby eliminating several residential lots in between.
3. Vary the placement of adjacent homes in the front yard by at least one foot to avoid a soldiering or cavernous effect.

4. Provide additional architectural enhancements on key lots, such as shutters and other features.
5. Provide minimum lot widths of 45 feet.
6. Traffic impact and potential cost sharing or contribution to be considered at final engineering.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Merkel

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

A. Consideration and Recommendation of the Findings of Fact—The Villas at the Commons Planned Unit Development—K. Hovnanian T&C Homes at Illinois LLC

1. Title 9—Zoning, Section 9-14-4.B
2. Title 9—Zoning, Section 9-15-7
3. Title 10—Land Subdivision, Section 10-5-2.A

Motion by Sedlacek, second by Lindquist to approve the Findings of Fact—The Villas at the Commons Planned Unit Development—K. Hovnanian T&C Homes at Illinois LLC—Title 9—Zoning, Section 9-14-4.B.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Merkel

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

Motion by Rychlik, second by Sedlacek to approve the Findings of Fact— The Villas at the Commons Planned Unit Development—K. Hovnanian T&C Homes at Illinois LLC—Title 9—Zoning, Section 9-15-7.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Merkel

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

Motion by Sedlacek, second by Rychlik to approve the Findings of Fact—The Villas at the Commons Planned Unit Development—K. Hovnanian T&C Homes at Illinois LLC—Title 10, Section 10-5-2.A.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Merkel

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

Motion by Sedlacek, second by Rychlik, to recommend an amendment to the official zoning map of Hawthorn Woods, Illinois to change the zoning designation of the Subject Property from GO General Office and R-1 One-Family Residence District to the R-2 One-Family Residence District.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Merkel

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

Motion by Rychlik, second by Sedlacek to recommend a Special Use Permit for a Planned Unit Development, including departures from the Zoning Ordinance, Land Subdivision Ordinance and Building Regulations Ordinance of the Village, as fully set forth in the application, to allow the Subject Property to be developed as a Planned Unit Development as set forth in the Application or as amended during the course of the public hearing process.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Merkel

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

Motion to recommend a Preliminary Plat of Subdivision approval subject to the six conditions outlined above.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Merkel

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

Motion to recommend a Special Use to allow up to 4 Display Homes on the Subject Property at any point in time.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Merkel

Nays: None
Abstain: None
Absent: Donovan
Motion carried.

Motion by Sedlacek, second by Lindquist to recommend the approval of a Certificate of Approval/Architectural Review for Preliminary Architectural Elevations, subject to additional architectural enhancements on key lots, such as shutters and other features.

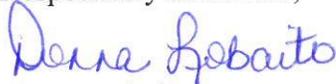
Roll call vote.
Ayes: Sedlacek, Rychlik, Lindquist, Merkel
Nays: None
Abstain: None
Absent: Donovan
Motion carried.

VI. ADJOURNMENT

Motion by Lindquist, second by Rychlik to adjourn the meeting.

Roll call vote.
Ayes: Sedlacek, Rychlik, Lindquist, Merkel
Nays: None
Abstain: None
Absent: Donovan
Motion carried and the meeting adjourned at 9:12 p.m.

Respectfully submitted,



Donna Lobaito
Chief Administrative Officer/Village Clerk

EXHIBIT "A"

hawthorn woods 5-8-18_1
June 21, 2018

PRESENT:

JAMES MERKEL, CHAIRMAN
DAVID LINDQUIST
THOMAS RYCHLIK
PAUL SEDLACEK
DOMINICK DIMAGGIO, Trustee Liaison

DONNA LOBAITO, Village Administrator
MICHAEL CASSATA, Director of Community Development
ERIKA FRABLE, Public Works Director
LEE FELL, Christopher Burke & Associates
BRAD DETHLOFF, Rolf Campbell & Associates

APPEARANCES:

SCHAIN, BANKS, KENNY & SCHWARTZ, LTD, by
ROBERT C. KENNY,
On behalf of the Village of Hawthorn Woods.

PETITION SPEAKERS:

JAMES TRUESDELL
DON HENNING
JON ISHERWOOD
WILLIAM WOODWARD

PUBLIC SPEAKERS:

STEVE BRADY
EILEEN KING
MAHESH SINGH
JIM HIGREE (Phonetic spelling)
CINDY KENNEDY
NAUREEN MARION
KIM ROACH
MICHAEL KIDD
CARL KING
PENNY BRADY

IN THE MATTER OF THE APPLICATION
OF

K. HOVNANIAN T&C HOMES AT ILLINOIS LLC,
THE VILLAS AT THE COMMONS
FOR CONSIDERATION, REVIEW, AND RECOMMENDATION
TO THE VILLAGE BOARD OF A REQUEST FOR
AN AMENDMENT TO THE OFFICIAL ZONING MAP OF
HAWTHORN WOODS, ILLINOIS; A SPECIAL USE PERMIT
FOR PLANNED UNIT DEVELOPMENT; PRELIMINARY
PLAT OF SUBDIVISION; SPECIAL USE FOR DISPLAY
HOMES; CERTIFICATE OF ARCHITECTURAL REVIEW;
AND CONSIDERATION AND RECOMMENDATION OF FINDINGS
OF FACT

(Public hearing held before the
Planning, Building and Zoning
Commission on Tuesday, May 8, 2018,
(at the hour of 6:30 p.m. at
(2 Lagoon Drive, Hawthorn Woods,
Illinois.

Q & A REPORTING, INC.
7115 Virginia Road, Suite 105
Crystal Lake, IL 60014
(815)477-2230
qareportinginc.com

Page 4

73 single-family homes. The subject property is located north of the Commons Business Park between Fairfield Road and Midlothian Road.

At this evening's hearing, it is the role of the Planning, Building and Zoning Commission to review and consider the proposed plan and its compatibility with the comprehensive plan and the goal and policies of the planning of the village. The Planning, Building and Zoning Commission is an advisory body, and as such, shall forward its recommendations to the Village Board for further consideration. As mentioned, the proposed plan will be reviewed within the context of the 2014 comprehensive plan which calls for the development of the downtown on Midlothian Road to include smaller-lot residential neighborhoods. Additionally, the proposed plan will be reviewed within the context of the 2017 market analysis, which analyzes future development in the downtown area between Old McHenry and Gilmer Roads. This document called for a diversified housing stock to accommodate the need for age-in-place housing. It also recommended higher density housing, four units per acre, to facilitate the development of commercial retail in the downtown.

Tonight K. Hovnanian Homes has assembled a team of consultants who are prepared to make a presentation for the commission.

Page 3

(Other Village business conducted.)

CHAIRMAN MERKEL: All right. I'm looking for a motion to open a public hearing.

MR. RYCHLIK: So moved.

CHAIRMAN MERKEL: I'm looking for a second.

MR. SEDLACEK: Second.

CHAIRMAN MERKEL: All right. Mr. Cassata, would you please give us some introductory comments on what we're here to talk about this evening.

I'm sorry. We need a vote for that.

Roll-call vote.

MR. SEDLACEK: Aye.

MR. RYCHLIK: Yes.

MR. LINDQUIST: Aye.

CHAIRMAN MERKEL: Aye.

Now, Mr. Cassata, would you give some information and some comments regarding the presentation we're going to hear this evening.

MR. CASSATA: Thank you. My name is Michael Cassata. I'm the community development director of the Village of Hawthorn Woods.

Tonight we have scheduled a public hearing for the consideration of an application from K. Hovnanian Homes, the developer of a residential subdivision consisting of

1 At this time, we are going to turn the
2 microphone over to Chairperson Merkel who will review the rules
3 of order for this hearing.

4 CHAIRMAN MERKEL: So what we're going to do tonight is
5 ask the developer to come up and give a presentation of the
6 planned development. We'll ask some questions. At that point,
7 we have the opportunity for the public to come forth and
8 address comments, concerns. If you have redundant comments
9 from somebody that's already said something, you can just say I
10 agree with those comments so we're not here all night. But
11 we'll be here as long as you'd like to talk about whatever
12 you'd like to talk about. At that point, the plan commission
13 will ask some questions. We will then close the hearing, and
14 then we'll take a vote on whatever we come up with and then go
15 through some findings of fact after that. So that's the plan
16 for this evening.

17 So at this time, I'd like to ask the
18 developer to approach the microphone and give us an overview of
19 the proposal.

(Whereupon the witness was sworn.)

21 MR. TRUESDELL: Good evening. Thank you very much. It's
22 a pleasure to be here tonight. I appreciate your time, and so
23 I will try to move through this. I know you'll have questions.
24 We'll have plenty of time for the public to ask their

1 questions. So we'll go through this and we'll try to be as
2 expedient as we can and cover all the issues. So, again, I
3 appreciate your time tonight.

4 My name is Jim Truesdell. I'm with
5 K. Hovnanian Homes. I'm the land acquisition advisor with
6 K. Hovnanian Homes. K. Hovnanian Homes is the developer and
7 architects for this project. K. Hovnanian operates in 14
8 states throughout the country. We're a national builder. You
9 might know us best as formerly Town and Country Homes, a
10 privately held company for many years in the Chicago area.
11 Town and Country was purchased by K. Hovnanian a number of
12 years back. We still had the same basic people locally in the
13 leadership of the company. So they're all local people that
14 know this market and been around for quite some time. We build
15 approximately 2- to 300 homes per year.

16 With me tonight is Jon Isherwood. Jon is our
17 vice-president of land acquisition. Also, Drew Wright is here,
18 with the company. He's our land acquisition advisor. Also
19 from Pearson, Brown and Associates -- they're our civil
20 engineers -- Don Henning is here. Karl Krogstad is here from
21 Krogstad Design Limited; and Bill Woodward is here from KLOA,
22 our traffic consultants. Everyone who's here has been in this
23 project can respond to your questions tonight.

A little bit about K. Hovnanian. We are the

1 ninth largest home builder in the United States. We were
 2 founded in 1959 by Kevork Hovnanian, and the family still
 3 remains the largest shareholder in the company. Currently
 4 we're building in a 165 communities and 24 markets in 14 states
 5 throughout the country.

6 This slide gives you an idea of where we're
 7 building. As you can see, we're throughout the Chicago
 8 metropolitan area. Locally, here, we're involved in several
 9 different other communities that you may have seen. Parkside
 10 of Libertyville is a townhome community; we're building there.
 11 We're also building a couple of communities in Mundelein. One
 12 of them is Orchard Meadows, which is just about finishing up
 13 right now. And we're just getting ready to open a new
 14 community called Maple Hill, which is just north of Orchard
 15 Meadows on 60/83. Recently, we received approval for a new
 16 project in Buffalo Grove, and probably the next closest one is
 17 a community called Christina Court which we built in Arlington
 18 Heights. And obviously elsewhere throughout the Chicago area.

19 I'll start with the aerial of the site. It's
 20 pretty much in the center of town, in the downtown area, which
 21 Michael had referred to. Basically, it's just north of the
 22 Commons Business Park, lying between Fairfield Road and
 23 Midlothian Road. The aquatic center is just to our north along
 24 Midlothian Road. Heritage Oaks park is directly north of the

1 property; the YMCA to the south, and Old McHenry Road. So
 2 pretty much right in the center of the community and the future
 3 downtown area.

4 The site itself is currently in the Village
 5 of Hawthorn Woods. It shares two different zoning
 6 classifications. The northern third is R-1 One-Family zoning,
 7 single-family. The remainder of the project -- the southern
 8 two-thirds is zoned General Office zoning district. Part of
 9 our request tonight will be to rezone this property.

10 This slide indicates the rezoning we're
 11 requesting. We're looking for an R-2 zoning with a special use
 12 for a planned unit development. The PUD is requested since the
 13 proposal doesn't specifically fit into any standard zoning
 14 classifications. We've designed it to conform with the goals
 15 and policies of the comprehensive plan that Michael referred to
 16 earlier.

17 I do want to take a minute -- and Michael
 18 touched on this, but I do think as we start out we need to
 19 remind everybody in the public that's here tonight what the
 20 village's comprehensive plan talks about for this area. This
 21 is where we started when we came in and started asking
 22 questions about the site and making a decision on how best to
 23 come up with the site plan for this parcel. So I'm just going
 24 take a minute and read through this, but I think it is very

1 important.
2 The first thing we refer to is the goals and
3 objectives of the comprehensive plan, which was adopted in
4 2014. One of the residential goals is to maintain Hawthorn
5 Woods's status as highly-desirable community in which to live
6 while expanding housing options and promoting preservation of
7 natural areas and open space. A key objective is to promote
8 the development of high-quality, moderate-density single-family
9 neighborhoods and single-family attached housing in targeted
10 and limited areas with access to infrastructure and proximity
11 to commercial areas. The plan goes on to talk about
12 maintaining community character, and there it indicates that
13 the policies should focus on concentrating future development
14 on smaller-lot residential neighborhoods, conservation or
15 pedestrian-oriented neighborhoods, and commercial development
16 into a few select areas located along key routes where water
17 and sewer infrastructure are in place and can be readily
18 extended. In our case, sewer and water is available in
19 Midlothian Road. In fact, there's a sewer that was put in
20 directly at Midlothian to service this property and recapture
21 payment, substantially recapture payment that this property
22 will be paying for access to that sewer. We've also been
23 working with Aqua Illinois, we have a will-serve letter that
24 they can serve this property with water lines.

1 The next slide talks about, again, the
2 comprehensive plan and the reference to the
3 main-on-the-Midlothian downtown plan, and it states that much
4 of the village's desired commercial area expansion and
5 development of new types of residential neighborhoods should
6 occur along the central Midlothian corridor where
7 infrastructure can accommodate more intense development. Under
8 the main-on-Midlothian concept, residential neighborhoods along
9 the corridor consisting of smaller-lot, single-family homes and
10 single-family mixed use development with existing and planned
11 investments in water and sewer infrastructure while providing
12 increased support for retailers, restaurants, and service
13 providers in the district.
14 And then, finally, in reference to the July
15 market analysis that was done, this particular parcel was
16 called out as parcel no. 7 in that analysis, commonly referred
17 to as the equitable fund property, and it was indicated in the
18 plan that it would be best served as residential with the
19 density of 83 units. And as we go through, you'll see our plan
20 is proposing 73 units.
21 This is a copy of the concept plan for the
22 property, and I just want to take a minute to run through this.
23 The site plan itself is about 22 acres. Almost 2 acres of it
24 falls within the Fairfield Road and Midlothian Road

1 right-of-way, so it nets out at about 20 acres, just over 20
2 acres. There are 73 lots. A typical lot out there is a
3 42 by 120 lot, although there is a number of lots that are
4 47 feet wide. The corner lots go to 56 feet wide by 120 feet
5 deep. Typical setbacks in the front yard is 20 feet to the
6 base of the elevation of the home itself or 25 feet to the
7 garage, providing an additional 5 feet so that there's no issue
8 with overhanging a car, and it also provides for more variation
9 of the front elevation by stepping that elevation. We think
10 that will help add character to the property. Minimum rear
11 yard is 25 feet. Side yard is 6 feet. A corner side yard is
12 20 feet. We are asking to be allowed to go to 15 feet just for
13 an encroachment of the front porch.

14 When we put this plan together, we looked at
15 access. We've provided a right-in/right-out-only on
16 Midlothian. As we looked at the plan and looked at the
17 downtown plans, I think the feeling was that we want to bring
18 that traffic out to Midlothian. That's where the future
19 downtown corridor is planned to be. So it was felt to do a
20 right-in/right-out to provide access to Midlothian but at the
21 same time limit an excessive amount of access points. We come
22 out with only a right-in/right-out as a new access and extend
23 Executive Drive from the Commons Business Park into the site
24 and then utilize the land-over-parkway access as the full

1 access point shared between both of the developments.

2 It is a cluster, single-family development.
3 In doing that, we provided almost 30 percent of the area as
4 common open space, including providing the water walk system
5 along Midlothian as part of the Village's comprehensive plan.
6 It includes playground area, gathering area, both active space
7 to the east side of the site and passive space to the western
8 side of the site.

9 The product itself we'll get into a little
10 more in a second. It is kind of a combination of project
11 types. We're looking -- we have some floor plans that are
12 age-targeted, move-down homes, so we'll through looking at
13 ranches and master downs in a couple of the units, and then we
14 also have a more traditional two-story home in addition to
15 that. I mentioned we did a variety of lot widths. 42 is the
16 minimum. There's a number of 47-foot lots, with a little more
17 variety in those widths where we can put different product
18 types. This is consistent with the density in the
19 comprehensive plan. As I indicated earlier and I think Michael
20 indicated, in the market analysis it indicated three unit, so
21 we're certainly below that density.

22 This is the preliminary landscape plan.

23 We've taken, I think, great care in putting this together. One
24 of the things we started with is doing a tree-preservation

1 plan, the tree survey. As we put this together and you'll see
2 from the plans we've submitted that most of the trees that --
3 the six-inch-or-greater trees that were required of the survey
4 had been saved. I think there's only a couple of them that are
5 actually being removed. Most of the trees lie on the east side
6 of the site along the Midlothian Road right-of-way or along the
7 south property line. We're utilizing those as buffers, so
8 we're saving those trees where we can and we'll be adding to
9 that, so we're increasing the landscaping along Midlothian
10 Road. We're adding to the landscape along the south property
11 line. And then on Fairfield, we've also created an additional
12 landscape buffer. There really are no existing trees there
13 other than one or two. But we added a substantial amount of
14 open space to create a buffer as required under your ordinance.
15 The parkway trees we provided are staggered. We staggered
16 those between the front yard and the parkway. We think this
17 gives -- adds some interest in the street scape as you drive
18 down to the trees and see the movement of the trees in their
19 various locations. A lot of that is dictated by utility lines,
20 and so in some cases we put them in the parkway and some in the
21 front yard depending on how the utilities fall on the site. I
22 think it adds some additional character to the site.

23 One of the things we've also provided in this
24 is well-landscaped common areas. As you can see here, a

1 close-up of the park area in the northeast corner of the site
2 which includes a detention area which will be a combination of
3 emergent seed mixes, wet meadow mix or wetland-type plantings
4 in that area along with an open water area, so we can kind get
5 a diversity of ecosystems in that area. So both of those will
6 be provided. In addition to that, we've provided a large
7 amount of the landscaping throughout that area. Our intent as
8 we move forward to final plans was to create a playground and
9 sitting area in that area. We've also provided about 1,200
10 feet of internal paths that you'll see in the plan that goes to
11 the south side of the park up north and then will circle all
12 the way around the north side of the detention basin, all to
13 connect with the village's water walk system. The water walk
14 system itself is about 850 feet along Midlothian Road, and
15 we're also creating along that water walk overlooking the
16 stormwater detention area a wetland overlook for that area. So
17 this is a piece that will be used by the homeowners and will
18 also be used by members of the community, and it will take
19 people up to the aquatic center. Ultimately, the plan, I know,
20 for the village is to move up north of the here with additional
21 park space. It creates kind of a linear park system along
22 Midlothian the people will have the ability to use. So this
23 will, in effect, be kind of a first phase of that.

24 In terms of product itself, we are going to

1 the corner lots so you're not always -- as you're driving
2 through the subdivision down the street, you're not always
3 looking at the side of the house as you're going through some
4 of these key areas. We've developed a key lot exhibit, and
5 it's intended that this type of ranch could be located on these
6 lots, so we created that additional interest. You can see the
7 various side elevations that we will be proposing with that
8 particular product.

9 The next unit, the Tucker, is a more
10 traditional two-story unit, about 2,100 square feet, three
11 bedrooms, two-and-a-half baths and a loft. Again, we try to
12 create here -- on each floor plan, there's three different
13 elevations and to work with a variety of types of materials.
14 You'll see in these homes we've used shake siding, board and
15 batten siding, horizontal siding. We've provided corbels where
16 appropriate, and you'll see that as I move through this;
17 obviously, brick and stone elements, a variety of different
18 column types in front of the house and front porch, dormers,
19 knee braces. So we try to add a lot of features to the home to
20 create a strong character as you go through the community and
21 to really get that attractiveness that I know you're looking
22 for and I know our buys will be looking for.

23 This is still the Tucker. This shows a rear
24 elevation, a proposed rear elevation. In a typical -- for this

1 be offering five different floor plans, which are summarized
2 here. They range from approximately 1,700 square feet to
3 approximately 2,800 square feet. As I said earlier, we're
4 looking at a couple different markets here. We are certainly
5 taking some of those homes and targeting them to a move-down
6 buyer, to someone who we think will be looking to live in the
7 area, is looking to stay in the community, doesn't want as
8 large of a lot as they may have now but still wants a nice, new
9 modern home in the community, and we want to offer that to
10 those people. So we've developed a ranch; an owner-down, where
11 the master bedroom is on the first floor. I think that would
12 be attractive for that buyer. And then we're also offering
13 different, more traditional two-story homes for people who
14 prefer that.

