



**PLANNING, BUILDING AND ZONING COMMISSION SPECIAL MEETING
THE VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, JANUARY 28, 2014
6:00 P.M.**

MINUTES

I. Call to Order and Roll Call

Present: Chairperson Susy Rein called the meeting to order at 6:09 P.M. The following members were present: Commissioners Kaiser, Salvi, Lindquist, Merkel, LaGro and Rein

Absent: None

Staff: Donna Lobaito, Chief Administrative Officer

Trustee: Dominick DiMaggio

Attorney: Patrick Brankin

A quorum was established.

II. Opportunity for the Public to Address the Commission

No one from the public addressed the Commission.

III. Public Hearing

- A. Public Hearing for the Consideration, Review and Recommendation to the Village Board of a Request for (i) an Amendment to the Official Zoning Map of Hawthorn Woods, Illinois to Change the Zoning Designation of Portions of the Subject Property from R-1 One-Family Residence District, in Part, and the B Retail Business/Commercial District, in Part, to R-1 One-Family Residence District, in Part, and the B Retail Business/Commercial District, in Part, With the Result that 115.883 Acres, More or Less, Shall be Zoned as a R-1 One-Family Residence District and 6.884 Acres, More or Less, Will be Zoned as a B Retail Business/Commercial District, (ii) a Special Use for a Planned Unit Development, Including Deviations and Exclusions from the Zoning Ordinance (Title 9), Land Subdivision Ordinance (Title 10) and Building Regulations Ordinance (Title 8) of the Village Code to Allow the Subject Property to be Developed as a Planned Unit Development as Set Forth in the Application, (iii) Preliminary Planned Unit Development Plan Approval, (iv) Preliminary Plat of Subdivision Approval, (v) a Special Use to allow Up to 12 Display Homes at any Point in Time, and (vi) Such Other Relief or Approvals as the Commission May Determine Reasonably Necessary in Connection With the Foregoing, All for the Subject Property—Pulte Home Corporation, AGP Investments LLC and Chicago Title Land Trust

Company, as Successor Trustee to Grand Premier Trust and Investment, Inc. NA (as Successor Trustee to Grand National Bank) as Trustee under Trust Agreement Dated March 7, 1996 and Known as Trust No. 896-3633 as Applicants and/or Owners of the Property. The Subject Property is Generally Located West of the Intersection of Midlothian Road and Gilmer Road, and Consists of PINs: 14-04-200-008, 14-04-200-012, 14-03-100-001, and 14-03-104-008.

Commissioners Kaiser and Salvi recused themselves from this matter and took no part in the matter.

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

The public hearing will continue on Monday, February 10, 2014 at 6 P.M. at Village Hall.

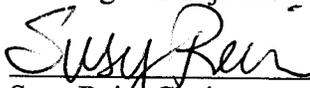
IV. New Business

There was no New Business this evening.

V. Adjournment

Motion by Lindquist, second by Merkel to adjourn. Upon a voice vote, all voted aye, and the motion carried.

Meeting was adjourned at 11:19 P.M.



Susy Rein, Chairperson

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

The Report of Proceedings taken before
Elizabeth L. Nenni C.S.R., at the Village of
Hawthorn Woods, 2 Lagoon Drive, Hawthorn Woods,
Illinois, on Tuesday, January 28, 2014, at the
hour of 6:00 o'clock p.m.

Q&A Reporting, Inc.
7115 Virginia Road, Ste. 105
Crystal Lake, IL 60014
(815)477-2230
www.qareportinginc.com

1 PRESENT:

2 PLANNING, BUILDING AND ZONING COMMISSIONERS:

3 SUSY REIN, CHAIRPERSON

JIM KAISER

4 MIKE SALVI

DAVE LINDQUIST

5 PHIL LaGRO

JIM MERKEL

6

7

ALSO PRESENT:

8

DONNA LOBAITO, Chief Administrative Officer

9

DOMINICK DiMAGGIO, Trustee Liaison

AL MAIDEN, Village Planner

10

LEE FELL, Village Engineer

JOHN TENNANT, Hawthorn Woods Police

11

ERIKA FRABLE, Public Works

12

13 APPEARANCES:

14

SCHAIN, BURNEY, BANKS & KENNY by

MR. PATRICK T. BRANKIN,

15

appeared on behalf of the Village;

16

MELTZER, PURTILL & STELLE LLC by

MR. CHARLES L. BYRUM,

17

appeared on behalf of the Applicant.

18

19 WITNESSES:

20

PETER TREMULIS, Pulte Group

JON NELSON, JEN Land LLC

21

MICHAEL COLOMBO, JTS Architects

GREG J. HOREJS, Manhard Consulting Ltd.

22

GREG G. SAGEN, Signature Design Group

LUAY ABOONA, KLOA, Inc.

23

BRITTANY BAGENT, Teska Associates, Inc.

MICHAEL MaROUS, MaRous & Company

24

1 PUBLIC COMMENT:

- 2 AMITY CUTAIA
- 3 PATRICK ANTOS
- 4 BRIAN CERVENY
- 5 DAN DIEWALD
- 6 TOM GALLAGHER
- 7 DONNA GALLAGHER
- 8 MARK SICCO
- 9 DAWN SICCO
- 10 BECKY KENNEDY
- 11 ALBERT SCHWARZHaupt
- 12 PAUL HURST
- 13 RONALD CUTAIA
- 14 KIM RAMSEY
- 15 LARRY HILL
- 16 TAMI PLONKA
- 17 MARCO LINARES
- 18 BRIAN YOUNG
- 19 RITESH RADADIA
- 20 ANNE HURST
- 21 CHRISTINA GEORGE
- 22 MIKE PLONKA
- 23 BHARAD PATEL
- 24 MIKE STARYKOWICZ
- SUSAN STARYKOWICZ

1 CHAIRMAN REIN: While our last commissioner
2 gets settled here, I'd like to call to order the
3 Planning, Building and Zoning Commission Special
4 Meeting for the Village of Hawthorn Woods for
5 Tuesday, January 28th, 2014.

6 Ms. Lobaito, will you please call
7 the role?

8 MS. LOBAITO: Mr. Kaiser?

9 MR. KAISER: Present.

10 MS. LOBAITO: Mr. Salvi?

11 MR. SALVI: Present.

12 MS. LOBAITO: Mr. Lindquist?

13 MR. LINDQUIST: Present.

14 MS. LOBAITO: Chairman Rein?

15 CHAIRMAN REIN: Present.

16 MS. LOBAITO: Mr. LaGro?

17 MR. LaGRO: Here.

18 MS. LOBAITO: Mr. Merkel?

19 MR. MERKEL: Present.

20 MS. LOBAITO: We have a quorum of six
21 commissioners.

22 CHAIRMAN REIN: Thank you. I'd like to
23 explain this evening that while six of six
24 commissioners are present here tonight,

1 Commissioners Kaiser and Salvi seated at this end
2 of the table are here for the purposes of a
3 quorum, but due to conflicts of interest, they
4 will recuse themselves from actively
5 participating in the public hearing portion of
6 tonight's meeting, which means they will not be
7 deliberating, um, or voting on the matter.

8 Before we get to the public
9 hearing, the first item on our agenda this
10 evening is the opportunity for the public to
11 address the Commission, and I want to explain
12 that this is an opportunity to address us on any
13 subject other than that of the public hearing
14 this evening.

15 When we conduct the public hearing,
16 there will be a time for everybody in the public
17 who wishes to come forward with questions or
18 comments to do so. So at this time I'm simply
19 seeking if there is someone in the audience who
20 came to speak to us on another topic, please come
21 forward to the microphone and do so.

22 Okay. Seeing none, we will move
23 on. Before we start the meeting, we just want to
24 do a few introductions. You have up here your

1 Planning Commissioners, Jim Merkel, Phil LaGro,
2 Jim Kaiser, Mike Salvi, Dave Lindquist and
3 myself, Susy Rein. We also have with us our
4 Village Trustee, Dominick DiMaggio, who serves as
5 a liaison to the Planning, Building and Zoning
6 Commission on behalf of the Village Board.

7 Next to him we have our attorney
8 for the Village, Pat Brankin. Over here on the
9 side of me we have our Chief Operating Officer
10 for the Village or Chief Administrative Officer
11 for the Village, also she serves as our Village
12 Clerk and the head of our Building Department,
13 Ms. Donna Lobaito.

14 Before we open the public hearing,
15 I'd like to explain the procedure for how
16 tonight's meeting will run. I think it's easier
17 if everybody knows what to expect.

18 All persons addressing the
19 Planning, Building and Zoning Commission shall be
20 given an opportunity to testify and present
21 evidence and an opportunity to ask questions.
22 Any member of the Planning, Building and Zoning
23 Commission may ask questions of any person giving
24 testimony at the public hearing, whether it's an

1 applicant or member of the public.

2 The order of procedure will be as
3 follows. We'll begin the proceedings with a
4 brief introduction from Village Staff regarding
5 the applicant and their application. This will
6 be followed by a presentation from the applicants
7 or their attorneys and/or their witnesses.

8 When the applicant's presentation
9 is complete, we will hear statements or testimony
10 from members of the public. When it is time for
11 the public comment, the court reporter will swear
12 everyone in as a group. We will repeat the
13 swearing in process later in the evening for
14 those who arrive after the public comment period
15 has begun.

16 After the swearing in, audience
17 members wishing to address the Planning, Building
18 and Zoning Commission regarding this application
19 will be asked to form a line down the center
20 aisle. When I invite you to step forward to the
21 microphone, you will be asked to adjust the mike
22 so that we can hear you. You'll state your full
23 name, we'll ask you to spell your first and last
24 name for the court reporter, and you will also

1 give your address. The court reporter will also
2 verify that you have been sworn in.

3 To keep things moving, we ask that
4 you keep your comments brief, keep your comments
5 on the subject. Should anyone who is speaking
6 start veering off the subject this evening,
7 Attorney Pat Brankin or myself will ask you to
8 get back to the point of the meeting and the
9 hearing at hand.

10 Comments should be nonrepetitive.
11 If you agree with a point made with a previous
12 speaker, there is no need to say the whole thing
13 again. When it's your turn at the podium, you
14 can simply say I agree with what Mr. So-and-so
15 said, and the record will reflect that.

16 Please do not interrupt other
17 speakers or applaud, as this will only make it
18 difficult for others to hear and will delay the
19 proceeding. Overall, I just ask that all of us
20 present show respect for all speakers and
21 participants in the hearing.

22 As the Chairperson, I will allow
23 cross-examination of the applicants, their
24 witnesses and members of the public and any

1 witnesses who presented at the microphone any
2 testimony or questions on behalf of the public.

3 The applicant will be allowed to
4 present rebuttal testimony to matters raised by
5 the commissioners or by members of the public.
6 Any witness presenting rebuttal testimony shall
7 be subject to cross-examination and/or questions
8 by the public and the Planning, Building and
9 Zoning Commission. So if you come up and make a
10 statement and somebody might want to ask you a
11 follow-up question, please don't leave
12 immediately after, because there may be follow-up
13 discussion.

14 Testimony and evidence which is
15 cumulative, repetitive, repetitious, harassing,
16 argumentative or irrelevant to the case being
17 heard will be disallowed. Cross-examination of
18 persons giving testimony must be relevant to the
19 matters heard and be confined to the points
20 raised during that person's testimony.

21 At the conclusion of the public
22 hearing, we will close the public hearing, and no
23 further testimony or evidence shall be taken
24 unless the Commission continues the hearing to a

1 date specific for the purpose of taking further
2 testimony and evidence, or unless the Planning,
3 Building and Zoning Commission reopens the public
4 hearing pursuant to law.

5 Once the public hearing is closed,
6 the Planning, Building and Zoning Commission will
7 make its motions and will vote on recommendations
8 it wishes to make to the Village Board. While
9 it's our job as a Commission to make
10 recommendations, to conduct the public hearing,
11 to make the recommendations to the Board, and to
12 consider the findings of fact, it is the Village
13 Board that ultimately makes the decision at its
14 own public meeting.

15 Any member of the Planning,
16 Building and Zoning Commission absent from all or
17 a portion of a public hearing who certifies that
18 he or she has read the transcript on any given
19 matter may vote upon any question before the
20 Commission with respect to such matter.

