



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, APRIL 25, 2023
6:30 PM**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mr. Merkel called the meeting to order at 6:30 p.m. Roll call indicated the following members were present: Mr. Merkel, Mr. Lindquist, Mr. Tisci, Ms. Massel and Mr. Preble. Absent: Mr. Donovan and Mr. Blackshaw.

Also present were Chief Administrative Officer/Village Clerk Donna Lobaito, Community Development Director Chris Heinen, Village Attorney Patrick Brankin, and Trustee Liaison Tom Rychlik.

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

None this month.

III. APPROVAL OF MINUTES

Approval of Minutes of the March 14, 2023 Planning, Building and Zoning Commission Meetings

Motion by Lindquist, second by Massel to approve the Minutes of the March 14, 2023 Planning, Building and Zoning Commission Meeting.

Roll call vote:

Ayes: Lindquist, Merkel, Tisci, Massel, Preble

Nays: None

Abstain: None

Absent: Donovan, Blackshaw

Motion carried.

IV. NEW BUSINESS

- A. Public Hearing – Special Use Amendment – Consideration by Toll Brothers Inc. for i) approval of Preliminary Plats of Subdivision for Phase 5 and Phase 6 and ii) approval of an amendment to the special use planned development for the Hawthorn Woods Country Club for the proposed preliminary re-plan and re-plat of Phase 5 as set forth on the plans and materials submitted with the application, including, an increase in density from 1.41 dwelling units per acre to 2.26 dwelling units per acre and an increase in residential lots from 18 to 29 and Phase 6 with an increase in density from 1.47 dwelling units per acre to 2.49 dwelling units per acre and an increase in residential lots from 36 to 61, as well

as such other relief or approvals as the Commission may determine reasonably necessary in connection with the foregoing

Motion by Lindquist, second by Tisci to open the public hearing.

Roll call vote:

Ayes: Lindquist, Tisci, Massel, Merkel, Preble

Nays: None

Abstain: None

Absent: Donovan, Blackshaw

Motion carried, and the public hearing opened at 6:36 p.m.

This portion of the minutes of the public hearing were prepared by Noreen E. Resendez of Worldwide Litigation Services and attached hereto as Exhibit "A".

Motion by Preble, second by Lindquist to close the public hearing.

Roll call vote:

Ayes: Lindquist, Tisci, Massel, Merkel, Preble

Nays: None

Abstain: None

Absent: Donovan, Blackshaw

Motion carried, and the public hearing closed at 8:27 p.m.

At 8:28 p.m., Mr. Merkel announced the Commission would take a 5-minute break.

At 8:34 p.m., Mr. Merkel reconvened the Planning, Building and Zoning Commission meeting with members Lindquist, Tisci, Massel, Merkel and Preble still present.

This portion of the minutes of the public hearing were prepared by Noreen E. Resendez of Worldwide Litigation Services and attached hereto as Exhibit "A".

Motion by Massel, second by Lindquist to re-open the public hearing.

Roll call vote:

Ayes: Lindquist, Tisci, Massel, Merkel, Preble

Nays: None

Abstain: None

Absent: Donovan, Blackshaw

Motion carried.

Motion by Preble, second by Tisci to continue the public hearing to June 13, 2023.

Roll call vote:

Ayes: Lindquist, Tisci, Massel, Merkel, Preble

Nays: None

Abstain: None

Absent: Donovan, Blackshaw

Motion carried.

V. ADJOURNMENT

Motion by Massel, second by Preble to adjourn the meeting.

Roll call vote:

Ayes: Lindquist, Tisci, Massel, Merkel, Preble

Nays: None

Abstain: None

Absent: Donovan, Blackshaw

Motion carried.

The meeting adjourned at 9:31 p.m.

Respectfully submitted,



Donna Lobaito
Chief Administrative Officer/Village Clerk

VILLAGE OF HAWTHORN WOODS
PLANNING COMMISSION MEETING

OPEN SESSION

REPORT OF PROCEEDINGS

April 25th, 2023

Village of Hawthorn Woods

2 Lagoon Drive

Hawthorn Woods, Illinois 60047

Reported by: Noreen E. Resendez, CSR, RPR, CRR
Illinois License No. 084-004182
Notary Public, DuPage County, Illinois



MEMBERS PRESENT:

MR. JIM MERKEL, Chair
MS. DONNA LOBAITO, Village Clerk
MR. PATRICK T. BRANKIN, Village Attorney
MR. DAVID LINDQUIST
MR. TOM RYCHLIK
MR. DANTE TISCI
MS. AUDREY MASSEL
MR. KURT PREBLE

ALSO PRESENT:

MR. CHRIS HEINEN, Community Development
MS. ERIKA FRABLE, Village Engineer
MR. LEE FELL, Village Engineer

Report of Proceedings - 7/20/2023
Village of Hawthorn Woods Planning Commission Meeting

MR. MERKEL: We are going to call to order the Planning Building and Zoning Committee Meeting for the Village of Hawthorn Woods on Tuesday April 25th, 2023. And it is exactly 6:30.

So Ms. Lobaito, do you mind taking a roll call, please.

MS. LOBAITO: Mr. Lindquist?

MR. LINDQUIST: Present.

MS. LOBAITO: Mr. Donovan? Mr. Merkel?

MR. MERKEL: Present.

MS. LOBAITO: Mr. Tisci?

MR. TISCI: Present.

MS. LOBAITO: Ms. Massel.

MS. MASSEL: Present.

MS. LOBAITO: Mr. Rychlik? Mr. Preble?

MR. PREBLE: Here.

MS. LOBAITO: We have a quorum.

MR. MERKEL: Excellent. All right. We have four items on the agenda tonight. Our first item is the opportunity for the public to address the commission on anything that is not on the agenda. I repeat, not on the agenda. Not the Toll property. Is there

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approved. We are two-thirds through our agenda. This is good.

New business. A couple housekeeping things. I'll go through these before we get into the next subject here.

One, for all Planning Building and Zoning Committee members here. Please speak directly into the mic so everyone can hear us. Same thing with the public. If you come forward and talk, please speak your name loudly. There's a mic up there so the court reporter can grab your name and address.

So we thought it would be helpful just to outline the public hearing process so you know what we're going to do and how we're going to do that today. What we're going to do is have a public hearing. We're going to have a -- after we open it up, we'll have a staff report. We'll have a presentation by the applicant followed by questions and comments from this committee by the Planning, Building and Zoning committee members. We'll then have a chance for the public to comment and then we will close the public hearing.

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anybody here to talk to the commission about anything else? Excellent. Seeing none, our next agenda item, which is the approval of our minutes. Looking for a motion and a second to approve the minutes of our March 14th, 2023, Planning, Building and Zoning Commission meeting. Looking for a motion and a second to approve those.

MR. LINDQUIST: So moved.

MR. MERKEL: Thank you, Dave.

MS. MASSEL: I'll second.

MR. MERKEL: Audrey, thank you. We need a roll call. Ms. Lobaito, please.

MS. LOBAITO: Mr. Lindquist?

MR. LINDQUIST: Yes.

MS. LOBAITO: Mr. Merkel?

MR. MERKEL: Yes.

MS. LOBAITO: Mr. Tisci?

MR. TISCI: Yes.

MS. LOBAITO: Ms. Massel?

MS. MASSEL: Yes.

MS. LOBAITO: Mr. Preble?

MR. PREBLE: Yes.

MR. MERKEL: Excellent. Those are

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Then we will deliberate, the Planning Building and Zoning Committee and then we'll make a proposal or recommendation to the board. That can either be an exactly as it is, a change to it, or maybe even a continuance that we need some other information. So that all might happen today. Just to give you a flavor of that.

The other thing, this public hearing, based on all the people, I'm not sure how long it will last. We want to make sure everyone has a chance to speak. So if we don't get to everyone, we will continue this. We are not going to do this until 3:00 o'clock in the morning. We did that in the past one time. We are not doing that anymore. We all have day jobs. We will continue if we don't get through everyone's comments today.

The other thing, so everyone knows, too, the Planning Building and Zoning Committee is advisory. So our action tonight will be a recommendation to the board and then it will be brought up to the Village

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Board for them to vote on. Just make sure everyone is cheer there.

The other thing we like to try to do is, there is a lot of people, obviously. There is probably more coming. If a comment is made by someone and you agree, when you come up to state your opinion if you can state your name and your address and rather than repeat everything that was just said, say I really agree with what Patty said. That shortens the process. We'll capture that, the court reporter will capture that, and we don't need to repeat the exact same thing. Just to keep it going.

We want to make sure that everyone has the opportunity to comment. What else? Inform the public that we have a court reporter here. That will caption all of our comments. So again make sure you speak into the microphone. We'll ask you to say your name and your address.

Lastly, again, since we have a court reporter and we're going to swear everyone in at one time. So as soon as we

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reasonably necessary in connection with the foregoing.

I am looking for a motion and a second to open the public hearing.

MR. LINDQUIST: So moved.

MR. MERKEL: Thanks, Dave.

MR. TISCI: Second.

MR. MERKEL: Dante, thank you. I think at this point -- sorry. Ms. Lobaito, would you mind taking a roll vote to open the public hearing?

MS. LOBAITO: Mr. Lindquist.

MR. LINDQUIST: Yes.

MS. LOBAITO: Mr. Merkel?

MR. MERKEL: Yes.

MS. LOBAITO: Mr. Tisci?

MR. TISCI: Yes.

MS. LOBAITO: Ms. Massel?

MS. MASSEL: Yes.

MS. LOBAITO: Mr. Preble?

MR. PREBLE: Yes.

MR. MERKEL: All right. The public hearing is now open.

MR. BRANKIN: 6:36.

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open the public hearing, we're going to ask the court reporter, if you plan on saying anything, we'll ask you to stand up and then we will swear everyone in at one time. Crystal clear so far?

So at this time we have the item public hearing, special-use amendment consideration by Toll Brothers, Inc., for approval of preliminary plats of subdivision for Phase 5 and 6, approval of an amendment to the special-use plan development for the Hawthorn Woods Country Club for the proposed preliminary replan and replat of Phase 5 as set forth on the plans and materials submitted with the application, including an increase in density from 1.41 dwellings per unit, units per acre to 2.26 dwellings units per acre, and an increase from residential lots from 18 to 29. Phase 6, with an increase in density from 1.47 dwellings per acre to 2.49 dwellings per unit per acre and that's an increase in residential lots from 36 to 61. As well as other such relief for approvals as the commission may determine

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MR. MERKEL: So at this point we will swear everyone in. Anybody who wishes to speak and have -- state to the committee, please stand up and we'll swear everyone in at one time. If you plan to speak or say anything, please stand up. Even if you're not going to, it might be good to do it just in case.

(Attendees Sworn.)

MR. MERKEL: That was relatively easy. Thank you. At this time we'd like staff to give us their reports. So Mr. Heinen, if you wouldn't mind giving us your staff report.

MR. HEINEN: Thank you, Chairman. Tonight we have for you, as mentioned, a special-use amendment to the existing special-use plan development for Hawthorn Woods Country Clubs. The original special-use development was approved for a total of 592 residential dwellings. Before you tonight, we're mainly focused on the northern portion of Phase 5 and Phase 6, which is in the southern portion of the country club.

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The overall density was originally approved at .88 for the overall subdivision. With this new lot increase, the overall subdivision still stands -- still is below the 1 -- one dwelling unit per acre at .93. As mentioned in the request, they are looking to increase the number of lots, residential lots on the northern portion of Phase 5 from 18 to 29, with an overall increase to a 2.26 dwelling units per acre. These are going to be divided into two separate lot categories. The first lot category is defined as the golf course lots. Obviously, these are the lots that abut the golf course and then the interior lots. The proposed minimum lot size for the golf course lots would be 13,000 square feet and for the interior lots, the minimum lot size would be 8,400 square feet.

In regards to Phase 6 again, they were looking to increase the overall number of lots by 25, from 36 to 61. Again, these are going to be separated into two categories, the golf course lots as well as the interior lots. The proposed minimum lot

to the applicant, unless you have any questions of staff?

MR. LINDQUIST: Are we covering 5 and 6 at the same time?

MR. HEINEN: Yes. It's one application.

MR. MERKEL: Just one detail, from the -- there's a lot of engineering data here. The change to 6 where we're adding the retention piece and all of that, can you just kind of sum up the change from the old original design to now? Just that piece of it.

MR. WHITAKER: Good evening. Russ Whitaker, attorney at Rosanova & Whitaker, 127 Aurora Avenue, Naperville, Illinois. Here this evening on behalf of Toll IL HWCC, LP, as the owner of that portion of the country clubs commonly known as Phases 5 and 6. I'll probably use a couple more words to get there, but I think we're both reaching the same point in discussion here this evening. Like Chris said, we're here this evening seeking to change the PD and

size for the golf course lots would be 11,000 square feet and the interior would be 9,700 square feet.

Staff has reviewed the plats as well as preliminary engineering and landscaping. Those comments are in your packet in regards to the engineering. We have Erika Frable, the village's engineer consultant, available if you have any questions in regards to that.

In terms of architectural review, there are some standards that are being proposed for a potential future builder. I do want everyone to know that as of right now, Toll Brothers is just looking for entitlements. There are no building elevations at this time that are being reviewed. We do have language in an agreement that any type of new residential home builder that comes in would have to come back before this board as well as the Village Board to get architectural approval. Tonight we are just focused on the re-plating of Phases 5 and 6. With that I can turn it over

resubdivide Phases 5 and 6. I guess stepping back a little bit more, by way of background, Hawthorn Woods Country Club originally annexed to the village in 2003. So, roughly, 20 years ago. That's important kind of timely because we actually have annexation agreement that is expiring here, the 20-year agreement that governs the development of the project.

The property at the time of development consisted of 674 acres, which was to be improved with the golf course, associated clubhouse, and amenities and as Chris mentioned, 592 dwelling units. The annexation agreement specifically authorized the development of the property in six phases. It's not uncommon to break up a large development like this for the very reasons that we see here tonight.

As we all know, the great recession intervened in development activity and project ultimately came to a halt sometime before 2010. Development work was substantially completed on Phases 1



through 4, but work never commenced on either Phase 5 or Phase 6 of the development. As I think most of you know, I was here last year before the commission on behalf of M/I Homes, a purchaser of 105 finished lots throughout Phases 1 through 4. This was a unique opportunity. This was a unique opportunity as all 105 lots being purchased by M/I were finished. That is to say that all of the infrastructure associated with the development, all of the underground infrastructure, the roads, the detention, that type of work was completed. Additionally, it was a unique situation because the lots being purchased by M/I Homes were dispersed through the community amongst existing residence. Given these considerations M/I did not modify the bounds of developed lots but focused on updated development standards and home product that was consistent with prevailing market trends. With these approvals M/I's obligation was simple, pull building permit and construct homes. The good news that in the six months

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plat of the original Phase 5. Originally Phase 5 was planned for 18 lots as depicted in this plan. The base lot configuration for Phase 5 was a 21,000 square foot lot. There is sort of a unique block configuration, as you can see here. All but two of the lots were sort of the along the perimeter of the property, and there was what I would characterize as a very unique kind of oversized cul-de-sac to the south.