15 This first one is an elevation of our ranch
16 unit. The interesting thing about this unit is we did create
17 this as a side-entry unit. One of the things we wanted to
18 achieve here was to provide more diversity in the elevations.
19 As you'll see typically in most places, the front door is at
20 the front, so we thought we'd change that up a little bit. We
21 thought we'd add some interest to the ranch unit by actually
22 providing this side-entry unit. But in doing that, we've
23 designing specially -- and I'll have an exhibit to show you
24 that in a minute, but we've designed it specifically to be on

1 particular unit in a key lot elevation, one of the things we're
2 also committing to for key lots is providing a number of
3 different features, such as a band border on the second floor,
4 additional foundation landscaping, thick trim around the
5 windows, window grilles, corbels, things of that nature. And
6 I'll point out those a little further as we go through this and
7 talk about the key lot configurations.

8 This is what we will call our York 2. Again,
9 each unit here steps up in size. This is a 2,500 square-foot,
10 four-bedroom, two-and-a-half-bath unit. We tried to capture a
11 certain theme here, so there's, on one hand, similarities
12 between the style and different units; but, again, changing
13 each one up to still create its own independent character and
14 adding a lot of detailing. You can see on this one the knee
15 braces on the form M. Corbels have been used. The trim's been
16 used. In many cases, the double garage doors. You can see
17 here we've got board and batten on the one; shake siding on the
18 another. So we're really trying to work hard to mix up these
19 features.

20 This is the York 2 again from the rear. To
21 give an example of some of the key lot features, again,
22 including, you can see here, some corbels, the band board
23 around the second floor, the window thick trim. In a case
24 where we use any masonry elements on the front, that would be

1 carried around to the side as shown on this. Again, this is
2 typical with these types of elements. As we come through with
3 final architecture, we'll be incorporating in detail all of our
4 various elevations.

5 This is the owners-down unit that we talked
6 about. Again, this is a master bedroom on the first floor,
7 2,300 square feet, two-bedroom, two-and-a-half bath with a
8 loft. Again, specifically an age-targeted unit.

9 And then, I think, finally, we have the what
10 we call the Henley. This would be our largest home;
11 four-bedroom, two-and-a-half bath home approximately 2,800
12 square feet. Again, you can see that all the different
13 features we try to continue to carry forward through here to
14 create a theme but at the same time a variety and the character
15 and look to each one of these homes.

16 This last slide for the architecture shows
17 the Henley. This is a typical key side-lot elevation. Again,
18 the band board, the landscaping on the foundation. These will
19 be detailed out. I know we will have to come back for final
20 architecture approval, so we'll come back here again prior to
21 construction time. But these are the types of elements that
22 we're looking to bring to the community.

23 We did talk about key lots and some of these
24 elements. This exhibits shows the location of the key lots.

1 to the road, openness to open space to create that entry.
2 That concludes my presentation. I'll take
3 one second. So with that, I appreciate it. I do want to
4 indicate that we have -- and it's in your packet -- we've
5 provided for you preliminary civil engineering plans. We've
6 provided a traffic study. They've all been submitted and
7 viewed by your staff and consultants per your ordinances. Our
8 consultants are here tonight. They're prepared to answer any
9 questions related to that.

10 So with that, I will conclude and turn it
11 back over to you and respond to any questions that you might
12 have.

13 CHAIRMAN MERKEL: Thank you for that presentation.

14 At this time, we'd like to ask anyone from
15 the public to come and ask any questions to the developer at
16 this point. What we usually do is form a line if there's
17 several of you that would like to talk or ask a question or
18 give an opinion, make comments. And then you could state your
19 name, your address for the recorder and ask your questions.

20 So at this time I'll offer that time for the
21 public to come forward and ask questions.

22 MR. BRADY: Good evening. I'm Steve Brady, 29 Old Lake
23 Road.

24 I thank the commission for allowing us to

1 The blue shows the side elevation key lots, which, basically,
2 for the most part all of the corner lots, any lot that faces
3 the street or that faces a common open space would be a key
4 lot, and those would have to have the various elements such as
5 the band boards on the two-story homes, window grilles,
6 foundation landscaping. In the ranch home condition, we would
7 use the side-entry elevations: Thick window trim, shutters
8 where appropriate, masonry elements on the side elevation to
9 match the front. The yellow lots where we have rear elevation
10 key lots, so basically all the lots that back onto the common
11 open space area, the park area you see on the east end of the
12 site. And there are four lots that are side and rear elevation
13 key lots. Those would be lots where both the side and the rear
14 face public space, either a street corner or the common open
15 space.

16 And this slide shows where we would be
17 allowed to place the ranch with the side-entry lots. There
18 will vary. It depends what people buy, but in a case where we
19 have a ranch with that side entry, they will be placed -- could
20 be placed on these lots, and these lots are all either corner
21 side yards or they side onto open space where you don't have an
22 area that would be a tighter space in between two lots where
23 you have to come in the side tight space. It's meant to be
24 located in these areas where you would have openness, openness

1 speak. And I guess as a point of reference, our property is on
2 the left side of that diagram up there, so perhaps most
3 impacted by this development. We're right across Fairfield
4 Road there. So certainly as a resident of Hawthorn Woods, I
5 look forward to what the Village is trying to do. Thank you
6 for allowing us to give our concerns.

7 I think as I listened to the developer's
8 presentation and not being intimately familiar with the master
9 plan of the Village, as the slides were put up and it talked
10 about a moderate-density development, I guess I would like
11 to -- I don't know if that is how to phrase this in a question
12 for the developer versus the Village. This is something where
13 we have lots of this size and moderate density which strikes
14 the community, many in our neighborhood, which is White Birch
15 Lakes, across the street, again as something that's very dense.
16 And from a transition standpoint to where White Birch Lakes and
17 our understanding when we moved into Hawthorn Woods six years
18 ago -- in fact, we're probably one of the last people to build
19 a single-family structure in the village prior to the bigger
20 developments. We moved in here for acre-plus lots, less
21 density. And, again, not to counteract what the Village is
22 trying to do -- a downtown area would be fantastic -- but,
23 again, we want to understand the thinking behind how dense this
24 project is. That will be one question.

1 And, again, as we looked at 73 lots on that
2 parcel, which we're going to look at right across the street,
3 is in a parcel that's four times the size of our property
4 roughly, if I do the math right, just seems to be very dense.
5 So the density is a question.

6 Understanding -- again, this will be more
7 probably a Village question than the developer but certainly
8 having its relevance, since this is the first development along
9 this corridor down by many of the homes in Hawthorn Woods what
10 the timeline for the longer term development is and what that
11 is going to look like. Does the architecture that was just
12 presented to us for this neighborhood fit what the Village's
13 visions for long-term -- I guess I'll make that a comment -- as
14 compared to other suburbs in our immediate area, the northwest
15 suburbs, that have developed downtowns, the architecture is
16 nice but is not stunning, part of my colorization. I'm sure
17 there's a lot of thought that went into it, but there's some
18 use of other materials that certainly get a different feel as
19 you go to other downtown projects.

20 So, I guess, more specific questions for the
21 developer, I think as we are concerned and I think shared by
22 many around this development, the tree line along Fairfield
23 Road there, it is hard for me to tell -- and I read many, many
24 construction plans in my life so I'm somewhat familiar -- but

1 how that tree line is going to play out if you compare it to
2 what Fairfield Road looks like now going up that area and,
3 again, specifically, I don't know if these trees are on village
4 property or my property but there's obviously a wonderful tree
5 right there. Is that going to be a consistent feel going
6 there? And I think that the aesthetics of walking on Fairfield
7 Road and understanding that could also be safety and obviously
8 a break issue for going from two-and-a-half-acre lots across
9 the street to four houses per acre, if I heard that correctly.
10 Are we giving an adequate enough break, and is there any
11 consideration to doing something on the west side of Fairfield
12 Road, again, to increase that break?

13 I'm not clear. A question to the developer.
14 Maybe this is engineering that is beyond me. But the detention
15 pond in the northwest corner there does not show a consistent
16 line of trees. Is that going to be open?
17 I do have concern for the village, being a
18 property owner across the street on the lake that we're going
19 to attract people. Just north of our property, as you know, in
20 White Birch Lake is a common area which doesn't have a
21 homeowner living on it. There's a common area between our
22 property and the one just north of us. And, again, we're
23 building a natural break that will minimize the extent of, I
24 guess, the children walking across the street where they're not

1 supervised and trying to access what is obviously one of the
2 gifts of this village is the lakes, and the White Birch Lake
3 wants to keep that area safe.

4 One thing -- again, it may not be a developer
5 question -- I did not hear what the projected home prices are
6 gonna be.

7 CHAIRMAN MERKEL: You can ask the question. The rest of
8 them we can come back to. You can ask that to the developer,
9 price points.

10 MR. BRADY: I'd certainly be interested in the range of
11 home prices for each break, each model that was presented.

12 Obviously, there is a concern as a property
13 owner, especially our whole neighborhood and not just
14 ourselves, of what impact that will have and if they have
15 studied what the impact of those home prices would be on the
16 overall home market in Hawthorn Woods.

17 Another question for the developer: We were
18 unclear when we saw this concept plan -- we certainly greatly
19 appreciate the support, the in and out ingress from the
20 development being on Midlothian Road. We weren't sure if that
21 green space in the middle top of that plan was intended to
22 provide future access to Kruger Road, which that is a question
23 we have; if that is meant to be permanent green space. Because
24 we are very concerned if there's an access and exit point out

1 of this development onto Kruger then they will naturally go
2 left to Fairfield and impact the traffic going to Fairfield
3 Road.
4 And that is all the questions I have.
5 CHAIRMAN MERKEL: I wrote this as fast as I could, so
6 here are the questions I have. I think we'll ask Mr. Cassata
7 several of these questions, but the question we can ask
8 directly to the developer is the price points. Why don't we
9 tackle that one first. And then the rest of them, I think, are
10 more toward the Village.
11 If you want to ask the price points. Jim?
12 MR. TRUESDELL: I'm going to let Jon answer.
13 (Whereupon the witness was sworn.)
14 MR. ISHERWOOD: Jon Isherwood with K. Hovnanian.
15 So the price points will kind of mimic what
16 you've seen Pulte Homes do, specifically at Hawthorn Hills up
17 the street. So those that are not familiar, we anticipate home
18 prices will be in the 4- and \$500,000 range depending on floor
19 plan and specific options chosen by the individual home buyers.
20 Obviously, the ranch plan being the smallest, most likely the
21 most affordable, Pulte, they sold, I believe, roughly 80 homes
22 in their ranch product. That was 1,802 square feet. I believe
23 their prices started right around 400,000, and the average
24 price of their ranch homes there over the past few years was

1 about \$470,000.
2 CHAIRMAN MERKEL: I'm sorry, four what?
3 MR. ISHERWOOD: 470.
4 CHAIRMAN MERKEL: 470 for the ranch homes?
5 MR. ISHERWOOD: That's correct.
6 There was some questions as to the Fairfield
7 Road treat that I will happily address while I'm here.
8 You can see on the concept plan a single tree
9 kind of highlighted right next to the detention pond. That's
10 an existing tree that will stay and, frankly, the only tree
11 that's really picked up on the east side of Fairfield Road
12 there. You know, we would not obviously touch the west side of
13 Fairfield road, and we plan for the additional landscaping.
14 As it related to safety that the gentleman
15 brought up related to children and Fairfield Road, we
16 purposefully did not extend public walks to Fairfield because
17 there aren't existing public walks north and south of us on
18 Fairfield, and so we did that to discourage any kind of
19 pedestrian activity along Fairfield Road. As it relates to
20 Fairfield Road, we purposely as it relates to pedestrian safety
21 chose not to extend a sidewalk out to Fairfield Road or north
22 and south along Fairfield Road because there is not an existing
23 sidewalk north and south of the subject property. So I was
24 just speaking to the pedestrian safety on Fairfield. We've

1 directed all of our sidewalks and paths out to Midlothian Road
2 where we do know there are long-term plans for a water walk on
3 Midlothian Road.

4 CHAIRMAN MERKEL: Thank you.

5 I'm going to direct these to you,

6 Mr. Cassata.

7 The word moderate density, how we view that
8 from the village.

9 The vision of the downtown project in terms
10 of that density, and number of houses per acre, which on this
11 proposal is 3.6 homes per acre.

12 The comment about the tree line, I think we
13 touched on that one. The tree line, you really can't touch
14 anything on the other side of Fairfield. That's not this
15 developer's property.

16 And then the detention buffer, comments about
17 that.

18 The last question was the point that is the
19 green space at 12:00 o'clock on that plan view. Is the future
20 to be connected to another development that could potentially
21 feed into Kruger Road.

22 MR. CASSATA: So I'll start with the first question which
23 is the density question. And as we indicated, there are a
24 couple of things that --

1 CHAIRMAN MERKEL: You might want to speak up.

2 MR. CASSATA: There are a couple of things that
3 designated that density for this property and all the

4 properties up and down Midlothian Road. One of those is the PE
5 factor, which is the sewer count. And, you know, there's a
6 special service area that was instituted a number of years ago
7 that helped pay for the installation of the sewer up and down
8 Midlothian that would provide service to about 14 properties,
9 this being one of them. The SSA dictated what the density
10 could be based on that number. As we mentioned, they could
11 have 83 single-family homes based on that allocation of a sewer
12 PE.

13 The other item is, obviously, the downtown.
14 We're trying to develop the downtown. And what we've been
15 repeatedly told by developers is that you need rooftops, and in
16 order to get the retail, which is what we really need, and the
17 retail would go -- it would go in the downtown area, that would
18 be at the corners of Old McHenry and Midlothian and Gilmer and
19 Midlothian, but in order to get that retail we need rooftops.
20 So this property could actually be developed according to the
21 comprehensive plan with multi-story buildings. But this is a
22 good compromise in my mind, higher density or moderate density
23 single-family. In addition to that, we have also approved
24 recent projects that are comparable in density and style. Most

1 recently, there was the Hawthorn Trails 3 subdivision which was
2 approved at the northeast corner of Quentin and 22, and that
3 density is comparable to this project. We also have some
4 higher density projects, an older one which is Park Place which
5 is over at Quentin and dead-ends with Old McHenry to the north
6 across from the park. That density is 2.4 units per acre. The
7 lot sizes are comparable to the lot sizes proposed in this
8 development. The Pulte development has four neighborhoods in
9 it. The two neighborhoods that front or are closer to
10 Midlothian are the larger lots. At the rear, there are two
11 neighborhoods, N3 and N4, which we call them. The majority of
12 those lots are 7,150 square feet, so they're not as low as
13 this -- as the lots in this subdivision but they're closer --
14 they're more comparable than the more traditional subdivisions,
15 the one that you live in.

16 With regard to access, that open space of the
17 green space, you know, our village code does require a
18 connectivity between subdivisions. As a planner, I believe it
19 is important to provide that connectivity. So that is
20 designated -- it's going to be green space until the time at
21 which that property to the north does develop, and then there
22 would be connectivity, vehicular connectivity.

23 I think I touched on all of them.

24 MR. BRADY: I don't think so.

1 Someone else asked another question to be
2 presented to the presenter. I guess this will be for the
3 developer as it is question around the community park in the
4 upper right quadrant. And if I heard it correctly, that that
5 was public for the whole village, which would obviously make
6 sense.

7 The question is, is there parking?

8 We don't see parking anywhere in the
9 development, and our understanding is Hawthorn Hills you can't
10 park on the street. So what is the thought in terms of the
11 public getting in and out of that park and how is that going to
12 work?

13 CHAIRMAN MERKEL: Mr. Truesdell.

14 MR. TRUESDELL: Sure. Thank you.

15 That park area really isn't -- it will be
16 owned and maintained by the homeowners association, so the
17 people of this community will own and maintain that. The
18 Village has requested that that space be made available to the
19 community because it ties into the water walk and the detention
20 area, so it's a desire to have that available to the rest of
21 the community. But it really is intended to be a walk-to park
22 for the members of this -- the people within the community,
23 certainly within a walking distance of their homes. And as far
24 as the greater community, the intent is the people using it are

1 people really using the trail, the water walk along there. As
2 people are walking through there, they have the ability to use
3 the overlook and to use the playground and things of that
4 nature. So it's really meant and designed to be a local park
5 for these community residents as well as people on the water
6 walk, so it's a walk-to park as opposed to a drive-to park, is
7 the intent.

8 CHAIRMAN MERKEL: Does that answer your question?

9 MR. BRADY: Yes. Thank you.

10 CHAIRMAN MERKEL: Anyone else?

11 Please come forward. Again, state your name
12 and your address.

13 MS. KING: I have two questions. My name is Eileen King;
14 6 Birch Lake Drive.

15 I keep hearing water walk. This development,
16 is that going to be built prior to what we are going to see?
17 The water walk, when is that going to happen?

18 CHAIRMAN MERKEL: Mr. Cassata.

19 MR. CASSATA: Sure. So the water walk will be built as
20 the properties are developed.

21 MS. KING: Like what? Across the street or this
22 particular property?

23 MR. CASSATA: This particular property if you can --
24 there's a path that is going to be a 10-foot-wide path going

1 along Midlothian north to south, and that will be -- the
2 developer will install their section of the walk.

3 MS. KING: Okay. Is that the concession that the
4 developer gave to Hawthorn Village -- Hawthorn Woods?

5 MR. CASSATA: What concessions?

6 MS. KING: What concession have the developer offered?

7 MR. CASSATA: Okay. You have to be more specific.

8 MS. KING: Well, you have three different variances that
9 they're asking for.

10 What have they offered us as residents of
11 Hawthorn Woods? Is that the water walk?

12 MR. CASSATA: That's one of the things.

13 MS. KING: What kind of money does that cost to develop?

14 MR. CASSATA: You'll have to talk to the developer. They
15 can address their cost. Let me also add some comments there.

16 So that is one of the things that they're

17 providing. They're also providing some additional paths within
18 the community, a tot lot, open space.

19 MS. KING: Well, that doesn't affect us as residents.

20 MR. CASSATA: No. But it affects the people that are
21 going to live there, and this community does affect the larger
22 community.

23 MS. KING: I don't agree.

24 MR. CASSATA: So maybe the developer can also talk about

1 the cost associated with developing this property. There's
2 significant costs for those 14 properties I mentioned that are
3 associated with the SSA. And so maybe they can discuss it.

4 MS. KING: Well, they can do that. But I also -- have
5 you had other proposals for different type -- is this the only
6 people that want to build there?

7 MR. CASSATA: This is the only developer who has moved
8 forward with a formal application of this property.

9 MS. KING: Has the Village looked elsewhere to see what
10 else could fit in there?

11 MR. CASSATA: We are always looking --

12 MS. KING: Like a marketing concept?

13 MR. CASSATA: As we mentioned earlier, we did conduct a
14 market analysis in 2017, so we had a consultant, AECOM, do a
15 comprehensive study for the downtown area as well as the uptown
16 area, which is the north side of town up by Gilmer, 176, and
17 Hawley. And so they looked at the infrastructure needs. They
18 factored in all the costs associated with development and what
19 types of development would help us achieve our goal of
20 attracting retail, developing that downtown.

21 MS. KING: I got it. But has any of the residents taken
22 part in this survey?

23 MR. CASSATA: Yeah. So there were stakeholders that were
24 involved. Some of those were residents. This market analysis

1 was also available for public comment. We went through the
2 public process. So yes, they public did provide input.

3 MS. KING: I guess I missed that one.

4 MR. CASSATA: Sorry about that.

5 MS. KING: Also, with the density there, is there going
6 to be on-street parking?

7 MR. CASSATA: There will be parking consistent with the
8 code, which is on one side of the street.

9 MS. KING: What code?

10 MR. CASSATA: So in your neighborhood people can only
11 park on one side of the street.

12 MS. KING: Now, when you have parking on one side of the
13 street, can emergency vehicles still access?

14 MR. CASSATA: They can access it in your neighborhood.
15 So the answer is yes. So we've also considered --

16 MS. KING: Well, our neighborhood doesn't have the same
17 density, so I don't have the same parking.

18 MS. CASSATA: So we've run this by the fire department
19 and the police department, and they are satisfied with the
20 design.

