



**THE VILLAGE OF HAWTHORN WOODS
SPECIAL PLANNING, BUILDING AND ZONING COMMISSION MEETING
PERFORMING ARTS CENTER, LAKE ZURICH HIGH SCHOOL
300 CHURCH STREET, LAKE ZURICH, ILLINOIS
TUESDAY, JUNE 17, 2025
6:30 PM**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mr. Merkel called the meeting to order at 6:33 p.m. Roll call indicated the following members were present: Mr. Merkel, Mr. Tisci, Ms. Massel, Mr. Preble, Mr. Glickman and Mr. Wifler.

Also present: Trustee Liaison Tom Rychlik, Community Development Director Chris Heinen, Chief Administrative Officer/Village Clerk Donna Lobaito, Chief Financial Officer/Deputy Village Clerk Katreina Koprowski, Public Works Director/Village Engineer Erika Frable, PE, Village Engineer Lee Fell, PE, and Village Attorney Patrick Brankin.

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

None this month.

III. APPROVAL OF MINUTES

A. Approval of Minutes of the May 6, 2025 Planning, Building and Zoning Commission Meeting

Motion by Massel, second by Tisci to approve the Minutes of the May 6, 2025 Planning, Building and Zoning Commission Meeting.

Mr. Merkel noted there were several changes needed to the transcripts from the May 6, 2025 meeting, and that the court reporter would provide a corrected version.

Roll call vote:

Ayes: Merkel, Tisci, Masel, Preble, Glickman, Wifler

Nays: None

Abstain: None

Absent: None

Motion carried.

B. Approval of Minutes of the May13, 2025 Planning, Building and Zoning Commission Meeting

Motion by Preble, second by Wifler to approve the Minutes of the May 13, 2025 Planning, Building and Zoning Commission Meeting.

Roll call vote:

Ayes: Merkel, Tisci, Masel, Preble, Glickman, Wifler

Nays: None

Abstain: None

Absent: None

Motion carried.

IV. NEW BUSINESS

- A. Continuance - Public Hearing - Special Use Planned Development – Consideration of an application by M/I Homes of Chicago, LLC, as applicant for entitlements for a mixed residential subdivision related to the property located south of Old McHenry Road, north of Illinois Route 22 and east of Birkdale Drive and Pinehurst Drive. Applicant seeks approval of a i) Special Use and Special Use Planned Unit Development, ii) Preliminary Plan and Plat, iii) Preliminary Engineering, iv) Preliminary Landscape Plan, v) Architectural Plans and Elevations as set forth on the plans and materials submitted with the application, vi) certain departures from the Village Code

Transcripts of this portion of the meeting were prepared by Lucy R. Block, CSR, PRP, Paszkiewicz Court Reporting and are attached as Exhibit “A”.

Mr. Merkel called for a break at 8:09 p.m.

The meeting reconvened at 8:20 p.m. with all commissioners still present.

Motion by Glickman, second by Massel to recommend the Special Use Planned Development – Consideration of an application by M/I Homes of Chicago, LLC, as applicant for entitlements for a mixed residential subdivision related to the property located south of Old McHenry Road, north of Illinois Route 22 and east of Birkdale Drive and Pinehurst Drive. Applicant seeks approval of a i) Special Use and Special Use Planned Unit Development, ii) Preliminary Plan and Plat, iii) Preliminary Engineering, iv) Preliminary Landscape Plan, v) Architectural Plans and Elevations as set forth on the plans and materials submitted with the application, vi) certain departures from the Village Code, with the following conditions:

1. The F.A.P. centerline issue on the property shall be resolved during final engineering.

2. The property shall be annexed pursuant to a mutually agreed upon Annexation Agreement that has been reviewed and approved by the Village Board before the Village proceeds with final subdivision document review.
3. Final engineering plans must be approved by the Village Engineering Consultants and the Public Works Director/Village Engineer before any building permits are issued.
4. Landscaping plans shall be revised as needed and approved by the Village Planning Consultants and the Community Development Director prior to the issuance of building permits.
5. A Subdivision Improvement Agreement must be approved by the Village Board prior to the issuance of building permits.
6. A back-up Special Service Area (SSA) covering homeowners' association maintenance responsibilities shall be approved by the Village Board before building permits are issued.
7. Prior to recording the final plat, the applicant shall submit an executed Declaration of Covenants for Kemper Ridge in a form approved by the Village Attorney.
8. The applicant shall provide documentation from Aqua Illinois confirming approval for inclusion within the certificated service area.
9. The applicant shall provide documentation from Lake County confirming the amended sewer agreement includes the subject property.
10. Applicant's traffic engineer shall work with the Village's engineer to further evaluate potential cut through traffic on Hillcrest and propose any possible solutions.
11. Applicant shall remove 3-4 single family lots on the South portion of the site with the goal to expand and better align the green space and trail system and shall convert the six duplex units on the North portion of the site to single family lots.

Roll call vote:

Ayes: Merkel, Tisci, Masel, Wifler
Nays: Preble, Glickman,
Abstain: None
Absent: None

Motion carried.

V. **ADJOURNMENT**

Motion by Tisci, second by Massel to adjourn the special meeting.

Voice vote.

Ayes: 6
Nays: 0
Abstain: 0
Absent: 0

Motion carried.

The proceedings were adjourned at 9:02 p.m.

Respectfully submitted,



Donna Lobaito
Chief Administrative Officer/Village Clerk



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Date: June 17, 2025

VILLAGE OF HAWTHORN WOODS PLANNING, BUILDING AND ZONING COMMITTEE SPECIAL MEETING

Court Reporter: Lucia R. Block, CSR

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VILLAGE OF HAWTHORN WOODS

PLANNING, BUILDING AND ZONING COMMITTEE

SPECIAL MEETING

Tuesday, June 17, 2025

6:30 p.m.

Lake Zurich High School

Performing Arts Center

300 Church Street, Lake Zurich, Illinois

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1 PLANNING, BUILDING AND ZONING COMMITTEE
2 JIM MERKEL, Chair
3 LARRY GLICKMAN, Commissioner
4 AUDREY MASSEL, Commissioner
5 KURT PREBLE, Commissioner
6 DANTE TISCI, Commissioner
7 CHARLIE WIFLER, Commissioner
8 TOM RYCHLIK, Trustee Liaison
9 CHRIS HEINEN, Director of Community Development
10 DONNA LOBAITO, CAO, Village Clerk
11 LEE FELL, Village Engineer
12 ERIKA FRABLE, Village Engineer
13 KATREINA KOPROWSKI, CFO/Deputy Village Clerk
14
15 SCHAIN BANKS
16 MR. PATRICK T. BRANKIN
17 Counsel for the Village of Hawthorn Woods
18
19 PRESENT ON BEHALF OF THE APPLICANT:
20
21 ROSANOVA & WHITAKER, LTD, by
22 MR. RUSSELL G. WHITAKER, III
23 Counsel for the applicant.
24
25 M/I HOMES OF CHICAGO, LLC
26 GREG COLLINS
27 ANNA SUTTON
28
29 GARY R. WEBER & ASSOCIATES
30 GARY R. WEBER
31 LISA PAJON
32 RICH OLSON
33 KLOA, INC.
34 JAVIER MILLAN
35
36 HAEGER ENGINEERING, LLC
37 JOSH TERPSTRA
38 MEMBERS OF THE PUBLIC
39
40
41
42

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1 CHAIRMAN MERKEL: Welcome to the
2 meeting. This is the Planning, Building and
3 Zoning Committee special meeting of the
4 Village of Hawthorn Woods. We are,
5 obviously, at the Performing Arts Center of
6 Lake Zurich High School, Tuesday, June 17,
7 6:30. It is currently 6:33, and we will call
8 this meeting to order.
9 Roll call to start.
10 CLERK LOBAITO: Mr. Merkel.
11 CHAIRMAN MERKEL: Present.
12 CLERK LOBAITO: Mr. Tisci.
13 COMMISSIONER TISCI: Present.
14 CLERK LOBAITO: Miss Massel.
15 COMMISSIONER MASSEL: Present.
16 CLERK LOBAITO: Mr. Preble.
17 COMMISSIONER PREBLE: Present.
18 CLERK LOBAITO: Mr. Glickman.
19 COMMISSIONER GLICKMAN: Present.
20 CLERK LOBAITO: Mr. Wifler.
21 COMMISSIONER WIFLER: Present.
22 CLERK LOBAITO: We have a quorum.
23 CHAIRMAN MERKEL: Awesome.
24 Okay. So we have four things on

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1 the agenda tonight. The first couple should
2 go relatively quick.
3 The second item -- the first item
4 was call to order. The second is the
5 opportunity for the public to address the
6 Commission for anything that is not on the
7 agenda today. So anything that's not on the
8 agenda -- is there anyone here to talk about
9 anything other than that?
10 (No response.)
11 CHAIRMAN MERKEL: All right. Moving
12 forward.
13 UNIDENTIFIED SPEAKER: Can you define
14 that? What do you mean by --
15 CHAIRMAN MERKEL: Not -- not the M/I
16 Homes situation. So if you're here to talk
17 about anything else with the Village --
18 UNIDENTIFIED SPEAKER: Oh, okay.
19 CHAIRMAN MERKEL: I'm sorry. I should
20 have been more specific.
21 So Item 3 is the approval of
22 minutes. We've had two minutes given to us,
23 the minutes of our May 6th Planning, Building
24 and Zoning Commission meeting, and we have

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1 minutes from our May 13th Planning, Building
2 and Zoning Commission meeting.
3 Okay. So the first one is the --
4 I'm gonna do them separate, guys. So May 6th
5 I am looking for a motion to approve the
6 minutes as received.
7 COMMISSIONER MASSEL: So moved.
8 CHAIRMAN MERKEL: Audrey.
9 COMMISSIONER TISCI: Second.
10 CHAIRMAN MERKEL: Dante? Second.
11 CLERK LOBAITO: Mr. Merkel.
12 CHAIRMAN MERKEL: I'm sorry. Before
13 that we have -- staff has given us -- there's
14 five points from the transcripts that were
15 incorrect with just naming conventions and
16 such and the right spelling. So I'm going to
17 put those in the -- nothing major, just
18 naming conventions.
19 So, again, with that -- with that
20 first and second, now we'll look for roll
21 call approval.
22 CLERK LOBAITO: Mr. Merkel.
23 CHAIRMAN MERKEL: Yes.
24 CLERK LOBAITO: Mr. Tisci.

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<p>1 COMMISSIONER TISCI: Yes. 2 CLERK LOBAITO: Miss Massel. 3 COMMISSIONER MASSEL: Yes. 4 CLERK LOBAITO: Mr. Preble. 5 COMMISSIONER PREBLE: Yes. 6 CLERK LOBAITO: Mr. Glickman. 7 COMMISSIONER GLICKMAN: Yes. 8 CLERK LOBAITO: Mr. Wifler. 9 COMMISSIONER WIFLER: Yes. 10 CHAIRMAN MERKEL: All right. Those 11 are approved, May 6th. 12 Now I'm looking for a motion to 13 approve the minutes of May 13 Planning, 14 Building and Zoning Commission meeting. 15 Anyone? 16 COMMISSIONER PREBLE: So moved. 17 COMMISSIONER WIFLER: Second. 18 CHAIRMAN MERKEL: Charlie, did you 19 second that? Who was first? 20 COMMISSIONER PREBLE: I did. 21 Kurt and then Charlie. Okay. 22 Now we're looking for roll call to 23 approve those minutes. 24 CLERK LOBAITO: Mr. Merkel.</p>	<p>1 recorded by the court reporter for the 2 meeting; Number 2, no person shall speak 3 during the public comment time for more than 4 three minutes, and a speaker may not yield 5 their time to someone else. So you can't say 6 I'm gonna give my extra time to that person. 7 You can't do that. 8 Members of the public may be asked 9 to avoid repeating comments, so if we just 10 keep hearing the same thing over and over. 11 So what we'd prefer you to do is, if you 12 agree with that, you can come up and say, I 13 agree with Bob or I agree with the last 14 statement. We are good listeners, and we'll 15 capture that. 16 And the fourth one is we really 17 want -- we'd appreciate no person to be 18 discourteous, belligerent, impertinent, 19 threatening, disparaging, or otherwise 20 uncivil. There should be no clapping, 21 booing, or otherwise -- other such actions. 22 The chair, myself, may limit the comments of 23 any person who engages in such conduct. This 24 is especially important because there's a</p>
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<p>1 CHAIRMAN MERKEL: Yes. 2 CLERK LOBAITO: Mr. Tisci. 3 COMMISSIONER TISCI: Yes. 4 CLERK LOBAITO: Miss Massel. 5 COMMISSIONER MASSEL: Yes. 6 CLERK LOBAITO: Mr. Preble. 7 COMMISSIONER PREBLE: Yes. 8 CLERK LOBAITO: Mr. Glickman. 9 COMMISSIONER GLICKMAN: Yes. 10 CLERK LOBAITO: Mr. Wifler. 11 COMMISSIONER WIFLER: Yes. 12 CHAIRMAN MERKEL: All right. Now 13 we're on the fourth item on our agenda, which 14 is new business. Again, I'm gonna read a 15 couple things here, then we can go just into 16 detail. 17 First, I want to go through the 18 protocol for a public hearing real quick just 19 to remind everybody. One: All persons who 20 desire to speak during the public comments 21 shall abide by the following rules -- I'm 22 gonna list those. 23 One, each speaker shall state their 24 name, in a clear manner, so that it can be</p>	<p>1 court reporter here who cannot transcribe 2 more than one person talking. So it makes it 3 very challenging. 4 All right. With all that said, what 5 we're gonna do is I'm gonna -- the public 6 hearing's already open, so we don't need to 7 reopen it. So I am going to read that, and 8 then we'll go from there. 9 So this is a continuance of the 10 public hearing special use planned 11 development consideration of an application 12 by M/I Homes of Chicago LLC as applicant for 13 entitlements for a mixed residential 14 subdivision related to the property located 15 south of Old McHenry Road, north of Illinois 16 Route 22, and east of Birkdale Drive and 17 Pinehurst Drive. 18 Applicant seeks approval of, one, 19 the special use and special use planned unit 20 development; two, preliminary plan and plat; 21 three, preliminary engineering; four, 22 preliminary landscape plan; five, 23 architectural plans elevation as set forth in 24 the plans and materials submitted with the</p>