As we look at the plan presented here this evening, what you'll see is that we've -- we are proposing what is a more efficient layout. The roadway layout is more efficient and lots are more appropriately sized based on current market standards. As Chris mentioned, we are proposing two different lots. We have golf course lots and interior lots. We have 21 golf lots. There are eight interior lots in this Phase 5. I would note, however, Chris mentioned that the golf course lots are, of course, on the golf course, which is also how we wrote it up; but I think that we have contemplated in all of

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that M/I has been active or the site, they've had great progress. I believe 12 building permits have been issued and sales progress is going very well. As a result of this and, I guess --

UNIDENTIFIED SPEAKER: Excuse me. Are you able to speak closer to the mic so we can hear better.

MR. WHITAKER: Yes, sir. I guess, in association with that M/I deal and even before the M/I deal coming before the village, Toll was marketing not only the finished lots but was also marketing the undeveloped portions of the community, the Phases 5 and 6 that we're here to speak to tonight. Obviously, M/I was a buyer for the finished lots but notably there was no buyer, no traction for the undeveloped phases of the project. However, with the traction that M/I has found in the market, we believe this is an appropriate time to reposition Phases 5 and 6 so that the community can ultimately be built out.

As we look at Phase 5, this is the

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the lots that are actually along what would be the east property line here, so the lots that are backing up to existing lots are also meeting the golf course lot metric. So those lots are not on the golf course, but the expectation is that all of the lots around the perimeter of the development, as we're showing here, would be characterized as golf course lots.

The lot standards. So as part of the development plans, we submitted lot standards to the village. Kind of showing you the standards here, this table depicts the standards that were specifically adopted for the golf course lots. You see a variety of standards. What we did is we picked up standards that were incorporated into the original annexation agreement, were also incorporated in the PD agreements that cover the property. We shuffled the deck based on how we see market conditions in 2023, not 2003, and developed standards for the smaller lots, of course, which is what gets us to the larger lot count. Here with golf course lots

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in Phase 3 we are proposing a minimum standard of 13,000 square feet lots. However, to note the average size of the golf course lots is over 16,000 square feet. The lot size, the lot width has sort of been setting the standards that then flow and have been modified for front, rear, side yards and things of that.

When we look at the next slide, again, this is standards for interior lots for Phase 5. So slightly different standards for the golf course lots and the interior lots. Those interior lots are slightly smaller. The goal was to have larger lots along the golf course so that it sort of matches some of the rest of the community throughout the golf course. I would note that minimum lot size for the interior lots is 8,400 square feet. The other thing I would specifically point out is we do have minimum floor areas for dwelling units, both for single-story homes and two-story homes. What I would point out is that we have 2,250 square feet for the single story homes,

foot minimums.

There are 16 interior lots. I don't know if I mentioned it. Forty-five golf course lots, 16 interior lots. The interior lots as questioned a minute ago are configured around the small storm water basin. I have an engineering team with me so I'll ask them to step up as we get into conversation here. The concept is with there being some additional impervious area, also with the requirements for storm water retention having been modified from 2003 to 2023, there is a requirement for some incremental additional storm water retention as a result of the additional lots that we would be building here. Obviously, that's our obligation. We're meeting that obligation on our site. That's why you see the small storm water retention basin located next to the lots.

Chris talked a little bit about architecture. We do have minimum architectural standards that we've presented here. Like Chris mentioned, Toll is not

2,800 square feet for the two-story homes; so while we do have slightly smaller lots here, the lots are still large enough to accommodate the same home that would be built on the golf course lots. I think it's also notable that these are similar standards to what was approved for M/I Homes when they came through and sought architectural approvals in new community standards for the 105 lots that they purchased.

Similar story with respect to Phase 6. So here we're looking at the original site plan for Phase 6. Originally set up as a 36 lot phase of the subdivision, similar to Phase 5 minimum lot standard in Phase 6 was 21,000 square feet. As we look at the proposed layout for Phase 6, you can see we are not planning 61 lots. Again, two lot types with the golf course lots and interior lots. The lot standards for the golf course lots in Phase 6 are slightly different than the standards in Phase 5, where we were 13,000 square foot minimum in Phase 5. Here we're proposing 11,000 square

proposing to build homes or to develop this property. Toll is proposing to reconfigure the entitlements of this property so they can reposition in the market and talk to folks like M/I Homes and other home builders in the market who would be a good fit or may have otherwise built homes in the area or Hawthorn Woods. What we wanted to do, we don't have architecture, we don't have plans that we can present for those home builders; but what we wanted to do is set some baseline expectations. So that's what we're doing here. We're trying to say, there's a minimum standard that you must meet if you're going to buy these lots, and I think these are appropriate minimum standards. If you were to take these standards and you were to look back at what we did for M/I a year ago, I think you would see very, very consistent language carrying through from the M/I approvals to what you have here.

So just by way of example, for the golf course lots, you can see that all of the golf course lots require both front yard



landscaping and rear yard landscaping. The golf course lot require masonry on all four sides. They require composite siding, Hardie or LP SmartSide, accent materials, anti-monotonous standards. These are a lot of things that we talked through in a lot of detail when M/I was here last year. Same concept with for interior lots. Similar standards. There are slightly different requirements. By way of example, when M/I was here last year, we did not require M/I to -- we did require rear yard landscaping, by way of example, if the rear yard was not adjacent to the golf course. So that's the type of difference that we carried through, from rear yard landscaping is not required. There is not four-sided masonry required on the interior lots because frankly they're going to be looking at each other's backyards. It is not going to be visible from the golf course. What you will see, though, is we have those minimum square footage standards that are consistent with the metrics we had for the plats of

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development work in the Chicagoland suburbs, whether it be for Toll Brothers or M/I Homes or Pulte or DR Horton my firm represents all the national home builders. I went back through and was looking at what is it that we've done in the last couple years in terms of platting lots and what is the trend of development in the marketplace, right, and from my perspective suburban Chicagoland is -- is Hawthorn Woods the same as Naperville or Plainfield, or Lockport? Of course it's not. All of these communities have unique aspects about them. But certainly, I think, the trend in the marketplace is moving away from these larger plots. Since this project was developed, I think you've seen a significant shrinking of lot sizes. I think that's in response to cost metrics, the cost of roadways, the cost of underground sewers, the cost of storm water retention, the cost of water lines. All of these things add up. A larger lot means you have more infrastructure to install for each individual lot. And at some point

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subdivision and those square footages of homes should mesh well with what M/I is currently building in the neighborhood.

Here we're looking at an anti-monotony metric. I feel like a broken record as I keep referring back to M/I last year. But that's what we've done. It's not different than what we would do in communities around Chicagoland, but here we have a slightly more stringent monotonous standard than what we would have in any new subdivision. Most of the times when we would have an anti-monotonous standard, it's one lot adjacent and one lot across the street. Here you can see the anti-monotonous standard of two lots adjacent and three lots across the street. This again is the same anti-monotonous standard that was presented for M/I Homes last year.

So with that, I know it's a quick overview, but without the elevations that we spent a lot of time talking about last year, there is a little less to chew on with this one. I would note that I do a lot of

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in time, when you have that additional infrastructure per lot, the lot becomes un-buildable because it's just not worth the effort. You're not going to be able to get enough on the back end. I would note that when we look at the sales prices for the M/I lots, the sales prices are of record. Sales price of lots that M/I was buying from Toll started at \$50,000 a lot and it ranged up from there. \$50,000 will not build a lot in today's market. And I think that is exactly why there has been no traction on homes in Phase 5 and 6 where someone would have to put infrastructure in. The numbers just don't make it work in a current environment. As M/I continues to build through homes, which they are -- buying at frankly a discount price, I think the thought process is that we build a market, we build sales, and the community continues to grow, and as the community grows and price increases, we have the ability to get into new development. I think it's the same thing that happened in many other communities from 2008 into 2012,

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'13, '14, and '15 where new development was not feasible for a long period of time. We ultimately got back to pricing to be able to support new development. So that is the goal here. New development is not going to be supported at 21,000 square foot lots.

I started talking about my firm's history in the Chicagoland market. When I look the back, I don't think since 2010 when we started our office that we have done a singing subdivision that had a 21,000 or 20,000 square foot lot as a minimum standard. Those minimum standards are shrinking kind of year over year, whereas most recently we represented Pulte in Kildeer and had 6,000 square foot lots with homes that are selling at a rapid pace and at very good numbers. We can go through a history of subdivisions in Hawthorn Woods that have recently been approved and have strong sales and at very good numbers.

What we're seeing in the market is that lot size does not correlate to home price. There is a buyer in the market today

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entitle now? You started the presentation with strong demand success selling M/I product in existing lot sizes. That's where you started the presentation. So obviously that's working. You're selling on that size lot. Why alter? That's my first question.

MR. WHITAKER: That's an easy one. I think I tried to address that. M/I is buying those lots at \$50,000 per lot. It would cost significantly more -- if M/I got the dirt for free, they could not build these lots, 21,000 square foot at 50,000 a lot. It is not marketable. There is not a market at the size of the lots as originally approved in 2003 that can be supported.

MR. MERKEL: The other question, you talked about the Chicagoland community, Lockport, Naperville of all those reference you have a much smaller 8,000 square foot lot, how many of them are attached to a premier golf community?

MR. WHITAKER: That's a good question. I didn't look at that specifically, so I didn't do my research to say, okay, let's

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that is simply less interested in spending time gardening and mowing the lawn. They're more interested in doing lots of other activities that are available to us. So I think those two things kind of correlate and we're just not seeing demand in the market for these larger lots, which is ultimately why we're here, right? The goal is to complete construction at the Hawthorn Woods Country Club and we think that the proposal before you tonight allows us to do that. It shrinks the lots a little bit in size so that we have a marketable product that we can take out and, in fact, complete.

So with that I'll turn it over. I'm sure there will be lots of questions, and I got a team of folks with me to help answer those questions.

MR. MERKEL: Thank you, Mr. Whitaker. Thank you for your presentation and, Chris, thank you for your presentation. I think there's a lot of questions I have. I'm sure everyone else has some. If you don't mind if I start with me first, my question is why

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look at lots that had been built on a golf course. I would say -- I worked on probably five golf courses in the last six or seven years, but I've only done one thing with golf courses, right.

MR. MERKEL: What's that?

MR. WHITAKER: It's turned golf courses into homes. I don't know when the last new golf course was constructed, especially with homes in the Chicagoland market. So I'm not even sure if it's obtainable to see the numbers. I'm happy to go take a look. I think the issue though is there's a premier golf course and there is a calling card here, which is why M/I is having success, there's no doubt; but we've seen for the last 15 years is that calling card has not been enough to overcome and be able to cause Hawthorn Woods Country Club to be completed. So there's something that needs to change in order to bring conclusion to the construction at Hawthorn Woods Country Club. We changed the home product for M/I and that was successful. The homes that M/I is currently

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building are on lots that are significantly larger than necessary to accommodate those homes. However it's being done because the lots were already constructed, the infrastructure is in place, and M/I did not have to do anything. None of those clients of mine are going to come in and make an investment at 21,000 square foot lots to put infrastructure in the ground and lose money or sell homes at the same price that M/I is selling homes on those lots today.

MR. MERKEL: I have five more but I'll let somebody else talk for a second. Dave?

MR. LINDQUIST: We have a new subdivision that's just been -- I think the homes have been finished in my backyard, shall we say. I was very concerned about it when it was projected because it also had increased the number of buildings, put them on smaller lots than a previous solution that had been done by another developer and this happened around 2008, which was the crash, so they got to put in another 20 homes on this site. But right now we walk our dogs there

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of open space. Like Chris said, if you look at the development as a whole and back into the density where less of a dwelling unit an acre, that's unheard of in today's market, right. Development doesn't occur on that basis. So if you're density is less than a dwelling unit an acre on an overall blended basis, you have an extraordinary amount of open space in that community.

MR. LINDQUIST: Thank you.

MR. PREBLE: Thank you again for your presentation. Just a quick question, obviously, I understand the metrics of smaller lots, more houses. They might be more attractive to the buyer. You mentioned towns like Naperville, which we are not. I reference that because we are not with immediate access to train stations downtown. So how are you determining the market where we're actually going to sell more houses? We're out here distant from a lot of things, so ...

MR. WHITAKER: That's a great question. And I'm always sensitive -- whenever I'm in a

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at night because it's very pleasant because of the open space. The redesign of this does not really leave any open space other than the outside perimeter, which I guess is where the golf course is; is that correct?

MR. WHITAKER: Yes, I think that's a fair characterization. If we were to flip back through to the site plans, I mean, you've got a -- it's an interesting site plan because everybody is effectively backing up to open space. I think there's three lots that don't immediately abut open space. If in a normal configuration in some other subdivision, if I can get a metric where 50 percent of my lots back up to open space, that's something that we're talking about as a calling card for that subdivision. So is there -- are there parks inside there? No, there is not. Are there new walking trails inside here? No, there's not. Will there be sidewalk like there is through the rest of the community? Yes, there will. Will these residents enjoy the golf course, of course they will. And I think there is an abundance

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community, I'm sensitive to talk about other communities. There seems to be a lot of competition, right. I live in Naperville now. I grew up in West Chicago. Everybody in West Chicago hated Naperville. I get it. We looked at other subdivisions. Stonebridge at Hawthorn Woods would have lots comparable in size to what we're doing. I don't think it's at all comp but, Villas at the Commons is in Hawthorn Woods, and has lots that are half the size of what we're proposing here. Hawthorn Hills subdivisions has lots a -- a lot of lots smaller than what we're proposing here. So even when we look at Hawthorn Woods and what's happening in Hawthorn Woods, I think you see that the trend of development specific to Hawthorn Woods is that not anybody is building 21,000 square foot lots. It is that people are building these smaller 10,000ish square foot lots; and if you look at the minimums, you are looking at less than 10,000 square foot. But what we've proposed here, I think, we're at 13,000 on an average for Phase 6. I think 16,000 on average for

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Phase 5, and I'd have to look the numbers up again for you to be exact. But, I mean, there's a combination of lot sizes, right. And I think that's something that's important in today's market because not every buyer wants the same thing, right. So we have lots that are 22- and 23,000 square feet on big pie-shaped lots and then a segment of smaller lots. Everyone wants to focus on the smaller lots, that's 13,000 square foot. Well, that's too small. There is lots for the person who wants the larger lot, but there are certainly people, the market tells us there are people that want that smaller lots. So we have a nice diversity of lot sizes between 5 and 6. It cannot -- these lot sizes have not just been built throughout Hawthorn Woods, but it's not inconsistent with other areas within the Hawthorn Woods Country Club. We've got 10-, 11-, 12,000 square foot lots in the Hawthorn Woods Country Club.