21 MS. KING: So is the Village in favor of this?

22 MR. CASSATA: Well, I don't make the decision for the
23 approval. That's why we're going through this process.

24 So the developer is here to make their

Page 36

1 MS. KING: Yeah. That's still an issue.
2 MR. CASSATA: It is. And we are trying to tackle that as
3 best we can with each development. You know, that is somewhat
4 down the -- that's not even kitty corner from this project.
5 MS. KING: I know where it is.
6 MR. CASSATA: So we can't make each developer pay for
7 everything throughout town.
8 MS. KING: I'm just concerned is that the best use of
9 this property.
10 MR. CASSATA: Yeah. So, you know, as I mentioned, there
11 could be other uses if we did follow the comp plan, which would
12 be multi-story. You could have retail, businesses on the first
13 floor with residential above. For what the Village -- for what
14 the Village is looking to do, this is most likely the highest
15 and best use.
16 MS. KING: Well, I kind of admire what Arlington Heights
17 has done.
18 MR. CASSATA: Well, that's going to be difficult to --
19 trust me, I'd like to see Arlington Heights downtown. I don't
20 think the Village Board is open to that.
21 MS. KING: Well, that's multi housing with retail on the
22 bottom, and it gives all of the residents an opportunity to
23 enjoy that shared property.
24 MR. CASSATA: So I'll just close with this: The 2014

Page 35

1 proposal. The Plan Commission will provide their feedback, and
2 they'll make a recommendation to the Village Board.
3 MS. KING: Okay. Do you have any negatives?
4 MR. CASSATA: We have tried to iron out all the negatives
5 or the comments that --
6 MS. KING: What negatives did you see when you looked at
7 this?
8 MR. CASSATA: I don't know if I can get into the
9 specifics about the different iterations that we went through.
10 They lost a couple of lots. They've enhanced the path system.
11 They provided a park, more open space. They increased their --
12 made the design, the flow better than it was originally planned
13 for.
14 So, yes, we worked through -- worked with
15 them over three iterations of plans over a number of months.
16 MS. KING: Are you concerned that the YMCA, they do not
17 have accessibility with walking and they may want to come down
18 Fairfield even though there's no safety net there for them?
19 MR. CASSATA: I don't think that -- you mean the
20 residents from this neighborhood trying to get to the YMCA or
21 vice versa?
22 MS. KING: Well, it would be easier going Fairfield than
23 you go Midlothian if you want to get to the YMCA.
24 MR. CASSATA: That's a larger issue.

1 comp plan did go through a public process, and the Village did
2 consider, obviously, as part of that this downtown plan and to
3 what density they're comfortable with. So Arlington Heights,
4 this Village is not comfortable with that type of density.

5 MS. KING: Okay. I am.

6 CHAIRMAN MERKEL: Yes, sir.

7 MR. SINGH: Hi. Mahesh Singh; 35 Old Lake Road.

8 A couple of questions. One probably to the
9 developer and one for the Village.

10 To the developer, I may have missed in your
11 presentation the target market that you might be looking at. I
12 heard people that are downsizing and moving down. I didn't
13 know whether there was people coming in as entry level. And so
14 that's one question.

15 The second for the Village is, you talked
16 about going for rooftops. Has there been any thought given to
17 this might set precedent to going to condominium and impact
18 the -- you know, the reason we moved into this thing, as Steve
19 pointed out, is one-acre lots, wooded, everything-wooded
20 community.

21 And maybe a third one -- I don't know who can
22 answer this -- when doing the market analysis, was there a --
23 did anyone look at the impact to the housing market and prices
24 of the houses that are existing at this point in time?

1 MR. CASSATA: So, again, just touching -- your second
2 question touches on what the other resident mentioned, and that
3 is condominiums. And so, again, I don't believe that the
4 Village Board has an appetite for condominiums in the downtown,
5 so I don't see that happening.

6 With regard to -- I'm sorry. Can you repeat
7 your third question?

8 MR. SINGH: The impact to house prices in the market,
9 greater density.

10 MR. CASSATA: Right. So the market analysis did touch on
11 that, but the Village Board is very aware, obviously, that --
12 they're aware of how the town was built, what the median price
13 is for a home, and they're not looking to negatively impact
14 anyone's property values. And so that's why what we've
15 repeatedly told developers as they come through with these
16 higher density developments is that the quality of product is
17 very important, and that is something that the Village Board
18 has stressed repeatedly. And so that is what we are aiming to
19 do.

20 MR. SINGH: And my first question was to the target
21 market.

22 MR. ISHERWOOD: So we really have two target markets
23 here. One would be that move-down buyer. There's about 10,000
24 people turning 55 every day in America today, so

1 demographically-speaking, there's a strong need for
2 age-appropriate housing, housing that has master bedrooms on
3 the first level, and we see this as a need across the
4 Chicagoland area. We have a ranch plan and master-down plan to
5 address that need if somebody who has a big home that doesn't
6 want to maintain that any longer.

7 We also think this is an excellent
8 opportunity to get young families into Hawthorn Woods, you
9 know, bring them into the community, have them start investing
10 in the community. Maybe this is their first home in town and
11 they moved up in five years after they've lived there. The
12 onsite park with the tot lot, we think, is an important feature
13 for that particular buyer. So I would say those two are where
14 we are focused.

15 As it relates to property values, I can just
16 say, generally speaking, we focused on bringing a very
17 high-quality product to market. You'll notice that our
18 proposed square footages are much smaller than what we
19 typically see in Hawthorn Woods. You know, we're only 1,800,
20 1,700, and our biggest home, I believe, is right around 2,700
21 square feet. The majority of homes, I think, the median square
22 footage in Hawthorn Woods is actually in excess of our largest
23 home. So from a price-per-foot and a quality perspective, we
24 think we are being agreeable to the market.

1 MR. SINGH: Just one clarifying question.

2 So you talked about 400-plus, 400,000-plus as
3 the prices of these homes. So you're talking about close to
4 \$250 a square foot, right, and targeting young folks.

5 Would this be something appealing to them and
6 you have the market, or is there a point where even with the
7 highest end homes you actually start to drop the price?

8 That's the question that always comes up in
9 mind when you start with a great proposition but then has an
10 impact on the village oftentimes happens.

11 MR. ISHERWOOD: Sure. So as we kind of consider
12 different buyer demographics, we read a lot of national
13 research that's done both locally and nationally, and many of
14 the trends for the younger buyer and many of the demands of the
15 younger buyer are actually less space, higher-quality space.
16 They're not wanting to maintain their home like their parents
17 did. So that young family, that young millennial who might be
18 in his early 30s with a young family, this is more the way they
19 want to live today than the way their parents lived on a
20 15,000-square-foot lot.

21 And as it relates to price point, you know,
22 Hawthorn Woods is a very prestigious town, and what we find is
23 that it becomes a total price obstacle for many buyers, and we
24 think that we -- as demonstrated by Fulte Homes and Hawthorn

1 Hills, we think we are priced appropriate to the market and
2 that those buyers will find both affordability and desirability
3 here with us.

4 MR. SINGH: Thank you.

5 CHAIRMAN MERKEL: Thank you.

6 Sir.

7 MR. HIGREE(phonetic spelling): Hi. Jim HIGree: One
8 Overly(phonetic spelling) Drive.

9 So my question is, does this plan go up to
10 Kruger Road?

11 MR. TRUESDELL: No. It stops south.

12 MR. HIGREE: So this is still south of the culvert that
13 goes from Kruger?

14 MR. TRUESDELL: You can see Kruger to the north of it
15 there. There's a channel that goes through there.

16 MR. HIGREE: And if Fairfield Road is four lanes, which
17 is one possibility in the future, does the landscaping along
18 Fairfield get impacted?

19 MR. TRUESDELL: No. In fact, I'm glad you brought that
20 up. One thing I did not comment on is Fairfield Road. We --
21 as part of our community, we are dedicating an additional
22 20 feet of right-of-way. We're also dedicating an additional
23 10 feet along Midlothian Road. We're providing 20 feet more
24 right-of-way so that there's enough room for the future

1 expansion without impacting anything that our community or that
2 landscaping. So that would be -- the landscaping itself sits
3 on an outlier that would be forever maintained by the
4 association, not part of the right-of-way, not impacted by any
5 future expansion.

6 MR. HIGREE: Was there any engineering study about the
7 water flow and any expansion of the wetlands in the 62-acre
8 project just north of Kruger? Would that have any impact as
9 far as enlarging it?

10 I know there's a subdivision just north of
11 there that could be impacted by increased water flow.

12 MR. TRUESDELL: We've done preliminary engineering that's
13 been viewed by the village's consultants for this community and
14 provided detention and drainage for that. I think it actually
15 flows and down the other direction to the north. So this will
16 maintain all of its stormwater detention onsite. All of the
17 requirements are met on our site. We have to release at no
18 greater rate than what's being released today, so this would
19 not have any negative impact on the property to the north.

20 MR. HIGREE: Okay. Thanks.

21 MS. KENNEDY: Hi. My name is Cindy Kennedy, and I live
22 at 42 Deer Point Drive.

23 First, I want to say that I do appreciate us
24 trying to get a downtown in Hawthorn Woods. I appreciate all

1 the work that's gone into that. We've lived here for 12 years,
2 and we would love a downtown area. I was just saying that I
3 appreciate the work, trying to build this up. But I definitely
4 have a couple question.

5 First of all, a couple neighbors that I'm
6 with were wondering how many empty lots are there in Hawthorn
7 Woods in subdivisions that are already being built?

8 It seems like there's a lot of empty lots
9 already being built, and we are building more -- different
10 kinds of homes. We have a lot of things that are half built.

11 My first -- my next question has to do with
12 your comment about how they came up with the density of 83
13 homes having to do with the sewer lines. And I appreciate that
14 there was a study done, but those are numbers, and that's not
15 necessarily aesthetics. And do those numbers have anything to
16 do -- just looking at the numbers doesn't it necessarily look
17 at the homes that are nearby there and the area that is nearby
18 there. And if it's totally different, how is that going to
19 impact those of us who have been in here and who have lived in
20 this town and our homes that are here? I am definitely
21 concerned with that. And so it has to do with the density in
22 there.

23 And the one that had the tree line, I'm going
24 to bring up the same concern that someone brought up earlier,

1 that the tree line and what's along Fairfield does not look
2 nearly like what it should be. It looks like we need
3 definitely something more there.

4 The other question -- I think this is for the
5 developer -- you guys were saying that I think it's in and out
6 on Fairfield -- or, I'm sorry, on Midlothian. What if there's
7 a crisis, we have accidents that happen, what happens to the
8 people who are in there? How do they get out if there's a car
9 accident? We know there's a lot of car accidents right at that
10 intersection there. So I'm just wondering what their other
11 options are.

12 Thank you.

13 CHAIRMAN MERKEL: You want to answer the second question?

14 MR. TRUEDELL: Sure. Or I can start with the last
15 question.

16 When I commented earlier about the access
17 point on Midlothian, trying to limit that for this community,
18 we are showing a right-in/right-out. We have two access points
19 into and out of the community. The one is the direct access
20 point that was showing out onto Midlothian from this property.

21 But if something should happen there to block that access
22 point, there is the secondary access down Executive Drive to
23 Landover Parkway which would also provide access out to
24 Midlothian Drive. So there's two ways in and out, which I know

1 is always a concern for emergency vehicles to make sure if
2 something does happen that people can get in and out in the
3 case of some type of disaster.
4 MS. KENNEDY: Do you not think people are going to cut
5 right through going up Landover right through that neighborhood
6 on a regular basis? I would think they would.
7 CHAIRMAN MERKEL: Say that again. Cut through from?
8 MS. KENNEDY: Is that, like, down where the condos are,
9 that Landover, or is that not --
10 CHAIRMAN MERKEL: That's where the professional
11 businesses are.
12 MS. KENNEDY: So you'd be able to cut right through
13 there; right? So, I mean, as a homeowner, if I was in here --
14 CHAIRMAN MERKEL: I don't know what you'd gain by cutting
15 through there though.
16 (Multiple people speaking.)
17 UNIDENTIFIED AUDIENCE MEMBER: You have to go north.
18 MS. KENNEDY: You can't turn left on Midlothian.
19 MR. TRUESDELL: If you're going left, you'd have to go
20 through the business park and turn left at that point.
21 CHAIRMAN MERKEL: Okay. You had one question,
22 Mr. Cassata.
23 The first question Cindy asked was about the
24 developments we have in Hawthorn Woods that are half finished

1 or open lots that have been not sold, undeveloped, whatever the
2 case may be.
3 Any comments?
4 MR. CASSATA: Sure. We currently have four residential
5 subdivisions that are under construction. There is one large
6 subdivision, the Country Club, that you may be referring to.
7 That has the majority of the vacant lots. We've been working
8 with Toll Brothers for a number of years to try and get them to
9 reopen. That's a continuing process. With regards to other
10 neighborhoods that have vacant lots, we know that Thornfield
11 Meadows (phonetic spelling), which is in the western part of
12 town, I believe that the last lot has been developed sometime
13 last year. There may be a few others, but, you know, we
14 have -- occasionally, maybe two or three a year we have in-fill
15 lots. That's what we're considering those. Those are after
16 the developer has left then we just have an individual that
17 comes in and buys that vacant lot and builds a home. But other
18 than the Country Club, I can't really think of any that have a
19 large number.
20 CHAIRMAN MERKEL: What about, like, the Pulte
21 development? Stonebridge? All those?
22 MR. CASSATA: So Pulte, Stonebridge, those are active
23 developments. We don't see those not fully developing. White
24 Birch Meadows I think someone mentioned. So those will remain

1 sold 13 to date, so there's 47 remaining in that active
2 community. And Hawthorn Trails at the corner of 22 and Quentin
3 has 37 units. They're just building their model home. We've
4 identified that they've already sold three homes in that
5 community.

6 So I think that gives you an idea of where
7 they're at. From a market-absorption perspective, which we're
8 most concerned with, we've seen Hawthorn Hills and specifically
9 their Hillcrest and their ranch neighborhoods, each one of
10 those neighborhoods sold about two to three homes per month or
11 roughly 24 to 36 per year for each of those.

12 CHAIRMAN MERKEL: Those two developments would be
13 comparable to what we're talking about this evening; right?
14 Not the one-acre lots but comparable to what we're talking
15 about tonight.

16 MR. ISHERWOOD: That's correct. And the other thing that
17 we see as a developer is that buyers have become very
18 particular about school districts, and so we do see some
19 discrimination of homes and where homes are developed based on
20 school district location. So that's another factor into maybe
21 why some communities aren't developing and are maybe sitting
22 vacant where others have been sold.

23 CHAIRMAN MERKEL: Thank you.

24 MS. MARION: Hi, my name is Maureen Marion. I live at

1 vacant until the market allows for those to be built.

2 MS. KENNEDY: So what's the answer? What's the number?

3 Is it 50? Is it a hundred?

4 MR. CASSATA: What's the answer to what?

5 MS. KENNEDY: How many lots are there.

6 MR. CASSATA: I don't know the number of lots.

7 UNIDENTIFIED AUDIENCE MEMBER: Could that be obtained and
8 shared with the community?

9 MR. CASSATA: The number of vacant lots? We can do the
10 research.

11 MR. ISHERWOOD: I can speak to that, if you'd like.

12 MR. CASSATA: Okay.

13 MR. ISHERWOOD: So I can't tell you about every community
14 in town, but I can list off the ones we've studied intimately.

15 Pulte's, their Hillcrest neighborhood had 55
16 units, and they have zero lots to sell. They're completely
17 sold out. I believe that development started in 2015.

18 Hawthorn Hills, their ranch neighborhood has a total of 76
19 units, and they have four homes remaining to sell. There may
20 actually be less lots there. We track the homes, not
21 necessarily vacant lots. The Brentwood and Bradbury
22 neighborhoods of Hawthorn Hills has 89 units, and there's about
23 44 remaining to sell. Stonebridge by William Ryan Homes, which
24 just opened less than a year ago, has 60 units, and they've

1 38 Deer Point Drive in Hawthorn Woods.
2 I think my question comes from the
3 perspective of a mother with children, actual real-life
4 children on a real-life lot with real grass and looking for
5 parks and things like that.

6 So as I look at this and since we just moved
7 into Hawthorn Woods a year and a half ago after looking for the
8 right home and investment of our money, our hard-earned
9 dollars, to raise our children in an area that is as beautiful
10 as Hawthorn Woods is, which we completely appreciate, I look at
11 a plan like this and I wonder what individual is going to look
12 at a lot this size and think that it is worth their money to
13 spend what the price point is with virtually no green space?

14 And I understand there's green colored all about,
15 but in real-life, you know, a retention pond is a retention
16 pond. You can call it what you want to call it, but it's not
17 necessarily a place where parents want to send their kids to
18 run and play, you know, down towards the water. So I just
19 wonder what it's really adding.

20 And then I would feel like -- as a potential
21 buyer, I would look at the plan and I wonder how many of these
22 other local developments have the one-in one-out. That to me
23 sounds immediately like a traffic nightmare. Anyone who has a
24 job, who has to go someplace, has any sort of a time schedule,

1 that's a complete turnoff for a buyer. So I look at all of
2 this, and that scares me. If I was a home-buyer that would
3 steer story me from that particular development for that
4 reason. It's really, really difficult, especially when
5 families have more than one car and more than one driver. You
6 know, we're all raising more drivers.

7 So I guess it's more a list of my concerns as
8 a resident and, you know, also for just -- I don't know, just
9 want to make my voice heard, too. So thank you.

10 CHAIRMAN MERKEL: Thank you.

11 MS. ROACH: Hi. My name is Kim Roach. And I live at
12 33 Old Lake Road. And I have a question about -- or not a
13 question but comments about the density.

14 And I just think that -- I understand the
15 comprehensive plan and the wanting to build a downtown area
16 with smaller lot sizes, and I understand that. However, I want
17 you to just think a bit. This is currently zoning R-1, which
18 is approximately one-acre, one house per acre, and these lot
19 sizes, although it says 3.1 houses per acre, their lot sizes
20 are about 5,000 square feet. That is about eight-and-a-half
21 houses per acre. So go home and look at your lot and imagine
22 seven-and-a-half more houses on it. That's the density.
23 That's reality. And that's a lot. And if you compare this to
24 the ranches in the Pulte division, they're about, average,

1 according to their representative, average was 7,700 square
2 feet. That's about six houses, not eight-and-a-half. And they
3 were going after, I believe, the same target demographic with
4 those ranches. Those sold, and I believe part of it is because
5 they weren't overcrowded.

6 I also went down to the development at Park,
7 by the community park, Park Avenue at Old McHenry and Quentin.
8 There were only 18 houses on small lots, not 74 houses on small
9 lots. That also is a huge difference. So I'm very concerned
10 about that.

11 But I'm also concerned about the aesthetics,
12 too. You're asking a lot of money for these houses, and I
13 really don't mean any disrespect at all, and I don't know
14 what -- I don't get a great feel for what we've seen here. But
15 I did go to K. Hov's development in Mundelein, and I took some
16 pictures, and they're very simple; there's no aesthetic value,
17 to me anyway; there's no architectural depth to any of the
18 houses there. And I encourage people to go look at that and
19 see. Now, this might be a different development, but I really
20 want to stick with it because if you're going to go to size
21 down the house and you live in this area and you want to stay
22 in this area and you don't want the property, you're going to
23 expect the same architectural things that you had in your
24 house, okay, because that's what you were attracted to this

1 area for; that's what you lived here for, and that's what you
2 want. You want value. So I just want to make sure the
3 aesthetics are really there and, like I said, the density issue

4 But, also, because we don't know what's going
5 above on that piece of property, when you drive by that
6 property it doesn't seem that large. So now we're going to
7 have 74 homes, and then we still -- I thought the 74 homes,
8 wrongly, were going to be on the whole piece of property, and
9 it's not. So there's going to be more there, too. So consider
10 that, too, please, that there's going to be more. And when you
11 add it all together, I think the feel is just going to be too
12 crowded.

13 I would also like to see the bigger berm all
14 along the roads there, too, and more trees than what they have.

15 And I think that's about it. Thank you.

16 CHAIRMAN MERKEL: Thank you.

17 MR. KIDD: Hi, there. Michael Kidd; 27 Robin Crest.

18 Could you please explain the difference
19 between the R-1 and R-2 zoning decision?

20 CHAIRMAN MERKEL: Mike, do you want to explain.

21 MR. CASSATA: The difference between the two districts?

22 MR. KIDD: Yes.

23 MR. CASSATA: So straight zoning, R-1, 40,000-square-foot
24 lot; R-2, 20,000 square-foot. However, both of them allow for

1 a PUD, a planned unit development. A planned unit development
2 allows flexibility to achieve the highest and best use of the
3 property which allows for this density.

4 CHAIRMAN MERKEL: Sir.

5 MR. KING: My name is Carl King. I belong to the blond
6 that spoke earlier. And I also live at 6 Birch Lakes Drive.

7 Now, in the interest of saving time, I'd like
8 to just pass out something, with your permission.

9 CHAIRMAN MERKEL: Please.

10 MR. KING: In the interest of saving time, let me explain
11 what I've done. I went on the internet and thought I'd equate
12 myself with the developer and see what his past record has
13 been. And these are websites that I looked at. I made one
14 copy of the site. And in the interest of saving time, I would
15 just say that of all the sites that I picked up here,
16 unfortunately, there were a lot of negative comments, many of
17 which were certified by the internet people, Consumer Affairs
18 and Angie's List and so forth.

19 The second part of my discussion here is I
20 went on the internet also and looked up the developer's
21 financial responsibility, and unfortunately, I found that last
22 year they lost \$143,000, and as of January 31st, they lost
23 \$30.8 million. And I'd like to ask the developer not only to
24 look at these websites and explain the negative comments on the

1 quality of his construction but also the consideration for the
2 customers that they contracted with.

3 And I could also comment on other things, but
4 all my neighbors have, so in the interest of time I'll just say
5 let's hear from the developer.