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<p style="text-align: right;">Page 10</p> <p>1 application; and, six, certain departures 2 from the Village code. So that is what we're 3 gonna talk about. We already opened that. 4 The first thing we want to do is, 5 since this is a public hearing, we ask any 6 person wishing to be sworn in, gonna say 7 something, we'd like to swear everybody in at 8 one time. 9 So, first of all, if you are 10 planning to say anything or have a comment, 11 please stand and Miss Lobaito will swear 12 everyone in at one time. Thank you. 13 (Public sworn and/or affirmed.) 14 CHAIRMAN MERKEL: Awesome. Thank you, 15 all. 16 All right. At this time, since it's 17 an open -- since this is a continuation, we 18 don't need a staff report. What we're gonna 19 do is, basically, we're gonna ask the 20 applicant to provide an update to the 21 project, where they're at today, what's 22 changed since the last time we were here. 23 And then what we're gonna do is we 24 will -- the applicant will do that, and we</p>	<p style="text-align: right;">Page 12</p> <p>1 This is hearing number three. We've 2 been through expert testimony. I'm not going 3 to go through -- spend time going through 4 everything we've heard, but just a -- 5 CHAIRMAN MERKEL: Mr. Whitaker, I'm 6 sorry. Can you speak -- we can barely here 7 you -- into the mic. Thank you so much. 8 MR. WHITAKER: I do want to just do a 9 quick refresh on some of what we've heard at 10 the last couple meetings. I want to identify 11 that, again, we've heard from experts as part 12 of the project process. We've heard from 13 Lisa Pajon. Lisa's a biologist who addressed 14 threatened and endangered species, and the 15 Illinois Department of Natural Resources 16 signed off with the project. 17 We then heard from Rich Olson. Rich 18 is a landscape architect and a LEED 19 accredited professional. Rich talked about 20 planning factors that influence the ultimate 21 layout of the site plan. 22 Josh Terpstra, our civil engineer 23 from Haeger Engineering, testified to storm 24 water, grading considerations, insufficiency</p>
<p style="text-align: right;">Page 11</p> <p>1 will ask questions. Then we'll have time for 2 the public to come forward and ask additional 3 questions to the applicant or to the 4 Commission. We'll have a chance for the 5 applicant to rebut that or have any comments. 6 At that point, we'll close the 7 public hearing, and then we will deliberate. 8 And our goal is just -- again, I said this 9 last time. Our goal is not to approve or 10 disapprove anything. Our goal here, and our 11 commission, is to give recommendations to the 12 board. Then the board will vote what happens 13 from there. So that's our goal. We do not 14 know, at this time, when that board meeting 15 will be at the moment, but that is the plan 16 so just to make sure that's crystal clear to 17 everyone. Awesome. 18 With that, Mr. Whitaker, the 19 applicant. 20 MR. WHITAKER: Good evening. Russell 21 Whitaker, of Rosanova & Whitaker, here this 22 evening as counsel for M/I Homes as contract 23 purchaser of the property before the 24 Commission this evening.</p>	<p style="text-align: right;">Page 13</p> <p>1 of public utilities. 2 Javier Mill n is a traffic engineer 3 from KLOA. Javier spoke to sufficient 4 reserve capacity in a roadway network to 5 accommodate the proposed development. At 6 Route 22 and Old McHenry Road the proposed 7 development boils down to three seconds. 8 Three seconds of additional delay between 9 2030 no-build conditions and 2030 build 10 conditions. 11 Finally, Greg Collins from M/I Homes 12 spoke to M/I's experience in the market. He 13 spoke to the call for diversity of housing 14 product in the Village's comprehensive plan 15 and how that directive is consistent with 16 Lake County Partners' housing needs analysis 17 that was recently issued. 18 Lake County needs to attract young 19 workers to supplant an aging population but 20 has a housing shortage that has caused 21 rapidly increasing prices that create a 22 significant barrier to entry. We talked 23 about how that is not entirely Hawthorn 24 Woods' problem to solve; but, as a member</p>

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<p style="text-align: right;">Page 14</p> <p>1 community in Lake County, Hawthorn Woods 2 needs to be part of the solution. 3 If there are questions about expert 4 testimony that's been offered in advance of 5 tonight, we have all of them back with us 6 this evening. 7 So I want to jump right into the 8 plan revisions. At the last hearing, we 9 received feedback from the Planning 10 Commission. I think density was an 11 overriding concern; but, as we kind of talked 12 about density, we heard specifically from 13 Commissioner Massel, who ultimately tied 14 density to concerns to -- tied the 15 Commission's density concerns to concerns 16 about the integrity of the open-space network 17 and plans for a trail that were sort of 18 contemplated for the project. 19 I think it was really the 20 intersection of those two points that became 21 the point of emphasis for the plan revisions 22 before the Commission this evening. 23 The plan that's before you here is 24 an exhibit that emphasizes the open-space</p>	<p style="text-align: right;">Page 16</p> <p>1 development, in this location here, and 2 connects to another IDOT-owned parcel to the 3 south, in this location here. 4 In total, the open-space corridor 5 that's been created through this revised plan 6 is just over 10 1/2 acres. 7 This is the cross-section within the 8 trail corridor. When we look, at the key 9 plan at the top of the screen, here, we can 10 see where the cross-section is taken. It's 11 just behind Lot 25, which is a duplex unit 12 located on the west side of Kemper Ridge Way. 13 This isn't the smallest section, but it also 14 isn't the largest section. The goal of the 15 exhibit is to show how the privately improved 16 trail segment would interact with the 17 proposed development. 18 In the cross-section, at the bottom 19 of screen, you see the duplex unit on Lot 25 20 to the right. The duplex has a 15-foot rear 21 yard. There's a 52-foot section of 22 naturalized storm water detention basin. You 23 then see the 10-foot trail. And then we have 24 a 70-foot naturalized area west of the trail.</p>
<p style="text-align: right;">Page 15</p> <p>1 corridor that is created with the revised 2 plan. 3 The corridor is strategically 4 located on the west side of Kemper Ridge Way 5 to align with an IDOT-owned parcel to the 6 north. You'll see the IDOT-owned parcel 7 located to the north of the property. 8 The minimum width of the corridor is 9 50 feet adjacent from Merion Court in this 10 location here. The corridor will be improved 11 with a multiuse trail. You see the trail 12 improvement depicted in orange running 13 through -- from north to south through the 14 center of the open-space corridor. 15 In mind, we'll work with the Village 16 regarding specifications for the trail 17 improvement through the final engineering 18 process, whether that trail wants to be 19 asphalt or crushed stone. The trail 20 improvement winds through passive open-space 21 areas consisting largely of existing wetlands 22 and a proposed major storm water basin. 23 The trail ultimately crosses Kemper 24 Ridge Way in the southern portion of the</p>	<p style="text-align: right;">Page 17</p> <p>1 In this section the total width of 2 the open-space area within Kemper Ridge is 3 approximately 150 feet. That's the 4 equivalent of one half of a football field. 5 I would point out that -- what isn't 6 depicted on this cross-section, though. 7 While Kemper Ridge is adjacent to Wentworth 8 to the north, along Old McHenry Road, and is 9 adjacent to Westbury to the south along 22, 10 the entire central section of the property is 11 adjacent to Kemper Ridge Golf Club. 12 When we look at this image, you see 13 the central section of the open-space 14 corridor. And then, of course, you see the 15 Kemper Ridge golf course. 16 So when we look at the broader 17 context of the site plan, we see that the 18 view corridor is not limited to just the 19 150 feet shown here but working with the 20 overall context of the site. We have what 21 will be a much larger view corridor opening 22 up into the adjacent golf course community. 23 This illustrative plan overlays the 24 landscape enhancements onto the revised plan.</p>

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1 To the north I would point out two
2 new naturalized detention basins flanking the
3 entrance to Kemper Ridge Road off Old McHenry
4 Road. You see significant landscape
5 buffering running parallel to Old McHenry
6 Road.
7 A little hard, at this scale, but I
8 would point out that this area here, running
9 parallel to Old McHenry Road, is new
10 landscape, new berm, and a landscape buffer
11 that will provide a transition from the
12 intensity associated with Old McHenry Road to
13 the homes planned at the site.
14 You see a significant investment in
15 landscape enhancements throughout the open
16 space corridor. This exhibit tries to use
17 some representative images to depict what
18 areas throughout the corridor will look like.
19 For example, we're showing a
20 significant number of -- we are showing a
21 significant number of new trees between the
22 new trail section and existing homes in
23 Wentworth. So that's the area to the north
24 here.

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1 The representative image here is
2 showing just a generic cross-section of a
3 trail with some associated landscape
4 enhancements that, I think, are sort of on
5 character with what is proposed here.
6 In general, you see new plantings on
7 both sides of the new trail section. There's
8 some small open spaces adjacent to the trail
9 section. You see the image here and the
10 image here depicting areas with open spaces
11 adjacent to the trail section. We have open
12 space areas in this location, in this
13 location, and in the location up here.
14 I would also point out, while
15 difficult to see on this scale, when you look
16 at a printout of the plan, it becomes easier
17 to see that there are also connections
18 between sidewalks and trail connections in
19 the location of some of these open spaces.
20 So the goal is to activate these open spaces
21 for use by residents of Kemper Ridge but also
22 then to provide residents of Kemper Ridge
23 access to the trail system and users of the
24 trail system access to the open space

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1 corridor that's being created here in Kemper
2 Ridge.
3 The middle right image here is
4 showing a depiction of a wetland -- a
5 wetland -- a created wetland basin adjacent
6 backing to homes. So this is -- this image
7 is intended to depict the character of how
8 you might perceive homes in the distance,
9 seeing them across a new, naturalized wetland
10 basin if you were walking on the trail.
11 And the image here on the left is
12 intended to depict an existing wetland, which
13 you would see looking off from the west of
14 the trail.
15 So the goal here was to help capture
16 what you might expect to experience if you
17 were walking down the trail section, the
18 open-space corridor that M/I has incorporated
19 as part of the plan.
20 This next image is depicting a
21 crosswalk section. So one of the criticisms
22 we heard about previous plan iterations is
23 that the trail system was a little bit
24 chopped up, in some cases it was too close to

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1 the road or adjacent to the road, and it felt
2 like it needed some separation. We've done
3 that. We've separated the trail from the
4 road entirely and tried to open up and create
5 a really integral open-space corridor.
6 Of course, there's got to be
7 connectivity through the residential
8 development, so that means there's going to
9 have to be a crossing. The trail is going to
10 have to cross Kemper Ridge Way at some point
11 in time. We've been very intentional about
12 where we located this crossing.
13 If you look at the plan section
14 here, what we're showing is that we brought
15 the trail section to a three-point
16 intersection where Kemper Ridge Way is
17 intersecting with Riviera Road. The intent
18 is that this intersection could be stop
19 controlled. So we're showing stop bars here,
20 stop bars here, stop bars here.
21 We're depicting that the blue is not
22 intended to depict that -- the nature of the
23 trail improvement, just to call out the
24 trail; but then you can see that we're

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<p style="text-align: right;">Page 22</p> <p>1 scheduling a different pavement section to 2 help motorists identify that there -- hey, 3 there's a trail network here. You need to 4 slow down. You need to be cautious. You 5 need to be cognizant of people who are gonna 6 be crossing the road at this location. 7 We're showing signage that can be 8 incorporated. We're showing bollards that 9 are going to signal that this is not a road. 10 This is not something to be driven down. I 11 just came back from Greece a couple weeks 12 ago. They don't even acknowledge these types 13 of things in Greece. They drive anywhere 14 they want to drive. 15 I want to touch on density. So the 16 creation of the open-space corridor became 17 the real driver of reductions to unit count 18 across the plan. We've eliminated a total of 19 27 units going from 204 total dwelling units 20 down to 177 dwelling units. The resulting 21 density is 1.3 -- I'm sorry, 3.16 dwelling 22 units per acre. 23 With the revised plan, we've gone 24 from 58 to 53 single-family homes. We've</p>	<p style="text-align: right;">Page 24</p> <p>1 single-family homes, delete five townhomes. 2 We sort of found logical spots, logical pods, 3 for where each of these unit types are 4 located. And the additional shifting would 5 fundamentally change the layout of the plan. 6 So that's kind of an important point on how 7 we landed at the ultimate unit count and the 8 allocation of the units between product 9 types. 10 At the end of the day, we didn't 11 target an artificial density calculation that 12 has no relationship to how people will 13 interact with the property. We've created 14 the unique open-space network that is both 15 presently buildable and will facilitate 16 future links to stay on property. We then 17 came back and added an appropriate mix of new 18 housing product around the perimeter of that 19 open-space corridor. 20 In other words, we solved a 21 practical problem, and we backed into a 22 workable density, which we think is an 23 appropriate way of addressing the issue. 24 As I wrap up, just introductory</p>
<p style="text-align: right;">Page 23</p> <p>1 gone from 52 to 56 (verbatim) duplex units. 2 The most significant change came around the 3 townhome segment of the community where we 4 went from 94 townhomes down to 68 townhome 5 units. 6 The revised plan does a better job 7 of balancing unit count with 30 percent 8 single-family homes, 32 percent duplexes, and 9 38 percent townhomes. I would point out that 10 variance in unit count can be a difficulty. 11 In this case it's really a product of the 12 unique property configuration and how the 13 site wants to lay out. 14 As you look at the site plan, you 15 can see that unit types are generally divided 16 into pods. We have single-family to the 17 south. We've got townhomes to the east, and 18 we've gone duplexes running down the central 19 corridor. It's only in the north where we 20 intend to have a model court where we have an 21 intermixing of single-family homes and 22 duplexes. The point being it's not an easy 23 process to say, oh, let's try to even this 24 stuff out exactly. Let's just add five more</p>	<p style="text-align: right;">Page 25</p> <p>1 comments to make, I do want to identify that 2 there were some changes to building 3 elevations since those plans were first 4 introduced to the Commission. 5 In coordination with staff, we've 6 incorporated some additional masonry across 7 the front elevation of the townhome and 8 duplex units. 9 In this image you see the townhome 10 elevation. This is a four-unit townhome 11 building. You can see Unit B at the end, 12 Unit A and C in the middle, and then Unit D 13 at the end. So what we're showing here is 14 that we've added full first-floor masonry to 15 the end units, in this case, Unit D and Unit 16 B. Even looking at the front elevation, you 17 can see that, as you turn the corner away 18 from the plane of the garage unit, that we 19 dropped to a wainscot of masonry. You can 20 see that back here. You can see this back 21 here where the building is recessed from that 22 front plane. I would note that that masonry 23 wainscot wraps all four sides of the townhome 24 and the duplex buildings.</p>

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1 This is a depiction of the duplex
2 building. When I was on this last slide, I
3 tried to call out specifically the unit
4 classification. So here you've got Unit B,
5 Unit A, Unit C, and Unit D. When we look at
6 this next slide, I want to point out that
7 you've got a Unit B combined with Unit B.
8 Keep in mind, the floor plan's elevations are
9 similar between the townhomes and the
10 duplexes.
11 Duplex elevations will be
12 interchangeable so they can be a B and a B,
13 an A and a B, a B and a D. There are a bunch
14 of different combinations of unit types when
15 we get to the duplexes.
16 In this case we're showing two Bs
17 together, which produces full first-floor
18 masonry at the point of the garage; but, to
19 be transparent, I wanted to show alternative
20 elevations. None of the duplex buildings are
21 the same. They integrate masonry in slightly
22 different manners; but, at the end of the
23 day, as we showed on this last slide, you can
24 see that there is four-sided masonry.