If we were to go just north of Phase 6 right here, I mean, you got one lot

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MR. WHITAKER: 8,400.
MR. TISCI: I just want some clarity, Toll Brothers has no intention of developing and building these lots?
MR. WHITAKER: That's correct.
MR. TISCI: They want to change the lot sizes so they can market it to another builder.
MR. WHITAKER: That is correct.
MR. TISCI: Thank you.
MS. MASSEL: Do they have anyone in mind that they want to sell it to?
MR. WHITAKER: If I said we were going to sell it to one person, I feel like we'd be shooting ourselves in the foot because we don't have a contract with anybody. I think the desire would be to put these on paper and then to go out to the market. I think everybody in this room recognizes that there's a most likely suspect, but I don't -- we are certainly not going to lock out ourselves being able to sell to M/I because I think if we did, I think we would have a pricing war.

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and then the next thing on your page would be townhomes. So you're one lot removed from townhomes, which are taking it down to its denser form, single-family living down to its denser form downsizing. So I don't think anything that's going on here is out of character to Hawthorn Woods based on our research.

MR. MERKEL: Dante.

MR. TISCI: Chris, do you know what are the typical lot sizes in the new subdivision between Gilmer and Fairfield? I'm just trying to get a feel where those lots compare.

MS. FRABLE: Midlothian and Fairfield? The Villas?

MR. TISCI: Yes, I'm sorry.

MR. HEINEN: I think those are 6,000 square foot lots.

MR. TISCI: So that's what a 6,000 square foot lot looks like. That's helpful.

MR. WHITAKER: Just to be clear, we're well in excess of 6,000 square foot.

MR. TISCI: Yeah, your smallest --

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MR. MERKEL: Anybody else? I guess I have a question. Again, I don't want to debate the numbers. You made a comment that costs were higher. And you used two examples, roads and sewers. I'm struggling on the designs that there's less roads. In fact, there's probably more road coverage on the two designs than the old designs. I'd love to hear that. And secondly, your connections of sewers are up from 54 to 90. That's a cost. So again, to go from the sewer line to the house, as you're doing that by almost double. I don't see that cost increase. You have to help me.

MR. WHITAKER: Maybe I didn't say it. But I think what I'm talking about is cost on a per unit basis. Could overall -- of course, overall costs is going to increase. It's going to be way higher than in 2023, right. But as we redesign this, yes, there's going to be -- we may have a higher actual cost associated with the development here, but we're -- because we're able to divide it over more lots, the cost on a more lots --

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MR. MERKEL: It's a margin thing, not a cost thing.

MR. WHITAKER: Correct. Cost per lot.

MR. MERKEL: Not more roads that cost more. The roads are less.

MR. WHITAKER: But it would be more efficient use of roads, right. If I build a road that only has homes on one side of it, I'm only getting use -- I'm only getting value out of 50 percent of the road. When I build an efficient road map, where I'm able to spend dollars more effectively in terms of infrastructure.

MR. MERKEL: Can you go back to -- again, I'm going to speak to what a lot of other people think here. The areas that you have shadowed out to the right, when Toll built these homes, those were by far the largest, most expensive homes in the property. And now they can basically have a one-story, 2,200 square foot home surrounding them. I'm just worried how that is going to look. I struggle with that, to be honest with you.

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from I think 1,750 and we increased it to 2,250. So he's got the annexation agreement in front of him. I'll let him answer.

MR. WHITAKER: Chris was right there. It was -- today I could build a 1,700 square foot ranch or a 2,200 square foot single-family home. So we're increasing the size of those homes, the minimum requirement for the size of those homes, from 1,700 to 2,250 and from 2,200 to 2,800. I mean, is there a smaller lot? 100 percent. Is there a requirement to build a bigger, nicer home? 100 percent.

MR. MERKEL: I look out in the crowd and I see a lot of people that are probably golfers, and as all of those spent a significant amount of money to join a premier Lake County country club and they're standing on the 18th tee box. I'm curious, do you have any renderings of what that would look like for those houses? That would be interesting for people to see. It's not going to look like it does today. It's going to look like -- what's that look like for a

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MR. WHITAKER: So it might take me a minute to flip to it. But working from memory here, the answer is that in the documents that govern today, right, and there's multiples of these so it's a little bit difficult to get there. I'll see if I can find it. The requirement of what could be built on those adjacent lots is less as it exists today, and we are increasing those requirements. I believe I could build a sub 2,000 square foot house adjacent to those if I built this subdivision today. So we've come in and proposed --

MR. MERKEL: I don't know --

MR. WHITAKER: I'll get you the exact standards.

MR. TISCI: But on a larger lot.

MR. WHITAKER: We've actually increased the home sizes from the original PD.

MR. MERKEL: Chris, if you know off the top of your head --

MR. HEINEN: Same concept we went through with M/I Homes. The original annexation agreement, I believe, had ranges

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smaller lot with a 61 percent more houses in that area?

MR. WHITAKER: It's not 61 percent.

MR. MERKEL: It is 61. 18 to 29 is 61 percent.

MR. WHITAKER: We're talking about along the golf course. You're going to go from, I believe, 8 to 11 homes. Instead of seeing 8 homes, we're talking about from lot 1 to lot 12, so --

MR. MERKEL: You are going to see the top -- you're going to see all of those houses as you're standing on the 18th tee box. You will. It is going to be a sea of houses there, correct? Have you done any kind of renderings of what that might look like so we can get a feel for the community of what that is.

MR. WHITAKER: We have not.

MR. MERKEL: Thank you. I'm not trying to be difficult. I got a feeling there will be 25 people walking up here asking the same questions. Anybody else? Dante?

MR. TISCI: One more question. You

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mentioned there is a 20-year limit and that's coming up. What happens if this doesn't get approved? Just so we understand.

MR. HEINEN: So the annexation agreement has certain terms and conditions in it that will expire. Along with the annexation agreement we all approved -- or you guys approved, along with the special-use plan development, which runs with the property infinity. So a lot of the requirements that are in that annexation agreement, we're actually working with Toll right now to include a lot of those standards that are in that annexation agreement into a development agreement to continue it on.

MR. MERKEL: Continue?

COMMUNITY MEMBER: Can you expound on that, please?

MR. HEINEN: The terms we're looking at in the annexation agreement mainly have to do with engineering, securities, engineering improvements, any additional fees, connection fees, that would be required above the 592 lots that were originally approved.

nicely the townhomes. Was that even a consideration in the proposed re-plating?

MR. WHITAKER: When -- I think we were sensitive to how much we were trying to add on. If we were adding townhomes, it would be two to three times the add. So I don't think we did really dive into it. We would certainly be happy to go back and talk about that, if that's something that the commission desired.

MR. MERKEL: Just asking. I'm curious. Anybody else? We can circle back, obviously. At this time, we are going to ask for anyone from the public to address the commission or ask questions. And again, the way we're going to do this to be efficient, if we can line up right down the middle, come up, state your name and address clearly in the microphone and ask your question either to the planning commission, staff, or our applicant. Thank you.

MR. HILL: Larry Hill. 26 Eagle Ridge Drive, resident since 2005. One of the main questions I have and am concerned about is

The special-use plan development did cover all six phases, so all six phases are part of that special-use. So even if the annexation agreement runs out, whoever decides to come back and re-plate these, still has to come back and amend the special-use plan development. So even if the annexation agreement expires, which it is set to in May, the special-use plan development will still hold all of the requirements and conditions that were approved in the past.

MR. MERKEL: Anyone else? I'm going to ask one more question. It just seems -- and someone can probably -- it's just one man's humble opinion that the properties today are selling quick in Hawthorn Woods Country Club. There are very few on the market today. The other thing is that the ones that seem that people almost line up for, I hear, oh, this person is moving, are town houses. Was there any thought about somewhere in that to make up for to do -- again, as our eighth fairway they did that very nice, I think. They did it very nicely. Toll Brothers did very

Aqua water. We pay the highest price ever. So now Aqua is going to have to come in and do a lot of work, add a lot of services. The storm sewer system is starting to fail so what's going to happen with Aqua to make these lots and service them? You know, what's got to happen? Who is going to pay that fee or is Aqua going to go back to the state and ask for another increase? We weren't protected before. The other thing is looking at Phase 6, Chris --

MR. MERKEL: Chris, can you flip to Phase 6.

MR. HILL: Chris, did I say you correctly? Did you say Toll could have built the house in Phase 5 a 1,750 square foot home?

MR. HEINEN: Yes, I believe it was 1,750 in the original annexation agreement.

MR. HILL: I've never seen that document. The -- has anybody done any study on the water? If this gets passed can Aqua handle this?

MS. FRABLE: This has not gone forward



to Aqua yet, but they built a new water tower and it's sized for quite a bit of capacity. I can't tell you what it is for certain. I don't have any concerns with water in regards to the size of the water mains or the water tower. We're way ahead of the game having an elevated tank in our community compared to where we were prior to that. I'd be concerned prior to that, but it would definitely be a question for Aqua.

MR. HILL: On Phase 5, you know, I look -- overall I look at Phase 5 and when I see from what the original design was then, I'm not real concerned on Phase 5; but Phase 6, I mean, what you're saying, that is completely surrounded by a golf course. And to me, I -- I always thought the documents stated in there that Kemper could have some input in on this too, I'm not sure, if that's correct. But it looks awful small. Is that retention pond planned to be wet or dry?

MR. MERKEL: Mr. Whitaker, or your staff or your team, I'm sorry?

MR. WHITAKER: I can address all of his

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something different with that? And then, you know, looking at -- I'm president of the association. The town house lots we're missing a lot of units there. We're missing basically 21 units. So what's going to be done with them? The increase adds a lot but if you're taking it back down, without Fairfield, without the town houses, then it's bringing it back to 603, you know. But there's so many things that we don't know what's going on. That's all the questions I have.

MR. MERKEL: Thank you, Mr. Hill.

MR. WHITAKER: Lots of good questions. So Aqua, we have been in touch with Aqua. We have connection permits that can still be used by Toll, which will accommodate a portion of this. There are additional permits that we will need to acquire. It is our understanding it will not be a problem. But we have documentation that we are working on that with Aqua. The detention basin in Lot 6 will be naturalized. So the expectation would be that you would have some

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at the end.

MR. MERKEL: Mr. Hill, why don't you do all of yours.

MR. HILL: So you're not worried about water, sanitary, storm. You're not worried about any of that then?

MS. FRABLE: You asked about water. I didn't respond to you about sanitary sewer. Sanitary sewer, they are in the process of expanding the winter cell lagoons. Again, once that's completed, I wouldn't have any concerns. Again, you know, it needs to be submitted to Aqua, to be on the safe side. I do want to point out, you know, there is an increase in lots, but it's not -- comparatively, it is not like we're asking for, you know, 49 new lots or 70 new lots in each neighborhood. It's an increase but again it should be go to Aqua.

MR. HILL: So then my question to Toll then is what is being done? Because to my understanding, the lots on the west side of Fairfield Road was part of Hawthorn Woods Country Club. Are they planning on doing

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native prairie type plants, maybe a small amount of standing water that would ultimately drain out of the basin. Fairfield lots will be for sale, if they are not right now and the townhome lots we're not proposing any changes to the townhome lots. And I suppose those would also be for sale. It's very possible that they can be packaged with a sale of these lots.

MR. HILL: I didn't hear what you said about Fairfield.

MR. WHITAKER: The Fairfield lots are for sale or will be coming for sale, and the townhome lots, the expectation is they could be packaged with the sale of these lots.

MS. KAINRATH: My name is Sue Kainrath. I reside at 2 Red Tail Drive in Hawthorn Woods in the town houses. There is a lot of concern here. One of the things that I find interesting is that the gentleman brings up Lockport. My husband and I just moved away from Lockport for just this reason. Everything is becoming more and more and more dense. I moved away from a subdivision that

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was sold to M/I Homes and it was so dense that you could hand a cup of sugar to your neighbor. We live in the townhomes, so that is saying something.

I'm concerned that there are no provisions for increased density of the home owners using the pool or clubhouse. That's another reason why many people moved here without being golfers. They do enjoy the social aspects. I can't see how it's -- everything is packed now, and those provisions have not been addressed yet and now we're going to increase it even more? Seems troublesome to me. I would love to know what the proposal for that might be. I'm also confused as to why we said there were no townhomes. Now, I just heard they might be packaged with this sale, almost as an aside. I'd like to hear more about that. It doesn't even -- Phase 5 or 6, if you were to incorporate townhomes into it, it doesn't have to be all townhomes or all single family, it could be more of a mixed use, which would allow for green space and

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as we looked to add additional lots; so we've had preliminary conversations with Kemper. We anticipate having follow-up conversations with Kemper about how residents will be accommodated, existing agreements, and agreements for the additional residents.

To be clear, Mr. Hill asked a question about the townhomes. Mr. Merkel, you did as well. There are townhomes that exist today. There are 21 units that have not been built, but are platted as part of Phase 1. So my reference to the townhomes was not townhomes as part of Phase 5 or part of Phase 6, but it was an acknowledgment that there are 21 additional townhomes that could be built today.

And then the last question is a simple one. Where can residents find the annexation agreement. The annexation agreement is recorded against everybody's property. When you buy a property, you buy a title report. It will have the recording number. You can pull it off of Will County's website. Otherwise it's generally available

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recreational space, perhaps the addition of more clubhouse space or something like that. You also mentioned the original annexation agreement. We keep referencing that. I would like to know where that is housed and where the homeowners can look at that themselves.

Also, just kind of a cheeky comment. I understand sales. I'm in sales. So I understand that more homes on smaller lots is easier to sell. It's more palatable for people as far as price. I would agree that people are not building on these giant lots anymore, but I think there has to be a happy medium. If it's more profitable for one builder, why is Toll leaving. That's my question. Thank you.

MR. WHITAKER: A couple responses to those. So I think there was a question about the clubhouse and the amenities. We've had preliminary conversations with Kemper. There is obligations set forth in the governing documents for the country club, so we are complying with those in working with Kemper

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through the village as well like through a FOIA request.

MR. MERKEL: Ms. Sue -- I didn't get your last name. Why isn't Toll building? Is that addressable?

MR. WHITAKER: Toll has some legacy subdivisions in Chicago but Toll is kind of finishing with work in Chicago and has not been developing new properties. So Toll is looking to sell this to another builder as part of its overall corporate strategy.

MR. TISCI: Can I ask a clarity on one item. If this were to get approved, would every one of these lots have the same requirement to be a member of the country club at least on an associate level? Does that follow through with that?

MR. WHITAKER: Yes.

MR. TISCI: Thank you.