6 MR. ISHERWOOD: Thank you. Briefly, we're a national
7 company. We build 5,000 homes per year. We do our best to
8 please every one of our consumers. Inevitably, you will have
9 some that aren't happy and go to the internet to complain. So
10 I invite you and anyone in this room to visit any of our
11 communities here in the Chicagoland area. We build a
12 high-quality house. We have consumer positive recommendations
13 in the 90 percent range of buyers recommending to buy with
14 K. Hovnanian after they've closed on their home.

15 As it relates to financials, generally
16 speaking, the stat you pulled here is from the first quarter.
17 First quarters generally for builders are a time period of
18 investment and inventory or in homes. Typically, the majority
19 of homes close in the fourth quarter of our fiscal year, and
20 that's where you would see the majority of the profits for the
21 year.

22 Just speaking more locally, K. Hovnanian
23 Homes, formerly Town and Country, was one of the few developers
24 that, I'll say, never gave the keys back. We never shut our

Page 56

1 improvements as required, the Village could call that bond, get
 2 those funds, and could install the improvements if the
 3 developer failed to do so.
 4 MR. KING: Thank you.
 5 MS. FRABLE: Erika Frable.
 6 The process that the Village goes through
 7 with the performance bond is first we start off by looking at
 8 what the improvements are for the village improvements and what
 9 the cost is, not what the cost would be for the developer to
 10 put it in but what the cost would be for the Village to put
 11 them in. We can't get the same unit price as a developer would
 12 get. So if for some reason the developer defaulted and left
 13 the village and we had this performance bond, we would be
 14 looking at having to bid it out ourselves and get a contractor
 15 to come in and do it for us, which we don't do this on a
 16 regular basis. We would not get the same unit prices. So unit
 17 prices that you're going to see an engineering estimate or
 18 development is going to be based on what the Village would --
 19 what it would cost us to do it, plus we add 10 percent to that.
 20 And then when the development is completed, we wait until
 21 70 percent occupancy, typically, and then we do a walk-through
 22 with all of our consultants, like with public works, with our
 23 engineering consultant, with our landscape consultant, to make
 24 sure that everything's been installed per the plan per good

Page 55

1 doors. Through 2008, 2009, 2010, we kept are obligations with
 2 all the municipalities we are building in. We kept our doors
 3 open, and we kept building homes, where many of our private,
 4 very large competitors closed their doors and decided to
 5 default on obligations to municipalities. That's something
 6 that we don't do. We value our relationships with
 7 municipalities, and we're committed to making good on our
 8 obligations.
 9 So I hope that in some way addressed your
 10 concerns. We're committed to building a quality home, pleasing
 11 our home-buyers and being good neighbors.
 12 MR. KING: In closing, I just have one question for the
 13 board, and that is, if this project should go through for
 14 whatever modifications and so forth, is the developer going to
 15 be responsible for a performance bond?
 16 CHAIRMAN MERKEL: Mr. Truesdell.
 17 MR. TRUESDELL: The simple answer is yes. We will put up
 18 security for all of the public improvements we're putting in,
 19 and we would be responsible for that, yes.
 20 MR. KING: Would you please explain security?
 21 MR. TRUESDELL: Yeah. Basically, we'd have to put up a
 22 bond, a performance bond, that would guarantee that the public
 23 improvements are installed, and, basically, if for any reason a
 24 developer would default or not perform in putting the

1 engineering standards and that type of a thing. And then after
2 we accept it, there's like a one-year maintenance period where
3 we still keep 10 percent until we do one more quick check.

4 So that process is really -- you know,
5 Hawthorn Woods does a good job with that, and each developer is
6 obligated to meet that process.

7 MS. KING: Excuse me. Eileen King again.

8 I have a question.

9 What percentage of the project does

10 K. Hov actually build, or do they sub it out?

11 MR. CASSATA: That's a question for the developer.

12 MR. ISHERWOOD: So we will be the general contractor for
13 both the land development, the road installation, utility
14 installation as well as the home builder. So just like any
15 other builder, we would utilize plumbers and carpenters and
16 electricians in and around the area because we are the ones
17 posting the performance bonds; we are the ones managing the
18 process. So these are folks there are not on staff, and we
19 don't sell lots to any other builders to come into our
20 communities.

21 MS. KING: According to what I looked at when I looked up
22 your reputation, they said you use subcontractors and you don't
23 have any warehouses of your own.

24 MR. ISHERWOOD: All I can state is it's very common for

1 any kind of home builder to employ people like carpenters and
2 plumbers and electricians. Having those on staff is just not
3 how this market functions. If you look to any other home
4 builder in this marketplace, you will find a similar trade,
5 kind of, builder relationship that we have with our
6 subcontractors.

7 MS. KING: I would just encourage anybody here to look up
8 the reputation and to see how much of the project they actually
9 do.

10 MR. CASSATA: I just want to add to that.

11 So as part of the agreement that we enter
12 into with the builder, with the developer, we do include
13 language in there that in case they want to flip it they have
14 to go through the process with the Village.

15 MS. KING: Right. Because I also understand they do home
16 mortgages, which they encourage the buyers to go to them first
17 and at least be a secondary one to them, and then they flip the
18 mortgages.

19 MR. CASSATA: That's different than a developer building.

20 MS. KING: I have a lot of information if you do go and
21 look up the reputation.

22 MR. CASSATA: Sure. Thank you.

23 MS. BRADY: Hi. Penny Brady at 29 Old Lake. I'm married
24 to the first guy.

1 correctly? And the homes there are not even as expensive as
2 they're suggesting here, at 75 versus 5,000 square feet acres.
3 You've got more acres. You're paying less money, and they feel
4 that they're going to get this. I just feel it's not going to
5 be completed, and it's going to be a disaster for Hawthorn
6 Woods. Sorry.

7 CHAIRMAN MERKEL: Anyone else? Any other comments?
8 (No response.)

9 All right. Good.

10 At this time, the Plan Commission, I'm going
11 to go ask them if they have any questions for the developer.

12 After that, we will go through a discussion in terms of a vote.
13 So everyone's clear, our recommendation today
14 is truly that, a recommendation. We're not voting yea or nay.

15 It's a recommendation that we bring to the board. The board
16 will meet on May 29th, Tuesday, May 29th, and they'll go
17 through a similar deliberation and vote yea or nay on the
18 project. So that's where we're at.

19 So first question? Dave.

20 MR. LINDQUIST: I have two, and I'd like to take them one
21 at a time.

22 The first one is, does Aqua Illinois
23 currently have capacity to serve this community?

24 MR. TRUESDELL: Yes. We did receive a will-serve letter

1 When this first came to us -- I really don't
2 have a lot of questions. I just have an opinion, like my other
3 neighborhood. When it first came to us, we weren't opposed to
4 it. We are very -- would love the downtown area. We'd love to
5 be able to walk through our property to the downtown area. We
6 like that idea. But as we continue to look at it more, it's
7 really the how do you feel about it and how does it make you
8 feel, and that's what Hawthorn Woods does. I mean, Hawthorn
9 Woods -- when you say Hawthorn Woods, it gives you a feeling of
10 what Hawthorn Woods is supposed to be. And I know things are
11 changing, and I know, you know, that that's constant. But when
12 you look at this, it's not Hawthorn Woods quality; it's not
13 even close to the density; it's not what anybody here feels
14 Hawthorn Woods should be doing.

15 I did see pictures of the homes in Mundelein.
16 I would assume you've all done your due diligence and seen
17 those homes there, too. They're awful, I'm sorry.

18 MR. ISHERWOOD: Some people like them.

19 MS. BRADY: I'm sure some people do like them. You know,
20 in my opinion, they're awful. They're plain. They have zero
21 aesthetic value. And I'm sure that they, no doubt, serve a
22 purpose. I just don't feel that it serves a purpose here.

23 I would feel better if the homes looked more
24 like the homes -- the Pulte homes. Did I pronounce that

1 from them. They are able to serve this property with water.
2 They are in the process of going through, reviewing our plans.
3 They have all of our plans. And so we're working closely with
4 them. But yes, they do have the ability to serve and provide
5 adequate water to this property.

6 MR. LINDQUIST: It's not necessarily in place at this
7 time, but it will be, is what you're saying.

8 MR. TRUESDELL: Correct. We'll be extending -- I think
9 in their letter they talk about lines to be extended. They're
10 referring to lines extended as part of the development of this
11 property into the site. We will do that. It will all be
12 approved by them. But the ability to service the property is
13 there.

14 MR. LINDQUIST: Okay. Thank you.

15 The second is, looking at the topographic
16 study, there is a 25-foot drop in the topography from the south
17 to the north end of the property.

18 With the buildings this close, are we going
19 to be able to manage that and still have a visual appearance,
20 the relationship between the buildings?

21 MR. TRUESDELL: Yes. In fact, I think the topography is
22 going to be the assets of the site, and I think it's really
23 going to make it seem more attractive because it's not a flat
24 site.

1 MR. LINDQUIST: You're not going to go flatten it, then.

2 MR. TRUESDELL: No. It will be graded. We will grade
3 the site. The roads will be graded, and the paths to the homes
4 will be graded in. But what you'll see on the site as we
5 develop it, because of the topography it does fall from the
6 south to north and a detention basin, is on a number of lots
7 there will be lookout conditions and there will be lookout
8 conditions to further enhance the appearance of the rear of
9 those homes, and this will help the overall appearance of the
10 site. But we're not going to grade it flat. It will be
11 graded, but we're still going to be working with the
12 topography. We'll be designing our homes with lookouts and
13 walkouts as necessary to work with those grades as opposed to
14 against those grades.

15 MR. LINDQUIST: Okay. Thank you.

16 MR. SEDLACEK: A couple of community members have talked
17 about visiting the Mundelein property. I wonder if you could
18 comment on that in comparison to this plan, going from the
19 aesthetics and also from the lot sizes.

20 MR. TRUESDELL: Jon is our marketing expert and knows
21 Mundelein much better than I do, at least the Orchard Meadows
22 project, so I'm going to let Jon answer that.

23 MR. ISHERWOOD: Thank you. So the lot sizes at Orchard
24 Meadows are slightly larger. They're about 55 feet wide by 120

1 feet deep, so it is a slightly wider lot.

2 As to the homes and architectural character,
3 we set off when we started on this project working with
4 Hawthorn Woods on identifying the need to develop a product
5 effectively from scratch to insure that it fit the feel of
6 Hawthorn Woods. You know, one pretty stark contrast is we're
7 using natural material, natural material substitutes as kind of
8 our siding material, and at that Mundelein, the Orchard Meadows
9 community, those homes do feature vinyl siding, which is a
10 slightly different look.

11 You know, broadly speaking, we build a
12 variety of products that serve a variety of people. We invite
13 anyone to take a look at our Parkside of Libertyville
14 community. It will be just outside of downtown Libertyville.
15 I think that is stunning architecture. That's built just a
16 half mile outside of downtown Libertyville.

17 And so I think that the aesthetic street
18 scape and the materials here are going to be superior to that
19 of the Orchard Meadows community.

20 Does that answer your question?

21 MR. SEDLACEK: Yes, it does.

22 Do you have any other properties in the area
23 with similar lot sizes?

24 MR. ISHERWOOD: So we just got a community in Buffalo

1 Grove approved. That one will feature similar lot sizes, and
2 it has a combination of attached townhomes as well as detached
3 single-family homes with lots that will be kind of similar in
4 nature to this. It's a little bit different community design,
5 but the lot sizes there would be similar.

6 We are building in the city of Chicago in the
7 Sauganash neighborhood, where we're building on smaller lots
8 yet than these. Clearly, it's a very urban product, but those
9 lots are smaller lots than what these are for single-family
10 homes.

11 MR. SEDLACEK: Thank you.

12 CHAIRMAN MERKEL: Tom.

13 MR. RYCHLIK: I've got some getting-in-the-weeds for the
14 engineering. Can I incorporate that or stick with the
15 developer?

16 CHAIRMAN MERKEL: Have at it. I love engineering.

17 MR. RYCHLIK: Don, can I ask you one quick on the
18 preliminary grading plan?

(Whereupon the witness was sworn.)

19
20 MR. HENNING: My name is Don Henning. I am with Pearson,
21 Brown and Associates, the site civil engineer.

22 MR. RYCHLIK: Good evening, Don. How are you?

23 MR. HENNING: Good.

24 MR. RYCHLIK: So just west of the main detention pond

1 along Midlothian Road, you've got three or four lots there with
2 a walkout basement.

3 MR. HENNING: Correct.

4 MR. RYCHLIK: And if you follow the sewer plan, you've
5 also got a hundred-year storm sewer there. It's like your
6 walkout elevations are lower than your high water level?

7 MR. HENNING: That is correct. They're not connected.

8 MR. RYCHLIK: So that's a different overflow condition.

9 MR. HENNING: That's just going to run off the site.

10 MR. RYCHLIK: North of this.

11 MR. HENNING: Yes. Into the existing ditch.

12 MR. RYCHLIK: Do we have any sort of -- is there any
13 concern about that?

14 That's something I'm thinking about. If
15 someone builds the subdivision to the north, is there a
16 covenant that we can make sure that those guys don't get
17 flooded?

18 MR. HENNING: There's an existing ditch and wetland to
19 the north --

20 MR. RYCHLIK: They're not going to get any bigger.

21 MR. HENNING: -- and they're going to have to maintain
22 drainage through that area.

23 MR. RYCHLIK: So it's considered restricted release.

24 MR. HENNING: Correct.

1 MR. RYCHLIK: That makes more sense.

2 That was the main engineering one. I have
3 one more for -- thank you, sir.

4 MR. HENNING: Have a good evening. Thank you.

5 MR. RYCHLIK: -- for the KLOA gentleman.

6 (Whereupon the witness was sworn.)

7 MR. WOODWARD: William Woodward. KLOA.

8 MR. RYCHLIK: William, nice to see you.

9 Okay. My main question is, you've got an E
10 and an F level of service on Midlothian Road. This is an
11 existing condition, and as your report says, we're only adding
12 about one percent to a here to currently unacceptable level of
13 service for that.

14 In my mind, that should be addressed. We
15 should see some improvements on Midlothian Road to support that
16 traffic, both in its existing condition and due to the impact
17 for adding homes, especially 75 homes, whatever it ends up
18 being.

19 MR. WOODWARD: So we have submitted our traffic study to
20 the Illinois Department of Transportation, and they are
21 reviewing it for, one, the access that we're proposing, a
22 restricted access; and in that traffic study, we did include
23 the signalized intersections. So we are waiting on their
24 comments to see what they have to say regarding all of that,

1 to get better without putting some effort in. I think they
2 should bear a part of the burden. They're going to add homes.
3 They should help fix the problem.

4 I know the County has a fee in lieu of that
5 Pulte took advantage of in Midlothian and Gilmer, but I don't
6 know that there's an opportunity here. Maybe it's not entirely
7 bear the burden of the entire intersection improvement, but
8 improving that intersection would alleviate the level of
9 service deficiency, and this is adding to it. So it's a
10 reasonable encumbrance --

11 CHAIRMAN MERKEL: Do you have a proposal of some sort?
12 Can you frame that?

13 MR. RYCHLIK: I'm trying to figure that out. For now I'm
14 saying it's a concern of mine.

15 CHAIRMAN MERKEL: Any others?
16 Paul, any other questions?

17 MR. SEDLACEK: No.

18 CHAIRMAN MERKEL: Tom?

19 MR. RYCHLIK: Those are my two, water and cars.

20 CHAIRMAN MERKEL: Dave?

21 MR. LINDQUIST: No.

22 CHAIRMAN MERKEL: I appreciate you guys' wonderful
23 presentation; great detail, content. I can appreciate what
24 we've done in our comprehensive plan and the survey that was

1 with the level of service and the signalized intersection so
2 far.

3 MR. RYCHLIK: Does it go out Lake DOT, McHenry Lake DOT?
4 Or is it only because your access it's IDOT.

5 MR. WOODWARD: Correct.

6 MR. RYCHLIK: This is a plan to go four lanes. There's
7 more of a question development-wise.

8 Is the 10-foot dedication consistent with
9 their requirement?

10 MS. FRABLE: I do note that on the plat that there will
11 be a signature by Lake DOT, so they must be reviewing it.
12 There's an access on Lake County Road, but they will be signing
13 off of it.

14 MR. RYCHLIK: So they may be looking at the traffic study
15 as well. I'm thinking about Old McHenry and Midlothian.

16 How far do you want to get into the weeds?
17 I'm concerned about the traffic impacts, and

18 I think there's -- not only is there traffic impact by the
19 development but there's an existing level of service
20 deficiency. So you're adding traffic to a situation that's
21 already limited service. So I'll leave it at that. I'm
22 concerned about it. That's all pretty much I'm going to say.
23 That's a strong concern. You've got an existing level of
24 service deficiency, and however we look at it, it's not going

1 done in '15. I agree with all that. I think it's a great way
2 to get a pulse of the market.

3 As Mr. Cassata mentioned, we approved a
4 property at Quentin and 22 with similar size lots. I
5 personally struggle with the size of the lots, I'll be honest
6 with you. Sauganash, I moved from there to come to here. City
7 living, it's a lot different.

8 I guess, some comments.

9 One -- and, again, I'll put this to my
10 colleagues -- I'm uncomfortable with the side entry. I don't
11 think that looks good in single-family homes. I don't think it
12 represents Hawthorn Woods in any way. I am not a fan of that.
13 So I'm curious what my colleagues think.

14 Tom, you always use a fancy engineering term
15 for not having straight roads.

16 MR. RYCHLIK: Yeah. In some of the other reviews I've
17 talk about long-radius curves or no tangent sections or really
18 short tangent section. But the distance between -- I can't
19 read the names here -- the common circle from north to south,
20 you're not going to have an opportunity to generate any speed
21 there.

22 CHAIRMAN MERKEL: Actually, can we put back up this
23 picture. I'm concerned as I drive through the Del Webb ones,
24 long straight lines with a bunch of homes on both sides. It

1 feels like you're trapped. And that view, the two in the
2 middle there, just looking, is there an option to do something
3 slightly different so those aren't so straight?

4 The other question -- I'm trying to remember
5 who it was. But two comments. One, I like several of the
6 comments about potentially adding a berm with more trees on the
7 Fairfield side so in addition to trees but more of a mounded
8 berm of some sort during the grading process and trees along
9 that. And I don't know if that's similar on Midlothian, but
10 certainly to the residents here that would be helpful to have
11 some kind of an X-amount-foot-high graded berm with more trees,
12 especially along the detention pond.

13 I had one other one, too. My comment -- we
14 can debate, talk -- is I love the green space that we have near
15 the detention plan. When I originally looked at it, it would
16 have been neat to see some of that green flow through the
17 middle of the property. Again, where the Potters Court is,
18 lots 60, 61, 68 and 69 has a green space right through the
19 middle, so that would make it, to me, much more attractive to
20 the community. Does that make sense to you guys? I don't know
21 if you can see, but the ones right where the Potter's --
22 Potter's Court is, which is up there on the left at
23 9:00 o'clock, basically coming straight across with green space
24 rather than lots, which, again, I understand that costs money

1 and that's four lots, but just a thought. Those are my four.
2 MR. RYCHLIK: Jim, if I could help. I think we looked at
3 this before in one of the subdivision reviews where they have
4 an anti-monotony clause. It talks about randomizing their
5 homes. But I think the suggested additional rule within your
6 system -- and I don't think this one would cost anything. It's
7 a just matter of setbacks -- is to vary the setback from the
8 curb so the homes don't end up all lining up with the exact
9 same distance. Like I said, my mom lives in Del Webb. I know
10 what you're saying. You look down and you can line it up like
11 it was lined up by a surveyor.

12 CHAIRMAN MERKEL: I guess the only question there, Tom,
13 is that the lots are short. You only have 25-foot. I don't
14 think you have room.

15 MR. RYCHLIK: Even three-foot variation is going to make
16 it look different.

17 CHAIRMAN MERKEL: And I have one other question.

18 I didn't read anywhere, if I'm the homeowner,
19 any of those lots and I want to build a deck or a paver patio,
20 can I do that without encroaching on setbacks? How much room
21 do I have there to do that?

22 MR. CASSATA: So we've incorporated that. We did think
23 about that, obviously, with not only Pulte but the HT 3 project
24 at Quentin and 22. And so there will be provisions that will

1 allow for that to a point.

2 CHAIRMAN MERKEL: So you can build something? You can't
3 go very far.

4 MR. CASSATA: Yes. There's a maximum impervious. It
5 would be 55 percent to make sure that stormwater is not an
6 issue.

7 CHAIRMAN MERKEL: Anybody else have any while I look
8 through my notes?

9 MR. LINDQUIST: Just looking for the departures here.
10 Are there any -- I don't see this tabulated
11 here -- any departures on the building materials.

12 MR. TRUESDELL: No. We're not requesting any variance of
13 material requirements.

14 MR. LINDQUIST: Okay.

15 CHAIRMAN MERKEL: Same with lighting standards? Our Dark
16 Sky standards and such?

17 MR. TRUESDELL: Yes. We have not requested any
18 deviations.

19 CHAIRMAN MERKEL: I have one question, one more on the --
20 Tom, you could probably answer this one. I don't know if
21 it's -- I don't think it's the traffic study.