21 Finally, I would like to remind all
22 the commissioners to please use their microphones
23 every time they speak. We have a big crowd who's
24 turned out this evening, and because it's so cold

1 out, the heating blowers are likely to go on
2 repeatedly, and that creates a lot of white noise
3 that can make it difficult to hear. So I ask the
4 commissioners to purposely use their mikes, and I
5 ask any of you in the audience if there's a point
6 in time where you can't hear somebody speaking,
7 please signal us, so that we react accordingly
8 and pull the mike closer. We want you to hear
9 what's going on.

10 Okay. So that's how it's going to
11 go. At this point, the Chair is looking for a
12 motion to open the public hearing.

13 MR. MERKEL: So moved.

14 CHAIRMAN REIN: Mr. Merkel has moved to open
15 the public hearing. Is there a second?

16 MR. LaGRO: Second.

17 CHAIRMAN REIN: Mr. LaGro. All in favor of
18 opening the public hearing say aye.

19

20 (All respond.)

21

22 CHAIRMAN REIN: Any opposed? The hearing is
23 open. And gentlemen, are you recusing
24 yourselves, Mr. Kaiser and Mr. Salvi?

1 MR. KAISER: Yes.

2 MR. SALVI: Yes. Let the record reflect
3 Salvi and Kaiser are recused.

4 CHAIRMAN REIN: Okay. Thank you. We will
5 begin the hearing with a brief introduction by
6 Village Staff. Ms. Lobaito?

7 MS. LOBAITO: Thank you, Ms. Rein. As
8 Ms. Rein mentioned, my name is Donna Lobaito and
9 I'm the Chief Administrative Officer and Village
10 Clerk for the Village of Hawthorn Woods.

11 Tonight we have scheduled a public
12 hearing for the consideration of an application
13 from Pulte Homes to develop 123-acre parcel of
14 land at the intersection of Midlothian and Gilmer
15 Road.

16 Pulte Homes has applied for a
17 planned unit development, which provides for a
18 cluster development concept while maintaining
19 approximately 38 percent open space in the
20 development. The cluster development concept
21 provides for smaller lots but larger open spaces.
22 The Hawthorn Woods Country Club is another
23 example within the community of a planned unit
24 development.

1 Tonight, Pulte Homes has assembled
2 a team of consultants who are prepared to make
3 their presentation to the Commission. So at this
4 time, I am going to turn the microphone over to
5 Pulte Homes.

6 CHAIRMAN REIN: Mr. Byrum, before we begin,
7 I'd like to ask the court reporter to swear in
8 all of the applicants and their witnesses.

9 MR. BYRUM: All at one time?

10 CHAIRMAN REIN: Yes, please.

11

12 (Whereupon, the witnesses sworn.)

13

14 CHAIRMAN REIN: Also, Mr. Byrum, I've been
15 asked to remind anybody who comes to the mike
16 that that particular microphone in the podium is
17 kind of new to us, so you have to pull it real
18 close to your mouth to be heard.

19 MR. BYRUM: Usually I'm not accused of not
20 being heard, but I'll remember that. Thank you,
21 Madam Chair, Members of the Commission. My name
22 is Chuck Byrum. I'm a lawyer with the firm --

23 MR. BRANKIN: Can you speak up?

24 MR. BYRUM: How's that? Better? Okay. My

1 name is Chuck Byrum. I'm a lawyer with the firm
2 of Meltzer, Purtill & Stelle, and I'm before you
3 tonight on an application that's been filed by
4 Pulte Home Corporation, which is the party who's
5 going to acquire the property and the developer
6 and the owners, AGP Investments LLC, a Limited
7 Liability Company, and Chicago Title Land Trust
8 Company, as Successor Trustee under Trust
9 Agreement dated March 7, 1996, known as Trust
10 No. 896-3633 is also the owner.

11 What we are here before you tonight
12 is on an application that relates to
13 approximately 123 acres of property located at
14 the intersection of Gilmer and Midlothian Roads.
15 There is a request for several things, and I'll
16 go through it. It's spelled out in Mrs.
17 Lobaito's memo, but I'll go through it, because
18 this is what we're asking for.

19 First, we're asking for an
20 amendment to the official zoning map of
21 Hawthorn Woods to change the zoning of the
22 properties that is a part of this parcel. Right
23 now they are R-1 Residential and B Commercial,
24 and we're asking that they be rezoned, but the

1 location of those zoning areas we are looking to
2 change.

3 Secondly, we are looking for a
4 special use permit for a planned development for
5 the property both residential and commercial.

6 Third, we are looking for approval
7 of a planned development for the property, which
8 includes the residential and commercial. We are
9 also seeking a preliminary plat approval for the
10 property. There's a preliminary plat of
11 subdivision that accompanies this application,
12 and we are seeking a special use permit to allow
13 up to 12 display homes or model homes at any
14 point in time during the course of the operation
15 of this facility.

16 And finally, the catchall, we're
17 seeking such other relief or approvals as the
18 Plan Commission may determine reasonably
19 necessary for the development. This is what the
20 hearing is about tonight.

21 We have followed the procedures and
22 requirements in connection with this type of
23 proceeding. The first notice has been published,
24 and I think -- I don't know if it's in the

1 record, but it will be placed in the record,
2 published by the Village.

3 Secondly, we have sent notices to
4 neighboring properties, and what I have tonight,
5 which I'm going to turn over to the court
6 reporter or the Chair?

7 CHAIRMAN REIN: Give it to the Village Clerk
8 what Mr. Byrum is bringing. Are these your green
9 cards? Okay, for the certified mail? So, you
10 want that entered into the exhibits?

11 MR. BYRUM: Please.

12 CHAIRMAN REIN: That will become Exhibit 1.

13 MR. BYRUM: When we get -- let me get to the
14 exhibits, if I can. That's going to be
15 Exhibit C, and it's the green cards and a chart
16 of everybody who received notice and the status
17 of the mailing. Some of them have not been
18 returned yet, but they will be as time goes on.

19 The other exhibits that we have
20 tonight are a Power Point presentation, this is
21 part of it, where really the work product of all
22 of our experts and people that are going to
23 testify will be in this Power Point, and that's
24 marked Exhibit B.

1 And then there is a further
2 exhibit --

3 MS. LOBAITO: Excuse me, Mr. Byrum, may I
4 interrupt? I see people back there who can't
5 hear, and I apologize, I know that microphone
6 just is not picking up your voice very well.

7 MR. BYRUM: Okay. I'll make contact as
8 closely as I can here.

9 MS. LOBAITO: Yeah.

10 MR. BYRUM: There will be a --

11 MR. SAGEN: Can we borrow one of the --

12 MR. SALVI: Take ours. We can't talk
13 anyways.

14 MR. BYRUM: Thank you. While this has been
15 going on, I've been corrected in my designation
16 of exhibits. Exhibit A is what you see in front
17 of you, that's the Power Point. Exhibit B will
18 be the testimony of one of our experts that
19 didn't make it into the Power Point, that was
20 Mike MaRous, and Exhibit C is the green cards and
21 the chart. So let me correct myself on the
22 record, if I can.

23 Now, the materials that have been
24 submitted tonight and which we will go through,

1 our witnesses will go through, have been the
2 product of a lot of thought, a lot of research, a
3 lot of field work, and a lot of deliberation and
4 some very detailed meetings with staff, but I
5 think what you're going to see tonight is a very
6 professional analysis of the site, its
7 conditions, and what Pulte is going to try to
8 accomplish through this zoning process.

9 So, without further adieus, what
10 I'm going to do is introduce Peter Tremulis, who
11 is the Vice-President of Land for Pulte Home
12 Corporation to give you an idea of what Pulte is
13 seeking to accomplish with this development.
14 Peter?

15 MR. TREMULIS: Thank you, Chuck. Pulte is a
16 public held building company. We operate in 60
17 markets across the country. We are traded on the
18 New York Stock Exchange. The company builds
19 under the Pulte brand, the Del Webb brand and the
20 Centex Homes brand nationally, and we also build
21 under the DiVosta brand in Florida. We serve
22 first time home buyers, build-up home buyers. We
23 also offer those that move down opportunity, as
24 well as age restricted developments through the

1 Del Webb brand.

2 This particular community or this
3 particular property is one that Pulte had under
4 contract back in 2004. We went through some
5 basic due diligence on it, on the property at
6 that time, and we're not able to really move past
7 due diligence, but when the market downturn
8 occurred, we really pulled in the horns for the
9 company. The company as a whole really shrank
10 considerably from 2006 through 2010.

11 I rejoined the company in 2011, and
12 we've been busy buying properties and opening new
13 communities to satisfy pent-up housing demand
14 throughout the metropolitan market here in
15 Chicago. We have new communities in Burr Ridge
16 and Naperville, and we're working on new
17 developments in Woodridge and other locations.

18 Pulte has kind of taken a different
19 approach than many others. We really have not
20 bought a lot of the vacant finished lots that are
21 in the marketplace. We prefer to start with a
22 clean sheet of paper and create a community that
23 we think responds to the current market
24 conditions, providing new product that we believe

1 is really sensitive to what home buyers are
2 looking for today. So we're taking the
3 opportunity with the Albert Nora property to
4 really bring you something that's completely
5 different than what the Village has seen in the
6 past. It varies very greatly from what you've
7 seen through working through your 2004
8 Comprehensive Plan.

9 We realize the Village is in the
10 process of evaluating opportunities to update the
11 comprehensive plan with a new outside consultant,
12 but we really want to show you what we think is
13 possible with an innovative and unique style of
14 development for this particular property.

15 So, our consultant team is eager to
16 present, and I just wanted to take an opportunity
17 to introduce myself, and they'll introduce
18 themselves as we go through the process. Thank
19 you.

20 MR. BYRUM: Thank you, Peter. The next
21 witness that I'd like to call is Jon Nelson.
22 Jon? Jon, I'm going to ask you a couple
23 questions before I turn this over to you. Would
24 you state your name for the record, please?

1 MR. NELSON: My name is Jon Nelson. I'm
2 with JEN Land LLC, and I developed the
3 preliminary PUD site plan for the subject
4 property.

5 MR. BYRUM: Is that something that was sent
6 to you by Pulte?

7 MR. NELSON: Yes, it was.

8 MR. BYRUM: And you participated in the
9 preparation of that plan?

10 MR. NELSON: Yes.

11 MR. BYRUM: All right. Would you please
12 describe that and go through that exhibit for us?

13 MR. NELSON: I've got to get a feel for how
14 close I have to be. Would you put up the first
15 exhibit, please? What I would like to do is
16 kind of start with an aerial that gives everybody
17 an idea of some of the site characteristics and
18 some of the surrounding conditions that influence
19 the design of the property.

20 As you see on this aerial the
21 subject property is highlighted in blue. It is
22 generally a rectangular shape, kind of offset, if
23 you will, with a couple of pieces of the property
24 being carved out by some uses not part of the

1 subject property.

2 On the aerial you can see a lot of
3 the surrounding uses. For reference purposes
4 north is to the top. You have Gilmer Road along
5 the top right and Midlothian Road along the
6 bottom right of the Exhibit, just for reference
7 purposes.

8 The subject property relative to
9 surrounding land uses, everything in the
10 northwest corner, the western area and the
11 southwestern area is all part of the Hawthorn
12 Country Club zoned R-1 PUD with varying uses.
13 The north area and the west area is
14 single-family.

15 The north area has only a few homes
16 developed. Most of the area of that community is
17 undeveloped at this point. The west area is
18 developed with single-family, as you can see, and
19 the area immediately to the south is the water
20 treatment facility for that community.

21 In the northeast corner of our
22 property along about half of our frontage is the
23 Countryside Meadows subdivision zoned R-1, and as
24 you can see from this aerial, most of the

1 community is undeveloped at this point in terms
2 of vacant lots with a handful of homes there. In
3 the extreme northeast corner of the property is
4 unincorporated Lake County. There is a more
5 traditional, older R-3 Lake County zoning in the
6 northeast corner for more of a traditional type
7 subdivision, an R-1 classification, and a
8 carve-out in our northeast corner with an
9 agricultural zoning, but it's a single-family
10 residence.

11 Immediately east and across Gilmer
12 Road is also village limits. It's a commercial
13 center zoned B-1, Cherry Hill Plaza. The
14 intersection essentially has some additional
15 commercial uses. The southeast corner is zoned
16 Business in the village. It's kind of an awkward
17 direction for this particular area, but one
18 corner is a gas station, one corner is a
19 restaurant pub type use.