MR. MERKEL: Just to dovetail off of that one. If that happens we're going from 592 dwellings originally platted, to 628 per the agreement here is what that says. I know you had the initial discussions with Kemper,

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but that's significantly more. What -- are they agreeing to build out the clubhouse? Build out the swimming pool? Build out the tennis courts? Build out to accommodate more people? Or will they give us all a reduction in fees?

MR. MARTIN: My name is Alex Martin, division president with Toll Brothers. I used to oversee this area. I since relocated to south Florida. So my address is 500 East Las Olas Boulevard, Fort Lauderdale, Florida.

We have been speaking to Kemper. Long story short, yes, all of these folks will have to participate as social members. So they'll pay their initial contribution and they'll also pay their monthly contributions. More units equals more dollars. So that creates an opportunity for additional cash flow. I do want to put in perspective, yes, there's more units. It represents an almost 6 percent increase. It is fairly negligible when you think about it in that respect. But we have spoken to Kemper. Kemper is aware of the fact that as the lots that M/I is

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design guidelines, and that's why you see a larger pond. Long story short, water shouldn't either be -- should be directed per the current plan, and the additional plan will go on the storm pond you see today.

MR. TISCI: So no official study?

MR. WHITAKER: Yeah. So this is a preliminary plat. So typically when we're going through a project like this, we submit preliminary plans, we do preliminary studies. Engineers cost a lot when it goes to final engineering, so we have all the preliminary studies that have been done. There is a preliminary study storm water report done and submitted with this, and that's how we're showing the detention basin on here now. When we -- if this is approved, we would move to final engineering. We would pay the engineers to do all of the design detail associated with actually building the subdivision out, and at that point in time, there would be your, 300-page storm water report, which would get into all of the details. At the end of the day we are -- we

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building are built out as well as eventually whether this plat changes or not, they are going to have to increase the size and capacity of their current amenities. It's my understanding they already have programming in the pipeline to address that. Ultimately, like I said, I don't want to reduce it to ridiculous. But we're talking about a 6 percent increase throughout the entire community. It's fairly negligible.

MR. MERKEL: Thank you for your comments.

MR. TISCKI: Maybe you can answer this. The other question that came up, sorry. Has there been any study to any possible impact on drainage to the golf course because of more density?

MR. MARTIN: I can answer generically. Some of the drainage, as the site is currently designed, does go to the golf course. Per the current plan, it all goes to the golf course. That's why you don't see any storm ponding on the site itself. The new plan requires us to adhere to the latest

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would be meeting all of the requirements of the storm water ordinance. So there wouldn't be -- we cannot cause legally there to be new -- an increase in drainage onto the golf course.

MR. TISCI: Okay. Thanks. We can always recommend or not recommend.

MR. MERKEL: Please come up. Thank you.

MS. PELAK: Hi, everyone. I'm Margo Pelak. Can everyone here you? My husband --

MR. MERKEL: Address, please.

MS. PELAK: 20 Championship Parkway. We first lived in the townhouses. We've been in the community for seven years. Now we're in a golf villa. We love Hawthorn Woods and thank you all for all of your questions.

You have brought up questions that some of the homeowners have been buzzing about since the notice came out that haven't even considered, and one of the issues that I have had since being blind sided by the public hearing, is that there's so much at stake in our community right now.

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Toll Brothers has a long history with us. They left our community without building out the community fully, so there's a budget deficit that we operated at and at a significant cost to us since the association was turned over to the home owners. So not building all of the lots has created a problem. So there is a push to get these houses from M/I built and building more houses could be a good thing. It could also be a really bad thing. And what we don't right now is information like, what is the drainage going to be? What is the impact on the club? There are all of these things that our association has not communicated to the homeowners. They have not had any sessions. There's nothing in the meeting minutes that hags communicated that this hearing was even going to happen. This is a problem as a homeowner in that community, that most of the homeowners were blind sided, okay. Anyone on the board, I don't know if they knew. But the typical homeowners, no idea. So that's, No. 1. I think you need to know that. But

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of the lots. If the minimum lot size is 8,400 square feet, please also know that some of the houses in Hawthorn Woods Country Club are 8,400 square feet. The woman who's it sitting next to me there, her daughter owns a house that is exactly 8,400 square feet and she's on the north side, not far from where River Highlands would be. So that's something to consider when we're look thinking about this. I don't know whether building 31 new houses would be okay. But I do have a problem with houses that are one-fifth of an acre or a quarter of an acre. There's 12 houses on one development on one of the sides that are around a quarter acre. And on the north side, there's only two lots that are around a fifth of an acre; one is slightly above a fifth of an acre and one is slightly below a fifth of an acre, not okay. Like, come on.

I want you guys to consider our interests as homeowners and, please, do not allow this to happen until Toll Brothers pays their bills to us.

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Toll Brothers owes us money. They have a long list of items, even Chris Heinen told somebody today -- and thank you, Chris, for sending me a copy of the application. I appreciate that. But what I was told is that there's a punch list, and we have all heard about the punch list. They owe us money and there is a long list of items that they have not finished doing.

As a homeowner the Village of Hawthorn Woods, I believe your responsibility as a board is to the homeowners here. Toll Brothers will get their money and they'll get out, and we will live with the consequences long after they leave. So please think long and hard about these decisions. It sounds like you are having good questions. And the last -- when M/I came in and they said that they wanted to build a 1,600 square foot ranch house. You listened to us and you didn't allow the 1,600 square foot ranch house to be built. Thank you for that and thank you for listening.

I also want to talk about the size

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(Clapping.)

MS. PELAK: You know, we have not heard from Kemper. The homeowners have not heard what's going to happen what the impact is on these houses. So that is my position. I would just ask that you postpone it. Now is not the time. We want M/I to build the houses. We want to not operate at a deficit. But the lots sizes are too small. This is a weird proposal that -- and you should know our HOA doesn't talk to the typical homeowners, and I will be addressing that at the next board meetings, sorry for you guys; but it's not okay. I just urge you to just no -- vote no. Now is not the time. They can come back. When they paid us off, come back.

MR. MERKEL: Just so we're clear, I hear everything that you're saying. Tonight we're talking about lots. I don't have any information about they money or punch lists or anything. We can't talk about that tonight.

MS. PELAK: We're not going to talk

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about that?

MR. BRANKIN: That's not within the scope of this board. Private issues with your association or with the developer and punch lists, is outside the purview of this board. It may be an association --

MS. PELAK: I think it's relevant. And I'll tell you why it's relevant --

MR. BRANKIN: Do you want to hear my answer?

MS. PELAK: It is relevant.

MR. BRANKIN: It's not within the purview of this board. It may be relevant to you, but this board has limited jurisdiction to make a recommendation to the Village Board on land use issues. The issues that you're talking about relate to association issues and what you said was bills that are allegedly owed by Toll Brothers. That is between the association and Toll Brothers, and not between the village and Toll Brothers.

MS. PELAK: The Village Board needs to know that its homeowners are upset with Toll

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MR. BRANKIN: That is.

MS. PELAK: Background knowledge, everyone, Toll Brothers has a long story and bad history with our community. I don't think they should get what they want. Thank you. I've said my peace.

(Clapping.)

MR. MERKEL: Miss, do you have any comment to add here?

MS. BAUER: Susan Bauer. I live at 10 Tournament Drive South. First I'd like to say, because I don't want to repeat too much, I totally agree with Sue, who was two previous speakers before me. There has to be a happy medium. I get the fact that it really does need to be developed. I say those lots are too small, and the question I have -- and I admit wholeheartedly, I have not read the initial annexation agreement. However, if you ask anybody here, there are no homes in this development that are 1,700 square feet. How can you possibly consider allowing a 1,700 square foot house against -- across the street from a 6,500

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Brothers. They have not paid their bills. They have not fulfilled their obligations to the HOA.

MR. BRANKIN: And I'm not saying that that is not an issue, but what I'm saying is that this board doesn't have any jurisdiction to do anything about that.

MS. PELAK: Well, I think you can take it into consideration. Are they not allowed to take that into consideration because it is relevant.

MR. BRANKIN: No, they are not.

MS. PELAK: Legally? Or just saying jurisdictionally?

MR. BRANKIN: Legally and jurisdictionally. I don't know that there's a difference, but they have a limited scope; and I continue to say that. This board has a limited scope of what it is evaluating tonight, and that's the land use application that's before them.

MS. PELAK: As far as the land-use application, the lots are too small. That's relevant.

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square foot house? I just don't see how that is relevant. And I also agree with the previous speaker, that I was here as well when M/I came in and did their presentation, and we do appreciate the fact that you did listen to us with regard to the size of the homes. And again, I'm imploring you to do the same here. Too much is going to reduce, obviously, the value of our homes; and it's going to look cluttered, and that's not why we all moved out here. However, we also -- I do anyway recognize, that it does need to be built because our development needs that money to help it grow, to help it sustain itself.

In terms of the board, I just have to say go to the meeting. Go to the meetings and you will learn things. I know that's not your purview, nor is the issue with Toll your purview; but I appreciate you listening to us tonight. Thank you.

MR. MERKEL: Thank you. Mr. Whitaker?

MR. WHITAKER: Just very quickly on that, when someone says too much is going to

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reduce the value of our homes. We can talk about all kinds of detail, sales prices in surrounding subdivisions in Hawthorn Woods that have comparable lot sizes to what are being proposed here. In some cases smaller lot sizes than what are being proposed here, and are selling at prices in excess of what M/I is offering in Hawthorn Woods Country Club. So there is, based on our market research -- and we can pull out numbers and we can start pulling them apart, based on our market research, there is to correlation between the size of the lot and the value that home buyers are paying for the home in Hawthorn Woods.

MR. MERKEL: Thank you. Sir?

MR. ROOP: Hello. Jim Roop, 17 Red Tail Drive in a townhome, and I want to add to the couple previous speakers that given the amount of money that they owe us -- I'm not asking the committee or the board to fight that battle, it's that you look out for the good of the homeowners; and if we get this approved and they still owe us money, we

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lot of people are talking about. Not so much Phase 5 and 6, but more the density overall. There are times at the club and pool, you can't use the pool almost because there are so many people there, and it makes it difficult to use it appropriately. Now with another 200 homes going in and then another X number from Phases 5 and 6. That's another issue.

You had also mentioned that the Fairfield lots may be going up or will be going up for sale. I know they're on the market now. And my question is, are they -- they are on the other side of Fairfield. Are they considered part of Hawthorn Woods Country Club or not? And the reason I ask is that some of the stuff in the listing shows that it is. However, there is nothing on there saying what the required assessments will be for lots when houses are build on them. So I think it's being mismarketed right now. All right.

Last thing is for Margo we had no lead time for what you're talking about

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may never get it or we get a small amount. I just want you to take into consideration, before as part of the approval process, that they need to settle with their association and the homeowners before they are allowed to sell those lots to somebody else. Thank you.

(Clapping.)

MR. MERKEL: Thank you.

MR. ETLING: Hello. Tom Etling, 15 Tournament Drive South. A couple things. First, you mentioned in your presentation you mentioned in your presentation golf course lots. Do you mean golf villas or do you mean -- and Toll is very familiar with that term. Or do you mean just whole -- lots that are on the golf course?

MR. WHITAKER: Lots on the golf course.

MR. ETLING: Okay. Also, when you mentioned club density, you mentioned that it's only increasing, like, 6 percent. That's just for Phases 5 and 6. There's a process of the first 100 lots, maybe even another 100 after that, before we even get to these, that's the density that, I think, a

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either from the board.

MR. MERKEL: One comment there. Chris, would you mind -- I just want to make sure the proper way it is publicized to the community, how that's done? What you do? How the staff does that? I want to make sure that everyone knows how that is publicized.

MR. HEINEN: For public hearings we notify people within 250 feet, excluding right of way for the proposed application. So for this instance, if would have been the Phase 5 and Phase 6, 250 feet, I believe we went even further than that to notify surrounding property owners. We are also required by law to have a posting in the newspaper, which we have done. And then we went above and beyond that and did send a public notice to the HOA as well for their use.

MR. MERKEL: When did we send the HOA that notice and when did the letters or e-mails go out to the people 250 feet away.

MR. HEINEN: So by law the letters and the posting in the newspaper have to go out

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between 15 and 30 days prior to the public hearing. And those were all mailed and posted at those times.

MR. ETLING: In addition to that, because you notified the people within 250 or so feet, we found out, I think it was like the day before one of our board meetings. We talked about it at the meeting, pushed people that were there to come here if they were concerned at all, and then also got a notice put out to all of our homeowners, not just the ones within 250 feet because it was raising a lot of questions; and we know the limit or the requirement is 250 feet, but we went beyond that to make sure.

MR. MERKEL: Thank you for doing that.

MR. HEINEN: I just looked and we did e-mail Larry Hill on April 11th regarding the public notice.

MR. MERKEL: April 11th it was communicated to the HOA.

MR. WHITAKER: I would note I also emailed Mr. Hill. I don't know the exact date, but I sent a courtesy copy of the

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Phase 6 and does not change anything with respect to existing residents. So I hope that's clear.

I did a deep dive on this when I was working for M/I a year ago, and I'm aware of the Fairfield lots. I don't recall whether the Fairfield lots are part of the association or not. We'll take a look at it.

MR. MERKEL: That's fine.

MR. WHITAKER: And we can follow up on that.

MR. MERKEL: Appreciate the honesty there. Thank you.

MR. KIMBALL: Dave Kimball, 2 River Highlands Drive, Hawthorn Woods. I agree with what everybody said. Jim, I listened to you. I won't repeat it again. But just a closing comment. You know, we heard a lot about profitability here. We have not heard a thing about how this makes the community better. And I think as the commission that's what you guys really need to think about. Because at a minimum you don't want to make the community worse, and what you really want

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notice to Mr. Hill. I sent a copy to Mr. Costello, who is the homeowners association's attorney and had a conversation with Mr. Costello at the same time. We tried to make sure that HOA had notice of it.

In response to Tom's comment, Tom asked kind of what is a technical question and I don't want it do get lost. He was asking by golf lots, do we mean golf villa lots. So when we look back at the annexation agreement, there were different types of home configurations, there were different lot structures that were approved as part of this document. By way of example, point homes in golf villa lots have a minimum square -- minimum lot area of 12,600 square feet. What we've done as part of this application is proposed new metrics. So if I was to amend all of the metrics for the golf villa lots, I would be amending metrics that apply to existing homes, which I cannot do. So we're effecting supplementing what's here. We're adding new lot standards, so that it's applicable only to the Phase 5 and only to

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to do is make it better. And I have not seen anything that makes the community better in this. Just a comment.

MR. MERKEL: Appreciate that. Thank you.