22 In the turn radius within the subdivision,
23 since the radiuses are slightly different, it looked like
24 several of the lines went beyond the road with the fire truck.

1 Can someone address that?

2 MR. TRUESDELL: Yeah, I think I can address that, and Don
3 can help me if I'm wrong.

4 They did do the auto turn analysis. And I
5 understand your question, because there's a couple different
6 lines on there. One of them is how the tires go, and the other
7 one is how the overhang of the truck goes. So in all cases,
8 the fire trucks can make the turn.

9 CHAIRMAN MERKEL: The fire truck is going in the front
10 yard though.

11 MR. RYCHLIK: That's the bumper, the overhang.

12 MR. TRUESDELL: Just a little bit of the overhang of the
13 truck in certain cases may go beyond.

14 CHAIRMAN MERKEL: Is that normal?

15 MR. TRUESDELL: That's normal.

16 MR. RYCHLIK: They aren't requesting a variance on the
17 sides, but the auto turn works. The computer says it will
18 work.

19 MR. TRUESDELL: I should say I did just hear from the
20 fire department today, in fact, and they indicated they were
21 happy with the development. They do want to make sure when we
22 go to final that they can make the turn in off of Midlothian
23 without running into that problem. I've assured them that that
24 will be the case, and they indicated that they were fine with

1 the project.

2 CHAIRMAN MERKEL: One other question, gentlemen.

3 Looking at the anti-monotony standards, I
4 just want to make sure we're all copesetic with that one. The
5 subject home is in the middle, can't be the same on either side
6 or across, but one over and across or one down can be.

7 Does that meet our current monotony standard
8 codes, Mr. Cassata?

9 MR. CASSATA: Yes, that does meet. We have different
10 monotony standards for each subdivision. Generally, they're
11 the same.

12 Do you guys have the slide? Can you pull it
13 up? I think it's worth explaining the different scenarios that
14 are depicted.

15 So if you look at number -- on the left, that
16 is what has generally been approved for Stonebridge and Pulte,
17 where you have the subject home, then you can't have it on
18 either side or across the street.

19 Jim, maybe you can explain the two on the
20 right.

21 MR. TRUESDELL: You're right. Basically, I want three
22 rules. Rule one is basically the elevation of the home itself.
23 So as Michael said, if you put a home on that orange lot at the
24 top, the other five that you see there can't be the same

1 elevation. When you get to rule number 2, that's basically
2 referring to color packages, so you couldn't have the same
3 color next to the home or directly across the street from the
4 home. And rule three just takes that a step further. If
5 there's a street in between, so corner lots you still as far as
6 color packages go would not be able to put the same color
7 package on a home across the street on a corner lot situation.

8 MR. RYCHLIK: I think from a house type, you've got five
9 different products; right?

10 MR. TRUESDELL: Five different floor plans, each with
11 three different elevations.

12 MR. RYCHLIK: Three elevations. And that's 15 different
13 combinations over 70 homes, so that's maybe five or six of the
14 same type. But then those would have different color packages.
15 I like the idea of staggering something.

16 CHAIRMAN MERKEL: So are you suggesting we ask for more?

17 MR. RYCHLIK: No. I think that part of this is fine.

18 But I like our discussion about a rule about setbacks. And not
19 that we vary the actual setback, just enforce some kind of
20 variable depth, variable distance from the curb so we don't end
21 up -- is it wrong to call it Del Webb Canyon?

22 MR. TRUESDELL: If I can add one thing, keep in mind this
23 isn't a flat piece of property, this topography. So you might
24 have a straight street, but it's going to be going down, and so

1 you're going to see that variation in the street. In fact, in
2 our home elevations, you can see we kind of try to pick that up
3 and show how they would be related to each other. There will
4 be -- if you look at it in the three-dimensional mindset, I
5 think it's going to be much better than maybe what you're
6 imagining.

7 MR. RYCHLIK: San Francisco has 10 percent grade but it
8 can have --

9 CHAIRMAN MERKEL: Mr. Truesdell, would you mind putting
10 up the key lot elevations again?

11 MR. TRUESDELL: There's a few different ones.

12 CHAIRMAN MERKEL: Just like a side view.

13 MR. TRUESDELL: That one.

14 CHAIRMAN MERKEL: That's fine. So this one, we're saying
15 that's a key -- we call it a key lot. It's a side view, so
16 that means the road is going to be coming past it, most likely,
17 and you're proposing that you're enhancing that by putting that
18 band across between the first and second floor; correct?

19 MR. TRUESDELL: Yes.

20 CHAIRMAN MERKEL: And a couple bushes there; correct?

21 MR. TRUESDELL: And keep in mind that when we do a final
22 foundation landscape plan -- this is kind of to show we will be
23 doing foundation landscaping. When we come into final, we'll
24 be coming with a foundation landscape plan for every home and,

Page 77

1 specifically, for key lots for each home. So it will go
 2 beyond, but this is meant to give that idea.

3 CHAIRMAN MERKEL: I got that. I'm going to ask my
 4 colleagues here. As I look at the front elevation, I like --
 5 it looks good. The side elevation -- and I know we're talking
 6 about some landscaping. As you said, you're going to put the
 7 band around. But even just shutters on that side of the house
 8 as you drive by would enhance the aesthetic look of that
 9 significantly.

10 MR. TRUESDELL: And I should add, as we go into final
 11 that was one of the things we said. Key lot it is appropriate
 12 to put shutters and things. And those are also --

13 CHAIRMAN MERKEL: From our standpoint, it's hard to view
 14 that by looking at these. That's key lot, and that, to me,
 15 doesn't look like a key lot. It looks like -- it's okay.
 16 Don't get me wrong. I like the front. The side didn't grab me
 17 as a key lot, if that makes sense.

18 MR. TRUESDELL: Okay.

19 MR. SEDLACEK: While we're on that, if it's not a key lot
 20 do we erase everything? The band board?

21 MR. TRUESDELL: Well, if it's not a key lot, it would
 22 be -- right. It would not have the band board. It would be
 23 more of a typical side of the home. The only time you would
 24 have that situation is when you have exact side-to-side homes.

Page 78

1 In many cases here, we have -- anywhere where
 2 you have open views to the park or views to the street would be
 3 a key-lot situation. You will see those key lots in the vast
 4 majority of cases. But it would not -- a standard lot, it
 5 would not have a band board. It might have standard trim as
 6 opposed to the thick trim. Otherwise, it would be like this.
 7 We're trying to add some additional detail.

8 MR. SEDLACEK: We'd still expect to see windows.
 9 MR. TRUESDELL: Yes, you would see windows.

10 MR. LINDQUIST: Does the band board go away on the
 11 opposite side of the key lot?

12 MR. TRUESDELL: If we do a band board, it will go all the
 13 way around.

14 CHAIRMAN MERKEL: And one more thing.
 15 The elevations with stone front and brick
 16 front, that's not an option. That's the standard for that?

17 MR. TRUESDELL: Yes. If it's shown, that will be
 18 standard for those, yes.

19 CHAIRMAN MERKEL: The same with the columns and such?
 20 They look pretty architectural. That is standard.

21 MR. TRUESDELL: Yes. All those elevations would be sold
 22 exactly as shown.

23 CHAIRMAN MERKEL: Gentlemen, any other questions?
 24 Comments?

Page 80

1 development.

2 MR. CASSATA: I'm glad you mentioned that.

3 So we're just starting the process of redoing

4 our zoning code. And so, yeah, we definitely need to increase

5 the zoning districts to apply to these different types of

6 subdivisions.

7 CHAIRMAN MERKEL: Any other questions, comments?

8 (No response.)

9 At this time, I'll look for a motion to close

10 the public meeting.

11 MR. SEDLACEK: So moved.

12 MR. RYCHLIK: Second.

13 CHAIRMAN MERKEL: Our public hearing is closed.

14 I'm sorry, we have to take a vote, a roll

15 vote.

16 MR. SEDLACEK: Aye.

17 MR. RYCHLIK: Yes.

18 MR. LINDQUIST: Aye.

19 CHAIRMAN MERKEL: Yes.

20 The public hearing is closed.

21 And now we will kind of debate, talk on our

22 proposal, and we'll have a vote on that, or vote on a

23 recommendation back to our board.

24 So I've got several things that we threw out.

Page 79

1 MR. SEDLACEK: I have one for Mr. Cassata.

2 Looking at the departures, primarily around

3 the size lots and property size, and referencing the standards

4 on planned unit developments, can you explain the math that

5 shows that we can go from R-2 to this planned unit development

6 with only a 15 percent decrease in the R-2?

7 MR. CASSATA: Yes. I believe -- if you look at your

8 findings of fact, I believe it's section D that allows for

9 that, that's departure.

10 MR. RYCHLIK: Part of the PUD?

11 MR. CASSATA: Yeah. That's part of the PUD.

12 If you look at -- within the findings of

13 fact, the PUD, which is the largest set of findings, page 6,

14 section 9-15-7B, variations of minimum requirements, so if you

15 read through that, number one, it states that there are some

16 conditions. As long as they meet those conditions you can vary

17 those bulk requirements, essentially.

18 MR. SEDLACEK: Okay.

19 MR. CASSATA: So the second-to-last sentence, the board

20 may vary the applicable minimum requirements of the subdivision

21 regulations...

22 MR. SEDLACEK: Okay. Just a general comment. I think

23 the village would probably benefit itself if they add another

24 zoning designation that's a lot closer to this type of

Page 81

1 And I have the suggestion for altered
2 setbacks, Tom. I have the key lots; some more architectural
3 enhancements, shutters, whatever verbiage you want to use for
4 the side lots. We threw out the bermings significant -- I
5 don't know significant is, but berming along Fairfield Road
6 with a tree screen along there. So, Paul, some size and
7 whatever you think there.
8 MR. LINDQUIST: If we look at the plan, the impact on
9 Fairfield is limited at the southern and northern borders. The
10 berming could be confined to the long sides of the units that
11 are on Potter Court. It would be reasonably effective as far
12 as the impact of the side elevations to people across the
13 street.
14 CHAIRMAN MERKEL: Do you want to put that into words?
15 MR. LINDQUIST: The topic is berming.
16 CHAIRMAN MERKEL: The berming and the tree screening
17 along Fairfield. The residents -- several of the residents
18 mentioned they'd like to see more screening from Birch Lakes,
19 the transition, one-acre lots to what's being proposed here.
20 MR. LINDQUIST: In addition, along the side elevations of
21 the units which face Fairfield Road on Potter Court.
22 CHAIRMAN MERKEL: Any other comments? Along the
23 detention pond.
24 MR. LINDQUIST: Yes.

Page 82

1 CHAIRMAN MERKEL: I guess I was thinking run it all the
2 way up.
3 MR. LINDQUIST: I tell you, I don't care for a
4 constant-height berm --
5 CHAIRMAN MERKEL: I agree.
6 MR. LINDQUIST: -- want a berm that's variable.
7 CHAIRMAN MERKEL: Undulating.
8 MR. LINDQUIST: It might even have offsets so drainage
9 can continue.
10 CHAIRMAN MERKEL: Can we put that into some kind of words
11 in terms of what we're suggesting? A non-consistent --
12 MR. LINDQUIST: Variable.
13 MR. HENNING: Undulating.
14 CHAIRMAN MERKEL: Undulating works. We're looking for a
15 certain height, or are we leaving it up to the developer?
16 MR. KENNY: One question to ask is how much room is it to
17 do a berm?
18 Well, you're dedicating up to 20 feet for
19 future right-of-way. How much space is there to put a berm?
20 Leading to the question, how high could the berm be?
21 MR. TRUESDELL: Yeah. The additional area that's in that
22 outlot, it's in the range of 20 feet, so we're probably talking
23 two to three feet, basically, if you're trying to get -- you're
24 not going to do more than probably a 3-to-1 slope. And the

1 other factor we'll have to look at is impacts on drainage. So
2 we'll have to look at those things.
3 MR. LINDQUIST: We can do that by interrupting the berms
4 and offsetting them in locations.
5 MR. KENNY: You suggested landscaping on the berm.
6 CHAIRMAN MERKEL: Yes. We want landscaping on top of the
7 berm.
8 MR. LINDQUIST: Right.
9 CHAIRMAN MERKEL: More of a buffer.
10 Setbacks. Key lots. The berming.
11 I proposed no side entry. I want to hear
12 your comments on side entry.
13 MR. SEDLACEK: It doesn't bother me as long as they're on
14 the key lots.
15 MR. RYCHLIK: I think if it's treated right it will be
16 fine.
17 CHAIRMAN MERKEL: To me, it looks like a townhouse.
18 MR. RYCHLIK: I think if it's done in the same manner
19 where it's all the way down the road and everybody walks in,
20 it's a variability things, we would add variability and less
21 monotony.
22 MR. LINDQUIST: It changes the whole floor plan with the
23 garage and the room that's adjacent to the garage. That's
24 going to be the opportunity to enter in the center.

1 CHAIRMAN MERKEL: Right now there's 21 lots that can have
2 a side entry. It's a lot.
3 MR. RYCHLIK: Yeah.
4 CHAIRMAN MERKEL: I'm not in favor of it. That's just
5 me.
6 MR. KENNY: Would it help if you limited, put a maximum
7 number on that?
8 CHAIRMAN MERKEL: I'd be open to that.
9 MR. RYCHLIK: Max is at 10 or 20 percent or something?
10 MR. KENNY: I guess the question to the developer is,
11 what impact does that have?
12 MR. ISHERWOOD: So the side entry is our ranch plan.
13 That is clearly geared toward that buyer. We prefer as much
14 flexibility as possible. You know, anytime we're building
15 that, in most cases key lots that have been side entry are
16 places where you do have two exposures, and so we thought it
17 was a nice way to add variability to the design, and we think
18 it makes sense, and we'd prefer to keep as much flexibility on
19 that account in the event that a number of people would want to
20 buy that ranch home.
21 CHAIRMAN MERKEL: Okay.
22 MR. RYCHLIK: I'm more concerned about the density.
23 (Inaudible.)
24 MR. CASSATA: Can you speak into the microphone.

1 CHAIRMAN MERKEL: In terms of what?
2 MR. LINDQUIST: In terms of the floor plan.
3 CHAIRMAN MERKEL: So all ranch plans are side entry?
4 MR. ISHERWOOD: Yes, that is correct. We have a
5 master-down plan that also has a master on the first level.
6 The ranch plan, as Mr. Lindquist has identified, has kind of a
7 room up front, a home office that kind of is in front of the
8 entry and two sides of windows. We thought that was a nice
9 feature to have an office for that ranch plan.
10 CHAIRMAN MERKEL: Okay.
11 MR. SEDLACEK: I've forgotten how many properties were
12 marked as a side entry. I think it's around a dozen.
13 CHAIRMAN MERKEL: For side entry?
14 MR. SEDLACEK: Yeah.
15 CHAIRMAN MERKEL: I think it's 21.
16 MR. SEDLACEK: Is it?
17 MR. RYCHLIK: I thought we were just --
18 CHAIRMAN MERKEL: 21.
19 MR. RYCHLIK: -- considering a limitation.
20 CHAIRMAN MERKEL: 21. It's a good chunk.
21 I also don't want to negate the
22 attractiveness of the ranch-style home.
23 Is there any other option that you have in
24 your portfolio that you can plug in that's not side entry? You

1 guys build 5,000 homes a year.
2 MR. ISHERWOOD: You know, we could. I guess as we look
3 to the market, the side entry home is, roughly speaking, 1,700
4 square feet, has two bedrooms and an office. To accommodate
5 that front entry ranch-style home, you'd effectively be
6 bringing the foyer through where the office is located and
7 probably shrinking it down to maybe 1,500 square feet. And so
8 I guess where we look at it from a market perspective is we
9 think that's maybe a little too small, and in that case, we
10 think most people would opt for the master bedroom on the first
11 level with loft space above it.
12 CHAIRMAN MERKEL: We have to frame this.
13 MR. RYCHLIK: Attempted framing for the setback. So a
14 suggestion for a rule at the anti-monotony section that the
15 distance from the curb to the home to the adjacent neighbors
16 vary by at least a foot from one home to the next so that these
17 are staggered in their distance. I think that should allow
18 still enough room within the building box that each home is to
19 be built. It would attempt to mitigate it.
20 Does that seem like framed-up language that
21 would work?
22 MR. CASSATA: Yeah.
23 CHAIRMAN MERKEL: Yeah. So that's the setback.
24 Are you gentlemen good with that?

1 MR. SEDLACEK: Yes.
2 CHAIRMAN MERKEL: We'll catch all of these.
3 The key lots. My comment was a little more
4 architectural detail.
5 We'll leave that up to the developer?
6 MR. RYCHLIK: Key lot upgrades be strongly considered
7 upon design.
8 CHAIRMAN MERKEL: Yeah.
9 MR. SEDLACEK: I think there's already been a fair amount
10 of that in the comments I read between the Village going back
11 and forth.
12 CHAIRMAN MERKEL: There has been. I'm just concerned
13 that that picture I saw wasn't very -- didn't do much for me.
14 MR. CASSATA: Yeah. If you put it as a condition.
15 CHAIRMAN MERKEL: Again, maybe it's already been thought
16 of by the developer.
17 So we've got that one. We've got the berming
18 and tree screening along Midlothian -- I'm sorry, along
19 Fairfield. And, again, I'm not going to put a number on that,
20 but you're saying --
21 MR. RYCHLIK: Variable height.
22 CHAIRMAN MERKEL: Variable height.
23 And any comments about the tree screening
24 there?

1 MR. RYCHLIK: Did you want to make any recommendation in
2 here about your green way?
3 CHAIRMAN MERKEL: I'm going to get to that.
4 Are we good on that one? Berming and tree
5 screening, variable height, along Fairfield.
6 MR. KENNY: Do you want the tree screening on top of the
7 berm?
8 CHAIRMAN MERKEL: On top of the berm. That will help
9 delineate between the properties on the other side of
10 Fairfield, too.
11 We'll get to the side entry last.
12 Again, I know it's not a popular thing, but
13 my thought to have a green way through the middle of the
14 property along with your setbacks, which loses four lots.
15 MR. RYCHLIK: Maybe it could be as much as two, which two
16 are here. Follow the path as it leads to Midlothian. There's
17 a gap. Maybe we just extend the pathway through there to
18 create a green door. Then it's only two lot. And if there's
19 some room to shrink the two corner lots and you still get a
20 green way. But I like the idea of being able to walk through.
21 CHAIRMAN MERKEL: I was hoping two things: One, have the
22 green space and, two, maybe with four lots will give a little
23 more spacing in the density. That was the thought.
24 Again, I know it's not popular. I'm hearing

Page 90

1 units, I would guesstimate, to go to that size lot.

2 MR. RYCHLIK: I think it's worth a suggestion, a

3 recommendation to the board.

4 CHAIRMAN MERKEL: The board doesn't have to approve

5 anything we suggest. I was hoping to accommodate that with a

6 different -- open it up a little bit. That doesn't do that.

7 Proposal, gentlemen?

8 MR. RYCHLIK: So language would be for a green belt --

9 CHAIRMAN MERKEL: I don't think you can do both.

10 MR. RYCHLIK: Well, they're all recommendations. They

11 can be adopted or not. So we're going to provide a

12 recommendation to add a green way for Midlothian to Fairfield,

13 either rights-of-way or open space.

14 CHAIRMAN MERKEL: Not to Fairfield.

15 MR. RYCHLIK: To Potter Court.

16 MR. SEDLACEK: Maybe generally from the planned trails.

17 MR. RYCHLIK: Another recommendation.

18 CHAIRMAN MERKEL: We're not asking how wide. Green way

19 trail from the path to Potter Court. Okay.

20 Second?

21 MR. RYCHLIK: Second recommendation to increase the

22 minimum lot size to 6,000 square feet.

23 CHAIRMAN MERKEL: Gentlemen?

24 MR. SEDLACEK: I think somewhere around 6,000 is a

Page 89

1 what the rest of our constituents are saying, neighbors.

2 MR. RYCHLIK: We had -- I don't know if this is the right

3 venue for this. We had trouble with the density. I'd like to

4 push as much more spacious --

5 CHAIRMAN MERKEL: I would too.

6 MR. RYCHLIK: As a recommendation for this, is it

7 reasonable for us to say a recommendation to remain consistent

8 with Mundelein so that density would be instead of 5,000- or

9 5,100-square-foot lots, a minimum of 6,600, 55 by 120. Again,

10 recognizing we're also trying to gear this towards the downtown

11 district which has tighter density. So bearing that in mind,

12 we've got to make a recommendation we feel merges the desires

13 of the downtown district with nature. It comes out of a

14 recommendation, suggest increasing the minimum lot size to

15 6,000 square feet. They're big lots. I don't know.

16 CHAIRMAN MERKEL: Jon, do you have any feel for that?

17 MR. ISHERWOOD: So you're talking about -- currently, the

18 lots are about 42 feet wide. You'd probably see a density loss

19 about 10 to 15 percent, so you're probably talking somewhere in

20 the low 60s, would be my guess. We looked to your comp plan,

21 and that kind of in many ways drove our approach here. So it

22 would probably go down to the low 60s.