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1 In addition to that, I would point
2 out that with all of the articulation,
3 horizontal-vertical, we've got changing
4 siding product between lap side and
5 horizontal siding, forward and back, and that
6 all of the siding product is also mason- --
7 or it's also the masonry material, a
8 hearty -- or a hearty comparable material.
9 So with that we spent a bit of time
10 working through this plan. I think that it
11 really begins to answer the call of creating
12 an open-space corridor. I think what's great
13 about this plan is that there's a lot of --
14 there's a lot of talk about what the State
15 might do with respect to corridors of
16 State-owned space to the north and south.
17 What this plans does is it doesn't
18 rely on the State. It's private investment,
19 going out and making -- a private developer
20 making an investment in your community.
21 We've created a consolidated, open-space
22 corridor that, I think, everybody can be
23 proud of. We will actively improve that
24 corridor. We will construct the trail, and

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1 it will be the first section of an open-space
2 corridor constructed here in Hawthorn Woods.
3 In doing that, I think we've solved
4 some of the questions or concerns with
5 respect to -- with respect to the overall
6 density of the plan, and we've done it in a
7 manner than doesn't just throw a dart and
8 target a number. It does it in a very
9 thoughtful manner, building around the
10 open-space corridor.
11 So with that -- concludes my
12 presentation, and we would be happy to answer
13 any questions the Commission has.
14 CHAIRMAN MERKEL: Thank you,
15 Mr. Whitaker.
16 At this point, any questions or
17 comments from the Commission to Mr. Whitaker,
18 M/I Homes, or any of their experts? Larry?
19 COMMISSIONER GLICKMAN: I apologize if
20 I didn't see this in the packet that we
21 received.
22 Was there any additional traffic
23 study done as far as its potential impact on
24 the Lake View Road across Old McHenry?

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1 MR. WHITAKER: So there was not
2 additional traffic study that was done. I
3 know the Village has looked at -- has looked
4 at some stuff. We've collaborated with the
5 Village. We've work with our traffic
6 engineer.
7 In talking to him today, I think the
8 best answer that we can give is that the
9 pressure on Route 22 and Old McHenry Road --
10 the pressure on any intersection is what
11 creates behaviors where people are looking
12 for cut-through routes. They're looking to
13 avoid a problem intersection, and they're
14 looking for a path of least resistance.
15 In this case, we know -- I think
16 there's been communication with the
17 Village -- that IDOT is intending to begin
18 tree removal along the Route 22 corridor
19 later this year. And I think the expectation
20 is that Route 22 improvements will be
21 happening potentially as soon as next spring.
22 And so the real answer to the
23 cut-through problems, for a neighbor to the
24 north, is not that we -- is not bad planning.

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1 It's not, hey, let's offset intersections
2 because that creates unsafe conditions. I
3 think the real answer is we have a
4 larger-scale network improvement that's going
5 to facilitate vehicles moving through the
6 intersection of Route 22 and Old McHenry Road
7 in a more efficient manner.
8 Our traffic study does absolutely
9 address that. You can see that from existing
10 conditions today to 2030, with no
11 improvements, the proposed development adds
12 three seconds to today's wait time.
13 If we -- if we program in the
14 Route 22 improvements, the function of the
15 road improves greatly by letter grade. I
16 don't have the -- I don't have the number of
17 seconds off the top of my head, but the
18 intersection functions in a very positive
19 fashion.
20 So, I think, from our perspective,
21 the -- from a planning perspective, we always
22 look to align intersections. We did it not
23 just to the north here, but we also did it to
24 the south here. And, I mean, we're -- this

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1 is aligned with an existing roadway network
2 to the south. We do that because we don't
3 want people making conflicting turns, right?
4 We always want to line those intersections
5 up.
6 So, I think, we did -- we did look
7 at and say is there anything we could do
8 and -- outside of moving that location and
9 creating an offset intersection. We didn't
10 really think there was anything that we could
11 do to prevent people from going outside of
12 installing a right-in/right-out to the north.
13 And given some of the testimony that we heard
14 about the Westbury development here and
15 people not always obeying the right turn --
16 the restricted right-in/right-out because
17 they, frankly, didn't want to, we didn't
18 think that that was really a practical
19 solution here.
20 So, I guess, to answer your
21 question: Was an additional study done? No.
22 Was there a lot of conversation that happened
23 about what could be done, what are our
24 options? Yes, there was. And, I think, we

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1 kind of backed into that the real answer is
2 those Route 22 and Old McHenry Road
3 improvements.
4 CHAIRMAN MERKEL: Thank you, Larry.
5 Miss Massel?
6 COMMISSIONER MASSEL: I have a
7 question.
8 Can you share, like, how many
9 townhomes you started with and how many the
10 plan has again? It was at the beginning of
11 your presentation.
12 CHAIRMAN MERKEL: 94 to 68 is what I
13 show you just said.
14 MR. WHITAKER: Yeah, that's correct.
15 94 --
16 COMMISSIONER MASSEL: 94 to 68. And
17 the duplexes?
18 MR. WHITAKER: 52 to 56.
19 COMMISSIONER MASSEL: 52 to 56. And
20 the single-family unit homes?
21 MR. WHITAKER: 58 to 53.
22 COMMISSIONER MASSEL: 58 to 53. I did
23 get 38 percent for the townhomes.
24 What was the percentage for

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1 duplexes?
2 MR. WHITAKER: 32.
3 COMMISSIONER MASSEL: 32. And then
4 the single-family with 30?
5 MR. WHITAKER: That's correct.
6 COMMISSIONER MASSEL: Okay. Thank
7 you.
8 CHAIRMAN MERKEL: All right.
9 Anyone else?
10 I want to -- not so much a question
11 but a comment, not to talk about your
12 presentation, but the -- the change from what
13 we see today, to the last time, is relatively
14 significant.
15 The one we had -- two things we
16 brought up is density and then the fact that
17 we'd like to -- we heard everyone last time.
18 This is unencumbered property. It is private
19 property. What we did hear -- we did hear
20 everyone, and you brought up, we'd like to
21 consider that green corridor up, and we
22 suggested shifting everything to the right so
23 we had the corridor.
24 If you had the picture of what you

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1 had before, that is different, significantly
2 different. And I think you said it, but,
3 from my rough calculation, it looks like the
4 minimum, minimum cross-section of the
5 green -- of the corridor on the left is
6 50 feet.
7 MR. WHITAKER: That is -- that is
8 correct. And that's in -- in that location,
9 which is here to the very north --
10 CHAIRMAN MERKEL: Yeah.
11 MR. WHITAKER: -- I would identify
12 that, in the last plan iteration, there
13 were -- there was a line of homes in that
14 location.
15 CHAIRMAN MERKEL: Correct.
16 MR. WHITAKER: I want to say it was
17 like eight or ten homes in that location. So
18 from a private developer perspective, we're
19 always looking for efficiencies, right? If
20 we did build homes on two sides of a road,
21 then we -- that -- the cost per mile of road
22 is going down. We decided to take those
23 homes away in this case because, really,
24 taking those homes away was the only way to

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1 get to that sort of integral, open-space
2 corridor from the north where it connects to
3 IDOT all the way to the south where it
4 connects with IDOT again.
5 CHAIRMAN MERKEL: And just to
6 reiterate that, the south is IDOT property,
7 and the north is IDOT property.
8 MR. WHITAKER: Correct. IDOT owns the
9 parcel here. IDOT owns the parcel up here.
10 So they own north and south of this. IDOT
11 has no ownership of the property in the
12 middle.
13 I would -- and since you brought it
14 up, I would reiterate -- and I know we talked
15 about it kind of extensively last time. In
16 2000 IDOT was put on notice of the intent to
17 move forward with the development of the
18 project. There's State law regarding the
19 matter. IDOT responded to that notice. IDOT
20 stated emphatically that they had no
21 intention of moving forward with the project.
22 Under State law, when IDOT decides
23 not to move forward with a project, after
24 being given a notice like that, under State

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1 law, you have the right to proceed with an
2 improvement of the property even though that
3 there's a center line recorded. So we've
4 done what is necessary in order to check the
5 box under State law.
6 CHAIRMAN MERKEL: And that's exactly
7 where I was -- I just want to make sure
8 everyone heard that.
9 At one point, in the future, the
10 property owner did reach out to IDOT, in the
11 north and south, to say purchase this land,
12 and IDOT said no. And, basically, they --
13 MR. WHITAKER: That's correct.
14 CHAIRMAN MERKEL: We heard that last
15 time. I wanted to make sure everybody heard
16 that again. So it is now unencumbered land
17 that the owner has, and that's why we are
18 here today.
19 MR. WHITAKER: And I hear somebody
20 asking in the background, so I would
21 reiterate -- and I feel like I might have
22 messed it up. That notice went out to IDOT
23 in 2020.
24 CHAIRMAN MERKEL: 2020?

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1 MR. WHITAKER: Correct. I thought I
2 said -- it wasn't until you asked it, but I
3 realized --
4 CHAIRMAN MERKEL: Yeah, that's fine.
5 Those the are the same questions we asked.
6 And I assume we can get a copy. In 2020 the
7 owner went to IDOT, do you want to buy this
8 land to connect your properties, and the
9 answer was pass.
10 MR. WHITAKER: And, to be clear, there
11 have been communications with IDOT since that
12 time. We have not sent a formal letter
13 stating -- identifying State statutes and
14 trying to create a legal record because we
15 haven't -- we don't believe that's necessary,
16 given the 2020 documentation of record; but
17 in the last six months, IDOT has reiterated
18 that they have no plan to proceed with
19 acquisition of this property.
20 CHAIRMAN MERKEL: Just to make it
21 clear to everyone, on that drawing there, up
22 at the top, in the northern section, they
23 removed one, two, three, four, five, six --
24 seven homes -- single-family homes on the --

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1 if you want to point to that, Mr. Whitaker,
2 up there.
3 And then straight down from there
4 they removed -- they removed -- they removed
5 one of those duplexes along there. So let's
6 make sure everyone knew where those removals
7 were.
8 And then the major change was, in
9 that area there with the townhouses, going
10 from 94 to 68. This is -- that's where that
11 circle is. Thank you.
12 Any other questions from the
13 Commission? Comments? We're gonna have time
14 to deliberate afterwards, but any other
15 comments. Larry? Kurt? Charlie? Audrey?
16 Dante?
17 (No response.)
18 CHAIRMAN MERKEL: Okay. At this
19 point, we are going to ask -- like we did the
20 last time, and, again, I went through those,
21 kind of, rules of engagement here, how we're
22 gonna do this; but if you would like to say
23 something -- the public would like to come
24 up, those of you who were sworn -- if you

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1 weren't sworn in, please let us know.
2 And, again, when you come forward,
3 please -- for the court reporter, please
4 state your name and address and then, again,
5 if you -- whatever you'd like to say, again,
6 we'd like to keep it to three minutes, if we
7 can. And, then, if there are several people,
8 we kind of can queue up along that aisle over
9 there. And we are here to listen. So we
10 will listen to that. I want to make sure
11 everyone -- not taking a position or not,
12 it's -- understood the facts of what we're
13 dealing with today.
14 So, with that, we can welcome
15 whoever would like to say something. Come on
16 up.
17 MR. HILL: I'll start us off here.
18 Good evening, members of the
19 Commission. My name is Mike Hill. I am a
20 resident of Wentworth subdivision. My home
21 is on Birkdale Drive directly to the west of
22 the proposed Kemper Ridge development.
23 I spoke at the first public hearing
24 in April.

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1 First, I want to -- appreciate the
2 time taken, the patience, the critical
3 listening the Commission has demonstrated
4 throughout the hearing process. On behalf of
5 Wentworth community, and our response team
6 this evening, we say thank you.
7 We also appreciate the thoughtful
8 effort and compromise that M/I has evidenced
9 in the revised plan to both reduce the
10 overall density of the development as well as
11 the rethinking and repurposing of the land
12 most adjacent to Wentworth and Birkdale.
13 The changeout of the seven
14 single-family homes, in favor of more natural
15 space, with the proposed conservation feature
16 that includes the multiuse path, is very
17 welcomed. We not only can see this as an
18 enhancement to Wentworth, but we also believe
19 it enhances the value and esthetics of the
20 proposed homes on Marion Court as well.
21 The proposed multiuse widened path
22 appears to be a major upgrade to Kemper Ridge
23 and its future residents and adjoining
24 communities. It demonstrates an effort to

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1 recognize the many individuals who spoke up
2 on the long-held values and passion for
3 preserving our green space as possible.
4 The conservation feature also
5 appears to provide a buffer between the
6 existing homes on the east side of Birkdale
7 Drive, where I live, and the single-family
8 and duplexes proposed on Marion Court.
9 Having said all this, we do have a
10 few minor requests and just need a little bit
11 of clarification on a couple minor items.
12 First, we have a specific question
13 about whether the prairie plantings that were
14 shown on the cross-section of the multiuse
15 path on Page L-18 will run the length of the
16 conservation feature? And maybe that was
17 covered but just clarification. It was a
18 little unclear from the landscaping plan.
19 This is, obviously, important from an
20 esthetics and privacy point of view.
21 We do recognize that a berm and
22 buffer on the west side of the path that we
23 had talked about before may not be feasible,
24 and we are hopeful that the planting of the

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1 trees, at least what I saw, from the image a
2 few minutes ago, will provide enough adequate
3 spacing or coverage.
4 And, next, we understand that Old
5 McHenry and Illinois Route 22 resurfacing and
6 expansion are in the Lake County's and State
7 of Illinois' long-range plans. Even with the
8 lower density of 177 units, we do calculate
9 there will be about 440 new cars to the
10 community within a half-mile radius of Old
11 McHenry and Half Day, about 2 1/2 cars per
12 family. And we are hopeful to collaborate
13 with both the Village -- and we know this is
14 the Village of Hawthorn Woods, Long Grove,
15 and Kildeer -- to make a strong plea to Lake
16 County and IDOT to install deceleration turn
17 lanes and to add stoplights to improve the
18 traffic flow on Old McHenry and Half Day
19 Roads as part of the rebuild and resurfacing.
20 Once again, we want to thank the
21 Commission and M/I Homes for taking major
22 steps to reduce density and respect for the
23 green space aspects of the development.
24 Working together we can make this proposed

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1 development an attractive asset to our area.
2 Thank you very much.
3 CHAIRMAN MERKEL: Thank you, Mr. Hill.
4 Mr. Whitaker, this is just a
5 question. Do you want to hear all of the
6 public comments and then respond or one by
7 one?
8 MR. WHITAKER: Collect them all.
9 CHAIRMAN MERKEL: Thank you. Just
10 making sure.
11 MR. TANG: Good evening, everyone. My
12 name is Henry Tang, and I reside at 23113
13 North Pinehurst Drive in the Westbury
14 community. Appreciate the opportunity to
15 speak again tonight and would like to give
16 you several concerns previously raised during
17 the public hearing in April.
18 First of all is the fire safety and
19 property spacing. As I spoke before, last
20 year, I had to call 911 twice because the
21 farm located less than 25 foot from our
22 backyard, at the Westbury community, caught
23 fire at night. This is not just a nuisance,
24 it's a really danger to our homes and

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1 families. M/I has make improvement in the
2 Wentworth community creating better
3 separation between properties, however, no
4 similar action has been taken for Westbury
5 community. This inconsistency is a little
6 bit troubling.
7 Additionally, from a privacy
8 standpoint, I doubt future single-family
9 homeowners would appreciating being
10 overlooked daily by neighboring properties.
11 I strongly urge M/I Homes to implement the
12 same separation and safety measurements in
13 Westbury that have been applied just like
14 Wentworth.
15 Second point is the water
16 infrastructure and capacity. M/I home, yes,
17 on the last public hearing, said that plans
18 to install new water system and Aqua is
19 considering building another pool and
20 increasing capacity. But more homes mean
21 greater water demand, and our current
22 infrastructure is already strained. The
23 system is old and fragile.
24 In just the past few weeks, we have