MR. MARTIN: I know that was more of a comment than a question. The difference between profitability and desirability and our intent here is to propose a site plan that desirable. Toll Brothers, we did not create this plan in a vacuum. About 18 months ago we brought Phases 5 and 6 to the market for other builders to develop after spending, since I was here in 2018, a better part of five years trying to figure out a way for Toll Brothers to build it with no luck. We pivoted and started marketing to a larger, publically traded homebuilders here in this market. It was categorically rejected. There was not one offer. There not one price that someone was even willing to buy it from us because it was not buildable. It wasn't just a cost and profitability basis. It is not what

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consumers are looking for today.

Homebuilders -- anyone who sells product, serves the market. They don't control it. Please understand we are not doing this to drive profitability. We're not doing this to push an agenda. The reality is the market has categorically rejected what is proposed today. And ultimately our view is, the community and neighbors will maximum the value of the homes only when the community is 100 percent built out. To date a third of the community is sitting idle. It is not moving, and if that plan isn't approved, it is not just all of a sudden going to become approved. We just came out of a record homebuilding market. And during the COVID market, builders still rejected the site as it was. The reality of it is, we can argue over five more lots, three more lots, or 20 more lots, if we were not able to find a way to unstick this -- I think Mr. Whitaker mentioned it, we've been trying to do this for 15 years and it has not worked. We have gone through a historical, unprecedented boom

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the large lots. The lots at M/I, the 105 lots they purchased are the largest lots in the community, despite the rush in '04, '05 and '06, which was an amazing homebuilding market, they were the lots that didn't sell. That tells you something. The smaller lots on the smaller prices sold at a higher rate than the larger lots and larger prices during that upswing. And M/I Homes is doing very well. But at the end of the day, because of the cost to develop these lots -- going back to what Mr. Whitaker said, cost as a developer is extrapolated on a cost per linear foot. That's what's assigned to the home. So ultimately when you have a 150 foot wide lot versus a 100 foot lot, the cost per linear foot is very high. Say it was a \$1,000, which it's not, but just to do the math in my head. \$100,000 lot versus \$150,000 lot to develop for the land. Ultimately if M/I Homes were to purchase these lots at the same cost basis as what a 150 foot lot or a larger lot would propose, those homes would probably be 100- 150,000

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in homebuilding where supply is minimal, and I cannot get any one of the six or seven publically traded homebuilders to even give us an offer. That speaks volumes for folks who do this for a living.

MR. MERKEL: Because of desirability.

MR. MARTIN: If that site plan worked, it would already be developed. It didn't work in 2004, '05, '06 when the market was booming, that's why it was never developed. That's why the 105 lots --

MR. MERKEL: I got to challenge you. '04, '05, or '06, I stood in line for my lot in there to bid for a house. Desirability was there. I'm not going to argue with you. The other question I had about desirability is, any Saturday or Sunday you drive by the M/I house there, there is people all over the place. They're selling. You said it at the beginning. I am struggling with the disconnect there.

MR. MARTIN: The reality is two things, one, if you look at the community, the lot sizes that had the least number of sales are

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dollars more expensive. And at the end of the day, they wouldn't be selling.

The whole reason they're successful is because of the price of the home, not necessarily the size of the lot. Size of the lot has a very small impact on the price of the house. It's the home itself and the community that it is in. That is how we evaluate our business. We've been doing it for 60 years. We are pretty good at it. We close 10,000 homes a year. We know market very, very well.

So I hope that explains that disconnect a little bit, but, like, my biggest concern and believe it or not, to me the worst thing we can do is build these same size homes on the same size lots for less than what someone purchased a home for 10 years ago, for less than that value. That will drop it down. Actually having something that differentiates it, would -- if truly lot size is that great, then in theory a bigger lot with a bigger home would create greater value. It almost countermines that argument.

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Long story short, we didn't do this in a vacuum. We brought this to market, you know, with a large brokerage firm that has a national, you know, perspective and a national coverage and it was -- I cannot tell you -- it was categorically rejected. So the reality of it is, the market has spoken and we're just trying to answer it. I thought a little more color on that would help us.

MR. MERKEL: Thank you.

MR. STAAB: Hi. I'm Lyle Staab. I live at 24 Championship Parkway in Hawthorn Woods. I bought my house in February 2008, so you can see my timing wasn't very good. But since the time we moved in, we waited, I think, for Toll to restart this development. I have sat in this room and seen elevations and proposals that Toll had brought to the commission, and I sat in this room when M/I made the proposals, which you then had opinions on; and I think generally our community has applauded the reopening of the development by M/I.

So now I'm talking about is how

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concerned about what, if any, impact will this have on the existing homeowners. Does Aqua have to do something else or as there are additional road costs or as there is additional sewage.

I think the last time I was in this room, was when we were talking about the road proposal. And one of the things that we were concerned about, we the residents of the development, was would this provide us an opportunity to work with the village and perhaps eventually take the roads over. So now we're talking about a denser area. There were concerns at that time about how much clearance we actually had on the road, what the right of way was, and what are the consequences of some of that. So that's what we're, as residents, really struggling with. Is what is the impact going to be on us? And are there going to be actually additional costs that we're going to end up having to bear as a result of the increase in density. I'll tell you that it feels -- the numbers feel big.

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can the rest of the development be completed? And from Toll's standpoint is how can it be completed in a way that's good for them. What you're hearing from a lot of the people here is, how is it going to be completed in a way that is good for the existing homeowners. Because that really is our concern, is what is the personality of the development going to be when we're done and what's the impact going to be on the existing homeowners.

Jim, one the things that you talked about is that it would really be nice is if we had some sort of imaging of what it would look like. What does an 8,000 square foot lot look like with a 2,500 square foot home or whatever it would be.

In our development over these years, we had a number of things that we've been dealing with. We've dealt with an awful lot with the rate increases that Aqua created for us. Those of us in the development -- and some of us were very involved in going to the commission and working to try to ameliorate some of these costs. We're

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When you start to talk about going from that many lots to -- sorry, this many houses, to this many houses in a period, it just seems like it's going to be tight and we just don't have a sense for that.

So perhaps these aren't really questions as much as they are my comments and observations. I do have other two other comments and observations though. We talked about the fact that the original development was at 590 and we're at six-something and it's a 6 percent increase. I would point out that I'm not certain that Kemper ever sized their investment in the property for 590 homes. I'm not sure that we could have accommodated, with the existing clubhouse and the pool and the tennis courts and the other amenities, that we could have handled 590 homes. So I think the real consequence to Kemper may be greater than just a 6 percent increase in lots.

The other thing that I've heard a few times is, I've no doubt that the properties had -- that the rules were that we

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could build a 1,700 square foot home on that property. I'll suggest to you that never would have happened. That's unmarketable in a lot that size, a 1,700 square foot home would not have been practical. Thank you.

(Clapping.)

MR. MERKEL: Thank you.

MR. ALVAREZ: I'm Mr. Alvarez. 89 Open Parkway. And I want to express my concern as a homeowner that the approval of this proposal can decrease the value of our investment in our properties. Can decrease the quality of our community. Our community cannot be compared with the site of the other subdivisions in the Hawthorn Woods because they don't have golfers.

Toll Brothers planned this at the beginning and if they did a good financial planning on those prices that are missing, we should not pay for the consequence of this bad planning, we shouldn't pay for that. So we have that concern. And we have a concern that even though they go ahead with these proposals and start Phase 5 and 6, maybe they

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the property to another builder, whether it be M/I or somebody else.

At this particular point in time, the club membership -- and we have the head of Hawthorn Woods Country Club in the back there. And he'll verify this. I believe the current golf membership is in the -- approaching the 300 level, I believe, 300 members. That means that the rest of the people in the community would be at least social members. So any of the new people coming in, at a minimum would, be social members. Kemper Sports does not have the size facility to accommodate another 100 social members, much less 150 or 175.

The other issue that was brought up before is the issue with the litigation that the homeowners association is involved with Toll Brothers. Toll Brother has no incentive to resolve that, and at this particular point in time, Toll Brothers has much larger financial reserves that they can stall the payment to the -- moneys that are owed to the homeowners association, and I

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cannot achieve the commitments and they cannot pay back our community as they committed at the beginning. Thank you.

MR. COHODES: Good evening. I'm Barry Cohodes. I'm at 2 Ruffle Feathered Court. I'm an original homeowner from July of 2005. To me this is pretty simple. What we're being asked for the committee to do is to approve the density and increase the density so that Toll Brothers can flip the property. They've had a number of years to complete what was originally presented as a high-end golf community with certain sized houses and certain sorted density. At this particular point in time, I believe that there are approximately 410 to 420 occupied units in the development. The original PUD called for 592 units.

Toll Brothers suspended the building of the townhouses a number of years ago. So what you have got is you are basically being asked to allow Toll Brothers to increase the density for the units that they never developed so that they can flip

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would like to just share some history. Toll Brothers, on the original development, never had the fund -- the reserve funds that was part of the original documents. And what Toll Brothers did was the monies that were in the original reserve funds were being transferred to the operating account in an inter fund transfer and they were never reimbursed.

So I believe that the committee should also be taking that into consideration. The houses are way too dense and the club doesn't have the facilities, the size, to accommodate this increase in houses. We shouldn't make it easy for Toll to flip the property and get out. And I also believe that there is still a performance bond in place that also should be considered. Thank you very much.

(Clapping.)

MS. KAINRATH: Sorry. I have a second comment. Again, Sue Kainrath, 2 Red Tail in the townhouses. A couple of things. I understand that Toll Brothers, like any

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business, is in the business to make money. As I said I come from sales. I come from a hospitality background. I understand how to make money, but not on the backs of the homeowners and that's what we're saying here.

I know that all of you are volunteers. From someone who does hundreds of hours of volunteer work every year, I thank you. Sincerely, I thank you for your work on behalf of the Hawthorn Woods citizens.

I know that you report to the trustees, who are elected. We are a very big voting block in Hawthorn Woods, and we would love it if we felt like we were heard and somewhat protected from someone who as a business is clearly looking out only for their own rewards. I would just like you to keep that in mind as you give your report back to the trustees. Thank you.

MR. VAN HEULE: Good evening. Tom Van Huele, 18 Tournament Drive South. Just a couple comments that I've heard and your market research. The folks at M/I Homes have

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negotiating a deal, we think we are very close. The village is stepped up to the plate, and they're holding their feet to the fire and the things that didn't get accomplished that was on the HOA punch list has been turned over to the village, and the village is going to follow through with that, which is adding, approximately, a million dollars to it. So the items that everybody wants to -- this stuff, we cannot detail numbers, but it's getting resolved, okay.

MS. VAN HEULE: Good evening. My name is Leigh Van Heule. I'm at 18 Tournament Drive South, and I do agree with many of the comments that were made here tonight. In fact, I just accused my husband of looking at my list because the idea of the ranch-style house going on smaller lots, I don't see how that is possible. But one of the things that I seem to remember is M/I wanted to build out was -- you guys were really concerned about consistency and about maintaining the quality or the feel of Hawthorn Woods. So I am concerned that that consistency would be lost

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been approached a couple times in their current footprint where they're building saying that they would like to have either a ranch or a first-floor master, for some of us that are getting a little older and are worried about going up and downstairs. M/I's response from what I've heard, is that the current lots that they're developing on are not large enough to support a ranch or a first-floor master.

So if we're going to a smaller house, where there's demand out there already that is not being met; and, obviously, wouldn't be met with a smaller lot. Also, when M/I came out and put their floor plans together, there was a big push for side-load garages, and you heard that and they put that in their portfolio. It doesn't look like any side-load garages would ever fit on any of these lots. Those are my two comments.

MR. HILL: Just for the crowd here --

MR. MERKEL: State your name again.

MR. HILL: Larry Hill, 26 Eagle Ridge Drive. We have met with Toll. I've been

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because we have almost too much diversity in the home sizes and the types of homes. So I just wanted to maybe bring that to your attention about that consistency.

And, Chris, I had a question for you about how many homeowners that were actually living within 250 feet that were sent notifications of tonight's meeting? Do you know or can you find that out?

UNIDENTIFIED SPEAKER: Thirteen homeowners. It's in the application.

MR. HEINEN: It is not 13.

MR. MERKEL: Do you know what that number is?

MR. HEINEN: The list that was provided by Toll Brothers is inaccurate and per the village code, staff is required to provide that information, which we did. So bear with me and let me find it.

MR. MERKEL: Thank you. We'll find the exact number.

MS. VAN HEULE: I think what I was concerned about too was the fact that we did get such -- were given such short notice and

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I didn't -- I just want to respectfully say it made it difficult to get this information out to the homeowners, and so that made it where we ended up kind of owning that. People, you know, transferring that to us at the HOA. And we're not -- we communicated this notice as soon as we got the information. So that's the only reason I was saying that. Okay.

But I did like the comment that one gentleman talked about about trying to make our community better. So I really -- I'm not sure if this would be additive or a takeaway from our community. And so the one thing that I also wanted to give us an opportunity -- somebody mentioned it also, was just concerned about the roads, and I think that's just a real concern for all of us in the community. I wanted to reiterate that. Thank you for your time tonight.

MR. MERKEL: Thank you.

MS. PELAK: Margo Pelak again. This brought up -- asking the question about the names, brought up a question that I had about

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application that I was given and looking at the rules, what is on this second list of the application, there's -- on the application page 2, the last item says description. There's not even a description in this application. So is it that I was just given a different copy of the application or, I mean, are there multiple versions of this?

MR. HEINEN: No. The application you have is what they submitted. There were a total of 82 property owners that were notified.

MR. MERKEL: 82 property owners.

MS. PELAK: Thank you. I appreciate that. I did not attend the last meeting. I just want to clarify something that I said about the HOA. My husband and I did not attend the last HOA meeting. We usually attend them all. And we asked somebody if we missed anything and they said no. So our information was inaccurate. So I do apologize to the board for that.

MR. MERKEL: You're referencing Mr. Hill's comment?

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the application. I had looked at it and I don't know how anybody, from the information that I was provided, would actually even understand that they wanted a hearing tonight. Could you kind of explain to me that? But also there are not -- these names of these people -- can you tell just me why that is inaccurate? This is a list of people who the village had sent notices to.

MR. HEINEN: That is not the list that the -- that is the application that was submitted to the village by Toll. Sometimes they provide additional information that's not required. But for the notices, the village is required to give the applicant the list of the property owners. That is in our code.

MS. PELAK: So this is not accurate? Are they going to amend that? I mean were there more people notified or fewer people?

MR. HEINEN: There were more.

MS. PELAK: And how did you determine that it was inaccurate? I guess what I'm trying to get at is -- from looking at the

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MS. PELAK: About the punch list, sort of. But I do think it is absolutely relevant to know and it's great that they're addressing the punch list, but if it's going to be addressed in a very sort amount of time, just delay this a little bit. Just delay it until Toll has taken care of us. We are the homeowners and we live in the village. What is your obligation to Toll Brothers? That's what I'm kind of wondering because I just -- you know. They don't have a good history with us. And I just want your support for this. Thank you. Please vote no. Thank you.