23 CHAIRMAN MERKEL: At least go down to the low 60s?

24 MR. ISHERWOOD: You're looking at a loss of about 10

1 MR. RYCHLIK: It's got to be both.
2 CHAIRMAN MERKEL: Yeah. Dave. Our resident architect.
3 MR. LINDQUIST: I just don't see it. I'd like to -- it's
4 already been through staff, and staff has already cleared it.
5 And I think it's past history.
6 CHAIRMAN MERKEL: Doesn't mean we can't recommend it.
7 MR. LINDQUIST: We can do it on that basis or whatever
8 basis.
9 MR. RYCHLIK: Just frame the recommendation. So 6,000
10 square feet and say a minimum -- increase in the minimum lot
11 width to 45 feet, so it pushes the thing out.
12 CHAIRMAN MERKEL: Even that, I think, would be a nice
13 compromise. 45.
14 MR. RYCHLIK: 45 minimum lot. Just kind of a little bit
15 more space, not quite so reaching out.
16 MR. SEDLACEK: No. I don't believe making lots deeper is
17 going to be helpful.
18 CHAIRMAN MERKEL: Deeper?
19 MR. SEDLACEK: Well, if we say go to 42 feet wide.
20 That's 6,000 feet. Then that's not going to work.
21 CHAIRMAN MERKEL: I think we're saying just make it
22 width.
23 MR. RYCHLIK: Easy recommendation --
24 CHAIRMAN MERKEL: Is that the clarity you're looking for?

1 compromise. I'd like to see more like 7,500, but I know I'd
2 like to see this go away.
3 CHAIRMAN MERKEL: We're just trying to be cognizant of
4 the developer here.
5 MR. SEDLACEK: Right. So, yeah, recommendation to the
6 Village Board to increase the minimum lot sizes.
7 MR. ISHERWOOD: In accordance with that, just so there's
8 not any lack of clarity, I assume what you're meaning by that
9 is really increase of lot width without really recommending a
10 change in the site design. There's many ways to accomplish a
11 6,000-square-foot minimum lot size. I guess I'm just trying to
12 gain clarity --
13 CHAIRMAN MERKEL: That's a good question.
14 MR. ISHERWOOD: -- on lot width because as the lots would
15 get wider from our perspective -- because the product would
16 change likely entirely, you know, because a 30-foot wide home
17 on a 50-foot lot --
18 CHAIRMAN MERKEL: It doesn't look right.
19 MR. ISHERWOOD: -- the spacing would be off. So just if
20 there is direction there, we just have --
21 CHAIRMAN MERKEL: Let's give a little direction.
22 MR. RYCHLIK: So are we proposing a 50-foot-wide lot or
23 increase lot size to go deeper.
24 CHAIRMAN MERKEL: Deeper's not going to cover it.

1 MR. TRUESDELL: 45 feet?
2 MR. KENNY: So you're looking for a minimum of 45 feet,
3 but you're not looking for a minimum of 6,000. It's just the
4 lot width.
5 MR. RYCHLIK: Right. Just open the space up a bit.
6 CHAIRMAN MERKEL: Okay. Are we good on the
7 recommendations?
8 So I've got setbacks varying by one foot.
9 Key lot upgrades, leave that to the developer, strongly
10 considering more architectural interest on the key side lots.
11 Berming, again, we'll leave to the site plan, but a berm along
12 Fairfield. Variable height with the tree screen. We are
13 looking for a green way trail from the path to Potter Court,
14 however that's accommodated. And then minimum lot width of 45
15 feet from the current, what they are today.
16 MR. RYCHLIK: So the last thing I had a concern of was
17 the traffic and the impacts to Old McHenry.
18 Mike, Lee, any suggestions or adopted
19 language or recommendations that we could say here's a
20 reasonable accommodation for a 20-acre development to account
21 for their portion of the impact to an existing traffic concern
22 that they're going to make a little worse but recognizing it's
23 going to get a whole lot worse just by the development of a
24 downtown district.

1 MR. FELL: I'm not sure the ADTs right now off the top of
2 my head on Midlothian or Old McHenry. But with the 70, I'm not
3 sure what the percentage is. I'm sure it's pretty minimal.
4 MR. RYCHLIK: 1 to 2 percent.
5 MR. FELL: IDOT's going to have to provide comments with
6 regard to the entrance, so I don't know if a good game plan
7 would be to see what their comments are first before proceeding
8 with some type of recommendation for, you know, financial.
9 MR. RYCHLIK: Wait until the next final go-around?
10 MR. FELL: When did you guys submit to IDOT?
11 MR. HENNING: February. I sent it to Tom. I e-mailed
12 both of them.
13 MR. FELL: I know how it works.
14 MR. RYCHLIK: Next year.
15 MR. FELL: Hopefully not.
16 MR. RYCHLIK: Hopefully not.
17 MR. FELL: That would be my thought.
18 MR. RYCHLIK: Okay. All right. So we'll leave that off.
19 MR. KENNY: I'm trying to come up with something,
20 some -- traffic-impact considerations based on IDOT response to
21 be handled at final engineering.
22 MR. RYCHLIK: There will be a report or a review of their
23 report from the State, potentially the County, because the
24 County signs off on the plat. So at each level, there's

1 recommendations, and we'll have the opportunity to visit that
2 again and review. We'll pick that up on the next.

3 CHAIRMAN MERKEL: Traffic impact on file.

4 MR. RYCHLIK: We'll evaluate the traffic impact based on
5 recommendation based on review.

6 MR. CASSATA: So if you look at the staff memo, page 4,
7 potential action items, number 2C, so that reference is IDOT's
8 feedback on this project, so that will be addressed at that
9 time. So you're basically you're conditioning --

10 CHAIRMAN MERKEL: Where are you at?

11 MR. CASSATA: If you look at the staff memo, potential
12 action items. So page 4.

13 MR. KENNY: The only thing I think we're talking about,
14 one, is IDOT is going to come back and suggest something. But
15 I think what Commissioner Rychlik is looking at, once they come
16 back that may trigger consideration of the Village to, I don't
17 know, traffic impact fee or something.

18 MR. RYCHLIK: I don't know if there's any system like
19 that at all.

20 MR. FELL: It's something we can think about. We've got
21 a little bit of time.

22 MR. RYCHLIK: I'm not thinking that the burden of -- this
23 20-acre development carry the burden of everything of Old
24 McHenry and Midlothian, but potentially there's a pro rata

1 share on the 1 or 2 percent. So the cost of that intersection.
2 Here's a chunk towards that. It's all -- you know, with three
3 of these developments tacked together, it might make it
4 possible.

5 MR. KENNY: So maybe the condition would be traffic
6 impact to be considered as part of final engineering or part of
7 final PUD approval.

8 CHAIRMAN MERKEL: All right. I think I've got them all.
9 Someone needs to make a motion regarding the
10 setbacks, key lot upgrades, the berming and tree screen along
11 Fairfield, the green way trail.

12 MR. CASSATA: Speak into the microphone.

13 CHAIRMAN MERKEL: A recommendation and motion to accept
14 the plan and recommendation to the board with the following
15 stipulations: Setbacks, the key lot upgrades, the berming and
16 tree screening, the green way trail from the existing path to
17 Potter Court, increasing lot size to 45 feet minimum, and the
18 traffic impact to be considered upon final PUD approval.

19 MR. LINDQUIST: Did you say lot width?

20 CHAIRMAN MERKEL: Lot width.

21 MR. RYCHLIK: Should I repeat all that back to you?

22 CHAIRMAN MERKEL: So moved?

23 MR. RYCHLIK: Move as recommended.

24 MR. KENNY: Just one question.

1 Did you have any staff recommended conditions
2 that should be --
3 MR. CASSATA: Just those potential action items.
4 MR. RYCHLIK: That's in there.
5 CHAIRMAN MERKEL: You want to add them?
6 MR. RYCHLIK: Those are part of this.
7 CHAIRMAN MERKEL: They're there.
8 MR. RYCHLIK: So move to recommend as outlined with those
9 stipulations we've discussed in our deliberation.
10 CHAIRMAN MERKEL: Any second?
11 MR. LINDQUIST: (Indicating.)
12 CHAIRMAN MERKEL: Dave, second.
13 Ms. Lobaito, will you take the roll?
14 MR. SEDLACEK: Yes.
15 MR. RYCHLIK: Yes.
16 MR. LINDQUIST: Aye.
17 CHAIRMAN MERKEL: Yes.
18 All right. So at this point, we can move to
19 findings of fact.
20 MR. KENNY: Yes. Maybe what we should be doing is doing
21 them -- we have three different --
22 CHAIRMAN MERKEL: Three different findings of fact.
23 MR. KENNY: -- we have to approve the zoning, approve the
24 special use. And so before we get to the findings of fact,

1 maybe -- we'll do the findings of fact, but then we'll go
2 through those. If everybody's in agreement, we can just do a
3 motion to accept the previous vote for each of the approvals.
4 CHAIRMAN MERKEL: Do you want them all separately?
5 MR. CASSATA: The findings?
6 MR. KENNY: Yeah, the findings.
7 (Mr. Rychlik left the proceedings.)
8 MR. CASSATA: We should do the findings separately.
9 MR. KENNY: Let's do the findings now, and then we'll do
10 a motion to approve the special use, motion to approve the
11 planned unit development and the subdivision subject to the
12 conditions.
13 What just happened is the Plan Commission
14 just agreed to the six conditions that would be included as
15 part of the approval. Now we'll do findings and do each of the
16 formal zoning approvals then.
17 Is everybody with me?
18 CHAIRMAN MERKEL: Yes.
19 So per the village code, the Planning,
20 Building and Zoning Commission is required to issue findings
21 pursuant to the following three items: One, a special use;
22 two, a planned unit development; and, three, a subdivision.
23 So now I want to open the discussion of the
24 finding regarding of those specifically.

1 The first one we'll do is we have proposed
2 findings for special use section 9-14-4.B of the village code
3 is the plan.

4 Are we in agreement with those findings?

5 Do I have a motion to approve those findings?
6 We're missing Tom.

7 MR. SEDLACEK: I'll move to approve the findings for that
8 particular one, the request for the special use permit.

9 CHAIRMAN MERKEL: And I need a second.

10 MR. LINDQUIST: Second.

11 CHAIRMAN MERKEL: All right.

12 MR. KENNY: Let's wait for tomorrow.

13 (Mr. Rychlik re-entered proceedings.)

14 CHAIRMAN MERKEL: Tom, we are reviewing -- we have a
15 motion to accept the proposal, the first one there, a special
16 use on section 9-14-4.B of the village code. We've got a
17 motion and a second.

18 MR. RYCHLIK: Okay.

19 CHAIRMAN MERKEL: So Ms. Lobaito will now take a roll.

20 MR. SEDLACEK: Yes.

21 MR. RYCHLIK: Yes.

22 MR. LINDQUIST: Yes.

23 CHAIRMAN MERKEL: Yes.

24 The second one, we have a proposed findings

1 for the proposed planned unit development per section 9-15-7 of
2 the village code.

3 I'm looking for a motion to approve these
4 findings.

5 MR. RYCHLIK: Moved.

6 MR. SEDLACEK: Second.

7 CHAIRMAN MERKEL: Paul, second.

8 Ms. Lobaito, call the roll, please.

9 MR. SEDLACEK: Yes.

10 MR. RYCHLIK: Yes.

11 MR. LINDQUIST: Yes.

12 CHAIRMAN MERKEL: Aye.

13 Second, we have proposed findings for the
14 subdivision per section 10-5-2.A of the village code.

15 I'm looking for a motion approve these
16 findings.

17 MR. SEDLACEK: I'll move.

18 MR. RYCHLIK: I'll second.

19 CHAIRMAN MERKEL: Ms. Lobaito, a roll please.

20 MR. SEDLACEK: Yes.

21 MR. RYCHLIK: Aye.

22 MR. LINDQUIST: Yes.

23 CHAIRMAN MERKEL: Yes.

24 Okay, guys. We have five separate motions we

1 need. So the first is on your agenda.
2 Amendment to the official zone map of
3 Hawthorn Woods, Illinois, changing the zoning designation of
4 the subject property from GO General Office and R-1 One-Family
5 Residence district to R-2 One-Family Residence district.
6 I'm looking for a motion.
7 MR. SEDLACEK: I'll move.
8 CHAIRMAN MERKEL: Paul.
9 MR. RYCHLIK: I'll second.
10 CHAIRMAN MERKEL: Tom.
11 We need a roll, Ms. Lobaito, please.
12 MR. SEDLACEK: Aye.
13 MR. RYCHLIK: Yes.
14 MR. LINDQUIST: Yes.
15 CHAIRMAN MERKEL: Yes.
16 The second one is a special use permit for a
17 planned unit development, include departures from the zoning
18 ordinance, land subdivision ordinance and building regulations
19 ordinance of the village as fully set forth in the application,
20 to allow the subject property to be developed as a planned unit
21 development as set forth in the application or as amended
22 during the course of the public hearing process and subject to
23 the six conditions we laid out.
24 MR. RYCHLIK: Moved.

1 MR. SEDLACEK: Second.
2 CHAIRMAN MERKEL: And we will take a roll on that one.
3 MR. SEDLACEK: Yes.
4 MR. RYCHLIK: Yes.
5 MR. LINDQUIST: Yes.
6 CHAIRMAN MERKEL: Yes.
7 Next, I'm looking for a motion for a
8 preliminary plat of subdivision approval.
9 MR. RYCHLIK: So our suggestion would vary the current
10 proposed preliminary plat? So our recommendation of 45-foot
11 lot.
12 MR. KENNY: It could be subject to that.
13 CHAIRMAN MERKEL: We need to make that distinction.
14 Preliminary plat of subdivision approval subject to the six
15 conditions we laid out in item 2.
16 MR. RYCHLIK: All right.
17 CHAIRMAN MERKEL: Good call.
18 I'm looking for a motion.
19 MR. SEDLACEK: I'll make the motion.
20 CHAIRMAN MERKEL: Second?
21 MR. LINDQUIST: Second.
22 CHAIRMAN MERKEL: David.
23 And a roll-call.
24 MR. SEDLACEK: Yes.

1 MR. RYCHLIK: Aye.
2 MR. LINDQUIST: Aye.
3 CHAIRMAN MERKEL: Aye.
4 Two more.
5 I'm looking for a motion for a special use to
6 allow up to four display homes on the subject property at any
7 point in time.
8 MR. SEDLACEK: I'll move.
9 MR. RYCHLIK: I'll second.
10 But I have a comment.
11 CHAIRMAN MERKEL: Go ahead.
12 MR. RYCHLIK: Is this reasonable that this would --
13 MR. CASSATA: This is standard.
14 MR. RYCHLIK: Standard. But it would also be subject --
15 the homes could go up and the infrastructure would be there to
16 support them.
17 MR. CASSATA: Correct. We will take care of all of that
18 at final.
19 MR. RYCHLIK: Okay. Second.
20 CHAIRMAN MERKEL: Call the roll, please.
21 MR. SEDLACEK: Aye.
22 MR. RYCHLIK: Yes.
23 MR. LINDQUIST: Aye.
24 CHAIRMAN MERKEL: Aye.

1 And the next one is looking for motion for
2 certificate of approval/architectural review for preliminary
3 architectural elevations, subject to the stipulations we laid
4 out in point 2.
5 MR. SEDLACEK: I'll make a motion.
6 CHAIRMAN MERKEL: Thank you.
7 MR. LINDQUIST: Second.
8 CHAIRMAN MERKEL: Dave got it.
9 And we need one more vote, please.
10 MR. SEDLACEK: Yes.
11 MR. RYCHLIK: Aye.
12 MR. LINDQUIST: Yes.
13 CHAIRMAN MERKEL: Aye.
14 All right. I think we are done for the
15 evening. I'm looking for a motion to adjourn.
16 MR. LINDQUIST: So moved.
17 MR. RYCHLIK: Second.
18 CHAIRMAN MERKEL: And we will do a roll vote one more
19 time.
20 MR. SEDLACEK: Aye.
21 MR. RYCHLIK: Yes.
22 MR. LINDQUIST: Yes.
23 CHAIRMAN MERKEL: Yes.
24 We are adjourned.

STATE OF ILLINOIS)
)
COUNTY OF McHENRY)

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 104, 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
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Page 105

ability 14:22 31:2 61:4 61:12	address 5:8 20:19 26:7 31:12 32:15 39:5 73:12	amendment 1:5 101:2 America 38:24 amount 11:21 13:13 14:7 87:9 95:8	architects 6:7 architectural 1:7 51:17,23 63:2 78:20 81:2 87:4 93:10 104:3	awful 59:17,20 Aye 3:12,14,15 80:16 80:18 97:16 100:12 100:21 101:12 103:1 103:2,3,21,23,24 104:11,13,20
able 45:12 59:5 61:1 61:19 75:6 88:20	advised 55:9 66:14 95:8	analysis 4:16 10:15,16 12:20 33:14,24 37:22 38:10 73:4 74:3 86:14	architect 18:3,16 18:20 22:11,15 63:15	back 61:2 18:19,20 19:10 20:11 24:8 54:24 69:22 80:23 87:10 95:14,16 96:21
above-entitled 105:7 99:15	adequate 23:10 61:5 83:23 86:15	adjourn 104:15 104:24	area 4:17 6:10 7:8,18 7:20 8:3,20 10:4 12:3 6:6 14:1,2,4,5 14:7,9,16,16 15:7 19:11,11,22 21:22 22:14 23:20,21 24:3 28:6,17 30:15 30:20 33:15 16:39,4 43:21 7:49,9 50:15 51:21,22 52:1 54:11 57:16 59:4,5 63:22 65:22 82:21	band 17:3,22 18:18 19:5 76:18 77:20 77:22 78:5,10,12 BANKS 2:8
access 9:10,22 11:15 11:20,21,22,24 12:1 24:1,22,24 29:16 34:13,14 44:16,18 44:19,21,22,23 66:21,22 67:4,12	advantage 68:5 advisory 6:5,18 AFCOM 33:14 7:19	anybody 38:7 59:13 72:7 anyone's 38:14 anytime 84:14 anyway 51:17 appealing 40:5 appearance 61:19 62:8,9	architectures 18:3,16 18:20 22:11,15 63:15	base 11:6 based 28:10,11 48:19 56:18 94:20 95:4,5 basement 65:2 basic 6:12 basically 7:21 19:1,10 55:21 23:70,23 36:19 37:3 74:21,22 75:1 82:23 95:9
accommodated 93:14 accomplish 91:10 account 84:19 93:20 achieve 15:18 33:19 53:2	affairs 52:3 62:19 51:11	APPEARANCES 2:7 appetite 38:4 applicable 79:20 application 1:1 3:23 33:8 101:19,21	asked 30:1 45:23 asking 8:21 11:12 32:9 51:12 90:18 assembled 4:22 assets 61:22 associated 33:1,3,18 64:21 association 30:16 42:4 assume 59:16 91:8 assured 73:23 attached 9:9 64:2 attempt 86:19 Attorney 86:13 attract 23:19 attracted 51:24 attracting 33:20 attractive 15:12 61:23 70:19 47:17 51:3,4 79:7,8 92:16 belong 53:5 belt 90:8	base 11:6 bath 18:7,11 baths 16:11 bathe 16:15 17:17 bear 68:2,7 bearing 89:11 beautiful 49:9 bedroom 15:11 18:6 86:10 bedrooms 16:11 39:2 86:4 behalf 2:9 believe 25:21 22 29:18 38:3 39:20 46:12 47:17 51:3,4 79:7,8 92:16 belong 53:5 belt 90:8
accident 44:9 accidents 44:7,9 accommodate 4:18 10:7 86:4 90:5	aerial 7:19 neutheic 51:16 59:21 neutheic 23:6 43:15 63:17 77:8	age-appropriate 39:2 age-in-place 4:19 age-targeted 12:12 18:8 agenda 101:1 ago 21:18 28:6 47:24 49:7 agree 5:10 32:23 69:1 82:5 agreenable 39:24 agreed 98:14 agreement 58:11 98:2 99:4	asked 30:1 45:23 asking 8:21 11:12 32:9 51:12 90:18 assembled 4:22 assets 61:22 associated 33:1,3,18 64:21 association 30:16 42:4 assume 59:16 91:8 assured 73:23 attached 9:9 64:2 attempt 86:19 Attorney 86:13 attract 23:19 attracted 51:24 attracting 33:20 attractive 15:12 61:23 70:19 47:17 51:3,4 79:7,8 92:16 belong 53:5 belt 90:8	back 61:2 18:19,20 19:10 20:11 24:8 54:24 69:22 80:23 87:10 95:14,16 96:21
accept 57:2 96:13 98:3 99:15	advance 68:5 advisory 6:5,18 AFCOM 33:14 7:19	appearance 61:19 62:8,9	audience 45:17 47:7 auto 73:4,17 available 9:18 30:18 30:20 34:1 Avenue 51:7 average 25:23 30:24 51:1 aware 38:11,12	band 17:3,22 18:18 19:5 76:18 77:20 77:22 78:5,10,12 BANKS 2:8
accept 57:2 96:13 98:3 99:15	advance 68:5 advisory 6:5,18 AFCOM 33:14 7:19	appearance 61:19 62:8,9	audience 45:17 47:7 auto 73:4,17 available 9:18 30:18 30:20 34:1 Avenue 51:7 average 25:23 30:24 51:1 aware 38:11,12	back 61:2 18:19,20 19:10 20:11 24:8 54:24 69:22 80:23 87:10 95:14,16 96:21