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1 received multiple reminders from Aqua to
2 limit lawn watering even though temperature
3 haven't even exceed 80 degrees Fahrenheit.
4 This clearly shows the system cannot meet
5 even the current demand let alone support a
6 new development.
7 So I would ask has M/I Homes
8 evaluate the impact of the new construction
9 on the existing water infrastructure? Has
10 there been coordination with Aqua to ensure
11 water supply stability? We cannot afford
12 another July 4th, 2023, which -- when our
13 community had no water.
14 The last point that I want to make
15 is traffic and accessibility. It was
16 recently announced that the building on Salem
17 Lake Drive will become a Divinity School.
18 The intersection at Salem Lake Drive and in
19 and around Route 22 is already our only
20 U-turn access back into our community.
21 During the rush hour, traffic is already
22 backed up into our neighborhood. With new
23 construction it is hard to believe that the
24 impact will be, quote-unquote, light, as M/I

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<p style="text-align: right;">Page 46</p> <p>1 Homes and -- has suggested. In reality, it 2 will likely become more congested and 3 time-consuming for residents to return home. 4 I recommended that M/I Homes to 5 reconsider the entrance and exit plans for 6 the proposed development, and we ask that the 7 traffic-flow analysis with these new factors 8 in mind. 9 Overall, thank you for allowing me 10 to voice these concerns. We do expect the 11 proposed new constructions to be safe, 12 sustainable, and respectful of existing 13 community. We would appreciate follow up 14 from M/I about these issues and look towards 15 resolutions. Thank you very much. 16 CHAIRMAN MERKEL: Thank you, Mr. Tang. 17 MR. MILLER: Steven Miller, 14 Seneca 18 Avenue West, Hawthorn Woods. Good evening, 19 members of the Commission. 20 I'd like to start with the first 21 thing that the representative from M/I Homes 22 himself stated on the record that we, as 23 Hawthorn Woods, have no responsibility to 24 high density and affordable housing or</p>	<p style="text-align: right;">Page 48</p> <p>1 I understand that you are 2 non-compensated members. I understand that 3 you are appointed to serve a five-year term; 4 that you are recommended and placed by the 5 mayor; and that you, as members, are 6 residents of the Village. 7 Well, as Village members, as our 8 representatives, I'm surprised there's not 9 more community members here. They've, 10 obviously, got trust in this advisory board 11 as fellow residents. They have trust in you. 12 I, however, have had my trust shaken, not 13 necessarily by this board but in the past. 14 And I just want to remind you that 15 this property, as they said, yeah, we aren't 16 responsible for this -- this housing and this 17 low income. We are one-acre lots. We are 18 single-family homes. We are unattached -- no 19 unattached buildings. We are no sheds. We 20 are a bedroom community. This is who we are. 21 This gives no benefit to the community, per 22 se, at large, rather, creates more expense 23 for the community and maintenance. 24 I would ask that you recommend that</p>
<p style="text-align: right;">Page 47</p> <p>1 providing such. This is drawn from the 2 record, if I -- if I'm not mistaken. We do 3 not have this responsibility. 4 I would like to remind the public, 5 if I may, that the functions of the Planning 6 and Zoning Commission is responsible for 7 preparing -- this is for the public's benefit 8 being, mind you, in case they're not aware, 9 responsible for preparing and recommending to 10 the Village board, "recommending" to the 11 Village board, a comprehensive plan for the 12 present or future development or 13 redevelopment of the Village. They review 14 all subdivision plans and report their 15 findings to the Village board. You are the 16 review committee. 17 Additionally, the Planning, Building 18 and Zoning Commission holds public hearing 19 for zoning ordinances that uses zoning 20 classifications specific to a piece of 21 property and special use or planned unit 22 development requests. Now the public is 23 educated to say exactly who we're addressing. 24 We're here to -- to advise.</p>	<p style="text-align: right;">Page 49</p> <p>1 we do not annex, and we do not move forward 2 on this any further because we do not need a 3 builder to come in and recreate a greenway 4 corridor. There is no recreating. There is 5 a greenway corridor. It's there. However, 6 as you're allowed by law, a land purchaser 7 came in, within the time limits, and 8 purchased the land from IDOT. As their 9 representative states, and yourselves, 10 there's no activity on the top and bottom, 11 north or south of that property. We all know 12 what IDOT did with 53. This is why our 13 neighborhood in Hawthorn Woods has a greenway 14 corridor. It's staying that way. It is what 15 it is. 16 However, a land purchaser came in 17 and purchased this land because it was their 18 right. Now they're asking us to annex it and 19 turn it into something that does not align 20 with the ordinances and the codes and the way 21 of life of Hawthorn Woods. 22 I ask you, I plead with you, if I 23 may, as an advisory board, advise against it. 24 Advise against the annexation, period. The</p>

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1 annexation quashes this whole -- this whole
2 concept. There's a reason. Please, I plead
3 with you, as residents, as members of the
4 community, is this -- is this what you want
5 Hawthorn Woods to be? Really? Is this what
6 you want in your backyard? Is this really
7 what you want?
8 And, please, if you -- if you think
9 that, in your hearts, for some reason, that
10 some developer will come in, on the back side
11 and build a factory or an apartment building,
12 that's not gonna happen. It will stay county
13 land. Hopefully, the owner will be able to
14 donate and take a writeup on the property.
15 That's not our -- that's not my
16 responsibility, and it's not yours.
17 With that, I thank you for your
18 time.
19 MS. MARSHALL: Hi. My name is Urmi
20 Marshall, and I reside at 27 Old Barn Road in
21 Hawthorn Woods.
22 So, like the speaker before me, I
23 also oppose this new proposal by M/I Homes
24 for a couple reasons. The first is the

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1 traffic study. There are many, many flaws in
2 the traffic study. So if you look at the
3 outbound entrance that is designated right
4 now as the main entrance, it exits out or
5 enters into from Old McHenry Road.
6 As you know -- since we are
7 residents, as you know, that's one way in
8 each direction. If that is a main entrance
9 for 400 and something cars, how is that going
10 to work when it's facing another subdivision
11 that also has right-in/right-out, you know,
12 completely -- complete openness in terms of
13 where you can exit onto -- onto Hillcrest
14 Drive, which would be opposite this exit.
15 The first time there is an accident
16 there, when someone is trying to go to school
17 or drop their kid in the morning or go to
18 work because two cars are trying to make a
19 left turn out of this new proposed
20 subdivision or out -- out of Hillcrest,
21 remember this moment, that this is not
22 acceptable to have that sort of intersection.
23 Right now M/I Homes is proposing
24 that on 22 there's only a right-in/right-out.

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1 Why can't we have that -- if this is even
2 going to happen, which we oppose, but why not
3 have that? The first time there is an
4 accident with a child waiting for the bus in
5 the subdivision that I live in, which is
6 starting from Hillcrest going onto Lake View,
7 Old Barn Road, remember this moment. This --
8 there is traffic there. And, yes, the
9 speeding problem is something separate, but
10 when you add additional homes that want to go
11 to Vernon Hills or want to go north, they
12 will, 100 percent, go through this
13 subdivision.
14 This is our responsibility to fix
15 and correct. The traffic report -- three
16 seconds? Come on. It's worse than three
17 seconds when that's a drop of rain or a bit
18 of snow. I cannot believe that adding this
19 many homes and these many cars is only going
20 to add three seconds. And three seconds to
21 what? Maybe Old McHenry going southbound,
22 but what about 22? What about onto
23 Hillcrest? That Hillcrest piece wasn't
24 accounted for in this traffic study. The

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1 traffic study is poor.
2 Another thing that is poor is the
3 wildlife study. It was done by Midwest
4 Ecological, which is, you know, a small
5 outfit. They're not -- from what I could see
6 from their website, they are not pro
7 wildlife. We have the luxury of having
8 beautiful wildlife in Heron Creek -- this is
9 right adjacent to it -- with six endangered
10 species. You can't tell me logic -- logic
11 doesn't tell me that three seconds makes
12 sense. Logic doesn't tell me that there will
13 be no impact to wildlife. This feels and
14 it looks -- if you look at the numbers and if
15 you just get a gut feel, this does not feel
16 right.
17 So what I ask of this committee is
18 to wait. We have the luxury -- like the
19 speaker before me said, we have the luxury of
20 deciding whether to annex this or not.
21 Why -- what's the rush? You know, it's like
22 we're dating -- we're marrying the first
23 person that wants to date us. Come on. We
24 have the chance to make this what we want to

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1 be. And let's ask M/I Homes: Can you fix
2 the traffic problem? Can you fix the
3 wildlife problem even more? Let's not get
4 married right now. We don't -- we need to
5 date a little bit more. This is the first
6 chance that we've had to look at what we want
7 to do with this land, and it feels like we're
8 kind of rushing into it.

9 I would urge you -- as people who I
10 know to have the best interest of Hawthorn
11 Woods, just like everybody in the audience, I
12 know that you have the best interest of
13 Hawthorn Woods at heart.

14 I circulated a petition that has
15 been out on one social media channel, on
16 Facebook, for less than a week, and we have
17 139 signatures as of me coming to this
18 meeting. And that was just me on Facebook.
19 I know that if this issue goes further, and
20 if we publicize this, this audience size will
21 be dwarfed. We don't want this. The people
22 of Hawthorn Woods don't want this.

23 I urge you to wait and see what else
24 we can get, see if there's something better

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1 and even keeping -- keeping the land as it is
2 right now. Let's not -- let's not get
3 married right now.

4 The second -- or the maybe third or
5 fourth thing I would like to request is a
6 little bit more transparency, please. I
7 don't -- I don't fault anyone on this -- if
8 your committee in the Hawthorn Woods Village
9 works like where I work, there's a committee,
10 and then there's people that work on the
11 website.

12 There was not transparency -- enough
13 transparency about this meeting. So the date
14 wasn't revealed. I think the date was chosen
15 about a week after the last meeting, but it
16 didn't go onto the website. And the plans
17 that were offered by M/I Homes were not
18 available until later. We -- we care. We
19 want to know what the details are. So if you
20 could please make an effort -- because
21 perception is reality. I am 100 percent sure
22 that no one's trying to hide anything, but if
23 it's not transparent to the people of the
24 Village, it doesn't feel good.

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1 So, again, we urge you to not let
2 this go forward and preserve our community as
3 it is. Thank you.

4 MS. O'BRIEN: Hi. My name is Joanne
5 O'Brien. I live at 6 Seneca Avenue West in
6 Hawthorn Woods. I want to say I appreciate
7 you all sitting here and working with us and
8 allowing M/I Homes to do their stuff but also
9 listening to all of us.

10 We moved -- my family and I moved to
11 Hawthorn Woods five years ago. And I'm not
12 kidding, every day I feel like I live in,
13 like -- like a dream. Like, it's just so
14 beautiful. It's unlike anywhere else that
15 I've ever been. It's close to the places
16 that we need. It has a great school. Long
17 Grove -- you know, my drive from my house to
18 Long Grove is just -- it's just the vibe.

19 There's just, you know, the -- the
20 land, the open land, the wildlife it -- my
21 family and I, and I know all our neighbors,
22 have -- we've become accustomed to it, and we
23 appreciate it. You know, we pay a lot in
24 taxes. And, you know, I know a lot of it

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1 goes to schools, but -- but, you know, we're
2 just so happy here that we just really hope
3 that the decision that is made on our behalf
4 is -- has all of our, you know, dreams
5 included.

6 But a couple of things that I do
7 worry about is, also, the traffic. Our
8 wildlife there's -- I mean, it's just
9 beautiful. It's truly unlike anywhere else
10 that I've ever seen. And somewhere I heard
11 that there's 14 variances that would have to
12 happen for M/I Homes to build. I would like
13 to know what those 14 variances are. 14
14 seems just -- just seems like a lot. I mean,
15 I want chickens. I've always wanted
16 chickens, but I can't have chickens. That's
17 just one variance. I know my neighbors want
18 a shed. They can't have it -- just a shed.
19 So -- you know, but everybody is going to be
20 affected by -- you know, our community.

21 Another thing I'm concerned about is
22 schools. You know, what -- what is M/I Homes
23 going to do for our schools? I mean, there's
24 gonna be many more kids, transportation --

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1 everything. There's just -- you know,
2 what -- what is going -- what -- you know, I
3 don't want my tax dollars to be spread out
4 even more. You know, I mean, what -- I think
5 that part of the budget needs to include some
6 sort of -- something for the schools in the
7 area. And -- oh, yeah, and there's our
8 one-acre lots. What a dream. We're just so
9 lucky to -- to have those.
10 Okay. That's all I think I have.
11 And I also appreciate M/I Homes actually
12 revising the -- the plan. It looked better,
13 but I just think that -- that the plan is
14 just not for our area. I mean, there's Zion.
15 I don't know. There's McHenry. I don't
16 know. There's other places that maybe don't
17 mind that kind of development. Thank you.
18 MR. FRIEDRICHS: Hi. My name is Larry
19 Friedrichs. I live at 15 Seneca Avenue West
20 in Hawthorn Woods. I had no intention,
21 really, of speaking tonight. I don't have a
22 script. I did stand up and got sworn in just
23 in case.
24 Some random thoughts and maybe some

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1 things that you haven't thought of. I know
2 you guys are all very busy, and you do a lot
3 of work with this and with all the additional
4 meetings that you've been willing to hold to
5 try to allow the public to have input,
6 although the comment about transparency and
7 things being hard to find is true.
8 I get these E-blasts from the
9 Village frequently, but no -- none of the
10 E-blasts have ever said, oh, and, by the way,
11 we're looking at possible subdivision
12 annexing.
13 So, anyway, a couple of random
14 thoughts. And Mr. Whitaker made a really
15 good point early on when he reminded you that
16 Hawthorn Woods is a member community in Lake
17 County. Ten years ago Anna and I, Pam
18 Newton -- Pam Newton and Mayor Mancino sat in
19 our neighbor's kitchen. And they -- they
20 didn't beg us, but they strongly encouraged
21 us to do whatever we could, at a grassroots
22 level, to not let 53 push on through our
23 community.
24 What was important was environment

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1 and ecology, and something different has to
2 be there. And nothing can go in those
3 wetlands, and we can't disturb the wetlands.
4 And, boy, has that tune changed because my
5 gut tells me that no matter what you guys
6 decide -- and I hope you decide not to push
7 forward with this, but no matter what you
8 decide to suggest, that they're gonna go
9 ahead with it. If you said, no, don't do
10 this, bad idea, I think they're still gonna
11 push. I believe they're still gonna push
12 because I think it's about permits and money
13 and revenue and trying to cover the money
14 that they need for the road repairs that --
15 where they so short-sided on that they didn't
16 have a plan for funding it after the first
17 time they redid them all 20 years ago.
18 But, at that point, when they asked
19 us to do that, Anna and I hooked in with
20 Midwest Sustainability, Sierra Club, Open
21 Lands, Tony Dean, past president of Long
22 Grove, some real important people, Midwest
23 Sustainability. It's to the point now -- and
24 I loved your comment about let's not rush to

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1 get married.
2 The State just put a million dollars
3 into the budget to study the corridor and
4 what to do with it and where to go with it.
5 They know that they can only get about
6 65 percent of it from IDOT and the rest has
7 to come some other way. But the Lake County
8 Forest Preserve board has recently said --
9 Jessica Vealitzek is the chair that -- you
10 guys probably know her well -- or you should.
11 They're looking into how can we make this
12 happen?
13 If you guys allow this to move
14 forward, this will be putting a block -- the
15 only -- we talked about that 50-foot way up
16 there in the northern part. Let's talk about
17 how small of a sliver that is down in the
18 southern part where it connects back out to
19 the next IDOT parcel.
20 After all that, my perception,
21 begging from Pam and Joe, and all the things
22 that have happened in order to finally get
23 the Tollway Authority to say in 2019, we're
24 not doing this -- oh, and, by the way, it