MR. MERKEL: Thank you.

MR. TITUS: Joe Titus, I guess, One Tournament Drive, because that's the place. I have a couple quick comments. Number 1, the club recognizes that the increase or just the further development of the club would put a strain on our facilities, and so we have a master plan in development. So we recognize that that's very important. And then to what Mr. Tisci was asking about earlier with

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regards to, you know, how does the additional water effect the golf course. We're talking with, I guess, Julie and Alex, behind me and Kemper Sports is talking with them directly. So I wanted to just provide those comments.

MR. MERKEL: Mr. Titus, one question. If the club, you do the impact study and review all of that and there's a master plan, that would be privately funded by Kemper, not M/I or anybody else, correct?

MR. TITUS: Yeah, 100 percent. As you know, Jim, a long time, Mr. Merkel --

MR. MERKEL: I appreciate you calling me Mr. Merkel.

MR. TITUS: It seems appropriate today. We're not allowed to assess our membership for capital improvements. So all of our capital improvements that we do have to come out of revenues.

MS. MASSEL: What is this master plan? What do you do to accommodate the extra homeowners? What do you have in mind to accommodate the extra homeowners what? What do you have in your mind to do that.

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And my other comment is that we absolutely love living at Hawthorn Woods Country Club. I really want to make sure that somebody says how wonderful it is. We actually fell in love with it because of the dimensions of the lots and the homes. So we just love that so much, and I think that's why we're concerned about losing that feel. So thank you.

MR. MERKEL: All right. Anyone else have any other comments? Last chance. Anyone? Anyone? All right.

MR. WHITAKER: If I can, just a couple kind of finishing remarks here. There has been comments that a 13,000 square foot lot is not large enough to accommodate a ranch home. I can promise you that 13,000 square foot lot is far larger than what you need to accommodate a ranch home. I've done many ranch home developments over the last couple of years. We just finished doing entitlements on a Del Webb community in Aurora, as a matter of fact, and I would say there are very, very, very few homes that would be as large -- lots as large as

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MR. TITUS: Well, it's currently in development.

MS. MASSEL: What are your -- the pool?

MR. TITUS: The pool would probably be Number 1. We actually have that part completed. But there is a lot of things that go into it. There could be -- have to expand the back of the clubhouse for dining. There is a lot of things.

MS. MASSEL: Anything else that you have in the plans that you can share? I know you know more. You can share more.

MR. TITUS: I am not going to share anymore with regards to the master plan because it is still in development.

MS. MASSEL: Okay.

MR. TITUS: I don't want to overpromise and under deliver. Thank you.

MS. VAN HEULE: Leigh Van Heule again at 18 Tournament Drive South. So my question is, I guess it is for Joe, but is can you accommodate -- I mean, does this master plan -- how many homes will it accommodate?

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13,000 square feet. We can most certainly accommodate ranch homes on all of the lot sizes that are being proposed here. To suggest otherwise, is inaccurate.

There's been a lot of discussion and there's been a comment about, can you produce something that shows us what this is going to look like. And I think if we need to, we can take pictures actually, because we went through the list, and so what I did in advance is I looked at all of the lots in Hawthorn Woods Country Club, and one of the things we did is we color coded and looked at lots less than 14,000 square foot that were actually abutting the golf course. There are 74 lots, by my count, that are less than 14,000 square feet currently built on the golf course. So we've got 11,000 square feet in Phase 6, 13,000 in Phase 5. We can go through and we can find a whole host of 12,000 square foot lots that are, in fact, constructed on the golf course. We can, in fact, see --

MR. MERKEL: Where is that at? Where

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is a 12,000 square foot lot?

MR. WHITAKER: Not the town homes. It's the golf point homes.

MR. MERKEL: Is there a map that you can show us at?

MR. WHITAKER: So Open Parkway North, it doesn't have a home reference. I can show you here. Hawthorn Woods Country Club Phase 3. These are the, I believe, it's the golf point homes with the vast majority of these homes on -- lots on hole 7 being 12,600 square foot lots. I think there is 12 of them in a line right there. If you look back at our Phase 5 plat and you were questioning, what is this going to look like. I think on some level you're going to see less homes here than you see homes lined up on hole 7. So we can go through the course and we can find locations where there are homes on the course or lots on the course that are -- we don't know --

MR. MERKEL: Just the question. I saw your green highlight. Those are lots you've already sold to M/I Homes, right?

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Harborside Way. I'd just like to comment on the town homes. The fastest selling homes in the development are the town homes. The one two houses from me sold in one day. There were multiple offers on it, and it sold for a very high price. So I would really encourage you to consider building the town homes. Because Toll did not build out the town homes, there is an extraordinary burden on those that live in the town homes because 21 lots are unbuilt, and so our assessments are even higher. There's a high demand for them, and one of these phases would be very appropriate for the town homes. Thank you all very much.

(Clapping.)

MR. MERKEL: Any other thoughts before we close? Going once. We are going to close the public hearing and then we will deliberate. So I'm looking for a motion to close the public hearing and a second.

MR. PREBLE: Motion.

MR. LINDQUIST: Second.

MR. MERKEL: Thank you, Dave, you got

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MR. WHITAKER: These are lots in Phase 1, 2, 3, and 4.

MR. MERKEL: So those are existing platted lots that they can sell today?

MR. WHITAKER: Or have already been built on.

MR. MERKEL: There's very few built over there. So my question is why haven't they sold?

MR. WHITAKER: These are -- that was just one section. I mean, there's Lots 2 through 5, 10 through 15, 17, 132 through -- in every section -- in every phase of Hawthorn Woods Country Club there are lots that are 12- and 13,000 square feet on the golf course. So there is a history of this already having occurred. What we're proposing here is not breaking some new ground that is going to fundamentally change the character of the golf course.

MR. MERKEL: I appreciate those comments. I asked everyone in the audience, Miss?

MS. HOLDER: Diane Holder, 13

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the second. And we'll take a roll vote, please.

MS. LOBAITO: Mr. Lindquist.

MR. LINDQUIST: Yes.

MS. LOBAITO: Mr. Merkel?

MR. MERKEL: Yes.

MS. LOBAITO: Mr. Tisci?

MR. TISCI: Yes.

MS. LOBAITO: Ms. Massel?

MS. MASSEL: Yes.

MS. LOBAITO: Mr. Preble?

MR. PREBLE: Yes.

MR. MERKEL: All right. We are closed to public hearing. We are going to deliberate now before we do anything else. We've been going at it for two hours. I'm sure our court reporter's fingers are hurting. So we'll take a 5 minute break and then reconvene. If that's okay.

(Whereupon, a break was taken, after which the following proceedings were had:)

MR. MERKEL: We are going to reconvene at 8:34 p.m. We have just closed the public

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hearing. We are now going to deliberate. Open discussions. Anyone want to start us off?

MS. MASSEL: I can start by saying that I think given Phase 5, given where it is located on the north side with the larger homes, I would like to recommend they do a mixed use, maybe suggest town homes and maybe some smaller houses in there, but I think a cluster of all of those little small houses next to the bigger homes -- I live there by the way, on the north side -- I think it's going to detract from the esthetic look of why we moved there. And I think that, you know, if they have a master plan for the Kemper clubhouse, that's going to address the increase in residents, then I think that could accommodate the number of people that would be increased.

MR. MERKEL: Mixed use?

MS. MASSEL: Mixed use, town homes. But I think the bigger units of the town homes, I think would mix better with the bigger homes.

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back -- because you don't want them then changing the plan and then have it -- that was not the subject of the public hearing. What was the subject of the public hearing -- I totally get your comments, and that is possibly helpful feedback for the developer in terms of if they want to revise their plan, but what is before you this evening is this current configuration.

MS. MASSEL: So it's a recommendation of how I would want that look to look in Phase 5. However, as is, with the multiple little small homes, I am going to recommend against it.

MR. LINDQUIST: I think that I've been here since the earth cooled, as they say. I moved out here for the same reason that a lot of people are moving out here, but not all of them. The commons are a variation on that. That's where we packed a lot of buildings in very tight. But what's worked pretty well for a lot of Hawthorn Woods is the diversity to me. Because it is not all the same thing over and over again. And a recent example of

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MR. BRANKIN: I want to make sure we're all clear on what you're saying. So it would be a negative recommendation, not to put your words in your mouth. But a negative recommendation as to the application that's before you.

MS. MASSEL: I'm not recommending the smaller homes --

MR. BRANKIN: The smaller Lots --

MR. MERKEL: When you say that, Patrick, it could not a negative but a change to the proposal for the existing.

MS. MASSEL: Uh-huh.

MR. BRANKIN: Right. But that's not what they're applying for, so that has not been evaluated by staff. So those are suggestions as to how to make it better for the developer.

MR. MERKEL: This is not a suggestion. We are not going to offer suggestions.

MR. BRANKIN: You can, but --

MR. MERKEL: They would have to go back.

MR. BRANKIN: It would have to go

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that I would like to say is Stoneridge, and I was not crazy about that because it went up in my backyard, okay. We used to go across the prairie and they used to farm corn and soybeans there. But when it went in, being 60 acres of land that they obtained from the school, because they had built Spencer Loomis on just a third of the property that they bought. The project that we approved here was 60 homes on 60 acres, but that does not mean one acre per home because we have sewers and water in there. And it turns out that there was an entire perimeter created around and there's no fairways, greens and things. It is strictly landscaping around the outer perimeter, so that everybody has green space to look at, although they don't own it. Their lots are small, averaging around a half acre. But as the units were sold, it was sold out -- it is not sold out but it's completed. There might be a couple units that still have not been sold, but they're being built, so that the expense is covered now with the building material situation.

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So I think it has been very successful because of the open space and people can look at the open space. There are wild animals that occupy the area. We got cranes, red headed cranes that visit the area. We have deer that go through there. We have a little coyote. He's a bad boy, but he's been displaced by the subdivision. I think that a little diversity makes things -- first of all, you're not going to get the same kind of person buying each and every home that's there. There's a little bit of variety that is available in the market.

MR. MERKEL: So your position, you're in favor of the diversity assessment.

MR. LINDQUIST: Yes.

MR. PREBLE: I'm being precise as I can. I grew up to Hawthorn Woods, and I returned for multiple reasons. We also need to understand that what has been sitting vacant for a number of years is not working. I think it's maybe a little too dense in the current proposal. I'd like to see something more in the middle. With that I would

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7 on the inside of 7, there is actually seven more lots along that strip. That's a lot.

MR. MERKEL: Along 7.

MR. TISCI: Along 6, which is the south side, if you count them up, there is six more lots. And then along the east side, there's five more lots. That seems very dense to me for that area.

I personally would like to see a mixed use, around 5 and 6, 7 as a possibility of maybe some town homes in there, and some larger lots that abut the golf course, right. So I'm a no on the entire plan. I feel okay about 5. Six is my problem.

MR. MERKEL: Aubrey, you've given your comment.

MR. PREBLE: If I could, I would agree with that. Six is the concern.

MR. LINDQUIST: This is storm water management here?

MR. HEINEN: Yeah. They are proposing a new storm water management facility within that. You can see on the plan there.

MR. LINDQUIST: Is that going to be

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recommend a middle -- I'd like to recommend the middle ground, so I would not recommend the current plan.

MR. TISCI: So I am just looking at it a little different. I actually feel all right about Phase 5, and my reasoning behind Phase 5 is if you look at the largest concern, to me how does it fit in the neighborhood. The upper portion, so that's the 17th fairway, there is one more lot they're adding if you add it up along that strip. Coming down to 18, which is on the left side, they're adding three more lots. That's probably on the borderline of me being comfortable with it, but I can live with that. Along the currently developed homes, there is actually only one more lot than we have now against those houses, so they pick up one more lot. So I think Phase 5 is okay in my eyes.

My concerns are completely around Phase 6. If we do the math, pull up Phase 6. The direction -- I don't know what direction that is along the north side, which is along

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essentially under water or?

MR. HEINEN: I think they're designing it as a dry bottom, so depending on the amount of rain we get ...

MR. LINDQUIST: So it's either an asset or A deficit.

MR. HEINEN: We'll either have standing water for a period of time or open space.

MR. MERKEL: I want to say thank you, guys, for coming, the applicants. There's been a lot of comments. I've been extremely happy with my Toll home, my Toll experience where I live with the development living there, very happy. For what it is worth. Thank you for that.

I do have concerns also. One, I look at either of those sizes and from lots going up 61 percent more lots to 69 percent more lots, smaller lots. I go through Pulte -- just to get a flavor -- you drive through Pulte, smaller homes. There is a crap load of kids, little kids. That pool, that area of the club is going to be packed. I feel that's going to be the demographic. I

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feel that is the demographic, and I didn't hear from general manage that that is for sure happening. They have to do the -- understanding, the demographic. They don't know when that is happening. That to me is a concern. My other concern as maybe a golfer hole 17, for a significant portion of the summer when it rains, we have a lake that is not supposed to be there in the middle of the 17th fairway. And all of those houses that we're building from 1829 -- well, adding 29 lots to the area as it is, I'm concerned that impervious area, where does that flow to? I have not seen that analysis. That's a question mark.

The drainage on the golf course is a question mark. The impact on the club is a question mark. People move there for the club, the club amenities. If you have to camp out the day before to get a chair at the pool, that's a problem. I would like to see how that -- if we do an impact study on the club, I know it sounds ridiculous, but the comment you made, Mr. Whitaker, that we have

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renderings of what that could look like in my humble opinion.

Some comments were drainage on the golf course specifically, impact on the club, someone brought up the impact of Aqua what that means. I know we'll address that a little bit. I'd really like to see renderings and the comment of the mix use. I like diversity. I agree. Does it need to be the way it's done or what are some other options? To be honest is there a middle ground? Again, we're not trying to get this done today. My suggestion would be that we delay and offer some insight and see what the petitioner applicant comes back with.

MS. MASSEL: I have a question. For Phase 6, where you have all of the small homes, there will be an increase in children in that area. Do you plan on fencing in the retention pond? When it does have water.

MR. MARTIN: I don't believe the guideline requires fencing. If it doe require it we will. Typically based on slopes, it's not required. If there's

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current lots there -- current lots the same size you're talking about, that is I'd like to have that in a packet to look at to understand that so we have some comparisons. We didn't have any of the other lots to look at. That would have been nice to understand that. I do -- just from the ground swell in the community, people feel like this was quick. It was done per everything the village always has done. I feel like it's very quick. Got to get it done. Got to get it done by the end of May for the annex agreement.

I personally would recommend that we take a pause and offer some suggestions. I'd love to see some renderings, as I said, as you're standing in certain areas. What that looks like. I agree with Dante, six or seven homes along those areas seems like a lot. We have no elevations, but from 5, 6, or 7 you're looking up to those homes, so that is different than on the five phase where you're looking down on those homes. I think that is just different views, different

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retaining walls over a certain height, of course we would. It all depends on design guidelines though.