20 Immediately across the subject
21 property in this area is L-1 in Lake County.
22 It's kind of an industrial warehouse, one-story
23 type complex, fully developed.

24 Immediately abutting our property

1 in this corner off of Midlothian is mostly vacant
2 B-1 in the Village, and the southern half of our
3 property unresolved is the Pheasant Ridge
4 development. That's the way it was plotted.
5 It's actually known as the Summit.

6 This outlot, this carve-out in our
7 property is essentially an R-1 zone, also in the
8 Village, but it's functioning currently as a cell
9 tower. At some point that particular use would
10 become obsolete based on village code and will
11 have to be -- is everybody able to hear me. I
12 think I'm holding this kind of low, so I'm sorry.
13 Eventually this facility may have to be replaced
14 and would then have to be relocated based on
15 current code to some public facility, as opposed
16 to being within a subdivision.

17 Also on this exhibit is the
18 existing conditions on site. You see a bunch of
19 lines represented on this particular exhibit.
20 Those lines essentially represent the highest
21 elevations of the subject property, or basically
22 the ridge lines. What that does is it defines
23 the natural drainage pattern on the site where
24 all of those areas drain to some low area that

1 falls within that area.

2 The highest elevation on the site
3 is the west property line, roughly the 690
4 contour. The lowest elevation is actually at
5 Gilmer, a wetland, and at Midlothian at about
6 629. So the property generally has about 61 feet
7 of fall across it.

8 The eastern half is essentially
9 open farmland. There is a residence in the north
10 central area with some outbuildings. There's an
11 abandoned tree nursery in the western portion of
12 the subject property. Scattered throughout the
13 site, it's kind of hard to see, but in red are
14 basically seven wetlands averaging in size from
15 about .04 acres to essentially 3.1 acres.

16 Access to the site can occur either
17 along Gilmer or Midlothian Road. Gilmer Road,
18 however, has certain conditions that compromises
19 an adequate full access to the subject property.
20 There's an existing road, Sylvan Road; there is a
21 curb cut entrance for the commercial across the
22 street; and the proximity of where you could come
23 in at this location is compromised for a full
24 entrance with this wetland and its distance

1 relative to the intersection.

2 Along Midlothian, the subject
3 property is just short of aligning with the
4 entrance to the Midlothian Center across the way.
5 As you can see on this exhibit, there is another
6 triangle shown. That triangle is the adjacent
7 property that the developer approached to make
8 sure that we could coordinate access in a proper
9 location along Midlothian Road, and to have a
10 compatible entrance for both their B-1 and B-1
11 for the subject property.

12 As was mentioned, you can see
13 there's a B-1 zone currently on the subject
14 property that has an awkward shape relative to
15 some of it is falling within the wetland and it
16 was no longer attached to any entrance that might
17 occur along Midlothian. So part of our proposal
18 is to reshape and configure that so that it
19 better aligns with how the property needs to
20 develop from an access standpoint.

21 Additionally, there is a road stub
22 at Andrew, called Andrew from the north
23 subdivision and another one, Deerfield, that
24 comes at this location from the southern

1 subdivision. This is a philosophy and a
2 principal of the Village that as development
3 occurs, to provide for road stubs to adjoining
4 vacant properties to assure that there's some
5 connectivity throughout the Village to allow for
6 multiple movements to avoid the arterials, and
7 also to have internal movements to get to certain
8 areas like the commercial facility, for example.

9 The total site, it was mentioned,
10 is approximately 123.1 acres. That includes
11 about 1.2 acres roughly of land that falls within
12 this corridor area here that is referred to on
13 the site plan as Kruckenberg Road. That area is
14 currently part ownership and part easement.

15 The ownership part is to be
16 dedicated to the Village with the ultimate hopes
17 of creating additional dedications from adjoining
18 properties, the facility, for example, treatment
19 facility, to provide for a complete right-a-way
20 in this location. It's important because it
21 would provide a secondary access to the back end
22 of the property. It also would provide a link to
23 the community park facility that exists slightly
24 south and west of the development.

1 CHAIRMAN REIN: While Mr. Nelson is checking
2 his notes, I just want to point out to the
3 Commissioners in case you're not aware, the
4 applicant has given us each a booklet at our
5 spaces that matches the Power Point that we're
6 viewing on that screen over there, so you can
7 take notes directly on the slide. It's hard to
8 see behind us, so.

9 MR. SAGEN: If I might just take a moment, I
10 want to point out to the Commission that the
11 projector that you're looking at here is a little
12 bit red orange color blind. So the screen you're
13 looking at is a little bit distorted, so you may
14 not see reds in some of the upcoming slides, red
15 borders. The projection that the audience is
16 seeing is full color and true color, and as the
17 Chair pointed out, copies of all these slides are
18 in your booklet if you want to follow along.

19 Jon's next exhibit may have some
20 red outline that would not show up on this, and
21 we apologize for that.

22 CHAIRMAN REIN: Greg, for purposes of the
23 record, can you please identify yourself to go
24 with your comments.

1 MR. SAGEN: I'm sorry. Greg Sagen,
2 Signature Design Group, Offices at 132 North
3 Washington Street in Naperville.

4 CHAIRMAN REIN: Thank you.

5 MR. NELSON: This particular exhibit is the
6 proposed preliminary plan development that is the
7 subject of this hearing and has been reviewed by
8 staff and other consultants of the Village with
9 various comments.

10 This particular development is an
11 all single-family mixed use development to
12 contain four distinct types of single-family
13 homes and a commercial component. If you recall
14 from some of the site analysis conditions, there
15 were several low areas on the subject property
16 that contain wetland. This particular site plan
17 incorporates those wetlands into the subject
18 property and provides the necessary attention to
19 support the drainage because of the development.

20 Access to the site, as I had
21 mentioned, the primary access that has been
22 resolved is at this location. This is the
23 triangular area that was added with the adjoining
24 property. This is the reshaping of the

1 commercial associated with this entrance being
2 moved slightly off of the current configuration
3 of the property. The primary location being at
4 this location.

5 This is a simple, continuous road
6 system. Provides the two adjoining links
7 referred to for the aerial from the adjoining
8 subdivisions. A secondary connect in the western
9 end of the property that connects to what will
10 ultimately be a completed Kruckenberg Road at
11 this location.

12 The philosophy of this particular
13 plan was, No. 1, to start with is a transition to
14 all the surrounding uses; to provide for and
15 integrate into the plan as much open space as
16 possible; to create a 25-foot minimum open space
17 buffer to all of the existing surrounding
18 subdivisions. The only exception to that is at
19 the cell tower location, which we consider at
20 this point to be a temporary use, has more impact
21 to us than we have on it.

22 The other philosophy was to make
23 sure that the road system that we integrate into
24 the plan not only accommodates the inner

1 connectivity from the Village, but also does not
2 isolate the two parcels that are currently not
3 part of the development. That is to provide a
4 road system in the northeast that allows for the
5 current single-family lot at some future date to
6 be integrated, not isolated, onto Gilmer Road as
7 it currently functions, and to potentially be
8 developed similar to our plan with up to two or
9 three additional lots in this corner.

10 Additionally, as I mentioned, this
11 cell tower eventually will be vacated, and that
12 piece will be available for development. It
13 makes sense that it be integrated into this
14 particular development. You can see by our road
15 system, we have provided for an easy and direct
16 connection to that particular use. It'd be a
17 simple cul-de-sac, potentially an additional
18 eight or nine lots consistent with the lot size
19 adjacent to it.

20 The road system is a combination of
21 providing both visual interest as you drive
22 through the development so that you get focal
23 points of the natural features, in combination
24 with central active social features. We have a

1 neighborhood park right here, we have a linear
2 public park facility that would link and attach
3 all of this area from a pedestrian standpoint
4 ultimately to the commercial facility.

5 To also provide visual interest in
6 the system, as you can see, you drive in, you've
7 got all of this open space that enhances the
8 street scrape. A central focal point for the
9 overall community with the pocket park. Another
10 natural area that is highlighted, visual and
11 functional to the community. A system that at
12 the end of it highlights another central area,
13 once again combining natural features with street
14 scape so that you have the combination of
15 preservation and visual interest.

16 In addition, in order to integrate
17 this particular plan with the current topography,
18 if you recall from the exhibit, much of the site
19 has a multiple grid system, which means there's a
20 lot of the property that sits high that drains
21 the lower areas. This particular plan maximizes
22 the amount of road system that sits at the higher
23 elevation, so that you get long views of the open
24 space that is at the street system, and you also

1 get enhanced value to the housing, because many
2 of these homes will sit on a ridge, have a
3 downward facing rear yard, which allows for
4 expanded views, walk out, look out type
5 conditions, which enhances the overall quality of
6 the units being proposed.

7 As is permitted under the PUD, all
8 developments under a PUD essentially create their
9 own separate standards. They're either complaint
10 or are allowed to have deviations to the
11 underlying zone. What we are proposing is an R-1
12 planned development with bulk standards specific
13 to this development.

14 We have four distinct
15 neighborhoods, four distinct lot sizes, with lot
16 ranges from 55 feet up to 80 feet, side yards
17 seven feet, minimum side corner and front yard of
18 25, and varying lot sizes that accommodate 7,150
19 square feet up to 10,000 or greater square feet.

20 The overall density that's being
21 proposed is 1.83 units per acre on the gross
22 side, approximately 1.9 on the residential
23 portion of the site.

24 As part of the overall review

1 process and working with staff, there were
2 several recommendations that came out of the
3 process. Although this was the plan that was
4 submitted, there were several recommendations
5 that staff has suggested to enhance the overall
6 quality of the plan that we will be making in any
7 future submittal to the plan.

8 Some of the recommendations from
9 staff that we would be adjusting the plan to
10 accommodate in the future would be to increase
11 the commercial site. The original submittal was
12 approximately 5.93 acres. We would be adding
13 about .6 tenths of an acre to the commercial, so
14 that it would be comparable to the net usable
15 land that currently exists under the existing
16 zoning.

17 The other compelling issues that
18 the staff had was to add more variety to each of
19 the neighborhoods by creating both wider lots
20 within each neighborhood as well as a varying
21 degree of side yards to add more character to the
22 development. The ways we would be doing that
23 would be to create a minimum standard for all the
24 neighborhoods for a side corner of 25 feet and

1 transferring that space throughout each
2 particular neighborhood to create greater variety
3 in the interior side yards and greater side yard
4 standards in conjunction with that.

5 In Neighborhood 1, we would be
6 increasing the minimum lot size from 80 to
7 81 feet and creating most of the lots at 85 feet
8 versus 80, so we'd be changing the standard of
9 seven-foot minimum side yard to eight-foot
10 minimum side yard with ten-foot as the typical
11 for most of the lots within that neighborhood.

12 In Neighborhood 2, by virtue of
13 changing the side corner, we would redistribute
14 that area throughout the lots, create more
15 variety in terms of lot widths and greater side
16 yards, so that there'd be a combination of the
17 minimum seven-foot side yard and as well as
18 larger side yards.

19 In Neighborhood 3, in order to
20 enhance the street scape, we would be dropping
21 one lot on both the north and south side of that
22 neighborhood street, redistributing that to
23 create 60-foot lots, and once again a variety of
24 side yards and lot ways through the balance of

1 the community.

2 In Neighborhood 4, we would be
3 reorienting some lots to compliment the current
4 street scape by having side orientation to what
5 is currently front orientation. So it adds more
6 interest to the overall street system.

7 And relative to the Commercial, if
8 you can get to that last exhibit. This
9 particular exhibit is a little bit more of a
10 highlight in terms of specifically focusing on
11 the commercial adjustment that we're proposing.

12 On the left is the current area in
13 the B-1 zone from the Village's zoning code. You
14 can see from this exhibit it's 8.84 acres, but of
15 that 8.84 acres, 2.6 acres of it actually falls
16 within the wetlands and the buffers associated
17 with the wetlands at that location, essentially
18 making that area unusable.

19 In addition, because our entrance
20 moved, we needed to reconfigure this corner to
21 have that commercial actually have internal
22 access to the development. So, the net effect is
23 that the 8.84 acres on the proposed is actually
24 6.24 acres of usable, if you discount the

1 unbuildable wetland area, and what we are
2 proposing is a commercial acreage of 6.84 acres.

3 So once again, even though it's
4 less, it's actually all usable compared to what's
5 on the current. Thank you.

6 MR. BYRUM: Thank you, Jon. When Peter
7 Tremulis last spoke to you, he did such a good
8 job, we thought we'd call him as our next
9 speaker, have him present to you what Pulte
10 contemplates to be its four residential
11 neighborhoods and elevations of what's going to
12 be constructed there. Peter?