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<p style="text-align: right;">Page 62</p> <p>1 probably would have cost \$2 billion at that 2 point. But after all that, Hawthorn Woods 3 could potentially be the group that throws 4 the stone -- throws the wrench into a whole 5 potential, I don't know, Illinois State Park? 6 What a destination that could become. 7 And, I guess, all I can hope for, if 8 you proceed with this, and if it all gets 9 built, all I can hope for is that eminent 10 domain does exactly what they did in 11 Mundelein back in the '90s and comes through 12 and makes people tear down the houses that 13 got built. Thank you. 14 MS. FLESCH: Thank you for that random 15 thought that precipitated me coming up at 16 this time because it will tangentially move 17 right into my thoughts. 18 Good evening. My name is Lani Gill 19 Flesch, and I live at 87 Miller Road in 20 Hawthorn Woods. We closed on our two-acre 21 property on November 5th of 2015, 22 intentionally buying the secluded home, 23 complete with a pond and large wildlife 24 prairie, which allowed our three golden</p>	<p style="text-align: right;">Page 64</p> <p>1 groundbreaking bird-friendly building design 2 policies last year, the Lake County board has 3 taken another major step to protect local and 4 migratory bird populations. At its May 5 meeting, the board approved a new ordinance 6 requiring bird-friendly design for 7 residential developments in unincorporated 8 Lake County. The ordinance goes into effect 9 on July 12, 2025, and applies to new 10 residential building construction. Projects 11 must incorporate at least 80 percent 12 bird-friendly glass on exterior surfaces 13 between ground level and 100 feet high. It 14 also extends to accessory structures, such as 15 freestanding glass walks, railings, 16 windscreens, greenhouses, and similar 17 features. 18 Previously there were two other 19 ordinances done prior for the three-tiered 20 approach. The first was to ordain that this 21 process be followed by Lake County government 22 buildings. That was done in May of 2024. 23 The second took place in August of 2024 24 requiring that commercial and nonresidential</p>
<p style="text-align: right;">Page 63</p> <p>1 retrievers to run free on our premises, while 2 also allowing us to get close to nature with 3 all the wildlife we so love, birds of every 4 color, butterflies, chipmunks, deer, fish, 5 fox, frogs, raccoons, squirrels, toads, 6 turtles, and even an occasional coyote or a 7 rattle -- not a rattle snake, a garter snake. 8 Our property has been now designated as a 9 certified wildlife habitat by the World 10 Wildlife Federation. Needless to say, we did 11 not choose to move to Hawthorn Woods to be 12 confronted with developers wanting to 13 negatively impact all the many reasons that 14 we intentionally moved to the Village. 15 I have chosen to speak tonight 16 because of several developments that have 17 been announced recently, and you alluded to, 18 which, I believe, negatively impact this 19 proposed development full stop. 20 First, the May 13th Lake County 21 Forest Preserves announcement entitled, Lake 22 County Expands Bird Friendly Building 23 Requirements in Unincorporated Areas that 24 states: After leading the way with</p>	<p style="text-align: right;">Page 65</p> <p>1 buildings in unincorporated Lake County 2 follow these guidelines. 3 So no matter what goes in here, it's 4 going to have to follow these requirements, 5 whether it's residential, commercial, or 6 government. 7 (Reading:) Lake County is proud to 8 lead the way in protecting our natural 9 environment, as a reminder, through practical 10 forward-thinking policies, said Sandy Hart, 11 Lake County board chair, by expending our 12 bird-friendly building standards, which 13 coincide with the board's recognition of 14 world migratory bird day, we are protecting 15 both migratory and local bird populations 16 while creating more sustainable communities 17 for our residents. 18 This announcement was also included 19 in the May 23rd, 2025, Lake County board 20 newsletter and in the June 11, 2025, Lake 21 County Audubon Society newsletter. 22 Second, and potentially most 23 impactful, is an April 24th, 2025, press 24 release from the Lake County Forest Preserves</p>

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1 president, Jessica Vealitzek, headlined:
2 Lake County Forest Preserves in talks to take
3 over 1,000 acres of former Route 53 land
4 posted to the Lake County Forest Preserves
5 website and -- which states: The Lake County
6 Forest Preserves has initiated talks with the
7 State of Illinois to transfer exactly
8 1,005 acres of land tied to the former
9 Route 53 corridor.
10 So it can be tied to it or it can be
11 in it board president.
12 Jessica Vealitzek announced
13 Thursday, April 24: Our vision is to
14 preserve this land as open space and
15 eventually develop multiuse trails, Vealitzek
16 said. The trails are essential to improve
17 connections in the southwest part of the
18 county and link the millennium trail in the
19 central region.
20 Since elected president in December,
21 2024, Vealitzek has prioritized securing
22 long-term protection for the property.
23 Quote: The forest preserves is the ideal
24 steward for this land, unquote, she said.

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1 Preserving it as public open space aligns
2 perfectly with our mission and long-term
3 strategic plan, unquote.
4 MR. BRANKIN: Thank you, ma'am.
5 MS. FLESCHE: The Route 53 --
6 MR. BRANKIN: Ma'am, ma'am, you're
7 well past the time --
8 MS. FLESCHE: Okay.
9 MR. BRANKIN: -- so I would ask you to
10 wrap it up.
11 MS. FLESCHE: Well, actually, what I
12 did was I made a full copy of all the
13 documentation, both for the board and for M/I
14 Homes.
15 MR. BRANKIN: That's great. If you
16 can hand that up, we'll make that part of the
17 record. Thank you.
18 MS. ELLIOTT: Hi. My name is Nicole
19 Elliott. I live at 6 Cayuga Court. I think
20 I came up here at the first and second
21 meetings, so I'm here again. There are a
22 couple of regular thoughts at the beginning,
23 and then I have some more information at the
24 end. I'd like to first say that these are

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1 some thoughts I had from our last meeting
2 that I wasn't able to get out.
3 M/I Homes does not solve the
4 affordability problem with starting costs of
5 your homes being at \$600,000 --
6 (Reporter interruption.)
7 MS. ELLIOTT: Many of the homes here
8 in Hawthorn Woods are below or at that value
9 but come with far more land and a larger
10 square footage. So I'm not really sure where
11 you think the affordable homes come from.
12 Ivanhoe Village will solve -- by my
13 count will solve 68 percent of projected
14 11,000 project shortage previously mentioned
15 by M/I Homes. Hawthorn Woods is not
16 obligated to solve the remaining shortage.
17 With regards to the biological
18 study, an earlier speaker spoke to the fact
19 that it was done by a smaller outfit. I
20 agree, I think, Hawthorn Woods, if
21 considering this project, should do an
22 independent wildlife study and compare those
23 results to the M/I study. I don't think we
24 should rely on something done by someone

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1 that's proposing building. I think there's a
2 conflict of interest there. I think we need
3 to do our own independent study.
4 The proposed plan, although
5 thoughtfully revised by M/I Homes, still does
6 not align with our current Village code. And
7 I think that's my biggest concern, not that I
8 don't propose building in Hawthorn Woods.
9 I'm fine with some building in Hawthorn
10 Woods. I don't want to have mass production
11 here, but my biggest concern is the fact that
12 it does not align with our current Village
13 code. You have 14 variances which, I think,
14 is excessive. And to me that is going
15 to pose -- proposing -- you know, could be
16 paving the way for future variances and,
17 ultimately, change the look and feel of
18 Hawthorn Woods. I think that's my concern --
19 my largest concern because, again, I
20 mentioned earlier that there's a lot of land
21 for sale near where I live. I do not want to
22 see high density housing near my one-acre
23 parcel in my little slice of heaven.
24 Even though we have a small

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1 representation here, I would like to ask our
2 audience, by a show of hands, how many people
3 oppose the annexation and proposed M/I Home
4 development.
5 (Resident show of hands.)
6 MS. ELLIOTT: To me -- I didn't take a
7 count, but it seems like the majority. And
8 so I would like to say, with this knowledge,
9 I ask you, the Planning, Building and Zoning
10 Committee to sincerely take into
11 consideration what we, as representatives of
12 our greater community, for those people that
13 couldn't come today, again, because there
14 wasn't a mass news blast, there wasn't a lot
15 of exposure -- transparency to this meeting,
16 or the previous two meetings, to take into
17 consideration what we, as representatives of
18 our greater community want, and that is for
19 us to keep Hawthorn Woods a quiet, one-acre
20 peaceful community. Thank you.
21 CHAIRMAN MERKEL: Thank you.
22 MR. HASEMEYER: My name is Matt
23 Hasemeyer, 7 Lake View in Hawthorn Woods.
24 I'm gonna -- I just made some notes.

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1 Hopefully, this will be somewhat structured.
2 The first thing I want to say is I appreciate
3 everybody being here. I do appreciate -- I'm
4 self-employed. I appreciate the fact that
5 M/I is trying do this. I have no ill-will
6 with that, but, for me, this issue is
7 traffic.
8 If -- our neighborhood, Lake View,
9 good or bad, is a through route for Gilmer to
10 Old McHenry. And prior to this proposal we
11 have had significant issues that we've raised
12 with the town in the past to try to get it
13 addressed and have a significant part of our
14 neighborhood, about 80 people, in a Whatsapp
15 group where this is, sort of, routinely
16 discussed.
17 The -- if we -- you know, selfishly,
18 not addressing anybody in other
19 neighborhoods, if we didn't have any traffic
20 increase, I wouldn't care. To me, it's --
21 that's the only thing that's on my particular
22 radar. If you were to ask me, in our
23 neighborhood, name the five things you don't
24 like about where you live, the first one I

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1 would say is the traffic, the traffic and the
2 speed.
3 Number two -- and I think -- this
4 isn't -- and I'm not trying to be funny. I'd
5 have to think about it and get back to you.
6 Everything else is a paradise in this area.
7 One of the neat things, when you move here,
8 is to watch a new family -- every person that
9 comes here, it's the biggest yard they've
10 had. So they're all upgrading from -- either
11 their family's growing and they got a bigger
12 plat, and everybody comes there with a real
13 enthusiasm.
14 In cre- -- setting this -- this
15 subdivision, we have this four-way, which is
16 the only one I'm concerned with. And what I
17 find interesting is that we're going to
18 have -- it's my assumption that this new
19 subdivision is not designed to be a
20 throughway, and, yet, it goes straight into
21 ours as well. There's no earthly reason
22 somebody leaving our neighborhood and
23 crossing the street into theirs or theirs
24 into ours that -- neither one is designed to

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1 have -- to route traffic through them.
2 You know, I don't -- it isn't my job
3 to solve the problem. It's my job to present
4 it and trust that the Village and the
5 committee takes that serious and solves it
6 for me. I'm not a traffic expert. It could
7 be a case of putting -- you see sometimes in,
8 you know, passing -- currently a no-passing
9 zone in that area, but putting, like, those
10 little plastic flags that you see that
11 separate HOV lanes in a lot of states so that
12 people can't cross it, make them turn right
13 or left when they -- they go out but they
14 can't go straight or something like that, you
15 know. But, at the end of the day, you know,
16 obviously, that has its own flaws as well,
17 but in my neighborhood, going back to the --
18 sort of the top five list of things I don't
19 like, we are -- I have two dogs. I walk
20 three times a day. I represent probably one
21 of the more "walkie" people in our
22 neighborhood. I see things. And anybody --
23 I don't mean -- being here, I'm not trying to
24 have this, like, mic drop, right? I'm not

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1 trying to be like, huh, right, like, you
2 know, got you guys and then drop it and walk
3 away. It's just a real problem.
4 If you come to my house at the
5 morning rush hour or at the evening and walk
6 with me with my dog, you will, at least, I
7 think, come back and acknowledge this is a
8 problem. And we don't have sidewalks. So
9 I'm in the street walking and have to deal
10 with a lot of issues with that. That
11 situation, when we moved in November 2019, if
12 you were to ask my wife and I, out of a scale
13 of, sort of, green, yellow, and red, we're
14 yellow right now about where we live. The
15 traffic is such a problem, in terms of
16 density and speeding, which one of those I'll
17 set aside, just in terms of speed today, but
18 just the density of it is such a huge
19 problem. And I don't have any other
20 alternatives to walk, that if this gets
21 proposed -- and this isn't a threat or
22 anything. I don't mean it like that. I'm
23 just trying to relay my concern -- we will
24 probably move because the -- 22, and all the

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1 changes that they're making to -- to make
2 that sort of the ideal, that -- that's a
3 tomorrow solution for a today problem.
4 I -- with respect to M/I, they'll be
5 gone. They will have made the sale. They
6 will have got the development. Again, I
7 don't mean that negative to him, but we live
8 with that when the solution doesn't come or
9 it's delayed and what do we do in the number
10 of years until that happens?
11 People are going to go north into
12 our neighborhood because they already do.
13 And you're adding, reasonably, 400 new cars
14 south of us -- immediately south. They're
15 gonna come in our neighborhood.
16 And, you know, talking about with
17 us, somebody mentioned earlier, obviously,
18 irrespective of the traffic -- well, in
19 fairness, they didn't do a traffic analysis.
20 You know, if you're going to have this
21 neighborhood and talk about, sort of, the
22 negatives of not having those two streets
23 line up and whatnot, I'd like to see that
24 from the Village. Is this gonna negatively

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1 affect our residents? And what is our
2 solution to that?
3 I want something that says we might
4 try various steps to achieve that goal, but
5 I -- you know, as a Village, we -- we
6 acknowledge we have this problem. We
7 acknowledge it's probably going to get worse,
8 and here's what we're gonna do to guarantee
9 that you guys don't have to live with this.
10 So, I think, a traffic study, to me,
11 is a great Village step. If we're gonna make
12 all these variances and these exceptions for
13 this thing, we have to feel that the
14 residents -- that we're getting looked out
15 for and that we're being heard, right?
16 Another question I have is -- and
17 this is a rhetorical question. This isn't
18 something I necessarily need an answer for,
19 but I was left to wonder if the Village had
20 made similar variances in the past? Is this
21 as much an exception as I feel like it may
22 be? Again, no problem if that's not the
23 case.
24 CHAIRMAN MERKEL: Sir, that's a

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1 question that we will bring up that I have
2 written down.
3 MR. HASEMEYER: Sounds great.
4 MR. BRANKIN: And, sir, I would just
5 add you're past seven minutes, so if you
6 could wrap up your comments.
7 MR. HASEMEYER: I feel like -- yeah, I
8 appreciate it. I'll try to maybe be a little
9 more dense (verbatim) here.
10 The first thing I thought of is --
11 when somebody else brought it up before is
12 I'd be interested in, also, when the last
13 residential variance was -- was allowed for?
14 You know, we don't allow fencing in above
15 ground pool -- pools and all the different
16 things.
17 My last thing I'll try to say and to
18 wrap it up is, you know, this builder chose a
19 very unique community. We all moved here
20 because of the acre requirements and the
21 lot-size requirements. It's a -- I would
22 say, reasonably, it's a cornerstone of
23 Hawthorn Woods. That is a fundamental
24 building block of what makes this Village