MS. MASSEL: Not required, not usually.

MR. HEINEN: The village doesn't allow fences in general. Unless it's a safety issue concerning swimming pools or like you had mentioned, if it's a 3 and a half foot or 4 foot retaining wall.

MR. MERKEL: There is one around the parkway around the water --

MR. HEINEN: Around the water tower, that is not in the village.

MR. MERKEL: Parkway South --

MR. HEINEN: Where the water tower is?

MR. MERKEL: Waste water.

MR. LEE: It's required because it's waste water.

MS. MASSEL: Thank you. I have one more question. Would you be willing to come back with other options because currently the way it is proposed it just seems too dense with housing. Would you be able to come back with other options, with renderings so we

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could see what it looks like?

MR. MARTIN: Yes and no. I think we need specific actionable feedback. On one hand, we're hearing town homes but that is even more dense. But to be honest with you, being candid, this project is not viable at a lower density. We originally submitted a much higher density for more lots that would appeal to a buyer. The feedback was not positive. As we go through our market study and collect feedback from other potential suitors, I'm not very confident people will want a lower lot count, which means bigger lots, which means more expensive lots, approved or not. It doesn't get off the ground. We're getting closer to what we have now, which is not -- we actually submitted and through feedback from staff, a higher density plan, I think it was 102, 104 lots. We're going the opposite way. We're not opposed to doing that. I think we need actual feedback. We would like to see X, Y, and Z, certain lot sizes and to talk about town homes. Town homes, unfortunately, I

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to be undeveloped, doesn't hurt them. They are empty areas. One is uptown. No one goes up there. The other one is behind everything. People kind of like the 18th fairway is all open space.

So I think we have to come to a middle ground as staff, Toll Brothers, and board to kind of devise it. That's the challenge. I think people will say -- I think we're going to have uprising from the community to leave it as is. That's my concern, and I don't want to leave it as it is.

MR. MARTIN: We agree. This is purely a function of supply and demand. Nobody wants what's there. I will agree that a lot of people got up and spoke. But there's over 400 homes. Assuming two and a half people per home, that's over 800. If everyone showed up because everybody was up and arms about what we are proposing, they would be here. There were probably 40 or 50 folks here that doesn't represent 10 percent of the households.

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think they are very appealing. I don't disagree. The challenge is it costs more to physically build on the lot than what they're being sold for today in Hawthorn Woods Country Clubs. They are not even viable. They cost more to build a house.

MR. MERKEL: The person on the floor said people lined up. I heard this person who said they're moving at very high prices.

MR. MARTIN: High prices 350 to 450. The back lots, which are the 21 lots to go, they sell in the mid upper 300s. You physically cannot build that house for that cost -- talking forget developing the lot. Again desirability and viability are very important. I get we want it to look like the rest of the community. It looks like the rest of the community for 15 years. It sits in every quarter, and for me for five years straight, I have to do a market study and market proforma and it doesn't work.

MR. MERKEL: Here's the challenge I think we have together and the staff has, those two areas that those people live there,

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MR. MERKEL: I didn't get the notice so I'd be one -- I didn't know about it. I knew about it.

MR. MARTIN: It's your ordinance, not mine.

MR. MERKEL: I understand that. I'm not sure of the 800 people you talk about that everyone knew. I don't know that. I had no idea --

MR. MARTIN: Again, we have been sitting on it for 15 years. I'm saying we'd be excited to do so. We pay taxes on it. It is minimum cost for us. We still believe very strongly -- keep in mind we've lost tens of millions of dollars on this project. This is not about Toll Brothers making money. This is trying to exit the project with some viable plan. I can't say it enough. We just came off a historic record breaking homebuilding run in the last two and a half years and this project is not viable.

If we go bigger lots, it becomes less viable. I can list all the public builders that we approached to buy the phase

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as it sits today. They all didn't submit offers. They didn't submit low offers. They didn't submit any offers. We solicited feedback. The feedback that came to actually at 102 lots and 104, smaller. This is what they said would be viable for them to sell. Right or wrong, they're for-profit businesses. They're not going to come in here to lose money. So the reality of it is, I can't sell it for less than zero. It doesn't work that way. It's not about profitability. I get there's a middle ground. I think part of the middle ground is getting something that's successful. Right or wrong, agree or disagree, this community will never realize its fullest potential until every home is built.

If you live next door to an empty lot or you backup to an empty lot, someone who is looking at your lot, consciously or unconsciously, will always wonder what is going to be next door or what's going to be behind.

MR. MERKEL: I guess that's the

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came with 140 lots -- 155 foot wide active adult plan and that was not supported. Maybe that's an option. But it's going to be lot denser than what we have here. That would help the club. Potentially two people living there instead of family. But density is what we're being told is bad.

We build golf course communities all across the community and have lots this size. I can't tell you how atypical this is. This is not typical. I just want to let you know, my guess is we'll certainly be happy to go back to the table and come back to you all. But we'll need very actual feedback and it has to be viable. We're hearing one voice but you're not hearing ours. And this always sounds terrible. I don't mean it to be. We literally do this for a living. We're really good at it, and we wouldn't propose something that wouldn't be viable, because it doesn't help us to change the plan and not sell.

MR. MERKEL: You are the expert.

MR. MARTIN: But we're not being heard. If it goes --

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challenge. The people who live there, they don't view those as empty lots. Again, between 5, 6, and 7, it's all elevated. It is all high grass area. You don't even know it's there. And the one behind --

MR. MARTIN: If they don't know it's there, then why do they care what it looks like? They're not going to walk down the streets, they're separate sections --

MR. MERKEL: I'm not arguing you with you.

MR. MARTIN: I'm trying to state the alternative. I get street scape. I get all of that. The reality is these are secluded sections of the community that have one way in and one way out. So you can't tell me people are going to -- will be walking their dogs today and they can walk their dogs tomorrow, and it will look different, unless they choose to walk in there, which you never were able to walk into to begin with.

We do tons of these a year. We hear this all of the time. I'm really concerned the middle ground -- we originally

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MR. MERKEL: You have been heard. Most of these people felt like this got shoved in front of them and they had to make a decision today.

MR. MARTIN: It's a public hearing.

MR. MERKEL: They brought it to the club. The club was open -- I don't know what days it was. Several days. Here's the renderings. Here's why we have to do this. They felt like they were listened to and that really made an impact. And I think that is why it went through as well as it did. There were some minor modifications, but it did go through because the neighbors or the community did see what was changing, what is happening and why.

I think that was well done, to be honest with you.

MR. MARTIN: Is the concern the 40 people who represent less than 10 percent of the community's outcry. Or is it the plan in keeping with the spirit of the community. We always get worried about that. Silent minority drives the process. There are

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400 homes in here. There were 20 represented in this group. We shouldn't let that drive the position. I'm sorry. It's your public notice process.

MR. MERKEL: I'm not blaming you.

MR. MARTIN: I just want you to understand the importance of this that I don't know that it is viable to go a different route. I actually am very confident it is not. No one is going to buy it. If no one buys it and it never gets built, if that is what the town wants and neighbors want, it's disappointing. We've been working on this for months with city staff. We incorporated the feedback. Members of the staff live in the community. I'm not entirely sure the community was as numb to this as we think. And up until the HOA discussion came up, which we're not in litigation, for the record -- I appreciate Larry got up and spoke with that. We have great relations. We've been funding the HOA. I showed up to every meeting I was here for. So I don't know what to tell you. I'm just

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Especially one that's been sitting there for 15 years. That's just reality. Again, I don't want to be argumentative --

MR. MERKEL: You're not at all.

MR. MARTIN: I'm very passionate about this. We do care as a developer. I wanted to impart all of that information. Hopefully it helps. We are absolutely willing to come back as long as it's actionable and viable. If it's viable, great. If it's not, then we may have to wait a while.

MS. MASSEL: Just to clarify. The town homes are off the table? Are off of consideration?

MR. MARTIN: Because it's desirability and viability. And it's just not viable.

MS. MASSEL: Well, the desirability --

MR. MARTIN: The desirability is the price point. That is proof positive of our point. The most popular homes in the community are the smallest, most inexpensive homes. Our largest home in the company -- 15 years ago, base house, before any options was about 6,000. Popular home today is less

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being very candid and very honest that less lots makes the likelihood of this being built out very, very slim.

MS. MASSEL: Can you come back with renderings so we can see what it would look like.

MR. MARTIN: The only challenge -- we're not proposing architecture, so whatever I show you, what if someone who buys it comes in and does something better, different, or worse. We intentionally didn't propose architecture but we tried to create a guideline that made it very clear what the rules of engagement are relative to the architecture. Keep in mind, people worry about the size of homes, we can rip with 1,700 square foot houses. That's clearly not what people want. We asked what the improvement is. One, we increased the size of the homes minimum, and I think the improvement to the community is a build out. Line up 100 people, 100 people who do not have a vested interest will tell you a built out community is always better than partial.

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than 3,000. Keep in mind, the average price of the company is a million dollars. That tells you something. The market has gone smaller, not bigger. So, yes, I agree, the town homes would be much more popular. It's desirable; it is not viability because the cost to build the house is more expensive than we can sell it for.

MR. LINDQUIST: Let me clarify something. The original plan is a plan that was previously approved?

MR. MARTIN: Yes.

MR. LINDQUIST: Then why wasn't that executed.

MR. MARTIN: As it was designed today?

MR. LINDQUIST: Pardon?

MR. MARTIN: Are you saying the plan as designed today -- I'm not following the question.

MR. LINDQUIST: The original plan, why did we decide that the plan that we had was unsuccessful when and all we needed to do was add a bunch more buildings to it? I don't follow that.

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MR. MARTIN: It's all -- price of people's pace, which is all relative to what the market wants. So what happens is for a developer, us, or another builder, to develop this site as approved today costs probably 150- to 200,000 more per unit to develop today. So then you'd have to charge several hundred thousand dollars more for that house. For example, M/I Homes, their homes deliver about \$650,000 on average. If they had to buy these lots and develop them at the same cost basis in today's dollars, those homes would be \$250,000 more expensive. So what happens is, the higher the price, the lower the sales base. They're selling two homes a month. That's how many homes they're selling on average since they opened, which isn't bad. The higher you raise the price, the lower the pace will go down; and then it destroys the viability of the project for whoever is developing it.

MR. LINDQUIST: So the esthetic of the design is not a factor.

MR. MARTIN: It is but the desired

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was originally proposed? Because we can't get in a time capsule and go back to 2003. In 2003 this was the market. In 2023 this is not the market.

MR. LINDQUIST: I'm still not --

MR. MERKEL: I think the question I heard you ask -- maybe I can ask it a different way. If you would not have packed up the bags in '11 or '10 and said sayonara. We're done here. If you stayed the course and came back in '13, '12, '14, would this be a done deal? Everything around us is developed. I think that's the question Dave is asking.

MR. WHITAKER: So there's a very simple answer. If they would have built Phase 5 and Phase 6 according to the plans that were approved in 2013, they would be selling finished lots to M/I Homes at, roughly, \$50,000 a lot and Toll Brothers would be losing more money.

MR. MERKEL: If you would have kept going in '13 or '14 -- I can't tell you the history. This would be done. We have

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esthetic is not huge lots and big homes today. The market is telling us they want smaller lots on smaller homes. That's the market.

MR. WHITAKER: I think the answer to your question is time. In 2003 when this project was conceptualized, the most popular cellphone on the market was a little tiny handheld Nokia. No one is going to buy that little Nokia in today's market because you can buy an iPhone, with big glossy screen instead of a one inch screen that can't surf the Internet.

So since 2003 our world has fundamentally changed, and part of the change in that world is that from my generation to Eric's generation, people have different desires in how they live. He spent a lot more time in the city than I did when I came out of the law school. His generation is seeking smaller lots than my generation did when I was buying my first home. I think the answer to your question is time. What changed? Why are we modifying this from what

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approved a lot of developments in this room over the last ten years. I've been involved in all of them, and they all sold, different sizes, some small, some big. They all developed. I think if you would have stayed the course, I can't change the clock back, it might have been a different outcome.

MR. MARTIN: So you're not wrong that communities have sold. They've adjusted their prices to do so. So going back to -- had we kept and stayed the course -- keep in mind, if we stayed the course, we'd still have the 105 lots that M/I Homes is selling today. The biggest lots were the ones that sold the least when the market was the best, this is before 2008. So there's 105 of those lots that they are selling today. That is one. If we would have just dumbled another 50 some of those lots on the market, it would have created a challenge. Right or wrong, we're good business people. We were losing money on every home we sold. My responsibility as an officer of the company is not to lose money on every home sold. Let

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the market catch up. This is not the first time we've discussed re-plating this section. We just never got to a point where it could be approved. And keep in mind, right now, as we're coming out, housing pricing has gone up on average 30 percent preCOVID to today. The greatest likelihood of this project being viable is today while the market is good. I can't tell you what the market is going to do next week, next year. I can tell you right now it is very good. This is our best opportunity. Opportunities like this with outlying markets, for them to really capture that momentum is now. So reason why we didn't build it out, is it didn't work. It just didn't. At the end of the day, it was cheaper. It was a better business decision for us to let it sit and hope for a better day.

MR. LINDQUIST: If the original plan is that old and it wasn't working, why wasn't it changed then? Why is it --

MR. MARTIN: I don't think trends had changed from 2003 to 2005. It takes time.

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home, the more expensive it will be.

MR. BRANKIN: Can I rein us back in a little bit.

MR. LINDQUIST: One of those successful subdivisions that just being built out was purchased -- was to be started in 2007. That's perfect timing, right? That's just before the crash.

MR. MARTIN: That's terrible timing.

MR. LINDQUIST: Terrible timing. So that's where it was. Now, the new owners of it, I don't know -- I don't remember who developed it. But it was recently developed probably six or seven years ago to a new plan. And there were 20 homes added to it and all of this open space. I'm not saying you don't have open space because you are a golf course. It was an esthetic addition that enabled them to add the additional homes and become successful because they are all finished now.

MR. MARTIN: If we had the space, that would be something that we could consider. We just -- the site doesn't have it. Again,

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Millennials are finally buying homes. They were not buying homes even three or four years ago. Millennials are the largest population group. The second largest are the Baby Boomers, who are now downsizing. Both of those groups want smaller homes. That's what is driving this process. Five years ago, both of those buyers, buyer pools, the consumer segments that we tracked, those two biggest populations in our country weren't buying homes or downsizing, I should say. So that's the biggest reason why the shift. We keep track it in our data. And I don't know that five years ago in 2011 or 12 years ago, that data didn't exist because they were not buying homes. They're just coming on the market.