13 MR. TREMULIS: I would like to enter into
14 evidence a couple more exhibits as part of my
15 presentation. The first one is Hawthorn Hills
16 Product Information and Elevation Examples. So
17 I'd like to hand out a copy of that to you right
18 now.

19 CHAIRMAN REIN: Mr. Tremulis, is that one or
20 two exhibits?

21 MR. TREMULIS: It's one.

22 MR. BYRUM: I think we're up to D now. This
23 will be D.

24 MR. TREMULIS: So what I have handed out is

1 a summary, if you will, of the floor plans,
2 models, square footage, base pricing, some
3 estimates on option pricing, and overall pricing
4 for each of the four residential neighborhoods
5 within the community.

6 The first one is really -- these
7 are all named from a marketing perspective, but
8 for convenience purposes we call them N-1, N-2,
9 N-3 and N-4. And again, Jon presented to you the
10 plan, so N-1 is the single-family neighborhood
11 along the north end of the property that abuts
12 Countryside Meadows, and I'll start with that.

13 We have a Glen Haven, an Eden, a
14 Huntington, a Pontiac, Truman and Stockton.
15 Those homes range in size from 3,363 square feet
16 to 4,149 square feet. They are four-bedroom
17 homes with three-car garage designs. They do
18 come with a variety of structural features that
19 can change the square footage of the homes,
20 essentially making them a bit larger than what's
21 shown in this exhibit, but for convenience
22 purposes we just showed the base square footage
23 of the home right now.

24 The summary below, the table just

1 highlights a few of the features of the home.
2 So, the exteriors are a combination of brick
3 stone. We had some siding exteriors, those are
4 either a Hardy or an LP siding, an LP material
5 called smart siding. The LP product is actually
6 a wood based product, but it's extensively
7 modified to provide the same durability as a
8 Hardy type product, and I would like to add that
9 I want to put into evidence some samples of that
10 product material if I may at this time.

11 The first item I'd like to put into
12 evidence is material from the manufacturer,
13 Louisiana Pacific, for your file. It is, in
14 fact, the design specifications for the product.
15 It includes a significant amount of information
16 on the product warranty for your review.

17 CHAIRMAN REIN: That would be Exhibit E.

18 MR. TREMULIS: I'd also like to put into
19 evidence some individual samples of the product
20 itself. There are two samples. The first is a
21 sample of the lap siding, what we would call the
22 horizontal siding material of the home, and the
23 second is an example of a shake type siding that
24 mimics what you might be seeing on a number of

1 the elevations as I go through them. So there
2 are two.

3 CHAIRMAN REIN: Give those to Mrs. Lobaito.

4 MR. BYRUM: The siding sample is F and the
5 shake is G.

6 MR. TREMULIS: So I'm going to have my
7 assistant, my able-bodied assistant kind of
8 scroll through this for you.

9 This particular elevation that's
10 shown is for the Stockton plan. I will get to
11 another exhibit shortly, but I just want to flip
12 through these quickly.

13 So, N-2 then is our neighborhood
14 towards the southeast corner of the property.
15 Again this neighborhood includes plans Baldwin,
16 Greenfields, Hilltop, Riverton, Westchester and
17 Victoria. These are a mixture of three and
18 four-bedroom homes. These come with a mixture of
19 two and three-car garage. The three-car garage
20 is a tandem garage in most instances. These also
21 are base priced from 494,990 up to 569, and we're
22 anticipating average options and upgrades of
23 about \$60,000 for an all end pricing from about
24 550 up to about 630,000.

1 These homes are what we would
2 consider more like executive homes instead of the
3 luxury homes that we looked at in N-1, and if
4 you'll scroll down just a little bit, you'll see
5 an elevation for the Westchester plan, which
6 again is a front loading. This particular
7 version shows a two-car garage, but there's a
8 tandem space behind that for a three-car garage
9 use.

10 And I will just mention that we
11 have worked with staff on the elevations for
12 these homes and made substantial modifications to
13 these elevations, principally to try to integrate
14 architectural design features in each of the four
15 neighborhoods to create a common theme for
16 development, especially with regards to the front
17 porches and column designs.

18 N-3 is a neighborhood of narrower
19 lots, part of the narrow lots that Jon was
20 describing. These are for 40-foot wide homes.
21 These would include the Baxter, the Clayton,
22 Mercer, the Continental, the Hollister and the
23 Waverly. These homes range in size from
24 2,257 square feet to 3,218 square feet. They'd

1 be based from 429,990 up to 489,990, and we are
2 estimating average options of approximately
3 \$60,000. So that all end pricing for these homes
4 would be from 489,990 to 549,990. And again,
5 these are just estimates. Pricing could vary at
6 the time of a grand opening.

7 The N-4 Neighborhood is the area
8 that's on the southwest corner of the property.
9 If you can continue down on that to the N-4.
10 Okay. So this neighborhood consist of four
11 plans, the Abbyville, the Castlerock, the Ascend
12 and the Martin Ray.

13 This neighborhood is designed as an
14 age targeted neighborhood, typically for
15 residents who are 50 and over looking to sell a
16 larger home. Perhaps this is one of several
17 homes that they might own. It offers an
18 opportunity to perhaps have a home in Florida as
19 well as maybe one in Arizona. This may be their
20 primary residence or this might actually be their
21 vacation home. This home, these homes range in
22 size from 1,656 to 1,950 square feet in their
23 base configuration. These are two and
24 three-bedroom homes. They are two-car garage

1 plans.

2 They do offer the opportunity for
3 additional bonus space above the first floor that
4 can range anywhere from 300 to 600 square feet.
5 So assuming a home purchase where you'd like to
6 add the loft space, you can add a second bedroom
7 or a third bedroom upstairs. You can also add
8 another bath upstairs, a sitting area.

9 So the square footage of these
10 plans could grow by as much as 600 square feet
11 per plan, and those additional square footage are
12 not reflected in the pricing that's shown up
13 here. These are just for the base plans
14 themselves.

15 I'll open up another exhibit. This
16 is an example of the Ascend model for that
17 neighborhood, a ranch plan. Again you can see
18 the shake siding, some brick design details, and
19 some column features that are consistent across
20 many of the plans. You'll also note that these
21 plans, just visible on the right side of the
22 drawing shows a lap siding to the front elevation
23 of the home, and staff has asked us and we've
24 agreed to extend the brick material four foot

1 beyond that, so wrapping the corners of each home
2 with four-foot additional brick.

3 I'd like to add another exhibit
4 into the record. This one is called Hawthorn
5 Hills Color Package Examples Stockton Model.

6 CHAIRMAN REIN: Exhibit H.

7 MR. BYRUM: Are we at H or I?

8 MR. BRANKIN: H. G was the shake, which was
9 the last exhibit.

10 MR. TREMULIS: Okay. So what you have
11 before you now is a -- I'll open up the exhibit.
12 Hold on. A number of the early architectural
13 renderings that we had submitted for Village
14 review included a white garage door and white
15 trim package that was used consistently
16 throughout all of the 70 or so elevations that we
17 presented for review.

18 The Village asked us to actually
19 present a representative example of various color
20 package that we typically offer in our
21 subdivisions. So we asked our architects to
22 render up a Stockton model -- actually the
23 Stockton model with three different color
24 packages. It's actually the same elevation, but

1 executed with different brick, different siding,
2 different color garage doors and different trim
3 colors. So I'll just scroll through that briefly
4 just so everyone can see what that looks like.

5 I have another exhibit that I would
6 like to enter into the record. It's a proposed
7 monotony code restriction for the community.

8 CHAIRMAN REIN: That will be Exhibit I.

9 MR. TREMULIS: Just a couple points I'd like
10 to make about this. Pulte includes a monotony
11 code in all of our neighborhoods that we design
12 and develop. It can be as little as one, the
13 difference between one home adjacent to one and
14 one across the street. The Village has worked
15 with us to modify that monotony code, and this
16 exhibit illustrates the conditions that we would
17 be required to design and build homes on this
18 property.

19 Your current code requires there
20 actually be no duplicate home anywhere in the
21 Village, and of course that's a different
22 approach than what Pulte is accustomed to
23 building and designing. So I think we found a
24 reasonably happy median here, and ending up with

1 a monotony code that's adjusted for two homes of
2 a different style, and then two homes of a
3 different model.

4 So there's an illustration in here,
5 I'll just scroll down so you can see that. So,
6 this little exhibit, it's simplistic, but the
7 intent is to provide a picture for what would be
8 a condition for a particular home. If we sold
9 the home that's kind of a tan color, then it
10 could not be repeated in style or design in those
11 brown boxes. Those would be the adjacent lots or
12 lots across the street. So it's just a
13 simplistic model that helps explain it.

14 I'm not going to go through all 70
15 elevations, I just want to demonstrate that they
16 are included on materials that we provided to the
17 Village electronically, and available for public
18 review, and that concludes my presentation on the
19 homes that we are proposing to build.

20 MR. BYRUM: Thank you. Before we move on to
21 our next witness, Jon Nelson realized there was
22 one thing he meant to include in his presentation
23 that he forgot to, so we're recalling him for
24 that purpose. Jon?

1 MR. NELSON: I apologize, but when I was
2 describing the components of the plan, and I had
3 mentioned the landscape buffer that we are
4 providing around the subject property of 25 feet,
5 I neglected to also mention that as part of the
6 PUD and part of your standard in the PUD is that
7 the yards along the perimeter for principal
8 buildings should be consistent with the adjoining
9 uses and the underlying zoning.

10 So in the R-1 zone, for example,
11 the rear yard or the principal building shouldn't
12 be closer than 50 feet to the surrounding
13 property, and a side yard therefore would not be
14 able to be closer than 20 feet to the subject
15 property. But what we have done is essentially
16 say okay, first thing we've got to do is create a
17 naturalized buffer. So we've got a 25-foot
18 landscape buffer, plus the yard standards that
19 we're establishing in each one of the
20 neighborhoods.

21 So, effective minimum separations
22 from the principal building to the perimeter is
23 either 50 feet for a rear yard or 20 feet or
24 greater from a side yard when you include the

1 buffer, which we consider to be part of the
2 separation. The only exception, as you recall,
3 where there were six lots that backed down to the
4 cell tower. They would have their conditional
5 proposed 30-foot rear yard, because the impact
6 there is to a nonresidential or non-subdivision
7 use.

8 The other subtlety is that I don't
9 think I even mentioned how many units we were
10 proposing, which is 225. Of those, 74 are going
11 to be the age targeted, and the plan as conceived
12 does have approximately 39 percent in open space.
13 Thank you.

14 MR. BYRUM: As we pointed out earlier, a
15 component of this PUD would be the commercial
16 parcel. So it's included as part of the PUD, but
17 it really doesn't have any -- how's that. Okay.
18 A component of the PUD is the commercial parcel,
19 so it will be zoned as a PUD, but when ultimately
20 it is developed and there are concrete plans, it
21 will go through the process again and be before
22 you, so that those plans are approved with more
23 detail.

24 But we thought it would be a good

1 idea to point out some possibilities tonight as
2 to what could be placed on that site, and Pulte
3 has engaged Mike Colombo, who is our next
4 witness, and he's going to show you I think some
5 very interesting things. Mike? I'll ask you
6 some questions. State your name for the record,
7 please?

8 MR. COLOMBO: Michael Colombo.

9 MR. BYRUM: Your address?

10 MR. COLOMBO: 199 Foxfire, Lake Zurich,
11 Illinois.

12 MR. BYRUM: And what is your organization?

13 MR. COLOMBO: JTS Architects, out of
14 Elk Grove.

15 MR. BYRUM: And what were you engaged to do
16 by Pulte?

17 MR. COLOMBO: Pulte engaged me to look at
18 some conceptual designs for the commercial
19 parcel.

20 MR. BYRUM: With that being said, I'll turn
21 you loose, your testimony. Thanks, Mike.

22 MR. COLOMBO: I'm Mike Colombo, JTS
23 Architects. Being a resident of over 30 years in
24 this area and working as an architect in this

1 area, working on many of the commercial, retail
2 and office buildings that you see along Rand Road
3 in Lake Zurich, in Vernon Hills and in
4 Lincolnshire. So right up and down Route 22
5 here.