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1 unique in living here. We're increasing
2 that -- that particular variance 3.7 times.
3 I feel like, when you get to this level, this
4 isn't a committee answer. This isn't -- and
5 I don't mean this -- I mean it respectfully,
6 but this isn't something anybody -- any group
7 gets to decide without the public's
8 involvement. This -- and I feel this, sort
9 of, sense of urgency or rush. And in my life
10 experience, that always is bad. Anytime
11 someone is pressuring a person to do a thing,
12 I tend to balk at that because what it means
13 is I'm not being given time to really
14 consider it. You know, act now, 24 hours to
15 make a decision type stuff.
16 So I feel like it's an interesting
17 question. This is something, perhaps, at the
18 next vote in our Village that we add a little
19 ballot question that -- like you see it in
20 other things to say are -- what's the
21 community feel about this?
22 I feel -- last statement. I feel if
23 you're -- this is being proposed as trying to
24 control a bad situation. This is being sold

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1 as we're trying to minimize damage. That's
2 not a decision. That's not a decision.
3 That's not any -- a good decision we have to
4 make. We have the certainty of a negative
5 situation that, I think, reasonably not a
6 single resident in this Village would choose.
7 If we could hit a button and guarantee that a
8 development wasn't made there, there's not a
9 person, anonymously, that wouldn't hit that
10 button in this entire Village. There's
11 nothing to gain here. The small amount
12 that's gained from property taxes isn't gonna
13 make our roads any -- any timeline different.
14 It's gonna largely keep us on that same path.
15 So, to me, this is something that
16 needs to go -- that we bring up in front of
17 the public, and we say, look, everybody, this
18 has been proposed long-term, what's our
19 feeling on this thing as opposed to this
20 particular immediate issue that we have.
21 And, I think, a -- oh, last point is
22 just, from a negotiating standpoint, it is
23 clear that the builder needs something from
24 the Village that it's not going to get from

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1 the County. I -- I feel that -- I would be
2 interested to find out what Hawthorn Woods,
3 specifically, is bringing as a value, as an
4 objective answer. And then -- I -- it's
5 clearly important and so that, perhaps, that
6 gives us a particular leverage to improve our
7 situation and reduce the density.
8 Thank you so much. Sorry for
9 talking so much.
10 CHAIRMAN MERKEL: All right. Anyone
11 else?
12 MR. NESCI: I have not been sworn in,
13 so I'm willing to be sworn in now because I
14 didn't intend on speaking; but if you like,
15 I'll be sworn in.
16 (Resident sworn.)
17 MR. NESCI: My name is Don Nesci,
18 N-e-s-c-i. I live at 14 Old Barn Road.
19 I hadn't seen the new proposal until
20 today. And I noticed a few things that
21 immediately came to mind, and I thought I
22 would just point them out.
23 First of all, although it does look
24 nicer, it still only has less than one-third

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1 single-family homes, which that troubled me
2 immensely.
3 Secondly, the single-family home
4 lots look to be anywhere around a quarter to
5 a third of an acre, which far, far too low
6 for what this community's had in the past.
7 These homes have four different options, four
8 models. That means it's track housing.
9 When I built my home, I had to
10 promise and show the diagrams and the plans
11 that I wasn't building a home like any other
12 house in my subdivision. They had to be
13 unique. But now they're bringing in track
14 housing, just like they built in Kildeer, in
15 the other two subdivisions. Those are track
16 houses. They're on small lots. They look
17 like stuff that was built after World War II.
18 So I would not like to see this in our
19 community. We should be one-acre minimums.
20 There's no reason to bring in low-cost
21 housing to Hawthorn Woods. We didn't come
22 here for that purpose.
23 That's pretty much what I wanted to
24 say. We gotta get the density level far down

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1 from 3.71. Thank you.
2 CHAIRMAN MERKEL: Thank you, sir.
3 MS. PIETA: Good evening. My name is
4 Anna Pieta, 19 Seneca Avenue West, Hawthorn
5 Woods.
6 Good evening, Commission. I spoke
7 with -- I had spoken at the first public
8 hearing. I would like to come back and say a
9 couple things.
10 Number one, as a community, as all
11 the residents have come and told you guys
12 over and over, and you keep sitting and
13 hearing the same stuff over again, what we're
14 telling you, we live here. We're the
15 community. We don't want this. Why is it
16 that we are getting overtaken by someone who
17 bought a piece of land at -- I'm sure it was
18 a wonderful opportunity since 53 was gonna be
19 still built then. And now we are forsaking
20 what everyone else wants on behalf of money.
21 Hawthorn Woods is not gonna get --
22 once it gets annexed and we get money from,
23 what, a building permit and a Village tax?
24 That is for just right now. This is not

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1 gonna put Hawthorn Woods in a whole other
2 spectrum where we're gonna have all this
3 money to do whatever improvements. If
4 there's a problem with Hawthorn Woods, then
5 that's something that we need to be working
6 on, not looking for a solution such as this.
7 When it comes to traffic, the
8 traffic analysis that M/I Homes had -- why
9 is -- is it just a bare minimum packaging,
10 you know, when we buy something, you're like,
11 oh, for this X amount of money you can come
12 out one time for two hours, you know, for a
13 longer traffic -- how is this -- how are we
14 basing such a huge development on the fact
15 that the -- that the traffic analysis was
16 there one day for two hours twice? Is
17 that -- am I correct in saying that? And are
18 we just gonna believe everything? Does
19 Hawthorn Woods have any kind of -- are we
20 gonna go back and fact check this, or are we
21 just gonna be, like, oh, yeah, they presented
22 this because we're presenting a whole lot of
23 facts why we don't want this, and I feel like
24 we're going nowhere. Why are we trying to

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1 convince you? You guys all live here. You
2 don't want to preserve the beauty of it? Did
3 you guys move to Hawthorn Woods just to move
4 to Hawthorn Woods, or did you move here
5 and -- just like everyone else is saying it's
6 paradise. I love coming home. I had my
7 family move down the street. I've had my
8 parents move on the other side, my friends,
9 because everyone loves to be by our house.
10 You can sit in my backyard and hear crickets.
11 You could -- there's not a whole lot -- by us
12 there's not a whole lot of traffic. There's
13 greenery. There's peace. My kids can go
14 ride their bikes. We can go and do whatever
15 we want quietly.
16 But, you know what, for 14 variances
17 Hawthorn Woods has sent me a letter because
18 my Christmas wreaths were up past the 30-day
19 mark. So let's get real. Let's take about
20 variances, okay, and what are we allowing
21 them to do versus what the current residents
22 who currently live here support you. We
23 help. We clean. I've knocked doors for the
24 highways -- or not for the highways, for the

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1 streets to get repaved. I've cleaned
2 buckthorn. I have done so many things for
3 this Village, and I think it's time for the
4 Village to do something for us.
5 And, lastly, as much as I appreciate
6 M/I Homes, I will give you credit, the plan
7 looks better. It's just not good enough for
8 us. We don't want it. And all those trees,
9 the greenery that they're promising, that's
10 not what the trees are gonna look like, guys.
11 You get two-year old trees. Your trees are
12 gonna look like this. It's a -- so all
13 that -- or three years old trees. I'm sorry.
14 It's gonna look like this.
15 Those pictures that you're all
16 submitting looks wonderful and beautiful, but
17 let's be real. How about you guys move in,
18 and then you can give us a review of what
19 those homes look like. Okay?
20 Lastly, I sell real estate. I've
21 been doing it for 20 years. You can go on
22 the market, trust me, the homes that have
23 character, that are unique, that are
24 different, those sell like hotcakes. M/I

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1 Homes, there's plenty of them, if you'd like
2 to buy those or other cookie-cutter homes
3 that are in the areas.
4 Thank you so much.
5 CHAIRMAN MERKEL: All right. Thank
6 you so much for all your comments and
7 testimony, what we heard today. We
8 appreciate that.
9 At this time I'm looking for a
10 motion to close the public hearing.
11 COMMISSIONER MASSEL: So moved.
12 CHAIRMAN MERKEL: Audrey.
13 COMMISSIONER GLICKMAN: Second.
14 CHAIRMAN MERKEL: Larry?
15 Do you want to take a roll call?
16 CLERK LOBAITO: Mr. Merkel.
17 CHAIRMAN MERKEL: Yes.
18 CLERK LOBAITO: Mr. Tisci.
19 COMMISSIONER TISCI: Yes.
20 CLERK LOBAITO: Miss Massel.
21 COMMISSIONER MASSEL: Yes.
22 CLERK LOBAITO: Mr. Preble.
23 COMMISSIONER PREBLE: Yes.
24 CLERK LOBAITO: Mr. Glickman.

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1 COMMISSIONER GLICKMAN: Yes.
2 CLERK LOBAITO: Mr. Wifler.
3 COMMISSIONER WIFLER: Yes.
4 CHAIRMAN MERKEL: All right. Just to
5 reiterate --
6 (Colloquy had outside hearing of the
7 court reporter.)
8 CHAIRMAN MERKEL: Yeah, that's a good
9 point.
10 So what we're gonna do -- let me
11 reiterate, then we'll -- I'll do that.
12 What we are gonna do now, we close
13 the public hearing. We are going to
14 deliberate. And our plan is to give our
15 recommendation to the board. And, again, I
16 just want to make sure everyone is clear on
17 our rules and responsibilities here. It's
18 not if we -- I don't know how to say this, if
19 we like it or don't like it. We are
20 measuring -- we're measuring what is the
21 findings of facts that is presented to the
22 Commission. And that is given to the board.
23 The board makes the decision of which way
24 they're gonna go. So I just want to make

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1 sure we're all clear that it's not our
2 personal opinion of what we like or don't
3 like.
4 But for our court reporter there, I
5 am gonna request that we take a few-minute
6 break so her fingers can stop. And then we
7 will reconvene here in five minutes or so.
8 Thank you.
9 (Short recess.)
10 CHAIRMAN MERKEL: We're ready to
11 reconvene. And, at this time, again, we are
12 out of public hearing.
13 So, Mr. Whitaker, if you would like
14 to -- before we ask our -- to deliberate
15 here, if you want to respond to any of the
16 commentary you heard from the public, that
17 would be great.
18 MR. WHITAKER: Yeah, I kind of do,
19 just some things that I starred, and I'll
20 kind of rapid fire.
21 First, the resident from Wentworth
22 talked a little bit about prairie plantings.
23 I did talk to the residents in Wentworth in
24 that brief session, kind of went through

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1 where things are scheduled and where they're
2 not. Where we don't have prairie planting
3 it's because we scheduled evergreen trees,
4 and we can't burn the prairie around the
5 evergreen trees, so we kind of strategically
6 located it. I think they're on the same page
7 and understanding of that.
8 There was a comment by a resident
9 who said that while there's been significant
10 change for -- for Wentworth residents to the
11 north, there's been nothing done for the
12 residents to the south of Westbury. I don't
13 have the plan up in front of me, but that's,
14 actually, not true. So I would call out -- I
15 think we're down at Westbury. The Westbury
16 homes are duplexes backing up to
17 single-family homes. So the single-family
18 homes that are adjacent to Westbury are lower
19 density. The backyards are comparable.
20 I think one of the interesting --
21 one of the interesting things about the
22 evolution of Westbury is that, in talking to
23 M/I, right, MI built Westbury, there were
24 problems with sales at Westbury. And the

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<p style="text-align: right;">Page 90</p> <p>1 reason there were problems with sales at 2 Westbury is that in that area, specifically, 3 it is not pristine wetlands. It's not 4 pristine open space. It's actually a 5 landscape contractor's yard. 6 And so in that area adjacent to 7 Westbury, there's commercial business 8 operations happening on the property today. 9 There's significant disturbance of area 10 associated with the operation of that 11 business. So M/I went in retroactively and 12 scheduled additional plantings in the rear 13 yards of Westbury in order to try to provide 14 some additional protection. They weren't 15 plantings that were originally scheduled with 16 the plan approvals, but they went back after 17 the fact in order to get sales moving at 18 Westbury. 19 Here, on our plan, we have gone, and 20 we have proactively added additional 21 plantings into the rear yards of all of the 22 single-family homes that are adjacent to 23 Westbury, so we have absolutely gone back and 24 changed the treatment adjacent to Westbury.</p>	<p style="text-align: right;">Page 92</p> <p>1 do want to address is that we did -- we 2 did -- absolutely did a traffic study, right? 3 So the traffic study is here. This has been 4 submitted to the Village. And the Village 5 doesn't just take our word for what is in our 6 traffic study. The Village has their own 7 consultant. The Village consultant goes 8 through and reviews the traffic study. And 9 if they find issues with the traffic study, 10 just like the Village reviews our landscape 11 plan and engineering plans, the Village 12 provides comments on our traffic study and, 13 oftentimes, requires modifications to the 14 traffic study. So there has absolutely been 15 an iterative process associated with what is 16 in our traffic study. 17 I would call out that because Old 18 McHenry Road is a County road, there's also 19 been interaction with traffic engineers at 20 Lake County. It's not just a Village 21 responsibility. It's also a Lake County 22 responsibility. So we have interfaced with 23 engineers at Lake County regarding the 24 alignment of the roads at Old McHenry Road.</p>
<p style="text-align: right;">Page 91</p> <p>1 It's not the same open space. We do not have 2 the room to accommodate that. We completed 3 the trail corridor to the north. 4 There was a question about Aqua. In 5 fact, Aqua is finalizing ICC approvals. I 6 believe that will happen tomorrow. I did 7 testify at hearings previously that Aqua was 8 bringing a new plant online and that -- 9 Aqua's representation that that would roughly 10 double the capacity in their system. I don't 11 know the exact timing on that, but I think 12 that is -- bringing that plant online is 13 imminent. 14 Aqua -- we have been coordinating 15 directly with Aqua, email conversations as 16 recent as today. Aqua has absolutely no 17 issue with service capacity associated with 18 this residential development. So what was 19 asked about, our coordination with Aqua, has 20 absolutely been an ongoing conversation, just 21 like we've had ongoing conversations with the 22 County and other regulatory agencies. 23 There was -- there seemed to be 24 confusion about traffic. One of the things I</p>	<p style="text-align: right;">Page 93</p> <p>1 Finally, of course, Route 22 is a 2 State road, we've already talked about that, 3 associated with the intersection of Kemper 4 Ridge Way and Route 22. We're actively 5 interacting with, again, another traffic -- 6 more traffic engineering consultants for the 7 Illinois Department of Transportation. 8 So I want to be clear for the 9 residents in the room that there was a 10 traffic study done. The traffic study has 11 been reviewed by the Village engineers. The 12 traffic study has been reviewed by IDOT 13 engineers. And the traffic study has been 14 reviewed by engineers for the County. 15 So there is no -- there is not a 16 situation where there is trust and not 17 verified, that there has been multiple layers 18 of verification with respect to traffic. 19 I would also point out that, you 20 know, when we were -- we're hearing some of 21 the comments, specifically it was the 22 resident, I think he was very thoughtful, 23 Matt Hasemeyer, who lives in Lakeview to the 24 north, understanding and can totally</p>