berms 83.3	Brothers 46.8	calls 4:12	clarifying 40:1	50:13 53.16 24.60.7
best 6:9 8.22 10.18	brought 26:15 41:19	Campbell 2:6	concept 10.8.21 24:18	50:13 53.16 24.60.7
36.3.8.15 53.2.54.7	Canyon 75:21	capacity 60:23	concern 23:17 24:12	66:24 69.70.5.6
better 35:12 59:23	Buffalo 7:16 63:24	capture 17:10	concern 23:17 24:12	78:24 80.7.8.12.22
62:21 68.1.76.5	buffer 13:12 14.27:16	car 11:8 44.8.9.50.5	concern 23:17 24:12	83:12 87.10.23 94.5
byroad 23:14 72:24	83.9	care 12:23 82:3	concern 23:17 24:12	94.7
73:13 77:2	buffers 13:7	103:17	concerned 1:15 4:5.8	9.15 10.4
bid 56:14	build 6:14 21:18 33:6	carpet 2:17 53:5	concerned 1:15 4:5.8	9.15 10.4
big 39:5 89:15	43:3 50:15 54:7.11	carpenters 57:15 58:1	concerned 1:15 4:5.8	9.15 10.4
bigger 21:19 52:13	57:10 63:11 71:19	carried 18:1	concerned 1:15 4:5.8	9.15 10.4
65:20	72:2 86:1	carry 18:13 95:23	concerned 1:15 4:5.8	9.15 10.4
biggest 39:20	builder 6:8 7:1 57:14	cars 68:19	concerned 1:15 4:5.8	9.15 10.4
Bill 6:21	57:15 58:1.4 5:12	case 9:18 17:23 19:18	concerned 1:15 4:5.8	9.15 10.4
Birch 21:14.16.23:20	builders 54:17 57:19	45:3 46:2 58:13	concerned 1:15 4:5.8	9.15 10.4
24:2 31:14 46:24	building 1:15 4:5.8 7:4	73:24 86:9	concerned 1:15 4:5.8	9.15 10.4
53:6 81:18	7:7.10.11 23:23 43:9	cases 13:20 17:16 73:7	concerned 1:15 4:5.8	9.15 10.4
64:7 73:12 90:6	48:3 55:23.10 58:19	73:13 78:1.4 84:15	concerned 1:15 4:5.8	9.15 10.4
64:7 73:12 90:6	64:7 72:11 84:14	Cassata 2:4 3:7 16:19	concerned 1:15 4:5.8	9.15 10.4
92:14 93:5 95:21	86:18 98:20 101:18	3:19 25:6 27:6 22	concerned 1:15 4:5.8	9.15 10.4
block 44:21	61:20	28:2 31:18 19:23	concerned 1:15 4:5.8	9.15 10.4
blond 53:5	61:20	32:5 71:12 14.20.24	concerned 1:15 4:5.8	9.15 10.4
blue 19:1	61:20	33:7 11:13 23 34:4.7	concerned 1:15 4:5.8	9.15 10.4
board 1:4.4.10 16:14	61:20	34:10 14:18 22 35:4	concerned 1:15 4:5.8	9.15 10.4
17:1 22 18 35:2	61:20	35:8 19:24 36:2 6:10	concerned 1:15 4:5.8	9.15 10.4
36:20 38.4.11.17	61:20	36:18 24 38:1.10	concerned 1:15 4:5.8	9.15 10.4
55:13 60:15.15	61:20	45:22 46:4 22 47:4.6	concerned 1:15 4:5.8	9.15 10.4
77:20 22 78:5.10.12	61:20	47:9 12 52:21.23	concerned 1:15 4:5.8	9.15 10.4
79:19 80:23 90.3.4	61:20	57:11 58:10 16:22	concerned 1:15 4:5.8	9.15 10.4
91:6 96:14	61:20	69:3 71:22 72:4 74:8	concerned 1:15 4:5.8	9.15 10.4
boards 19:5	61:20	74:9 79:17 11.19	concerned 1:15 4:5.8	9.15 10.4
body 4:9	61:20	80:2 84:24 86:22	concerned 1:15 4:5.8	9.15 10.4
bond 55:15.22.22 56:1	61:20	87:14 95:6 11 96:12	concerned 1:15 4:5.8	9.15 10.4
56:7.13	61:20	97:3 98:5.8 103:13	concerned 1:15 4:5.8	9.15 10.4
bonds 57:17	61:20	103:17	concerned 1:15 4:5.8	9.15 10.4
border 17:3	61:20	center 7:20.23 8.2	concerned 1:15 4:5.8	9.15 10.4
borders 81:9	61:20	14:19 83:24	concerned 1:15 4:5.8	9.15 10.4
both 83:13	61:20	central 10:6	concerned 1:15 4:5.8	9.15 10.4
bottom 36:22	61:20	certain 17:11 73:13	concerned 1:15 4:5.8	9.15 10.4
box 86:18	61:20	82:15	concerned 1:15 4:5.8	9.15 10.4
braces 16:19 17:15	61:20	Chicago 6:10 7:18	concerned 1:15 4:5.8	9.15 10.4
BRAD 2:6	61:20	64:3	concerned 1:15 4:5.8	9.15 10.4
Bradbury 47:21	61:20	Chicago 6:10 7:18	concerned 1:15 4:5.8	9.15 10.4
Brady 2:13.18 20:22	61:20	64:3	concerned 1:15 4:5.8	9.15 10.4
20:22 24:10 29:24	61:20	children 23:24 26:15	concerned 1:15 4:5.8	9.15 10.4
31:9 58:23 59:19	61:20	49:3.4.9	concerned 1:15 4:5.8	9.15 10.4
break 23:8.10.12.23	61:20	chosen 25:19	concerned 1:15 4:5.8	9.15 10.4
24:11	61:20	Christina 7:17	concerned 1:15 4:5.8	9.15 10.4
Brentwood 47:21	61:20	Christopher 2:5	concerned 1:15 4:5.8	9.15 10.4
brick 16:17 78:15	61:20	34:1 41:20 43:12	concerned 1:15 4:5.8	9.15 10.4
Briefly 54:6	61:20	54:3 62:18 70:13	concerned 1:15 4:5.8	9.15 10.4
bring 11:17 18:22	61:20	79:22 87:3 103:10	concerned 1:15 4:5.8	9.15 10.4
39:4 32:4 60:15	61:20	45:23	concerned 1:15 4:5.8	9.15 10.4
bringing 39:16 86:6	61:20	commented 44:16	concerned 1:15 4:5.8	9.15 10.4
broadly 63:11	61:20	comments 3:8 17 58.8	concerned 1:15 4:5.8	9.15 10.4
	61:20	5:10 20:18 27:16	concerned 1:15 4:5.8	9.15 10.4
	61:20	32:15 35:5 46:3	concerned 1:15 4:5.8	9.15 10.4

brothers 46.8	calls 4:12	clarifying 40:1	50:13 53.16 24.60.7
brought 26:15 41:19	Campbell 2:6	concept 10.8.21 24:18	50:13 53.16 24.60.7
Canyon 75:21	capacity 60:23	concern 23:17 24:12	66:24 69.70.5.6
Buffalo 7:16 63:24	capture 17:10	concern 23:17 24:12	78:24 80.7.8.12.22
buffer 13:12 14.27:16	car 11:8 44.8.9.50.5	concern 23:17 24:12	83:12 87.10.23 94.5
83.9	care 12:23 82:3	concern 23:17 24:12	94.7
buffers 13:7	103:17	concerned 1:15 4:5.8	9.15 10.4
build 6:14 21:18 33:6	carpet 2:17 53:5	concerned 1:15 4:5.8	9.15 10.4
43:3 50:15 54:7.11	carpenters 57:15 58:1	concerned 1:15 4:5.8	9.15 10.4
57:10 63:11 71:19	carried 18:1	concerned 1:15 4:5.8	9.15 10.4
72:2 86:1	carry 18:13 95:23	concerned 1:15 4:5.8	9.15 10.4
builder 6:8 7:1 57:14	cars 68:19	concerned 1:15 4:5.8	9.15 10.4
57:15 58:1.4 5:12	case 9:18 17:23 19:18	concerned 1:15 4:5.8	9.15 10.4
builders 54:17 57:19	45:3 46:2 58:13	concerned 1:15 4:5.8	9.15 10.4
building 1:15 4:5.8 7:4	73:24 86:9	concerned 1:15 4:5.8	9.15 10.4
7:7.10.11 23:23 43:9	cases 13:20 17:16 73:7	concerned 1:15 4:5.8	9.15 10.4
48:3 55:23.10 58:19	73:13 78:1.4 84:15	concerned 1:15 4:5.8	9.15 10.4
64:7 72:11 84:14	Cassata 2:4 3:7 16:19	concerned 1:15 4:5.8	9.15 10.4
86:18 98:20 101:18	3:19 25:6 27:6 22	concerned 1:15 4:5.8	9.15 10.4
61:20	28:2 31:18 19:23	concerned 1:15 4:5.8	9.15 10.4
61:20	32:5 71:12 14.20.24	concerned 1:15 4:5.8	9.15 10.4
61:20	33:7 11:13 23 34:4.7	concerned 1:15 4:5.8	9.15 10.4
61:20	34:10 14:18 22 35:4	concerned 1:15 4:5.8	9.15 10.4
61:20	35:8 19:24 36:2 6:10	concerned 1:15 4:5.8	9.15 10.4
61:20	36:18 24 38:1.10	concerned 1:15 4:5.8	9.15 10.4
61:20	45:22 46:4 22 47:4.6	concerned 1:15 4:5.8	9.15 10.4
61:20	47:9 12 52:21.23	concerned 1:15 4:5.8	9.15 10.4
61:20	57:11 58:10 16:22	concerned 1:15 4:5.8	9.15 10.4
61:20	69:3 71:22 72:4 74:8	concerned 1:15 4:5.8	9.15 10.4
61:20	74:9 79:17 11.19	concerned 1:15 4:5.8	9.15 10.4
61:20	80:2 84:24 86:22	concerned 1:15 4:5.8	9.15 10.4
61:20	87:14 95:6 11 96:12	concerned 1:15 4:5.8	9.15 10.4
61:20	97:3 98:5.8 103:13	concerned 1:15 4:5.8	9.15 10.4
61:20	103:17	concerned 1:15 4:5.8	9.15 10.4
61:20	center 7:20.23 8.2	concerned 1:15 4:5.8	9.15 10.4
61:20	14:19 83:24	concerned 1:15 4:5.8	9.15 10.4
61:20	central 10:6	concerned 1:15 4:5.8	9.15 10.4
61:20	certain 17:11 73:13	concerned 1:15 4:5.8	9.15 10.4
61:20	82:15	concerned 1:15 4:5.8	9.15 10.4
61:20	Chicago 6:10 7:18	concerned 1:15 4:5.8	9.15 10.4
61:20	64:3	concerned 1:15 4:5.8	9.15 10.4
61:20	Chicago 6:10 7:18	concerned 1:15 4:5.8	9.15 10.4
61:20	49:3.4.9	concerned 1:15 4:5.8	9.15 10.4
61:20	chosen 25:19	concerned 1:15 4:5.8	9.15 10.4
61:20	Christina 7:17	concerned 1:15 4:5.8	9.15 10.4
61:20	Christopher 2:5	concerned 1:15 4:5.8	9.15 10.4
61:20	34:1 41:20 43:12	concerned 1:15 4:5.8	9.15 10.4
61:20	54:3 62:18 70:13	concerned 1:15 4:5.8	9.15 10.4
61:20	79:22 87:3 103:10	concerned 1:15 4:5.8	9.15 10.4
61:20	45:23	concerned 1:15 4:5.8	9.15 10.4
61:20	commented 44:16	concerned 1:15 4:5.8	9.15 10.4
61:20	comments 3:8 17 58.8	concerned 1:15 4:5.8	9.15 10.4
61:20	5:10 20:18 27:16	concerned 1:15 4:5.8	9.15 10.4
61:20	32:15 35:5 46:3	concerned 1:15 4:5.8	9.15 10.4

berms 83.3	Brothers 46.8	calls 4:12	clarifying 40:1	50:13 53.16 24.60.7
best 6:9 8.22 10.18	brought 26:15 41:19	Campbell 2:6	concept 10.8.21 24:18	50:13 53.16 24.60.7
36.3.8.15 53.2.54.7	Canyon 75:21	capacity 60:23	concern 23:17 24:12	66:24 69.70.5.6
better 35:12 59:23	Buffalo 7:16 63:24	capture 17:10	concern 23:17 24:12	78:24 80.7.8.12.22
62:21 68.1.76.5	buffer 13:12 14.27:16	car 11:8 44.8.9.50.5	concern 23:17 24:12	83:12 87.10.23 94.5
byroad 23:14 72:24	83.9	care 12:23 82:3	concern 23:17 24:12	94.7
73:13 77:2	buffers 13:7	103:17	concerned 1:15 4:5.8	9.15 10.4
bid 56:14	build 6:14 21:18 33:6	carpet 2:17 53:5	concerned 1:15 4:5.8	9.15 10.4
big 39:5 89:15	43:3 50:15 54:7.11	carpenters 57:15 58:1	concerned 1:15 4:5.8	9.15 10.4
bigger 21:19 52:13	57:10 63:11 71:19	carried 18:1	concerned 1:15 4:5.8	9.15 10.4
65:20	72:2 86:1	carry 18:13 95:23	concerned 1:15 4:5.8	9.15 10.4
biggest 39:20	builder 6:8 7:1 57:14	cars 68:19	concerned 1:15 4:5.8	9.15 10.4
Bill 6:21	57:15 58:1.4 5:12	case 9:18 17:23 19:18	concerned 1:15 4:5.8	9.15 10.4
Birch 21:14.16.23:20	builders 54:17 57:19	45:3 46:2 58:13	concerned 1:15 4:5.8	9.15 10.4
24:2 31:14 46:24	building 1:15 4:5.8 7:4	73:24 86:9	concerned 1:15 4:5.8	9.15 10.4
53:6 81:18	7:7.10.11 23:23 43:9	cases 13:20 17:16 73:7	concerned 1:15 4:5.8	9.15 10.4
64:7 73:12 90:6	48:3 55:23.10 58:19	73:13 78:1.4 84:15	concerned 1:15 4:5.8	9.15 10.4
64:7 73:12 90:6	64:7 72:11 84:14	Cassata 2:4 3:7 16:19	concerned 1:15 4:5.8	9.15 10.4
92:14 93:5 95:21	86:18 98:20 101:18	3:19 25:6 27:6 22	concerned 1:15 4:5.8	9.15 10.4
block 44:21	61:20	28:2 31:18 19:23	concerned 1:15 4:5.8	9.15 10.4
blond 53:5	61:20	32:5 71:12 14.20.24	concerned 1:15 4:5.8	9.15 10.4
blue 19:1	61:20	33:7 11:13 23 34:4.7	concerned 1:15 4:5.8	9.15 10.4
board 1:4.4.10 16:14	61:20	34:10 14:18 22 35:4	concerned 1:15 4:5.8	9.15 10.4
17:1 22 18 35:2	61:20	35:8 19:24 36:2 6:10	concerned 1:15 4:5.8	9.15 10.4
36:20 38.4.11.17	61:20	36:18 24 38:1.10	concerned 1:15 4:5.8	9.15 10.4
55:13 60:15.15	61:20	45:22 46:4 22 47:4.6	concerned 1:15 4:5.8	9.15 10.4
77:20 22 78:5.10.1				