6 We have added -- we brought a
7 couple boards with us, just for a little clarity
8 of color. Sometimes in the Power Points the
9 colors get a little faded out, so we just offer
10 those to you here in front of the podium.

11 In addition, as I walked in
12 tonight, I gave Donna another booklet, once
13 again, just to help with some color rendering in
14 our presentation. The site plan and the other
15 items that are in the Power Point are duplicates
16 of the additional binder we gave you.

17 We were asked to provide a look at
18 what we could do with the corner on Gilmer and
19 Midlothian. It's somewhat unique in that along
20 that stretch there, we sort of have a commercial
21 corner that was sort of developed on three sides.
22 Here makes a perfect opportunity to develop it on
23 all four sides.

24 As Jon talked about before, access

1 to the site is somewhat limited along Gilmer and
2 also Midlothian; however, with moving the main
3 entrance to the site farther south, it makes for
4 good access into the site, and also into our
5 commercial center.

6 As you come into the site off of
7 Midlothian, you will travel west and have the
8 opportunity to turn into our site, our commercial
9 site. It will be landscaped features and various
10 opportunities to look into the wetlands and the
11 opportunity also then to move along into the
12 site.

13 The first building you'll encounter
14 is an out like, stand alone building proposed
15 restaurant. As you pass along and into the site,
16 you will enter what we would consider a community
17 neighborhood type retail commercial center.

18 There are two additional right-ins and
19 right-outs, one along Gilmer to the west and
20 along Midlothian here south of the corner.

21 In regard to pedestrian traffic, we
22 are trying to make a connection from the
23 commercial site to the other features that are
24 along the main ring road here, which will

1 continue up and will take you through in another
2 slide.

3 Our center here is considered or we
4 would like to consider it a community type
5 center. It features a plaza which will overlook
6 the corner and overlook the proposed pond feature
7 that we are suggesting in this lower area here.

8 As regards to the buildings, we are
9 looking at our site as -- or the building itself
10 there as maybe more of an upper scale European
11 type design, using a variety of stone and brick
12 and sign band that could be in (inaudible) type
13 materials or ethos type materials.

14 Here we are looking at a proposed
15 elevation for a stand alone building which would
16 be our suggested restaurant. This would have a
17 patio which would overlook the wetlands, possible
18 sliding doors which would open the restaurant out
19 to the outside, and also bring that
20 characteristic of the European type center out to
21 the outlot here in this proposed restaurant.

22 In thinking about what types of
23 things could be included, we thought a plaza area
24 would be beneficial to the whole community. This

1 would be serving the community, serving the
2 neighborhood, and it provides those three items
3 that are so important in a plaza. A place for
4 people to meet, a water feature, and landscaping.

5 So we have the views out to the
6 pond in the corner, views back to the wetlands
7 area, and also a gathering space.

8 This is just another slide
9 highlighting once again the European, Italian
10 type building that we are suggesting for the
11 area. Just a close-up.

12 Here we are focusing out on the
13 outlot area, the stand-alone restaurant. I think
14 we're looking at this maybe or quite possibly as
15 a white linen type restaurant, with -- there's a
16 pull-up area to service people, cars being
17 valeted into enough parking spaces that are close
18 enough to the restaurant to service it.

19 This is the overall site plan,
20 taken from, you know, many feet up in the air on
21 the corner of Midlothian and Gilmer. Looking at
22 the whole site, houses in the background,
23 wetlands to the side, and the various pond
24 features, with our commercial site sort of melded

1 within that whole area, and we're looking here at
2 the plaza again with the overlook to the pond,
3 where the previous slide we didn't really show
4 that corner feature.

5 I think we'd like to talk about
6 some of the things that could happen here for the
7 community at the plaza. For the community
8 itself, maybe a farmer's market, festivals,
9 taste-of type festivals, art sales, art shows,
10 holiday events, music nights. Those holiday
11 events could include maybe a Christmas tree
12 lighting, Easter egg hunt, 4th of July, pumpkin
13 festival, and we also want to use that plaza to
14 connect to the rest of the site.

15 So from the plaza, we've
16 incorporated a walkway that will connect to the
17 pedestrian walkway, then take you -- will take
18 you out to the band shell and the gazebo and park
19 areas. So it can be used for community events,
20 in addition to neighborhood events.

21 In regard to the buildings
22 themselves, Building 1 is a 12,000-square foot
23 concept. It has a covered walkway on the front
24 side with features that would incorporate a

1 second story or possible -- could you go to the
2 elevation, I think? That's right. The second
3 story areas. In these second story areas,
4 besides having retail along the first floor,
5 along the plaza area we're thinking about those
6 being possible restaurants which would flow onto
7 the plaza. These could be two-story restaurants,
8 a two-story area, maybe for a professional
9 office, but it will also provide for service
10 features, convenience features, and a possible
11 professional building, services like a dentist
12 chiropractor, et cetera.

13 In the plaza shot, we're seeing
14 some of the second story areas. Here we were
15 thinking of providing balconies that also could
16 be part of the two-story. If these were
17 restaurants, the balcony could overlook onto the
18 plaza, so these buildings could also become part
19 of what's going on in the community area.

20 Here are offices created by a
21 fly-through or a walk-through. What we wanted to
22 do was show you the connection from our site back
23 and through the site and how it would connect
24 out, as you can see the path, and back to the

1 band shell area. At this time the whole, this
2 whole commercial sides into the neighborhood
3 aspect of the housing area.

4 In regard to -- I think we're going
5 to come through the buildings here now. Here's a
6 good example of the covered walkways in front of
7 the retail areas. As we go through the site now,
8 we're sort of heading through the site and
9 through the parking area, with a lot of
10 landscaping, and the opportunity here to once
11 again connect the site as we almost run these
12 people over, out to our stand alone restaurant
13 outlot.

14 The stand alone restaurant, here's
15 a better example of it, with its views to the
16 lake to the gazebo, people can sit out at the
17 restaurant and share in what's going on here in
18 the community, maybe jazz night or music or
19 whatever is going on there in the community and
20 tie right back into the commercial site.

21 Once again, this is a conceptual
22 plan. It's giving you an idea what could be done
23 here, and at this point, I think I can wrap it.

24 MR. BYRUM: For the record, what Mike has

1 testified to, everything is in your booklet and
2 is Exhibit A, which is the Power Point, except
3 for the fly-over, the last little thing. So we
4 are going to have to give that a separate exhibit
5 number, and I think --

6 CHAIRMAN REIN: J, I believe.

7 MR. BYRUM: J? We're there. Okay. So,
8 it's Exhibit J is the fly-over.

9 Our next witness is Greg Horejs,
10 who will tell us about the engineering plan for
11 this site.

12 Would you state your name for the
13 record, please?

14 MR. HOREJS: Greg Horejs with Manhard
15 Consulting.

16 MR. BYRUM: And what was Manhard's
17 assignment for this development and application?

18 MR. HOREJS: Site civil engineering and
19 stormwater.

20 MR. BYRUM: And you've participated in the
21 preparation of those exhibits. I'm going to turn
22 you loose and ask you to explain them for the
23 Commission. Thank you.

24 MR. HOREJS: Thank you, Chuck, and good

1 evening. That's a tough one to follow with that
2 cool fly-over. I'd like to give you a brief
3 overview of the site design approach, including
4 stormwater management and utility service for the
5 property.

6 Consistent with Lake County
7 Stormwater Management Standards, our detention
8 facility design is based on a 0.15 CFS per acre
9 release rate, and I'd like to go into more
10 detail. Greg, if you could bring up the drainage
11 exhibit? Here we go.

12 What we see on this exhibit is the
13 existing conditions, drainage divides as an
14 overlay on our proposed plan, and what I'd like
15 to highlight with this is the fact that our
16 proposed drainage patterns are matching that of
17 the existing conditions as we work to preserve
18 the existing topography of the site.

19 I'd like to highlight another item
20 that Mr. Nelson brought up during his testimony.
21 The existing topography of this property is
22 absolutely an amenity for the project. The grade
23 change throughout the property allows for -- it's
24 very conducive to walk-out units, walk-out home

1 sites, as Jon mentioned, which offers tremendous
2 value to the homeowners as it highlights the
3 views over the preserved natural features of the
4 site.

5 One other item I would like to
6 highlight is the detention facilities located
7 along the perimeter of the property.
8 Understanding the sensitivity of these areas as
9 they are adjacent to existing developed
10 properties, we have taken great care in our
11 design to tailor our release approach, such that
12 the downstream properties recognize a benefit
13 once our facilities are constructed.

14 One of the distinct advantages we
15 have in this analysis and approach is the fact
16 that our firm was the civil and stormwater
17 engineers for both the Hawthorn Woods Country
18 Club property as well as the Countryside Meadows
19 subdivision, and the significance in that is the
20 drainage from the subject property was already
21 accounted for in the design of those properties,
22 and as we approach it for the Hawthorn Hills
23 development, it allows us to integrate those
24 designs that have already accommodated this

1 off-site flow.

2 Moving on to the site utilities, I
3 wanted to first touch on street lighting for the
4 development, and point out the fact that all of
5 the lighting fixtures for the development are in
6 compliance with the Dark Skies Initiative. Going
7 beyond that, we have also minimized the number of
8 lighting fixtures to only those locations that
9 are specifically required for public safety
10 concerns, such as cul-de-sacs and roadway
11 intersections.

12 The water service for the property
13 will be obtained by connecting to existing stubs
14 from the Aqua Illinois Water System, and as; far
15 as sanitary sewer service for the property, we
16 are working very closely with the Village to
17 determine the best of two options. One being
18 connection to the Aqua treatment plant located to
19 the southwest of the property, and the other
20 option being connection to the Lake County Public
21 Works system. This option is being worked out
22 concurrently with the preliminary plan approval.

23 With that I'd like to turn it back
24 over to Chuck.

1 MR. BYRUM: Thanks, Greg. The next witness
2 I would like to call is Greg Sagen. Greg? Would
3 you state your name for the record, please?

4 MR. SAGEN: Greg Sagen.

5 MR. BYRUM: And your address?

6 MR. SAGEN: 132 -- offices at 132 North
7 Washington Street, Naperville, Illinois.

8 MR. BYRUM: And what was your -- the name of
9 your company?

10 MR. SAGEN: Signature Design Group.

11 MR. BYRUM: And what was your assignment for
12 this development?

13 MR. SAGEN: We were hired to provide
14 landscape, architectural and tree analysis
15 service.

16 MR. BYRUM: And you participated in the
17 drafting of those documents and plans, right?

18 MR. SAGEN: I did.

19 MR. BYRUM: Now I'm going to give you a
20 chance to explain them.

21 MR. SAGEN: Thank you. Again I'm going to
22 briefly talk to you this evening about
23 landscaping, tree preservation, signage and the
24 site amenities I include in this development.

1 The illustrative site plan that's
2 on the screen right now is the overall vision of
3 the site as designed collectively with the team,
4 and then the enhancements are being proposed as
5 part of the overall project.

6 Our charge was to enhance and I
7 guess compliment what I feel is a very attractive
8 and strong land plan with plant materials, both
9 native and naturalized. Our design style
10 features massing and strong bold sweeps of native
11 materials, natural materials creating bold
12 spaces, colors, textures throughout the
13 community. This large site plays very well into
14 that type of design style.

15 Also, as Jon did with the street
16 network and the overall layout, we work very
17 strongly in trying to further design views,
18 design vistas, create interest flows visually
19 throughout the development. We do that both
20 through the landscaping as well as working
21 closely with Manhard.

22 We're going to be doing some
23 strategic berming, rolling. The site has some
24 unique rolling character to it, and we see on

1 more of a micro level within the site development
2 an opportunity to enhance that.

3 Within the site, we have, as Jon
4 mentioned, buffers both internal and external
5 around the perimeter of the site. Those buffers
6 are going to be very important for our
7 development in both internal development or
8 internal buffers providing privacy and line of
9 site relief between the back of units, as well as
10 around the perimeter providing screening and
11 buffering between our development and our
12 neighbors.

13 We will not have 100 percent
14 opacity, but the landscaping will be significant
15 and will provide for a nice visual break between
16 the developments. These areas, these buffer
17 areas are minimal 25 feet, many more where the
18 geometry opens up, and they will be extensively
19 planted around the perimeter with evergreen
20 material, large trees, ornamentals and some shrub
21 masses, internally more deciduous materials.