The other issue is affordability. It costs more to build a home today. Interest rates are double what they were just a year ago. As a result buying power has shifted. So selling and building bigger homes doesn't make sense. Affordability is an issue. Bigger the lot, the bigger the

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I go back to one of the first things Mr. Whitaker said. This site has less than one unit per acre even with the additional unit count. That is extremely low probably all in Hawthorn Woods compared to today. If we had the space, we would like to create more public venues. There is no space. These are finite parcels, these sections. We've studied this -- every quarter I had to go in front of the CFO and COO. It didn't break even. It loses money every time, every quarter. I don't know what to tell you guys.

So like I said, we're open to looking at different ways of doing it. I just caution reducing the unit count. That's been the feedback from the top six homebuilders in this market. We've solicited this feedback. This plan reflects their feedback. The only big difference is -- what they would really love is an age-targeted, so targeted folks 55 and older on 55 to 60 foot lots with 1,800 to 2,400 square foot homes. When we said that's not viable, because that would probably be 130, 140 unit subdivision,

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this is what they came back with. So that -- I don't know how to say it any other way than that. We can come back. We need actual feedback, I guess. Renderings that's great, but it's not going to change the density.

MR. MERKEL: We're not the planners obviously, none of us are. I'm kind of with Dante. I look at the six. I think you go from 8 to 11 along 18 there. I think that's too much. Maybe propose two less.

MR. MARTIN: I'm trying to get actual feedback. As you walk -- as you drive down the hole, it looks like too many houses?

MR. MERKEL: I can't even envision it. The elevation change there is unique. I think you're going to look over a sea of roofs is my concern. Again, I'm guessing because I'm trying to picture there. So the other -- the other one I can give you my feedback, and that's one humble man's opinion. There is six extra on one side and three extra on the other. You got to cut down to one that has six extra. That's a lot of homes right there. I'm personally not

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are --

MR. HEINEN: 12,000.

MR. MARTIN: It exists if anyone --

MR. TISCI: It's on the left side of 7.

MR. MARTIN: We can go out and take pictures.

MR. MERKEL: I guess that is my point. More feedback, that probably would have been nice to put in the proposal for the constituents to hear in the community. You already have this, and it would look like X. And you can say, yeah, that house, that lot it's already there. It's going to look similar to that, that would be helpful. I can't turn back the clock.

MR. MARTIN: Well, now we know that. Is that a view that you would look at and say it's good or bad?

MR. TISCI: It's hard to judge because it's not built out. Hole 7 and 11 --

MR. MARTIN: Phase 6 on the south side --

MR. MERKEL: No, they are not there. It's like two homes there.

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saying go back and take out 20 lots.

MR. MARTIN: How many are you saying?

MR. MERKEL: I'm one man.

MR. MARTIN: That's the actual feedback we need.

MR. WHITAKER: So I think what we could do -- I mean, Mr. Chairman, I heard you say that you didn't necessarily understand how some of the homes on the golf course today relate to what we're proposing. So one of the things we could do is we could go out to the golf course. We look at the golf course, we take some pictures, we can understand the topography, and talk about here is the elevation. I think that's an actual item where we can come back and we can show images, and here's our relative lot size in comparison to these lot sizes, which you already have on the golf course.

MR. MERKEL: That would be helpful.

MR. MARTIN: I will say if you ever walked the course, if you look up at Phase 6 on the south side, I believe those are golf holes down below. I believe those lots

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MR. HEINEN: They are.

MR. TISCI: We're talking about the other side --

(Multiple speakers.)

MR. TISCI: Phase 6 but down south. The ones you highlighted. That was not that.

MR. MARTIN: What I'm saying is the lot sizes to the south, are the same sizes as the lots. The same size lots as what we're proposing. In fact, it sounds like ours are bigger.

MR. TISCI: The outside of 6 is the same size.

MR. MERKEL: Again, we don't have that information. I didn't know that.

MR. MARTIN: But now you know that. Does that change the perspective?

MR. MERKEL: It would be nice to communicate. I'm not saying that you did something wrong. It makes it easier to communicate.

MR. TISCI: That's helpful for the residents to understand that all you're doing is proposing what is already there.

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MR. MERKEL: On the other side of the fairways is where we're adding six to one side and three to the other.

MR. TISCI: I think what he's saying is those lots are the same size as what is on the other side. If that is true, then that's helpful.

MR. WHITAKER: To be fair, I want to make sure we're all talking apples to apples and oranges to oranges. We have slightly different sizes on golf course lots on 5 and 6. There is also not a uniform size in 5 and 6 it fluctuates. So 11,000 on Phase 6 is going to be slightly less. The 13,000 on Phase 5 is slightly bigger. But we're talking -- we're talking small relative differences. I think there is some things --

MR. MERKEL: Again, I don't know -- I don't have plats from 2003, but what we had -- what you're proposing on Phase 6, which is that phase is the maximum is 11,000 square feet.

MR. MARTIN: Minimum.

MR. MERKEL: Minimum.

MR. TISCI: Those are in the center.

MR. WHITAKER: The only spot you are sub 10,000, is on the interior lot. So while you may see a roof, you are certainly -- we'll find out, but you're certainly not going to see that lot. You're not going to see the relationship to the house to the lot. You're not going to realize that from the golf course.

MR. TISCI: I think most of the concerns are from the golf sites, but I don't want to speak for everybody.

MR. MERKEL: Again, I am still fuzzy on the water.

MR. TISCI: Obviously --

MR. MERKEL: Water was running on the course.

UNIDENTIFIED SPEAKER: When I was on the commission, I was the one engineer that read through their preliminary engineering, and the review of this -- they're all following the process. This will be an actual improvement from what's there now because it is undeveloped.

MR. MARTIN: Some lots are bigger.

MR. TISCI: What would be helpful, I think, is taking the map of the existing lots and putting in this is a 12,000 lot, 12,000 lot. This is a 13,000, this is an 11,000, and then what size is yours. This is 11,000. So that people could understand that what is already there is maybe the same. I don't know.

MR. MERKEL: I don't know it --

MR. TISCI: If that's true, then I think that changes things. That's what's all over the floor. It just hard to kind of place it in this moment. They're really spread out. If that is true, then I think that allays some people's fears of there may be an unrealistic view that the lots you're talking about are significantly smaller than what's already there, and maybe that's not true. I don't know.

MR. WHITAKER: Absolutely. And I hear you loud and clear, and there was a constant recitation, oh, these 8,000 square foot lots. There are no 8,000 square foot lots.

MR. FELL: On Hole 17 there is an easement.

MR. TISCI: We heard that it was designed to flood.

MR. FELL: I'm just pointing that out.

MR. MERKEL: We've given a lot of feedback. We're not urban designers.

MR. MARTIN: We could have done a better job of demonstrating. If the decision is to table this, we can come back with better exhibits to illustrate that.

MR. MERKEL: I was concerned when I read staff report that this ends here. The agreement ends in May. There's a time constraint. This is time sensitive. That is not an issue --

MR. MARTIN: We're doing sureties to current dollar amounts. We're good stewards. I think the sureties date back to dollar amounts to 2003. We're updating --

MR. MERKEL: Larry made that clear. That's not part of this. We heard the community, the silent majority, I don't know. I was little concerned with it. I was



concerned.

MR. MARTIN: Can we come back to public hearing?

MR. BRANKIN: Well, that's an interesting question. That's what I was just going to go to. Because we have closed the public hearing but now what we're talking about is presenting, new additional exhibits. So what I would recommend to preserve the notice and to preserve the sanctity of the public hearing is that the board right now would do a motion to reopen the public hearing, since we're still at the open meeting --

MR. MERKEL: Not the board.

MR. BRANKIN: Sorry. It is late. The commission would do a motion to reopen the public hearing. And then would allow for you to present that additional evidence at whatever that continued date would be. That's --

MR. MARTIN: A public hearing have to be reopened for us to present updated information?

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MR. WHITAKER: Would it help also if commissioners can provide these are the views that would be helpful. So we're looking at hole 8 green, hole 16 green. I'm using examples but these are the views that are concerning. And by extension our commissioner's views, what we feel the neighbors are concerned about. Provide that as direction so that those exhibits -- maybe more.

MR. MARTIN: Just to be clear, our intention, based on what I heard anyway, is to demonstrate in the community that it -- I'd be hesitant to create artist rendering, I'd hate to put something into the public realm that would put anyone in a tough spot, if someone builds a brown house instead of a white house. We're not representing architecture in this. I think we can show some plane views relative to plat of the course, plat of the house.

MS. MASSEL: Can you do a generic house? It doesn't have to have any design, so we can just see how close they are going

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MR. BRANKIN: Yes, because the public is going to have an opportunity to review it and have an opportunity to comment on it. So if that is the desire of the board then that is sort of -- I'll get you there, but there's procedural steps that have to be taken to get you there, so ...

MR. MARTIN: My only concern with that is we're going to hear more of the same.

MR. BRANKIN: I get it. But due process is a two-way street. If you're going to present new exhibits, then people are going to have a right to comment on them. If that's how the board would like to proceed, then the board would need to make a motion, No. 1, the motion would be to reopen the public hearing it. Second it, vote on it that. And then a motion to continue the public hearing to a date certain. I'm not sure, Chris, what date that would be. But that would be part of the motion.

MR. MARTIN: It won't take us long to prepare. We'd like to move as quick as we can.

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to be together. It can be a basic house. It doesn't have to have any -- and then we can see how close they would be together to help us.

MR. WHITAKER: I think there is other ways we can do it. I have been caught up in some bad situations. If we put white boxes showing houses on these lots, it is going to create a firestorm in the community. I promise you it would be a nightmare. I've done it before. People just misunderstand it, and once you start playing telephone it's gone. Let us worry about coming back to you with exhibits. It is our burden. Let us figure out how we can better tell the story. We heard a lot of feedback from you guys. We appreciate you. We appreciate you sticking with this as long as we did. Let's reopen public hearing. Let's kick it. I think the next thing we need to talk about is exactly what that date is.

MR. MERKEL: That date -- I'll address the commission. I know you had this with staff, but I would offer -- please reconsider

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the -- what she mentioned. Is there any opportunity there?

MR. WHITAKER: I don't think -- there were a lot comments, right. I mean, Commissioner Massel commented about town homes. I think we will globally take your feedback and we will back and we will respond not only to what this is going to look like along the golf course, but we'll come back to more global considerations. Chris, can you help me out on dates?

MR. HEINEN: We need Pat.

MR. MERKEL: Are you ready to say something?

MR. HEINEN: So the next scheduled meeting is May 9th. After that is June -- not until June 13th. The question is whether or not we want to call a special meeting, either on May 16th or May 30th, because I don't believe the June 13th, that's six weeks, eight weeks --

MR. MARTIN: The week of 29th, that's Memorial Day.

MR. HEINEN: So you're either

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It is a Wednesday.

MR. BRANKIN: You can't do the 23rd.

MR. HEINEN: Village board meeting. We can do Wednesday May 24th as well.

MR. MERKEL: Do we need to decide?

MR. HEINEN: We have to have a date certain.

MR. MARTIN: I don't think the 24th works for us.

MR. MERKEL: We're running -- I know you guys -- the time-boundness of this changed. I know you want to do this as quickly as possible.

MR. MARTIN: The rationale is selfish.

MR. MERKEL: The market --

MR. MARTIN: If we are able to get to a point that this is approved, our timing was intentional. That allows us to go through final engineering and everything so somebody next spring can start developing. This is Illinois. We can't develop after Halloween and we can't start developing until March, so that just elongates the likelihood --

MR. HEINEN: All right. So I would

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postponing to May 9th, which gives the applicant basically a week to get stuff to staff to review and get out to you guys or give us an extra week and hold a special meeting on May 16th.

MR. WHITAKER: From our team, I don't think we can have everything done and be here on the 9th. I have a conflict for a hearing in southern Illinois. So the 16th, I think, would work for our team.

MR. MERKEL: I know we have to do it individually, Chris. But are we going to have a quorum that day?

MR. HEINEN: We'd have to take a hand vote here.

MR. MERKEL: I'm not available that day.

MR. LINDQUIST: I'm available.

MS. MASSEL: I'm available.

MR. MERKEL: If you have a quorum, we're fine. That's a Tuesday.

MS. MASSEL: Are there any other date options.

MR. HEINEN: We can do May the 24th.

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recommend June 13th. And here's why, even if you did a date before that, any date before that is not going to go to the village board until June 26th anyway.

MR. MARTIN: Is there any public notice that has to go out that will give us more than enough time to prepare?

MR. HEINEN: So I would recommend June 13th.

MR. MERKEL: I am looking for a motion and a second to continue -- to reopen the public hearing.

MR. BRANKIN: Let's do that first.

MS. MASSEL: I'll make the motion to open the public hearing.

MR. LINDQUIST: I'll second.

MR. MERKEL: Roll call? S. LOBAITO: Mr. Lindquist?

MR. LINDQUIST: Yes.

MS. LOBAITO: Mr. Merkel?

MR. MERKEL: Yes.

MS. LOBAITO: Mr. Tisci?

MR. TISCI: Yes.

MS. LOBAITO: Ms. Massel?

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MS. MASSEL: Yes.
MS. LOBAITO: Mr. Preble?
MR. PREBLE: Yes.
MR. MERKEL: That's approved. Now we need a motion to continue to June 13th at 6:30.
MR. PREBLE: So moved curt.
MR. MERKEL: Second?
MR. TISCI: I'll second.
MR. MERKEL: And roll vote?
MS. LOBAITO: Mr. Lindquist.
MR. LINDQUIST: Yes.
MS. LOBAITO: Mr. Merkel?
MR. MERKEL: Yes.
MS. LOBAITO: Mr. Tisci?
MR. TISCI: Yes.
MS. LOBAITO: Ms. Massel?
MS. MASSEL: Yes.
MS. LOBAITO: Mr. Preble?
MR. PREBLE: Yes.
MR. HEINEN: I want to confirm that the meeting will be held here at village hall.
MR. MERKEL: Village hall.
I am now looking for a motion and

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a second to adjourn our meeting?
MS. MASSEL: I'll make a motion to adjourn.
MR. MERKEL: Thank you.
MR. LINDQUIST: Second.
MS. LOBAITO: Mr. Lindquist?
MR. LINDQUIST: Yes.
MS. LOBAITO: Mr. Merkel?
MR. MERKEL: Yes.
MS. LOBAITO: Mr. Tisci?
MR. TISCI: Yes.
MS. LOBAITO: Ms. Massel?
MS. MASSEL: Yes.
MS. LOBAITO: Mr. Preble?
MR. PREBLE: Yes.
MR. MERKEL: We are closed at 9:31 p.m.

(Which were all the proceedings had in the above-entitled cause on this date.)

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REPORTER'S CERTIFICATE

Noreen E. Resendez, being first duly sworn on oath says that she is a court reporter doing business in the City of Chicago; that she reported in shorthand the proceedings given at the taking of said hearings and that the foregoing is a true and correct transcript of her shorthand notes so taken as aforesaid and contains all the proceedings given at said hearings.

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