potential 49:20 95:7 95:11 97:3	providing 11:8 10:11 11:7	31:8 37:14 38:2 7:20 40:1 8:1 9:43 4:11 44:4 13:15 45:21 23 49:2 50:12 51:3 55:12	49:19 50:4 4 51:13 51:19 52:3 57:4 59:1 59:7 61:22 69:17	relates 26:19 20 39:15 40:21 54:15	responsible 55:15,19 ret 24:7 25:9 30:20	role 4:4 roll 2:6	saw 24:18 87:13 saying 43:2 44:5 61:7	48:17,18 51:19 52:13 53:12 54:20 56:17 58:8 59:15 62:4 66:8 15:24 70:16,21 72:10 74:24 76:1,2 78:3,8 78:9 81:18 89:18 91:1,2 92:3 94:7
professional 45:10 49:23 95:24	provisions 7:12 proximity 9:10	49:2 50:12 51:3 55:12 66:9 67:7 70:4 71:12 71:17 72:19 73:5 74:2 82:16 20 84:10 91:13 96:24	61:20 62:8 63:2 64:12 65:10 66:16 67:12 68:10 69:16 70:4 71:1 72:19 73:5 74:2 75:12 76:11 77:1 78:12 79:10 80:13 81:12 82:1 83:12 84:10 85:12 86:1 87:12 88:1 89:12 90:1 91:12 92:1 93:12 94:1 95:12 96:1 97:12 98:1 99:12 100:1 101:12 102:1 103:12 104:1 105:12 106:1 107:12 108:1 109:12 110:1 111:12 112:1 113:12 114:1 115:12 116:1 117:12 118:1 119:12 120:1 121:12 122:1 123:12 124:1 125:12 126:1 127:12 128:1 129:12 130:1 131:12 132:1 133:12 134:1 135:12 136:1 137:12 138:1 139:12 140:1 141:12 142:1 143:12 144:1 145:12 146:1 147:12 148:1 149:12 150:1 151:12 152:1 153:12 154:1 155:12 156:1 157:12 158:1 159:12 160:1 161:12 162:1 163:12 164:1 165:12 166:1 167:12 168:1 169:12 170:1 171:12 172:1 173:12 174:1 175:12 176:1 177:12 178:1 179:12 180:1 181:12 182:1 183:12 184:1 185:12 186:1 187:12 188:1 189:12 190:1 191:12 192:1 193:12 194:1 195:12 196:1 197:12 198:1 199:12 200:1 201:12 202:1 203:12 204:1 205:12 206:1 207:12 208:1 209:12 210:1 211:12 212:1 213:12 214:1 215:12 216:1 217:12 218:1 219:12 220:1 221:12 222:1 223:12 224:1 225:12 226:1 227:12 228:1 229:12 230:1 231:12 232:1 233:12 234:1 235:12 236:1 237:12 238:1 239:12 240:1 241:12 242:1 243:12 244:1 245:12 246:1 247:12 248:1 249:12 250:1 251:12 252:1 253:12 254:1 255:12 256:1 257:12 258:1 259:12 260:1 261:12 262:1 263:12 264:1 265:12 266:1 267:12 268:1 269:12 270:1 271:12 272:1 273:12 274:1 275:12 276:1 277:12 278:1 279:12 280:1 281:12 282:1 283:12 284:1 285:12 286:1 287:12 288:1 289:12 290:1 291:12 292:1 293:12 294:1 295:12 296:1 297:12 298:1 299:12 300:1 301:12 302:1 303:12 304:1 305:12 306:1 307:12 308:1 309:12 310:1 311:12 312:1 313:12 314:1 315:12 316:1 317:12 318:1 319:12 320:1 321:12 322:1 323:12 324:1 325:12 326:1 327:12 328:1 329:12 330:1 331:12 332:1 333:12 334:1 335:12 336:1 337:12 338:1 339:12 340:1 341:12 342:1 343:12 344:1 345:12 346:1 347:12 348:1 349:12 350:1 351:12 352:1 353:12 354:1 355:12 356:1 357:12 358:1 359:12 360:1 361:12 362:1 363:12 364:1 365:12 366:1 367:12 368:1 369:12 370:1 371:12 372:1 373:12 374:1 375:12 376:1 377:12 378:1 379:12 380:1 381:12 382:1 383:12 384:1 385:12 386:1 387:12 388:1 389:12 390:1 391:12 392:1 393:12 394:1 395:12 396:1 397:12 398:1 399:12 400:1 401:12 402:1 403:12 404:1 405:12 406:1 407:12 408:1 409:12 410:1 411:12 412:1 413:12 414:1 415:12 416:1 417:12 418:1 419:12 420:1 421:12 422:1 423:12 424:1 425:12 426:1 427:12 428:1 429:12 430:1 431:12 432:1 433:12 434:1 435:12 436:1 437:12 438:1 439:12 440:1 441:12 442:1 443:12 444:1 445:12 446:1 447:12 448:1 449:12 450:1 451:12 452:1 453:12 454:1 455:12 456:1 457:12 458:1 459:12 460:1 461:12 462:1 463:12 464:1 465:12 466:1 467:12 468:1 469:12 470:1 471:12 472:1 473:12 474:1 475:12 476:1 477:12 478:1 479:12 480:1 481:12 482:1 483:12 484:1 485:12 486:1 487:12 488:1 489:12 490:1 491:12 492:1 493:12 494:1 495:12 496:1 497:12 498:1 499:12 500:1 501:12 502:1 503:12 504:1 505:12 506:1 507:12 508:1 509:12 510:1 511:12 512:1 513:12 514:1 515:12 516:1 517:12 518:1 519:12 520:1 521:12 522:1 523:12 524:1 525:12 526:1 527:12 528:1 529:12 530:1 531:12 532:1 533:12 534:1 535:12 536:1 537:12 538:1 539:12 540:1 541:12 542:1 543:12 544:1 545:12 546:1 547:12 548:1 549:12 550:1 551:12 552:1 553:12 554:1 555:12 556:1 557:12 558:1 559:12 560:1 561:12 562:1 563:12 564:1 565:12 566:1 567:12 568:1 569:12 570:1 571:12 572:1 573:12 574:1 575:12 576:1 577:12 578:1 579:12 580:1 581:12 582:1 583:12 584:1 585:12 586:1 587:12 588:1 589:12 590:1 591:12 592:1 593:12 594:1 595:12 596:1 597:12 598:1 599:12 600:1 601:12 602:1 603:12 604:1 605:12 606:1 607:12 608:1 609:12 610:1 611:12 612:1 613:12 614:1 615:12 616:1 617:12 618:1 619:12 620:1 621:12 622:1 623:12 624:1 625:12 626:1 627:12 628:1 629:12 630:1 631:12 632:1 633:12 634:1 635:12 636:1 637:12 638:1 639:12 640:1 641:12 642:1 643:12 644:1 645:12 646:1 647:12 648:1 649:12 650:1 651:12 652:1 653:12 654:1 655:12 656:1 657:12 658:1 659:12 660:1 661:12 662:1 663:12 664:1 665:12 666:1 667:12 668:1 669:12 670:1 671:12 672:1 673:12 674:1 675:12 676:1 677:12 678:1 679:12 680:1 681:12 682:1 683:12 684:1 685:12 686:1 687:12 688:1 689:12 690:1 691:12 692:1 693:12 694:1 695:12 696:1 697:12 698:1 699:12 700:1 701:12 702:1 703:12 704:1 705:12 706:1 707:12 708:1 709:12 710:1 711:12 712:1 713:12 714:1 715:12 716:1 717:12 718:1 719:12 720:1 721:12 722:1 723:12 724:1 725:12 726:1 727:12 728:1 729:12 730:1 731:12 732:1 733:12 734:1 735:12 736:1 737:12 738:1 739:12 740:1 741:12 742:1 743:12 744:1 745:12 746:1 747:12 748:1 749:12 750:1 751:12 752:1 753:12 754:1 755:12 756:1 757:12 758:1 759:12 760:1 761:12 762:1 763:12 764:1 765:12 766:1 767:12 768:1 769:12 770:1 771:12 772:1 773:12 774:1 775:12 776:1 777:12 778:1 779:12 780:1 781:12 782:1 783:12 784:1 785:12 786:1 787:12 788:1 789:12 790:1 791:12 792:1 793:12 794:1 795:12 796:1 797:12 798:1 799:12 800:1 801:12 802:1 803:12 804:1 805:12 806:1 807:12 808:1 809:12 810:1 811:12 812:1 813:12 814:1 815:12 816:1 817:12 818:1 819:12 820:1 821:12 822:1 823:12 824:1 825:12 826:1 827:12 828:1 829:12 830:1 831:12 832:1 833:12 834:1 835:12 836:1 837:12 838:1 839:12 840:1 841:12 842:1 843:12 844:1 845:12 846:1 847:12 848:1 849:12 850:1 851:12 852:1 853:12 854:1 855:12 856:1 857:12 858:1 859:12 860:1 861:12 862:1 863:12 864:1 865:12 866:1 867:12 868:1 869:12 870:1 871:12 872:1 873:12 874:1 875:12 876:1 877:12 878:1 879:12 880:1 881:12 882:1 883:12 884:1 885:12 886:1 887:12 888:1 889:12 890:1 891:12 892:1 893:12 894:1 895:12 896:1 897:12 898:1 899:12 900:1 901:12 902:1 903:12 904:1 905:12 906:1 907:12 908:1 909:12 910:1 911:12 912:1 913:12 914:1 915:12 916:1 917:12 918:1 919:12 920:1 921:12 922:1 923:12 924:1 925:12 926:1 927:12 928:1 929:12 930:1 931:12 932:1 933:12 934:1 935:12 936:1 937:12 938:1 939:12 940:1 941:12 942:1 943:12 944:1 945:12 946:1 947:12 948:1 949:12 950:1 951:12 952:1 953:12 954:1 955:12 956:1 957:12 958:1 959:12 960:1 961:12 962:1 963:12 964:1 965:12 966:1 967:12 968:1 969:12 970:1 971:12 972:1 973:12 974:1 975:12 976:1 977:12 978:1 979:12 980:1 981:12 982:1 983:12 984:1 985:12 986:1 987:12 988:1 989:12 990:1 991:12 992:1 993:12 994:1 995:12 996:1 997:12 998:1 999:12 1000:1 1001:12 1002:1 1003:12 1004:1 1005:12 1006:1 1007:12 1008:1 1009:12 1010:1 1011:12 1012:1 1013:12 1014:1 1015:12 1016:1 1017:12 1018:1 1019:12 1020:1 1021:12 1022:1 1023:12 1024:1 1025:12 1026:1 1027:12 1028:1 1029:12 1030:1 1031:12 1032:1 1033:12 1034:1 1035:12 1036:1 1037:12 1038:1 1039:12 1040:1 1041:12 1042:1 1043:12 1044:1 1045:12 1046:1 1047:12 1048:1 1049:12 1050:1 1051:12 1052:1 1053:12 1054:1 1055:12 1056:1 1057:12 1058:1 1059:12 1060:1 1061:12 1062:1 1063:12 1064:1 1065:12 1066:1 1067:12 1068:1 1069:12 1070:1 1071:12 1072:1 1073:12 1074:1 1075:12 1076:1 1077:12 1078:1 1079:12 1080:1 1081:12 1082:1 1083:12 1084:1 1085:12 1086:1 1087:12 1088:1 1089:12 1090:1 1091:12 1092:1 1093:12 1094:1 1095:12 1096:1 1097:12 1098:1 1099:12 1100:1 1101:12 1102:1 1103:12 1104:1 1105:12 1106:1 1107:12 1108:1 1109:12 1110:1 1111:12 1112:1 1113:12 1114:1 1115:12 1116:1 1117:12 1118:1 1119:12 1120:1 1121:12 1122:1 1123:12 1124:1 1125:12 1126:1 1127:12 1128:1 1129:12 1130:1 1131:12 1132:1 1133:12 1134:1 1135:12 1136:1 1137:12 1138:1 1139:12 1140:1 1141:12 1142:1 1143:12 1144:1 1145:12 1146:1 1147:12 1148:1 1149:12 1150:1 1151:12 1152:1 1153:12 1154:1 1155:12 1156:1 1157:12 1158:1 1159:12 1160:1 1161:12 1162:1 1163:12 1164:1 1165:12 1166:1 1167:12 1168:1 1169:12 1170:1 1171:12 1172:1 1173:12 1174:1 1175:12 1176:1 1177:12 1178:1 1179:12 1180:1 1181:12 1182:1 1183:12 1184:1 1185:12 1186:1 1187:12 1188:1 1189:12 1190:1 1191:12 1192:1 1193:12 1194:1 1195:12 1196:1 1197:12 1198:1 1199:12 1200:1 1201:12 1202:1 1203:12 1204:1 1205:12 1206:1 1207:12 1208:1 1209:12 1210:1 1211:12 1212:1 1213:12 1214:1 1215:12 1216:1 1217:12 1218:1 1219:12 1220:1 1221:12 1222:1 1223:12 1224:1 1225:12 1226:1 1227:12 1228:1 1229:12 1230:1 1231:12 1232:1 1233:12 1234:1 1235:12 1236:1 1237:12 1238:1 1239:12 1240:1 1241:12 1242:1 1243:12 1244:1 1245:12 1246:1 1247:12 1248:1 1249:12 1250:1 1251:12 1252:1 1253:12 1254:1 1255:12 1256:1 1257:12 1258:1 1259:12 1260:1 1261:12 1262:1 1263:12 1264:1 1265:12 1266:1 1267:12 1268:1 1269:12 1270:1 1271:12 1272:1 1273:12 1274:1 1275:12 1276:1 1277:12 1278:1 1279:12 1280:1 1281:12 1282:1 1283:12 1284:1 1285:12 1286:1 1287:12 1288:1 1289:12 1290:1 1291:12 1292:1 1293:12 1294:1 1295:12 1296:1 1297:12 1298:1 1299:12 1300:1 1301:12 1302:1 1303:12 1304:1 1305:12 1306:1 1307:12 1308:1 1309:12 1310:1 1311:12 1312:1 1313:12 1314:1 1315:12 1316:1 1317:12 1318:1 1319:12 1320:1 1321:12 1322:1 1323:12 1324:1 1325:12 1326:1 1327:12 1328:1 1329:12 1330:1 1331:12 1332:1 1333:12 1334:1 1335:12 1336:1 1337:12 1338:1 1339:12 1340:1 1341:12 1342:1 1343:12 1344:1 1345:12 1346:1 1347:12 1348:1 1349:12 1350:1 1351:12 1352:1 1353:12 1354:1 1355:12 1356:1 1357:12 1358:1 1359:12 1360:1 1361:12 1362:1 1363:12 1364:1 1365:12 1366:1 1367:12 1368:1 1369:12 1370:1 1371:12 1372:1 1373:12 1374:1 1375:12 1376:1 1377:12 1378:1 1379:12 1380:1 1381:12 1382:1 1383:12 1384:1 1385:12 1386:1 1387:12 1388:1 1389:12 1390:1 1391:12 1392:1 1393:12 1394:1 1395:12 1396:1 1397:12 1398:1 1399:12 1400:1 1401:12 1402:1 1403:12 1404:1 1405:12 1406:1 1407:12 1408:1 1409:12 1410:1 1411:12 1412:1 1413:12 1414:1 1415:12 1416:1 1417:12 1418:1 1419:12 1420:1 1421:12 1422:1 1423:12 1424:1 1425:12 1426:1 1427:12 1428:1 1429:12 1430:1 1431:12 1432:1 1433:12 1434:1 1435:12 1436:1 1437:12 1438:1 1439:12 1440:1 1441:12 1442:1 1443:12 1444:1 1445:12 1446:1 1447:12 1448:1 1449:12 1450:1 1451:12 1452:1 1453:12 1454:1 1455:12 1456:1 1457:12 1458:1 1459:12 1460:1 1461:12 1462:1 1463:12 1464:1 1465:12 1466:1 1467:12 1468:1 1469:12 1470:1 1471:12 1472:1 1473:12 1474:1 1475:12 1476:1 1477:12 1478:1 1479:12 1480:1 1481:12 1482:1 1483:12 1484:1 1485:12 1486:1 1487:12 1488:1 1489:12 1490:1 1491:12 1492:1 1493:12 1494:1 1495:12 1496:1 1497:12 1498:1 1499:12 1500:1 1501:12 1502:1 1503:12 1504:1 1505:12 1506:1 1507:12 1508:1 1509:12 1510:1 1511:12 1512:1 1513:12 1514:1 1515:12 1516:1 1517:12 1518:1 1519:12 1520:1 1521:12 1522:1 1523:12 1524:1 1525:12 1526:1 1527:12 1528:1 1529:12 1530:1 1531:12 1532:1 1533:12 1534:1 1535:12 1536:1 1537:12 1538:1 1539:12 1540:1 1541:12 1542:1 1543:12 1544:1 1545:12 1546:1 1547:12 1548:1 1549:12 1550:1 1551:12 1552:1 1553:12 1554:1 1555:12 1556:1 1557:12 1558:1 1559:12 1560:1 1561:12 1562:1 1563:12 1564:1 1565:12 1566:1 1567:12 1568:1 1569:12 1570:1 1571:12 1572:1 1573:12 1574:1 1575:12 1576:1 1577:12 1578:1 1579:12 1580:1 1581:12 1582:1 1583:12 1584:1 1585:12 1586:1 1587:12 1588:1 1589:12 1590:1 1591:12 1592:1 1593:12 1594:1 1595:12 1596:1 1597:12 1598:1 1599:12 1600:1 1601:12 1602:1 1603:12 1604:1 1605:12 1606:1 1607:12 1608:1 1609:12 1610:1 1611:12 1612:1 1613:12 1614:1 1615:12 1616:1 1617:12 1618:1 1619:12 1620:1 1621:12 1622:1 1623:12 1624:1 1625:12 1626:1 1627:12 1628:1 1629:12 1630:1 1631:12 1632					

uptown 33:15	village 1:4 2:9 3:1 2:0	71:19 73:21 74:4,21	47:14 48:3 8 51:14	word 27:7	8:6 8:11 13 50:17	2009 55:1	5	9-14-41B 99:2,16
urban 64:8	4:8 10:8 4 14:20	81:3 14 82:6 83:6 11	68:24 71:22 87:17	words 81:14 82:10	52:19 23 79:24 80:4	2010 55:1	5	9-15-7 100:1
use 1:5 6:8 11 10:10	21:5 9:12 19:21 22:7	84:19 85:21 88:1 6	87:17 89:12 95:20	work 16:13 17:18	2014 4:12 9:4 36:24	2015 47:17	5	9-15-7B 79:14
14:22 17:24 19:7	23:8 17:24 25:10	97:5 98:4 23	97:9 99:16	30:12 43:1 3 62:13	101:3 17	2017 41:5 33:14	5	90 54:13
22:18 31:23 36:8 15	27:8 29:17 30:5 18	wanted 15:17	Webb 69:23 71:9	73:18 86:21 92:20	2018 1:15	2017 41:5 33:14	5,000-89:8	
53:2 57:22 69:14	32:4 33:9 34:21 35:2	wanting 40:16 50:15	75:21	working 3:23 46:7	21 84:1 85:15 18:20	2018 1:15	5,100-square-foot	
81:3 97:24 98:10 21	36:13 14:20 37:1 4:9	wants 15:8 24:3	websites 53:13 24	works 2:5 56:22 73:17	22 10:23 29:2 48:2	2018 1:15	50 47:3	
99:2 8:16 10:16	37:15 38:4 11:17	warehouse 57:23	well-handcapped 13:24	work 2:5 56:22 73:17	24 7:4 48:11	2018 1:15	50-foot 91:17	
103:5	40:10 56:1 68:10 13	want 87:13	went 22:17 34:1 35:9	works 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	50-foot-wide 91:22	
uses 36:11	56:18 58:14 79:23	water 9:16 18:24	10:11 12:4 14:4 13	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	500,000 25:18	
usually 20:16	87:10 91:6 95:16	10:11 12:4 14:4 13	14:13 15:27 2:30 19	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	55 38:24 47:15 62:24	
utilities 13:21	98:19 99:2 16:100:2	14:13 15:27 2:30 19	weren 4:24 20 51:5	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	72:5 89:9	
utility 13:19 57:13	31:1 5:15 17:19	31:1 5:15 17:19	59:3	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	56 11:4	
utilize 11:24 57:15	100:14 101:9	32:11 42:7 11 49:18	west 23:11 26:12	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
utilizing 13:7	village 8:20 10:4	61:1 5:65 6:68 19	64:24	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	12:5 14:13 22:12	61:1 5:65 6:68 19	western 12:7 46:11	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	42:13	way 14:12 40:18 19	west 14:3	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	VILLAS 1:3	55:9 69:1 12 78:13	wetland 14:16 65:18	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	Vimy 63:9	82:2 83:19 84:17	wetland-type 14:3	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	47:1 9:21 48:22	88:2 13:20 90:12 18	wetlands 62:7	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	virtually 49:13	93:13 96:11 1:16	White 21:14 16 23:20	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	59 21	ways 44:24 89:21	wid 11:4 4 62:24	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	visions 22:13	we'll 5:6 11 14 24 6:1	wider 63:1 91:15	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	values 38:14 39:15	61:12 9:12 13:8	width 9:19 14 92:11	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	variability 83:20 20	18:3 20:25 6:1 8	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	variable 75:20 20 82:6	62:12 76:23 80:22	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	84:17	83:1 2:87 2:5 88:11	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	82:12 87:21 22 88:5	92:19	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	V	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	vacant 46:7 10:17	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	47:1 9:21 48:22	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	value 51:16 52:2 55:6	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	59 21	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	values 38:14 39:15	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	variability 83:20 20	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	84:17	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	variable 75:20 20 82:6	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	84:17	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	82:12 87:21 22 88:5	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	76:1	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	variations 79:14	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	variety 12:15 17 16:13	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	16:17 18:14 63:12	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	63:12	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	various 13:19 16:7	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	18:4 19:4	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	vary 19:18 71:7 75:19	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	79:16 20 86:16	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	102:9	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	varying 93:8	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	vast 78:3	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	vehicles 34:13 45:1	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	vehicular 29:22	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	venue 89:3	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	verbiage 81:3	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	vers 35:21	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	versus 21:12 60:2	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	vice 35:21	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	vice-president 6:17	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	view 27:7 19 70:1	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	76:12 15 77:13	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	viewed 20:7 42:13	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	
	views 78:2 2	93:12	wid 9:18 90:18 91:16	work 2:5 56:22 73:17	25 7:4 48:11	2018 1:15	6	

word 27:7	8:6 8:11 13 50:17	2009 55:1	5	9-14-41B 99:2,16
words 81:14 82:10	52:19 23 79:24 80:4	2010 55:1	5	9-15-7 100:1
work 16:13 17:18	80:5 97:23 98 16:20	2014 4:12 9:4 36:24	5	9-15-7B 79:14
30:12 43:1 3 62:13	101:3 17	2015 47:17	5	90 54:13
73:18 86:21 92:20		2017 41:5 33:14	5,000-89:8	
working 3:23 46:7		2018 1:15	5,100-square-foot	
works 2:5 56:22 73:17		22 10:23 29:2 48:2	50 47:3	
61:3 62:11 63:3		24 7:4 48:11	50-foot 91:17	
82:14 94:13		25 7:4 48:11	50-foot-wide 91:22	
work 2:5 56:22 73:17		25-foot 61:16 71:13	500,000 25:18	
work 2:5 56:22 73:17		250 40:4	55 38:24 47:15 62:24	
work 2:5 56:22 73:17		1:800 39:19	27 52:17	
work 2:5 56:22 73:17		1:802 25 22	29 20:22 58:23	
work 2:5 56:22 73:17		10:41 23 56:19 57:3	29th 60:16 16	
work 2:5 56:22 73:17		76:7 84:9 89:19 24	2C 95:7	
work 2:5 56:22 73:17		10:5-2:A 100:14	6	
work 2:5 56:22 73:17		10-foot 67:8	6 11:11 31:14 53:6	
work 2:5 56:22 73:17		10-foot-wide 31:24	6,000 89:15 90 22:24	
work 2:5 56:22 73:17		10,000 38:23	92:9 20 93:3	
work 2:5 56:22 73:17		104 105:9	6,000-square-foot	
work 2:5 56:22 73:17		105 1:22	91:11	
work 2:5 56:22 73:17		12:43:1	6,600 89:9	
work 2:5 56:22 73:17		12:00 27:19	6:30 1:16	
work 2:5 56:22 73:17		120 11:3 4 62:24 89:9	60 47:24 70:18	
work 2:5 56:22 73:17		13 48:1	60/83 7:15	
work 2:5 56:22 73:17		14:6 7:7 4 28 8 33:2	600 14 1:22	
work 2:5 56:22 73:17		143,000 53:22	60s 89:20 22:23	
work 2:5 56:22 73:17		15 11:12 69:1 75:12	61 70:18	
work 2:5 56:22 73:17		79:6 89:19	62-acre 42:7	
work 2:5 56:22 73:17		40:20	68 70:18	
work 2:5 56:22 73:17		165 7:4	69 70:18	
work 2:5 56:22 73:17		176 33:16	7	
work 2:5 56:22 73:17		18 51:8	7	
work 2:5 56:22 73:17		1959 7:2	7	
work 2:5 56:22 73:17		495:6 12	7	
work 2:5 56:22 73:17		4-25:18	7	
work 2:5 56:22 73:17		40,000-square-foot	7	
work 2:5 56:22 73:17		52:23	7	
work 2:5 56:22 73:17		400-plus 40:2	7	
work 2:5 56:22 73:17		400,000 25:23	7	
work 2:5 56:22 73:17		400,000-plus 40:2	7	
work 2:5 56:22 73:17		42 11:3 12:15 42:22	7	
work 2:5 56:22 73:17		2:300 18:7	7	
work 2:5 56:22 73:17		89:18 92:19	7	
work 2:5 56:22 73:17		44 47:23	7	
work				