22 One thing to point out here, these
23 corridors that evolve and wind through the
24 development as you see are very important not

1 only from an aesthetic buffering standpoint, but
2 also for wildlife within the development.

3 Obviously, when you change the use of a site
4 that's currently fallow and agricultural into a
5 developed site, there's going to be an impact on
6 wildlife. And as we know, two of the most
7 important things for habitat, in maintaining
8 quality habitat for wildlife is providing
9 corridors for movement, providing edges for
10 feeding and hunting.

11 So for small mammals, large
12 mammals, as well as birds and waterfowl
13 throughout this development, this type of
14 corridor, linear corridor system creates a
15 wonderful connectivity for the animals to
16 circulate through.

17 I'll point out right in center of
18 our site in an area we'll talk about in a minute,
19 this swath goes from the wetland at the north
20 down through this corridor, which is at least
21 100 feet wide or wider throughout most of the
22 corridor, ties into a wetland and the pond to the
23 south. These type of corridors are extremely
24 important to preserve and protect the wildlife in

1 the area and to help keep habitat for them.

2 So these type of corridors will be
3 very important overall in the development, and
4 that's just one of many corridors that we have
5 circulating throughout our development.

6 The last item on the illustrative
7 slide I'd want to talk about the walkability.
8 Again, I think Jon alluded to within our
9 development we have a number of different
10 neighborhoods, and the goal within the site plan
11 is to provide traditional city sidewalk along the
12 roads, which provide complete connectivity
13 throughout the development to the amenities at
14 the east end, being the park, our linear park
15 site, and then down to the commercial site, where
16 we just had that wonderful view of and fly over.

17 And then further on it allows our
18 residents to access bike trails taking them down
19 Midlothian to other points beyond the aquatic
20 center and other amenities and destinations the
21 Village is providing.

22 Also within this development we
23 have the age targeted community, as well as the
24 other residents. So as part of making this a

1 good experience, a walkability experience, we're
2 proposing four sitting areas within the
3 development. One here overlooking the water in
4 Neighborhood 4; we'll have a central overlook
5 sitting area that we'll look at in a minute
6 enlarged in Neighborhood 1; and then we have a
7 covered seating area in our park site, and then
8 the amphitheater pavilion and then a couple other
9 minor sitting areas along our walkway.

10 So the site is both very well
11 served for pedestrian circulation and with
12 amenities to provide for their rest and other
13 opportunities along there.

14 Just real briefly, this exhibit is
15 the tree inventory plan that we prepared. As I
16 mentioned, we completed a complete inventory of
17 the site whereby we went through, analyzed all
18 the existing trees over general character type,
19 sizes, conditions.

20 Two areas I just want to point out
21 is the old tree nursery that Jon referenced.
22 This large area, which was an abandoned tree
23 nursery a number of years ago. Looking at the
24 condition, it's in very poor shape right now. It

1 looks like it was extensively harvested before it
2 was abandoned. There's not a lot of material
3 left in there. That material that's left over is
4 growing very close together. Obviously, it's not
5 being maintain, it's in very poor condition. The
6 site has now become overgrown with box elder,
7 buckthorn, rose bushes, et cetera. Silver maple
8 is prominent in there because there's some low
9 lying area.

10 So that nursery site is one that
11 there's not a lot of opportunity for materials.
12 There are a few things in there that we're hoping
13 that we may be able to move, strategically move
14 to some key areas, but otherwise, that's a site
15 that we would be looking for as part of the
16 development relief, or an understanding within
17 your ordinance you exempt the requirements of a
18 detailed tree survey as well as tree replacement
19 requirements for tree nurseries and orchards.
20 This being an abandoned tree nursery, but still a
21 tree nursery nonetheless, we're asking for that
22 same consideration here.

23 The other area that's very
24 important to us, all of the vegetation around the

1 perimeter of our site is very important, but the
2 north tree line obviously provides a buffer from
3 our neighbors to the north and will provide a
4 mutual buffer, there'd be mutual interest from
5 our residents to the south.

6 So this tree line along the north
7 end will be largely preserved to the extent we
8 can. Currently, it's about 30 feet wide. Ten
9 feet of it falls on the neighborhood's property
10 to the north, so we will not disturb that at all.
11 The little bit on the south side may be impacted
12 slightly by some transitional grading, but the
13 goal is to keep it in its entirety.

14 Currently that tree line is
15 comprised of elm, box elder, green ash, and black
16 walnut. We did find, though, a couple nice
17 haggberry and a couple nice lindens within there.

18 So this is an area that would
19 further have a detailed tree survey. Manhard's
20 field crews would tag it, and we will actively
21 work to preserve that tree line, and then enhance
22 it, augment it. Where there are breaks in the
23 tree line or open pockets, we will add
24 supplemental landscaping to help close and create

1 more opacity between our development and the
2 neighboring development to the north.

3 Briefly is the signage for our
4 proposed -- and this is the monument signage for
5 our proposed development. Now these are concepts
6 that are still evolving, but our vision for the
7 site is in keeping with the Village's vision in
8 being stone masonry featuring carved stone sign
9 panels with sculpted bands, somewhat representing
10 the hills of the Hawthorn Hills development name,
11 and then further enhanced with landscaping and
12 other elements with that. This is our main
13 entrance feature. The secondary neighborhood
14 signs which will be strategically located in some
15 of the neighborhoods will be more horizontal,
16 still featuring the stone masonry and the carved
17 stone look.

18 And then finally an element that
19 we'll look at the location in a minute, we're
20 calling neighborhood gateway details, and this is
21 a feature that will have masonry columns to pick
22 up on the architecture of the entrance signs, and
23 then being connected, interconnected with some
24 type of fencing panels.

1 This is another item that we would
2 ask consideration from the Village on. We know
3 that fencing is prohibited in the Village, but we
4 see this more as an architectural element and not
5 utilized as a fence. These sections would be
6 short and would only be used to define an
7 entrance gateway area not enclosing any yards or
8 any spaces. So that's another consideration as
9 part of the design development as we would go
10 forward.

11 Okay. We're going to look at a
12 couple enlargements of the site now. This is the
13 entrance corridor to the site. This is the main
14 entrance drive that comes into our development,
15 and here the main vertical entrance sign would be
16 identified located in this island. We would
17 transition through a grove of significance trees,
18 and then into our major green space, which links
19 many of the open space amenities. The overlook
20 amphitheater we'll look into in a minute, a park,
21 and then water being a primary element.

22 We know water in the Village of
23 Hawthorn Woods is very important, so we're
24 working hard to bring water, integrate water into

1 this development both as open water and then to
2 compliment the existing wetland that's currently
3 there.

4 This existing wetland is currently
5 fully enclosed with trees. The overall plan is
6 to open up strategic windows through the trees to
7 have design views into this wetlands, and
8 carefully aligning these views so that from the
9 amphitheater, for example, as you look across and
10 see the wetland, that view does not continue on
11 into Gilmer Road. So these views are
12 strategically designed so that you will always
13 have a tree backdrop as you look across one of
14 these vistas.

15 For example, the architect was
16 talking about the retail -- or excuse me, the
17 restaurant patio. We've opened up a view from
18 that patio into the wetland, as well as a
19 strategic view from the plaza back across into
20 the wetland, and then also one from Gilmer Road
21 to bring us back in.

22 The open water, blue water pond
23 would have fountains consistent with what the
24 Village is using, and this type of entry feature

1 would be a very strong design element for the
2 project.

3 The amphitheater. This is a quick
4 enlargement sketch of the proposed amphitheater
5 area. The amphitheater area, which is along our
6 main road overlooking the one blue water pond,
7 would have a central gazebo feature to it. It
8 would be a bold lawn area looking down to the
9 central gazebo.

10 We have in this slide an
11 illustration of a similar gazebo, and this
12 architecture picks up very closely to the one you
13 have adjacent to us in your community park right
14 next door here. We see that as being, during
15 normal use, a covered sitting area with a
16 wonderful view over this water area.

17 Adjacent to that in the rear is a
18 concrete patio, stone seat wall around it,
19 providing an overlook opportunity either sun or
20 shade out to the water beyond. The entire
21 plateau here would be supported with a large
22 stone wall, metal railing along the edge, to
23 provide safety as you look back across the water.

24 Another benefit of this would be

1 the front side, which we have provided an
2 opportunity for a small performing plaza. So
3 that this amphitheater area could provide for
4 small neighborhood concerts, could provide for
5 Friday movie nights or other special events or
6 activities.

7 So this space would have a lot of
8 versatility for the community in either a passive
9 use or a programmed use. So it's a wonderful
10 amenity along this entrance corridor for the
11 development.

12 The neighborhood park site. Again
13 an enlargement that shows the overall park plan
14 and enlargement of the concept of the type of
15 playground equipment. Obviously, we'll be
16 working closely with village staff in determining
17 the final product design. We see this as being a
18 multi-age playground, earth tone colors, nothing
19 shocking.

20 The plan view shows the playground
21 as a central feature of the park site, rubberized
22 playground surface, supported by a covered shade
23 shelter. Picnic grove to the north. Passive
24 play lawn which could also be programable, either

1 used informally or programmed for various
2 activities throughout the community.

3 Also, to support this space and
4 then the amphitheater beyond would be a small
5 parking lot. In this case it's eight stalls and
6 one handicapped, with the idea again perhaps age
7 targeted grandchildren, they can drive over to
8 the park instead of walking, and also this
9 parking could serve for the amphitheater.

10 One other thing. With the
11 potential of the commercial development, there
12 are opportunities with the restaurant parking to
13 provide satellite parking for the amphitheater as
14 well. So if the Village is going to have a large
15 program there, there's opportunities within the
16 commercial for shared parking and to provide some
17 parking there.

18 Okay. And finally, I'm just going
19 to talk briefly about some of the conservation
20 design elements of the site. Again this is a
21 very natural site, and a lot of the elements
22 design elements are going to be just that. Very
23 natural, very native, naturalized.

24 First I'll talk about the northern

1 end. Traditionally, on our site the stormwater
2 is going to be handled in naturalized stormwater
3 basins. Naturalized basins are either wetlands
4 or wetland bottoms or dry wet meadow bottoms.

5 This is a style where we have the
6 size and the opportunity, this is an example of
7 what a full, naturalized wetland basin would be.
8 It would feature a mud flood, if you will, which
9 would be a wet meadow bottom. Incorporated in
10 that you see these blue water ponds, pools and
11 channels. Those are going to be provided both
12 four bays and sedimentation basins to slow water,
13 take out sediments and help improve water
14 quality, planted with native plantings, and then
15 there would be ridges, very slight ridges planted
16 with strategic wedges and -- sedges and rushes to
17 help filter and skim out other water impurities.

18 These practices are called best
19 management practices. This is a very effective
20 design technique in providing for better water
21 quality, providing for better water infiltration.
22 It provides additional habitat for wildlife. It
23 provides a nice aesthetic amenity, as well as
24 providing an asset for the overall community.

1 This is one area, this is between
2 Neighborhood 1 and 2, where we would have an
3 overlook, and we see this overlook as an
4 opportunity to also provide interpretive signage.
5 So to inform the community on how the wetlands
6 function, how nature's -- how wetlands are
7 nature's natural water filter, how the treatment
8 train works, taking the water through what the
9 various stages of this type of water drainage
10 system provides, the detention systems provides.

11 On the south side of the road, just
12 briefly, the opportunity is with these buffers,
13 doing rolling berms that meander through to help
14 visually break and then create plateaus to do
15 some theme plantings, little oak savannah
16 re-creations.

17 As part of this, too, where we do
18 have major drainage channels or drainage ways
19 which will be serving this, this is a wonderful
20 opportunity to do a bioswale. A bioswale is a
21 more advanced type of a drainage swale.
22 Traditionally you have a grass ditch, you funnel
23 water through it, you get it to the storm sewers
24 as quickly and effectively as possible in the

1 sewers, down the pipes, down the road and out to
2 the sewers. This type of bioswale, the intent is
3 to slow the water in that swale. It's filled
4 underneath with an engineered soil, which helps
5 infiltration of the water into the ground to
6 recharge the aquifer. They're graded a little
7 more flat, using native materials, so it slows
8 water that moves through it, takes less water
9 down the downstream, and also purifies that water
10 as it goes through. It also effectively provides
11 additional habitat and another amenity for the
12 neighborhood.

13 In conjunction with this, we see
14 this one corridor being a wonderful opportunity
15 for a purple martin house here, because this is
16 the perfect type of environment for martins in
17 working and preying for small insects, mosquitos
18 and things like that.