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1 appreciate his concerns.
2 What's interesting is we have the
3 counts, right? So we know how many vehicles
4 were coming in and out. What we're not
5 seeing, in our traffic study, is that there's
6 an -- that there's an unusual number of cars
7 in and out of that Lakeview subdivision. So
8 I think we'd be happy to take a closer look
9 at that, have some additional conversation
10 with the Village and see if, based on the
11 study and the numbers that are already out
12 there, if we can figure out is there -- is
13 there a cut-through problem, or is there some
14 problem -- some communication with residents
15 in the subdivision that needs to occur in
16 land development activity. I do hearings
17 like this all across Chicagoland.
18 Oftentimes, there is problems with residents
19 in the subdivision speeding through the
20 subdivision. So I think that's something
21 that we can continue to push on as we move
22 towards -- towards Village board.
23 I also want to point out that in our
24 traffic study we include traffic -- we

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1 include organic increases to traffic that
2 occur over time. So when we're predicting
3 traffic in 2020 -- in 2030, when we project
4 the project to be built out, we're not just
5 looking at what is there today and assuming
6 no increase in traffic to 2030.
7 We, typically, work off CMAP
8 projections for the area, and we include a
9 background increase in traffic from 20- --
10 from current time to the date that the study
11 is completed.
12 In this case we didn't use CMAP
13 projections. Lake County actually gave us
14 some different numbers, and we used Lake
15 County numbers. So we used a 6 percent
16 increase in organic background traffic as
17 part of all of the projections that go into
18 this study. So things like a new Divinity
19 School are absolutely part of the background
20 traffic growth that is accounted for in this
21 traffic study.
22 I think the same issue with respect
23 to wildlife. We heard some people talk about
24 wildlife. You know, with respect to all of

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1 these experts, with respect to myself, just
2 because we're paid by a consultant doesn't
3 mean that we're going to falsify reports. I
4 think all of these people have licenses.
5 They have credibility. They earn a living
6 based on being credible professionals and
7 coming to boards like this. There is no
8 reason to question their credibility.
9 Lisa went out. She a biologist.
10 She walked the site on multiple occasions.
11 She coordinated with the Illinois Department
12 of Natural Resources, and we have her signoff
13 from the Illinois Department of Natural
14 Resources. So there are people guessing as
15 to what is out there on the property. We've
16 had -- we've had qualified professionals,
17 with boots on the ground, who are not
18 guessing, who are conducting studies, and
19 then they're coordinating with State agencies
20 in order to get the signoffs that we have
21 today in support of this project.
22 There was a comment about something
23 for the schools. Of course there's something
24 for the schools. Schools operate largely off

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1 property tax revenue. There will be
2 significant property tax revenue from this
3 subdivision.
4 In addition to the property tax
5 revenue, I would note that there will be
6 impact -- impact fees paid to the school
7 districts associated with every residential
8 home constructed in this project.
9 So when we're talking about schools,
10 Ivanhoe Village is, obviously, a big driving
11 force of news in the area. While Ivanhoe
12 Village is a couple thousand residential
13 units, to be clear, Ivanhoe Village is
14 projected to be built out over 25 years, so I
15 don't think the units in Ivanhoe Village will
16 realistically fill housing needs that are
17 present day.
18 There was some comment about -- I
19 guess there was -- there was conflicting
20 testimony about home values. So let's go
21 ahead and set the record straight on that.
22 I heard somebody say we're not
23 interested in the low-income track homes that
24 are being proposed here. So, to be clear,

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<p style="text-align: right;">Page 98</p> <p>1 single-family homes, starting in the 7s 2 selling into the high 800s; duplexes will be 3 selling in the high 600s; townhomes starting 4 in the 500,000s and selling into the low 5 600,000s. There's never been anybody that's 6 part of our team that has suggested that this 7 is a project for affordable housing. 8 We have suggested that this adds 9 diversity to the Village's housing stock. If 10 you do open the Village's comprehensive plan, 11 there is direct quotes in the comprehensive 12 plan that the people who -- from the Village 13 of Hawthorn Woods, who participated in 14 residents -- resident feedback on what was 15 needed in Hawthorn Woods, that there was a -- 16 there were direct statements in that comp 17 plan stating that diversity of housing 18 products should be a priority. 19 The testimony here tonight seems to 20 suggest that there is no diversity, there's 21 nothing but single-family homes in Hawthorn 22 Woods. While I think it's like 98 percent of 23 the housing stock is single-family homes, 24 there are, in fact, duplexes -- or, I'm</p>	<p style="text-align: right;">Page 100</p> <p>1 missed, I'm happy to answer them. 2 CHAIRMAN MERKEL: Thank you, 3 Mr. Whitaker. Appreciate that. 4 A couple of the ones you touched on 5 when you began, Aqua, Erika, do you have the 6 2x doubling of capacity? Do we have any 7 incite on when that's gonna really happen? 8 MS. FRABLE: Good evening. The last 9 time I touched base with Aqua, their 10 expectation was in early summer the capacity 11 would be doubled at the water treatment 12 plant. And it would be the capacity for the 13 whole entire village. So their comment to 14 the Village was that if that July 3rd event 15 happened again, that they would have enough 16 water to provide water to users once this 17 capacity's online. 18 So they've been under construction 19 for a good six or eight months, and they 20 expect it to be complete here in the next 21 month or two. So it's right around the 22 corner, and -- so a new pump in the well and 23 a new water treatment plant. So it will be 24 the ability to produce water and the ability</p>
<p style="text-align: right;">Page 99</p> <p>1 sorry, there are, in fact, townhomes. 2 Hawthorn Woods Country Club is a community 3 that I know this Village is proud of. 4 M/I Homes is currently building 5 townhomes -- finishing a townhome community 6 in Hawthorn Woods Country Club. And when we 7 were working on completing construction in 8 Hawthorn Woods Country Club, I think it's 9 important to note that we heard feedback from 10 residents, who are single-family homeowners 11 in Hawthorn Woods Country Club and for people 12 in the townhomes, that this is vital product. 13 There are people that, on a regular basis, 14 are moving from large, single-family homes in 15 the Country Club and are downsizing into the 16 townhomes in the Country Club. That is a 17 critical element of housing supply. And that 18 is one of the things we're trying to 19 accomplish with this project. 20 I think I'm about through here. I 21 think that, kind of, takes me through the 22 majority of the notes. 23 If there are any -- if there are 24 some things that you folks wrote down that I</p>	<p style="text-align: right;">Page 101</p> <p>1 to treat water for the village and the other 2 areas that Aqua serves. 3 CHAIRMAN MERKEL: Thank you, Erika. 4 We heard about the traffic. And my 5 question about the traffic was the fact that 6 if we factor in -- one gentleman brought up 7 the new school, and that sounds like that's 8 happened and that is part of the discussion, 9 so thank you, and the growth in the area. 10 One other comment, I guess, one 11 question to staff, I heard several times, 12 transparency. How does that -- how does 13 this meeting get publi- -- how did people 14 know about this, the plans? How is that put 15 out there? 16 MR. HEINEN: So when the meetings are 17 set, they are on the Village's website. It 18 is under our community events page. We did 19 provide links to the site plan when we did 20 receive it. They were posted when we did 21 receive it, and comments were generated and 22 revised plans back. So the plans that were 23 out there were accurate on what was gonna be 24 here tonight.</p>

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1 The Village does not want to post
2 inaccurate plans ahead of the planning
3 Commission meeting, so that's why we had that
4 little delay there.
5 (Indecipherable colloquy from
6 unidentified speakers.)
7 CHAIRMAN MERKEL: Okay. A couple
8 other questions to the staff, which I was not
9 aware of, was the comment about bird-safe
10 glass in the County and that all buildings
11 would have that.
12 What is the situation with that?
13 MR. HEINEN: So those are County
14 ordinances. Those are applicable to all
15 County developments, developments within the
16 County.
17 If this property were to be annexed
18 and developed, they would have to abide by
19 the Village of Hawthorn Woods requirements,
20 which this is not part of.
21 CHAIRMAN MERKEL: Just so we're clear,
22 anything in construction, in this community
23 or others, would not need to abide by the
24 bird safe-glass initiative or whatever it is.

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1 Okay.
2 How about the comment on -- we heard
3 it a couple times -- the Lake County Forest
4 Preserve given 1,000 acres, a million dollars
5 to study, is that impactive of this property?
6 MR. HEINEN: That would be
7 specifically for IDOT-owned property. Again,
8 this property is under private ownership.
9 CHAIRMAN MERKEL: Okay. I guess one
10 of my big questions I heard a lot -- and,
11 again, I appreciate the commentary. This is
12 great for us. And, again, we're not -- this
13 isn't our personal opinion, we're just trying
14 to go by, again, what the Village has,
15 findings of fact as compared to the
16 comprehensive plan.
17 One of them was the fact -- heard a
18 lot about one-acre lots and the Village of
19 Hawthorn Woods, et cetera, et cetera, and how
20 could -- how can we accept all the variances
21 for -- I know you don't have this in front of
22 you. For a normal development that we've
23 done in the community, on average, what is
24 the number of variance for planned unit

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1 development in Hawthorn Woods -- there's
2 probably 12 of them in the community, I'm
3 guessing, 15 of them.
4 How many variances are there to the
5 one-acre lot in those developments?
6 MR. HEINEN: Yeah. So the past
7 probably five or six residential subdivisions
8 that have been approved and built all have
9 had departure variances from the zoning
10 ordinance as well as the subdivision control
11 ordinance. Hawthorn Trail, which is the icon
12 development at Route 22 and Quentin Road had
13 a total of 16. The Village at the Commons,
14 which is located at Midlothian and Old
15 McHenry have a total of 17. The Hawthorn
16 Hills residential, which is at Gilmer and
17 Midlothian, a large Pulte development, had a
18 total of 27 departures.
19 So it is common for these PUDs, when
20 they come in, to have departures from the
21 zoning ordinance as well as the subdivision
22 control ordinance.
23 MR. WHITAKER: Could I make one point
24 of clarification on that?

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1 MR. HEINEN: Yes.
2 CHAIRMAN MERKEL: Mr. Whitaker.
3 MR. WHITAKER: Part of the reason that
4 that's happening, because I think people
5 don't necessarily understand, is the
6 Village -- the Village's strategy for how
7 they're managing and restricting use of
8 property, right? So we're seeking R-1 zoning
9 in the Village. And because we're seeking
10 R-1 zoning, it's very restrictive, and it
11 requires large lots.
12 We didn't come in, and we didn't
13 seek a different zoning district, which would
14 have been more permissive, because if we
15 would have done that, then when -- if the PUD
16 went away, then somebody could develop, by
17 right, pursuant to that a more permissive
18 district. And so I think the strategy for
19 the Village has been require the zoning to be
20 as restrictive as possible and then vary from
21 there and lock in a plan that we know we
22 want. If that plan goes away and somebody
23 doesn't build it, then all they can do is the
24 most under- -- they can only build under the

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1 most restricted zoning.
2 So I think there's some specific
3 strategy that's built into why there are
4 variances here.
5 CHAIRMAN MERKEL: Thank you.
6 So, first of all, guys, any -- I got
7 a bunch -- several others. Who's got
8 questions or comments? We need to deliberate
9 here on where we're at.
10 And, again, we're comparing what
11 we've heard to all the stipulations and all
12 the comments with our recommendation based on
13 the findings of facts as presented by staff
14 and in coordination with our Village plan.
15 So I'm gonna go down -- wherever you
16 want to start.
17 Charlie, any comments? Any
18 commentary? Considerations?
19 COMMISSIONER WIFLER: No comments at
20 this time.
21 CHAIRMAN MERKEL: Larry?
22 COMMISSIONER GLICKMAN: No.
23 CHAIRMAN MERKEL: Okay. Kurt?
24 COMMISSIONER PREBLE: Just the comment

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1 that I have that I appreciate the effort that
2 was put in to reduce the density. I'd still
3 like to see it lower is my comment.
4 CHAIRMAN MERKEL: Say it again, Kurt.
5 I'm sorry.
6 COMMISSIONER PREBLE: I said I
7 appreciate the work that was done to revise
8 the plan. There's a lot of progress in that.
9 The density, which is gonna result in
10 traffic, is still too high in my opinion.
11 CHAIRMAN MERKEL: Thank you.
12 Audrey?
13 COMMISSIONER MASSEL: On that note, I
14 wanted to say thank you guys for losing some
15 of the density. I was very encouraged until
16 I got to the single-family homes.
17 It appears to me that it still looks
18 a little crowded. My recommendation would be
19 to remove three homes. The three home sites
20 would be 87, 72, and 73, which are on the
21 lower -- they look very small. And, I think,
22 if you did that, it would be -- the lower
23 left-hand side, 87, 72, and 73. I know, when
24 we finalized at the Hawthorn Woods Country

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1 Club, we asked you to remove, like, one or
2 two lots just to make it -- equalize the lot
3 sizes. I think if you could do that, for the
4 single-family homes, I think that would
5 spread it out a little bit more.
6 So I know 87, I believe, is in the
7 inner circle just above the left-hand side
8 when you go up. It's a little -- looks like
9 a smaller lot. On one of maps I was able to
10 read the numbers.
11 CHAIRMAN MERKEL: You're suggesting in
12 the bottom southern portion --
13 COMMISSIONER MASSEL: In the bottom --
14 in the bottom section, with the single-family
15 homes, remove three home sites. And the home
16 sites that I would suggest would be 87, 72,
17 and 73.
18 I do like the variety of the
19 different, kind of, home sizes. I do think
20 Hawthorn Woods does need some duplexes and
21 townhomes for the aging population that wants
22 to downsize from single-family homes. And I
23 think you did a great job in, you know,
24 reducing the number within the townhomes and

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1 the duplexes.
2 The only area, I think, that could
3 still use a little bit more attention would
4 be the single-family homes.
5 MR. WHITAKER: Can I -- one
6 clarification on that?
7 COMMISSIONER MASSEL: Yes.
8 MR. WHITAKER: Is the -- is the
9 suggestion that if those lots were lost that
10 the space associated with each lost lot would
11 be spread amongst the remainder of the lot --
12 COMMISSIONER MASSEL: Yes.
13 MR. WHITAKER: -- two -- okay. At
14 least two of the lots are at -- are sort of
15 at the end of the drive --
16 COMMISSIONER MASSEL: Yes.
17 MR. WHITAKER: -- and so I didn't know
18 if your intent was to keep that area clear.
19 It's just --
20 COMMISSIONER MASSEL: No, no, it's
21 just --
22 MR. WHITAKER: -- more space --
23 COMMISSIONER MASSEL: -- moving them
24 down, and I figured that it would just spread

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1 it out. As long as you could get rid of two
2 homes on the outer side and then spread it
3 out a little bit, and then on the inner side,
4 like where 87 is, I believe, get rid of one
5 of those homes on that side to kind of spread
6 it out a little bit.
7 If you look at the right side of
8 that section, the -- the lots seem bigger.
9 We're on the upper part. I can talk to you
10 afterwards, if you want, but that's just my
11 suggestion.
12 CHAIRMAN MERKEL: Dante.
13 COMMISSIONER TISCI: No comment.
14 CHAIRMAN MERKEL: One -- two things.
15 One, thank you all for -- love hearing the
16 thoughts -- the thought process, the issues,
17 all the challenges back and forth. That
18 helps our job. And, again, when we're
19 comparing to what we call the findings of
20 fact of what the Village has given us as a
21 comprehensive plan, that helps a lot. So
22 thank you for being open, honest, and staying
23 pretty much within the guide rules we
24 provided as part of public hearing. Thank