19 So just wonderful opportunities
20 within Jon's design, these type of open spaces,
21 linear open spaces for visual amenities for the
22 community as well, as our residents, and the
23 wildlife that might frequent these areas. And
24 with that, I'll turn it back to Chuck. Thank

1 you.

2 MR. BYRUM: Thank you, Greg. Two of the
3 items that we are required in applying for a
4 planned development requires us to prepare and
5 submit to the Village a traffic study and an
6 economic impact statement, and we have engaged
7 two firms to do that, separate firms, and I think
8 you probably read the -- particularly the traffic
9 study. It has a lot of charts and graphs about
10 left turns and right turns and frequency.

11 I think the important thing that
12 gives you the information that you need on those
13 two reports are the executive summaries that are
14 attached, and I'm going to ask the firms that
15 prepared those reports to step up and go through
16 those executive summaries for you.

17 The first is Luay Aboona of KLOA
18 Traffic Consultants. Luay?

19 MR. ABOONA: Good evening. Again My name is
20 Luay Aboona, A-b-o-o-n-a. I'm a traffic engineer
21 with KLOA, and I'll just speak briefly with
22 regards to the traffic study that has been
23 prepared that looked at the impact of the
24 proposed development on the area roadways and the

1 surrounding properties.

2 As has been indicated earlier, the
3 development will get its primary access from two
4 main external roadways, Gilmer Road on the east
5 side and Midlothian Road on the south side.
6 Gilmer Road is a county highway. It's under the
7 jurisdiction of Lake County Division of
8 Transportation, while Midlothian Road is a state
9 highway, IDOT road. So we are engaged with both
10 agencies as far as coordinating the access
11 locations and the design.

12 As you also know, Lake County is
13 currently conducting a Phase 1 study looking at
14 the improvements and upgrade of the intersection
15 of Gilmer and Midlothian. They're looking at two
16 alternatives, a round-about or an upgraded
17 signalized intersection.

18 They are still going through that
19 Phase 1 study, and we were told that they're
20 probably a couple months away from making a final
21 decision on which alternative they would go with;
22 however, our plan has been set up in a way to
23 accommodate both alternatives, so whichever that
24 may be as far as right-of-way, building setbacks,

1 and the location of the curb cuts.

2 The main access drive to the
3 development, the access road will be located off
4 of Midlothian Road opposite the existing office
5 park on the south side. This access drive is
6 located far enough from Gilmer to allow full
7 movement in and out, both left turns in and left
8 turns out, as well as right turn movements will
9 be permitted.

10 This will be designed as a
11 boulevard with one wide inbound lane and two
12 outbound lanes, with the outbound movement under
13 stop sign control. The intent of this is to
14 provide a high capacity access road to enable the
15 development traffic, both retail, commercial as
16 well as residential to be able to ingress and
17 egress the site.

18 There will be a number of
19 improvements that will be implemented as part of
20 this intersection. As part of the development,
21 we'll be putting in a right-turn lane on
22 Midlothian Road to accommodate the inbound right
23 turning traffic, as well as a left-turn lane,
24 again to accommodate the left-hand turns into the

1 development, and as a result, the left-turn lane
2 will also be put in for the office park in the
3 opposite direction.

4 Additional access to the
5 residential development will be provided through
6 a connection to the north, Andrew Drive, Cardinal
7 Drive. Again, this will provide connectivity
8 between the neighborhoods, as has been intended
9 from the beginning with this subdivision, as well
10 as our subdivision.

11 This connection will not only
12 benefit Pulte Homes or Hawthorn Hills
13 development, but also the existing subdivision to
14 the north by enabling those residents, both
15 existing and future, the ability to access
16 Midlothian Road at this location. Currently
17 they're limited to access to Gilmer only.

18 We will also have access to
19 Deerfield Drive at this location. That will
20 provide connection to Midlothian to the south.
21 Again, this will provide secondary access to this
22 portion of the development, primarily for people
23 that are destined to go southwest on Midlothian
24 Drive.

1 The retail parcel, in addition to
2 the connection at this location off the boulevard
3 on Midlothian, the retail parcel will also have
4 direct access on Midlothian at this location will
5 be restricted to right in, right out. We believe
6 that it is located again far enough west of the
7 intersection of Gilmer and Midlothian to enable
8 this driveway to function properly. We will
9 provide a deceleration lane here to enable cars
10 to enter the retail development safely and
11 without impeding the through traffic on
12 Midlothian.

13 Finally, on Gilmer we are proposing
14 an access that is on a line with Cherry Hill
15 Plaza Drive. Based on our discussions with the
16 county and because of the proximity of this
17 driveway through the intersection of Gilmer, and
18 the inability to provide an inbound left-turn
19 lane, this driveway will be restricted to a
20 three-quarter access, prohibiting left turns in.
21 That will have right in, right out and left turns
22 out. So, you know, it will be designed with a
23 barrier median on the driveway to physically
24 restrict the left turns in, and then we'll

1 provide a right-turn lane from the north on
2 Gilmer accommodating the right turning movements
3 into the site. The outbound movements will be
4 under stop sign control.

5 So the traffic study looked at all
6 these means of ingress and egress, looked at the
7 trip generation from the build-out of the
8 development, overlaid that over the existing
9 conditions, and the study concludes that the
10 access drives, the location of the curb cuts, the
11 improvements being proposed, will be sufficient
12 to accommodate the traffic entering and exiting
13 the development without negatively impacting the
14 surrounding roadways or the properties.

15 We have made submittals to both
16 agencies, both Lake County and IDOT. Like I
17 said, we've met with them on several occasions
18 and will continue to coordinate with them in
19 moving forward as far as finalizing the access
20 locations and the designs and the -- for the
21 purpose of obtaining permits in order to be able
22 to construct those driveways and improvements.
23 And with that, I conclude my presentation. Thank
24 you.

1 MR. BYRUM: The next report generated was
2 the economic impact statement for the development
3 with regard to the Village, and we have Brittany
4 Bagent of Teska & Associates to give the summary
5 of their findings.

6 CHAIRMAN REIN: For the court reporter,
7 could you please spell your last name?

8 MS. BAGENT: Sure. My last name is Bagent,
9 spelled B-a-g-e-n-t.

10 CHAIRMAN REIN: Thank you.

11 MS. BAGENT: As Chuck mentioned, I did
12 create this fiscal impact study. I decided to
13 skip through the first page, the text was a bit
14 difficult to read, so we can go through some of
15 these tables quickly.

16 I would like to note that these
17 impacts are due to full build out in the
18 development, and they are calculated on an annual
19 basis. Overall, this development will exceed --
20 the revenues will exceed the expenses for both
21 municipalities and the school districts within
22 the development.

23 The first table we can go through
24 is a neighborhood summary, and I have divided the

1 the development into Neighborhoods 1, 2, 3.1 and
2 3.2 because of different taxing boundaries and
3 Neighborhood 4. And you'll notice that we do
4 have a low estimate and a high estimate. Both
5 again revenues exceeding expenses. The low
6 estimate is based on comparable homes in the
7 neighborhood, and the higher estimate is based on
8 the anticipated sale prices for these homes.

9 So overall, Hawthorn Woods can
10 anticipate just under \$130,000 on an annual basis
11 on the low end and on the high end closer to
12 \$160,000, and this will include residential
13 property taxes, commercial property taxes,
14 commercial sales tax, other tax revenues, and
15 less village expenses for the new residents and
16 less than current property tax revenue.

17 The second table includes a school
18 district summary with the three impacted school
19 districts within this development, including
20 Fremont School District, Grades K through 8;
21 Stevenson High School, and Lake Zurich Community
22 School District.

23 We are anticipating 47 students in
24 the Fremont School District with a low net impact

1 of just under \$125,000 and a high estimate of
2 \$236,000.

3 For Stevenson High School, we're
4 anticipating 15 new students with a low estimate
5 of \$414,000 on an annual impact, and on a high
6 estimate closer to \$510,000.

7 Finally with Lake Zurich, we are
8 anticipating 68 students to the district, with an
9 annual low estimate of \$208,000 and a higher
10 estimate of \$363,000. Thank you.

11 MR. BYRUM: We have one more witness, and
12 the purpose of this testimony is to point out to
13 you that for a planned development, there is a
14 necessary to reach the conclusion, and I'll read
15 this section, that the uses permitted in the
16 development, that's the planned development, are
17 not of such nature or located so as to exercise
18 undo detrimental influence or effect upon the
19 surrounding neighborhood.

20 And for a special use, there is a
21 requirement that there be a finding that such use
22 will not, under the circumstances of the
23 particular case, be detrimental to the health,
24 safety, morals or general welfare of the persons

1 residing and working in the vicinity or injurious
2 to property values for improvement in the
3 vicinity.

4 And so we have engaged a witness
5 who has studied and is prepared to give you his
6 report tonight, and that's Mike MaRous.

7 As Mike steps forward, we've gone a
8 long time before we had to give another exhibit
9 number. Mike's report does require a new exhibit
10 number, and I think it's Exhibit K?

11 CHAIRMAN REIN: Correct.

12 MR. BYRUM: All right.

13 CHAIRMAN REIN: And Mike, could you please
14 spell your name for the report?

15 MR. MAROUS: M-a-R-o-u-s.

16 MR. BYRUM: And would you give your address,
17 please?

18 MR. MAROUS: 300 South Northwest Highway,
19 Suite 204, Park Ridge, Illinois.

20 MR. BYRUM: And your company is?

21 MR. MAROUS: MaRous & Company, which I am a
22 principal.

23 MR. BYRUM: And for what purpose were you
24 engaged this evening?

1 MR. MAROUS: To analyze the impact, if any,
2 on the value of the surrounding properties based
3 on the approval of the proposed planned unit
4 development on the subject site.

5 MR. BYRUM: And you've prepared your report
6 on this?

7 MR. MAROUS: I have.

8 MR. BYRUM: All right. And you're prepared
9 to share that with the Commission? Let's go.

10 MR. MAROUS: Good evening, Madam Chair and
11 Commissioners. My name is Mike MaRous. I am a
12 real estate appraiser and consultant and have
13 been for the past 37 years and have held the
14 MAI --

15 CHAIRMAN REIN: There's people in the back
16 that would like you to use the microphone. I
17 know you're loud, but they can't hear you back
18 there.

19 MR. MAROUS: I have held the MAI designation
20 for the past 33 years. I have appraised several
21 billion dollars of property in Lake County, and
22 tens of thousands of acres in Lake County, and
23 hundreds of acres in Hawthorn Woods, including
24 the Toll Brothers development and other large

1 pieces in the area.

2 Chuck went through my purpose, and
3 the scope. What did I do? I reviewed all the
4 reports and all the studies and all the plans
5 that were presented here tonight and have been
6 submitted to you in full. I've reviewed the
7 Hawthorn Woods zoning ordinance and map and also
8 the comprehensive plan. I have also looked at
9 demographic studies, I have looked at comps, I
10 have looked at trends both nationally, locally
11 Lake County and specific to Hawthorn Woods.

12 In order to do this, I have
13 considered the nature and character of the
14 surrounding neighborhood, the nature and
15 character of the proposed development. I've also
16 taken into consideration the possible uses to
17 which the land might be put under the
18 Hawthorn Woods zoning ordinance, and also very
19 importantly considered the potential impact on
20 the character and on the value of the nearby
21 residential properties.

22 I am not going to go through the
23 project and go through, because you you've heard
24 all that, and I think we all know what's in the

1 neighborhood.

2 What I did do is I looked at market
3 conditions on houses on lots between one-half
4 acre and two acres in size. In the last
5 12 months, there's been 89 sales of houses in
6 this category, of which 14 were short sales or
7 foreclosures. These ranged in prices from about
8 a million one to a low of \$226,000 or an average
9 of 455,000, and very important, just under a half
10 a year marketing time. It was about 54 active
11 listings, of which ten are under contract. The
12 average marketing time of the 44 active listings
13 is 355 days or approximately one year.

14 Looking at residential lots between
15 one-half acre and two acres, there are currently
16 27 lots listed for sale for an average price of
17 about 208,000, average marketing time of 499
18 days, year and-a-half. Typical marketing times
19 in a strong market is probably 60 to 90 days for
20 a lot and under 60 days for an improved
21 residential property.