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1 you for that.
2 Secondly, M/I Homes, I do think you
3 heard us last time. I think you heard
4 everyone there. Yes, it is -- it is not IDOT
5 land, and -- what else can we do? I think
6 you took -- you did listen. I'm kind of in
7 the camp I -- I'm still struggling.
8 The areas I'm -- similar to Audrey,
9 I thought, on the plan would be -- I,
10 personally -- initially, I never liked the
11 adjacency of lot -- you know, the
12 single-family homes, one, two, three, four,
13 five across from the duplex. I just think
14 those should all be single-family homes up in
15 the top section of the plan.
16 COMMISSIONER MASSEL: Mm-hmm.
17 CHAIRMAN MERKEL: I, also, in -- in
18 hearing the comments about what we talked
19 about in the green corridor and that whole
20 piece, again, this is private land, I hear
21 that; but just to your point, Audrey, I would
22 much rather take those lots at the bottom out
23 of the Area 51, 52, 53 to make the corridor
24 wider adjacent to the IDOT land. So, again,

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1 it would be a much wider corridor all the way
2 up rather than -- than a squeezed-in area
3 there where there's a lot of density. So
4 that would be my only thoughts.
5 If you want to give -- your guys'
6 comments, commentary, et cetera.
7 COMMISSIONER PREBLE: So just looking
8 at that south section, when we -- when we
9 talked last time, when we were here last
10 time, not the scheduling meeting, but when we
11 were here, we talked about moving the -- the
12 pathway to the left, which was done, for the
13 most part, three-quarters of the way down.
14 Did I misunderstand last time? I
15 thought we were talking about continuing that
16 all the way through, which would create more
17 of a buffer between the Kemper Ridge and the
18 Westbury. Was that -- is that something that
19 was not looked at, or is that not possible?
20 I'm just -- I'm curious on where that went
21 because I know that we talked about that
22 would like force density to be less as well.
23 So I just didn't know if I
24 misunderstood that part or if that was just

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1 something that was unable to be done --
2 MR. WHITAKER: Yeah --
3 COMMISSIONER PREBLE: -- and why?
4 MR. WHITAKER: -- so -- fair question.
5 So this is -- this where the trail
6 would pick up again. So this is -- this is
7 IDOT-owned property so that we can safely
8 presume that there could be a trail in here,
9 and then IDOT owns property again to the
10 south, here on the east side of -- I forget
11 the name of the road here, but the trail
12 wants to be over here.
13 So I don't think that we really
14 evaluated the possibility of doing something
15 over here because it would be moving the
16 trail away from where it ultimately
17 wants to head. Sort of the same thing here,
18 we wouldn't put the trail on this side of
19 Kemper Ridge Way because we know the IDOT --
20 that IDOT-owned property is on this side of
21 the road heading. So we strategically
22 located the trail to align with existing IDOT
23 infrastructure.
24 CHAIRMAN MERKEL: Does that make

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1 sense, Kurt?
2 COMMISSIONER PREBLE: It does. I
3 don't know if I agree with it, but it does.
4 CHAIRMAN MERKEL: I hear you. I was
5 thinking something different, too,
6 but that -- that's why I would have
7 thought -- I guess my thought would be to
8 continue that -- that strip down, and -- you
9 know, that -- that Lot 54, 53, 52, 51, et
10 cetera, go straight down with all green as
11 a -- as -- to get the same kind of content --
12 COMMISSIONER MASSEL: Well, I think,
13 as long as they get rid of some of the homes,
14 they can decide where -- maybe three and make
15 that green part bigger just to make the
16 single-family homes not appear as dense.
17 They look very dense to me still.
18 CHAIRMAN MERKEL: I would agree.
19 COMMISSIONER MASSEL: And I know
20 that's gonna be a sticking point with you,
21 Russ.
22 I think once you get rid of those,
23 the -- the green parts all the way down, I
24 think that would make sense.

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1 CHAIRMAN MERKEL: Again, none of us
2 are architects or -- so I think that would be
3 our sugg -- we're leaning with different --
4 COMMISSIONER MASSEL: Well, as long
5 as -- as long as we ask to remove three or
6 four homes, they can choose where; but I
7 think what you suggested was good, Jim, so...
8 CHAIRMAN MERKEL: Larry? Charlie?
9 Dante? Thoughts? Yay? Nay? Hate it? Love
10 it?
11 COMMISSIONER TISCI: I'm fine with the
12 plan as is.
13 CHAIRMAN MERKEL: All right. Any
14 other comments?
15 I do have two things I want to bring
16 up. One, do we feel we heard enough, or do
17 we need more information about the feedback
18 Mr. Whitaker gave, which I appreciate how you
19 did that, and give us more detail on the
20 traffic study? I heard loud and clear the
21 traffic cut-through -- you made a comment
22 that we really never -- I don't want to put
23 words in your mouth, but you didn't study the
24 cut-through on -- what's that road? Lake

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1 View? Do we need to do that?
2 (Discussion held out of the hearing
3 of the court reporter.)
4 CHAIRMAN MERKEL: Yeah, that was my
5 comment.
6 Do we want -- do we propose to add
7 that in there? Yeah, I'm -- I don't like the
8 cut-through ideas, but do we want to add that
9 as a stipulation here that we expand that
10 study and look at that again? That's one
11 thing. Any commentary?
12 COMMISSIONER MASSEL: I think we
13 expand on that because I think that was a
14 strong concern in the last two meetings, and
15 it's been a strong concern this meeting. So
16 I think we should add that as a stipulation.
17 MR. WHITAKER: And -- so I'm
18 understanding, what you're asking -- what
19 you're asking is to evaluate whether we
20 believe there is an active -- that Hillcrest
21 is being actively used for cut-through
22 traffic?
23 CHAIRMAN MERKEL: Commissioner, is
24 that what we heard? Is that -- yes, I think

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1 that's the commentary, Mr. Whitaker.
2 My question, in all transparency, to
3 the staff, was the commentary we heard was
4 the fact that that there's some funding or
5 under- -- evaluate understanding the green
6 concept in -- in -- but, as I continue to
7 hear, that is IDOT property that -- that will
8 not be reflective of this piece of property,
9 so that's what I was asking.
10 COMMISSIONER MASSEL: And isn't this
11 property zoned for a building anyway? So if
12 we don't approve this, then a building can be
13 built?
14 CHAIRMAN MERKEL: Staff, will you
15 comment on that one. Audrey.
16 MR. HEINEN: Can you repeat the
17 question. I apologize.
18 COMMISSIONER MASSEL: Chris, isn't
19 this zoned for like an office space building
20 already, and so if we don't approve this,
21 then somebody can come in and build an office
22 building on it?
23 MR. HEINEN: So in the -- in the
24 County, the property is zoned for an office

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1 structure, building, campus. There is a
2 small portion that is zoned residential, but
3 the majority of it is zoned office.
4 CHAIRMAN MERKEL: Okay. Any other
5 questions? Comments?
6 Dante, you stated your opinion
7 already. Anybody else in the -- Charlie?
8 Larry? Kurt? Audry? Do we want to add
9 anything here?
10 COMMISSIONER MASSEL: I think we
11 should put a stipulation in that M/I Homes
12 needs to remove the three or four homes in
13 the single-family home unit to lessen the
14 density.
15 CHAIRMAN MERKEL: Yeah, I suggested
16 four to get that -- that corridor, and I also
17 propose that, up at the top, convert from
18 duplexes --
19 COMMISSIONER MASSEL: Mm-hmm.
20 CHAIRMAN MERKEL: -- and family -- if
21 you guys approve that -- other than Dante.
22 He was good with it as is -- that would be my
23 stipulation, and then the study -- the
24 traffic study on the cut-through.

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1 COMMISSIONER MASSEL: So you're saying
2 take the four homes that we're removing down
3 below and move them up --
4 CHAIRMAN MERKEL: Take the four out
5 down below, up top where they are duplexes
6 and single-families adjacent to each other --
7 COMMISSIONER MASSEL: Yeah.
8 CHAIRMAN MERKEL: -- make those
9 single-family.
10 COMMISSIONER MASSEL: Okay. Got it.
11 I'm on the same page.
12 CHAIRMAN MERKEL: Rather than duplex.
13 COMMISSIONER MASSEL: So the four
14 homes they're losing from the top would
15 replace the four duplexes up top.
16 CHAIRMAN MERKEL: Not replace but just
17 the ones that are there signified as duplex
18 make them single-family. That would, again,
19 reduce density.
20 So, yes, four -- my suggestion is
21 four on the bottom, up top, the ones that
22 are -- one, two, three, four, five duplexes
23 turn -- make those single-families -- six.
24 Any other comments? Any other

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1 suggestions we want to add as conditions for
2 the board to consider? All right. Any
3 other? Seeing none -- all right.
4 I will let the Village attorney read
5 the conditions that we had proposed.
6 MR. BRANKIN: So what the chairman
7 would be seeking would be a motion in the
8 affirmative, which would be to recommend
9 approval of the special use planned
10 development and all of the requested relief
11 as set forth on the agenda subject to the
12 following conditions: Number 1, the FAP
13 centerline issue on the property shall be
14 resolved during final engineering; Number 2,
15 the property shall be annexed pursuant to a
16 mutually agreed upon annexation agreement
17 that has been reviewed and approved by the
18 Village board before the Village proceeds
19 with final subdivision document review;
20 Number 3, final engineering plans must be
21 approved by the Village engineering
22 consultant and the public works
23 director/Village engineer before any building
24 permits are issued; Number 4, landscaping

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1 plans shall be revised as needed and approved
2 by the Village planning consultants and the
3 community development director prior to the
4 issuance of building permits; Number 5, a
5 subdivision improvement agreement must be
6 approved by the Village board prior to the
7 issuance of building permits; Number 6, a
8 backup SSA, or Special Service Area, covering
9 homeowners association maintenance
10 responsibilities shall be approved by the
11 Village board before building permits are
12 issued; Number 7, prior to recording the
13 final plat, the applicant shall submit an
14 executed declaration of covenants for Kemper
15 Ridge in a form approved by the Village
16 attorney; Number 8, the applicant shall
17 provide documentation from Aqua Illinois
18 confirming approval for inclusion within the
19 certificated service area; Number 9, the
20 applicant shall provide documentation from
21 Lake County confirming the amended sewer
22 agreement includes the subject property;
23 Number 10, the applicant's traffic engineer
24 shall work with the Village's engineer to

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1 further evaluate the Hillcrest traffic and
2 potential cut-through issue providing
3 potential solutions; and, Number 11, the
4 applicant shall remove three to four
5 single-family lots from the south portion of
6 the plan with the goal to better align and
7 expand the green space and trail system and
8 convert the duplex units to the north, which
9 number six, to single-family.
10 And those would be the 11 conditions
11 that would accompany the motion to approve,
12 so if that is -- if someone entertains that
13 motion, it would be appropriate to say so
14 moved.
15 COMMISSIONER GLICKMAN: So moved.
16 CHAIRMAN MERKEL: Who was that?
17 COMMISSIONER GLICKMAN: Larry.
18 CHAIRMAN MERKEL: Larry? Need a
19 second.
20 COMMISSIONER MASSEL: I'll second.
21 CHAIRMAN MERKEL: Audrey.
22 We need a roll vote then.
23 CLERK LOBAITO: Mr. Tisci.
24 COMMISSIONER TISCI: Yes.

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1 CLERK LOBAITO: Miss Massel.
2 COMMISSIONER MASSEL: Yes.
3 CLERK LOBAITO: Mr. Preble.
4 COMMISSIONER PREBLE: No.
5 CLERK LOBAITO: Mr. Glickman.
6 COMMISSIONER GLICKMAN: No.
7 CLERK LOBAITO: I'm sorry. I couldn't
8 hear that.
9 COMMISSIONER GLICKMAN: No.
10 CLERK LOBAITO: Mr. Wifler.
11 COMMISSIONER WIFLER: Yes.
12 CLERK LOBAITO: Mr. Merkel.
13 CHAIRMAN MERKEL: Yes.
14 Okay. That will go before the
15 board.
16 Two things. Thank you all for
17 coming. Again, this is -- the board will be
18 a public hearing just like this. I would
19 recommend as many of you come as possible for
20 that. It will be a similar situation.
21 We're -- again, we're comparing, what I said
22 before, the Village board will hear all those
23 comments and make that decision. So I just
24 ask staff that will be posted to all the

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1 neighbors; secondly, that will be on the
2 Village website when that will happen.
3 MR. BRANKIN: And for the annexation
4 agreement public hearing, there will be
5 notice in the newspaper published as well.
6 And just so everyone's aware, it's
7 going to be a while before this gets to the
8 Village Board because of the necessity for
9 the public notice as well as the -- just
10 everything that goes into getting this ready
11 for consideration by the Village Board.
12 So please monitor the Village
13 website. Please reach out to staff if you
14 have questions.
15 (Inaudible public comments by
16 unidentified speakers.)
17 MR. BRANKIN: We will talk to -- we
18 will talk to staff about sending out e-blasts
19 as well so that everybody knows.
20 CHAIRMAN MERKEL: Just so I'm clear,
21 website, newspaper.
22 UNIDENTIFIED SPEAKER: Individually we
23 want to hear about it. We don't want to have
24 to look at the website --

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1 CHAIRMAN MERKEL: Yes, okay. Staff
2 is -- I just asked -- staff is going to send
3 out an e-blast, so that will be there.
4 UNIDENTIFIED SPEAKER: Every time, not
5 just the week before or the day before.
6 CHAIRMAN MERKEL: As soon as -- as
7 soon as we have that nailed down, which will
8 be more than a week ahead of time --
9 UNIDENTIFIED SPEAKER: To every
10 resident, to every single -- every single
11 resident.
12 CHAIRMAN MERKEL: We don't know when
13 that's gonna be. That was sent out well in
14 advance for the Village Board. Again,
15 recommend you --
16 (Inaudible public comments by
17 unidentified speaker. Reporter
18 interruption.)
19 CHAIRMAN MERKEL: Yes, that will be an
20 e-blast, staff agreed to that, well ahead of
21 time.
22 Looking for a motion to adjourn.
23 COMMISSIONER TISCI: Motion.
24 CHAIRMAN MERKEL: Dante.

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1 COMMISSIONER MASSEL: I'll second.
2 CHAIRMAN MERKEL: Second.
3 All in favor of adjourning say
4 "aye."
5 (Motion carried.)
6 CHAIRMAN MERKEL: We are adjourned at
7 9:02.
8 (The proceedings were adjourned at
9 9:02 p.m.)
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1 STATE OF ILLINOIS)
) SS:
2 COUNTY OF COOK)
3 I, Lucia R. Block, Certified Shorthand
4 Reporter of the State of Illinois, do hereby
5 certify that I reported in shorthand the
6 proceedings had at the taking of said Village of
7 Hawthorn Woods Planning, Building and Zoning
8 Committee and that the foregoing is a true,
9 complete, and correct transcript of my shorthand
10 notes so taken as aforesaid, and contains all the
11 proceedings given at said Village of Hawthorn
12 Woods Planning, Building and Zoning Committee
13 meeting.
14 IN WITNESS WHEREOF, I do hereunto set my
15 hand and affix my seal of office this 26th day of
16 June, 2025
17
18
19 _____
 Lucia R. Block, CSR #084-003160
 Notary Public, Cook County, Illinois
20
21
22
23
24

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