22 Since January 2013 for vacant land,
23 there's been seven sales in this range with an
24 average sale price excluding the foreclosures of

1 about \$110,000, and an average marketing time of
2 3.8 years. The big lots are not selling very
3 quickly and at diminished prices.

4 In my report, and I'm not going to
5 go through it, but it's interesting that the high
6 of the market in the metropolitan Chicago area to
7 no surprise was the third quarter 2007, and the
8 low was quarter one in 2013, with about an
9 average drop of about 35 percent. That's the
10 whole market, that's just not Hawthorn Woods, and
11 the reality is the market is starting to come
12 back.

13 So what next, taking all this into
14 consideration that I do is I looked at what's the
15 highest and best use. By right, single-family
16 zoning on 40,000-square foot lots, the reality of
17 the market indicates slow absorption, and there's
18 an inventory of over six months of product in
19 this category.

20 I also considered the impact if
21 developed with similarly large houses on large
22 lots. It would extend the marketing times and
23 put additional pressure on house values. Now,
24 whether it's 80 or 100 houses or somewhere in

1 that range to go on this hundred plus acre site,
2 it basically would flood the market with large
3 houses on large lots. It would also de-stabilize
4 the fledgling improvement reflected in the market
5 data.

6 The impact of the alternate product
7 as presented by Toll Brothers. There's in
8 reality few, if any, market entry or empty-nester
9 alternatives in Hawthorn Woods, particularly of
10 new product, which most in the market desire if
11 available. There's no sales in the last two
12 years of any single-family homes on lots less
13 than 10,000 feet. Now part of it is there really
14 aren't much, if any, product.

15 We looked at the townhouses in the
16 Toll Brothers development. There were six sales
17 in the last year. Sales volume, you know,
18 basically one every two months.

19 My conclusions in the highest and
20 best use is there's gradual improvement ongoing
21 in the residential market, which could bring
22 additional inventory of single-family houses
23 and/or townhouses, if not properly matched to the
24 demand in the market, to oversupply, and it would

1 likely dampen fragile improvements, again if the
2 same product, the same lot size comes on to
3 compete with the existing product that's on the
4 market.

5 The proposed construction would
6 appeal to a different market segment, it would
7 bring new buyers to the market, and it would also
8 provide new alternatives to empty-nesters or
9 other alternatives in the community.

10 One of the things that we looked
11 at, we always do, it's called a matched pair, and
12 looked at the price differential between the
13 similar property on a large lot and then similar
14 properties on a smaller lot.

15 In this situation, we looked at a
16 sale on 5 West Peter Lane, which is a cul-de-sac
17 virtually next door to the proposed development,
18 and we also looked at two sales at Gregg's
19 Landing, a very similar but not quite as nice
20 homes on basically lots of 15 to 20,000 feet.

21 The house on -- and the
22 demographics of Hawthorn Woods compared to
23 Vernon Hills is almost double. No question
24 Hawthorn Woods is considerably desirable;

1 however, the smaller lots and these houses we
2 picked to make sure they weren't on the golf
3 course, they were across the street without golf
4 course views, reflected similar price points on
5 an overall basis at a price per square foot,
6 reflecting that there is a demand and the price
7 points are essentially the same.

8 In conclusion, and again you've got
9 a much longer report from me. After analyzing
10 the proposed PUD and the impact on values of
11 similar subdivisions in Hawthorn Woods, in my
12 opinion, the development will not be injurious to
13 property values or improvement in the vicinity,
14 nor will it have a detrimental influence or
15 effect upon the surrounding neighborhoods.

16 Specifically in conclusion, the
17 proposed development will be of good quality
18 construction, and the site plan minimizes impact
19 on surrounding uses. The proposed development
20 adds modern options and improves the vibrancy of
21 the community.

22 The proposed development is not in
23 direct competition with the existing product in
24 the community and will not extend marketing

1 times. Certain segment of the market are not
2 attractive to one-acre lots, and there is an
3 excess supply of such lots.

4 And then in conclusion, the matched
5 pair analysis did not indicate any impact on
6 values by more dense development. Thank you.

7 MR. BYRUM: Thank you, Mike. As a part of a
8 PUD application, it is permissible and encouraged
9 as a matter of fact to make requests for
10 deviations from what the subdivision ordinance
11 calls for and the zoning ordinance calls for in
12 order to tailor make the site to what your plan
13 is.

14 MR. BRANKIN: Chuck, the people in the back
15 are having trouble.

16 CHAIRMAN REIN: You've got to hold that
17 close.

18 MR. BYRUM: Just like I'm singing in a
19 wedding or something. Okay. As a part of the
20 PUD application, it's necessary to spell out
21 deviations you want from the subdivision
22 ordinance and the zoning ordinance and any other
23 ordinances in the Village, and you're allowed to
24 do so by the PUD ordinance.

1 A lot of the testimony tonight has
2 reflected the deviations that -- and departures
3 that we have requested, but I think I should
4 probably read into the record what they are so we
5 are clear on it.

6 As far as the single-family
7 residence district, we are providing for a
8 minimum lot area of 10,400 square feet in the
9 Neighborhood No. 1; 8,775 square feet in
10 Neighborhood No. 2; 7,425 feet in Neighborhood
11 No. 3; and 7,150 feet in Neighborhood No. 4.

12 The setback line, minimum lot width
13 at the setback line we are proposing 80 feet for
14 Neighborhood 1; 65 feet for Neighborhood No. 2;
15 55 feet for Neighborhood No. 3; and 55 feet for
16 Neighborhood No. 4. And one thing I do want to
17 point out as I continue, these are the minimums.
18 It's not the average, it's not the maximum, but
19 these are the minimums that they need to be, so
20 what you're seeing is the most extreme case.

21 For minimum lot width on a
22 cul-de-sac at the front setback line we've got
23 80 feet on Neighborhood 1; 65 feet on
24 Neighborhood No. 2; 55 feet on Neighborhood

1 No. 3; and 55 feet on Neighborhood No. 4.

2 For yard areas, front yard for
3 Neighborhood No. 4 we're requesting 25 feet;
4 front yard on cul-de-sac Neighborhood No. 4,
5 25 feet; side yard interior we're requesting
6 seven feet on Neighborhoods 1, 2, 3 and 4; side
7 yard corner we're requesting 25 feet on
8 Neighborhood 4; rear yard we're requesting
9 30 feet on Neighborhood 1, 2 and 3; and on
10 Neighborhood No. 4, 25 feet.

11 Maximum lot coverage proposed to
12 our neighborhood No. 1 is 35 percent;
13 Neighborhood No. 2 is 29 percent; Neighborhood
14 No. 3, 32 percent; Neighborhood No. 4, 44
15 percent.

16 Floor area per dwelling unit,
17 one-story in Neighborhood No. 4, we're requesting
18 1,682 square feet and a multi-story dwelling in
19 Neighborhood No. 4 we're requesting 2,044 feet.

20 In the subdivision ordinance, we
21 are requesting in street design, we are
22 requesting a minimum right-of-way diameter of
23 120 feet for cul-de-sac lots.

24 On water retention, this is in the

1 stormwater drainage requirements, on water
2 retention we are requesting .5 -- .05 CFS -- let
3 me backtrack. I'm sorry. 0.15 CFS for the
4 entire community.

5 On the commercial property, yard
6 areas we are requesting 50-foot front yard on
7 Gilmer and Midlothian Road and a 25-foot front
8 yard on all other perimeters. Maximum lot
9 coverage in commercial, we are requesting not
10 more than 80 percent impervious surface.

11 Floor area ratio for commercial, we
12 are requesting .25, and the maximum reduction in
13 lot area we're requesting per plan dimensions,
14 what we show in our plans.

15 As far as the items that are to be
16 included in the PUD ordinance, some of them are
17 deviations, some of them are items we just want
18 in the ordinance. Chapter 10, street trees. We
19 want street trees to be planted in the parkway in
20 the entrance area and through the open space
21 corridor, as opposed to parkway trees located in
22 front yards.

23 In the sign ordinance we're asking
24 for minimum sign face area of 40 square feet and

1 a maximum height of eight feet. On fencing, we
2 want wood rail fencing to be installed as part of
3 a neighborhood gateway feature.

4 On tree preservation, we are
5 seeking to classify the old nursery which was
6 discussed tonight on the site as a commercial
7 nursery and accept it in tree replacement
8 requirements under the tree ordinance. On tree
9 preservation, we are seeking to exempt the old
10 nursery on the site from the requirements of the
11 detailed tree survey. A general tree inventory
12 will be provided. On tree preservation, we're
13 looking to exempt existing trees located within
14 the preserved wetlands buffer from areas for the
15 requirements of the detailed tree survey. Again
16 a general tree inventory will be provided.

17 We are seeking to have an agreement
18 that the Village will provide sanitary sewer
19 service at all times, either county or Aqua
20 Illinois. We are seeking a commitment that the
21 Village will install the Countryside Meadow lift
22 station within 60 days after the final PUD
23 approval.

24 We are looking to reduce impact

1 fees as negotiated with the village staff. We're
2 in the middle of starting that process. That
3 will need to be completed.

4 We are seeking mountable curb and
5 gutter to be used throughout the development, and
6 we are asking that streetlights be located at all
7 intersections and within the cul-de-sac bulbs.

8 We are asking as it was indicated
9 earlier tonight that Pulte's monotony code will
10 be substituted for the Village monotony code
11 pursuant to the planned development ordinance,
12 and that the existing architectural overlay
13 district to which this site has been subjected be
14 extinguished and be governed by the planned
15 development ordinance, which will be created as a
16 part of tonight's proceedings.

17 One final item. As Jon pointed out
18 in his testimony, the cell tower area presents
19 some interesting challenges, and one of them is
20 how big a buffer needs to be put on the Pulte
21 lots adjacent to that site, and we are suggesting
22 that it's the proposed 30-foot rear yard for
23 these lots which is on the site plan be
24 determined adequate and appropriate for that,

1 because we look at this as something that doesn't
2 need to be protected, No. 1, but No. 2 it's
3 probably going to be a short-term use.

4 So that's the list. They're all
5 on, you know, the applications and the
6 supplements in the applications, but I needed to
7 get those in the record.

8 So I think that unless some of my
9 other witnesses have anything else they want to
10 say, that completes our base presentation.

11 CHAIRMAN REIN: Mr. Byrum, do you need to
12 check with your witnesses before we conclude your
13 presentation, because for the sake of the court
14 reporter and those in the audience, we're going
15 to take a brief like a five-minute recess,
16 stretch, take a bathroom break, but I don't want
17 to do that until you're sure that your
18 presentation is complete.

19 MR. BYRUM: Our presentation is complete,
20 and we ask that our exhibits be accepted.

21 CHAIRMAN REIN: They're accepted. Thank
22 you.

23 MR. BYRUM: Thank you.

24 CHAIRMAN REIN: Okay. We will reconvene at

1 8:30, and the next part of the evening will be
2 for public comment and questions.

3

4 (Off the record at 8:26.)

5 (On the record at 8:36.)

6

7 CHAIRMAN REIN: I've been approached by
8 several members of the audience who have time
9 constraints this evening, maybe small children
10 they have to pick up or get to bed or very early
11 morning commitments, so I would ask as we
12 approach public comment, for those people who
13 have those time constraints to try and get early
14 in the line. If you don't have a particular time
15 constraint, if you can let them go first, I'm
16 sure they would really appreciate it.

17 Before we begin, I would like
18 anybody who has any inkling that they might like
19 to ask a question or make a comment to stand at
20 this time and be sworn in by the court reporter.

21

22 (Whereupon, the witnesses
23 duly sworn.)

24

1 CHAIRMAN REIN: We're going to hear the
2 testimony from those of you who wish to share
3 your opinions on this topic or ask any questions
4 of the applicants. I ask at this time to start
5 forming a continuous line in the main aisle, and
6 you can just keep filling it. You don't have to
7 stay standing the whole time, but just keep a
8 short few there if you would.

9 And the woman in front, if you
10 could come forward please and state your name and
11 spell your first and last name and give your
12 address for the court reporter, please.

13 AMITY CUTAIA: My name is Amity Cutaia.
14 It's A-m-i-t-y, C-u-t-a-i-a. I live at 161
15 Cardinal Drive, so my home is directly behind
16 Lot 12, so we're at Countryside Meadows. And I'm
17 here tonight with my husband, Ron, and my
18 children Sparity who's 7 and Valerie who's 6, so
19 thank you for letting me go first. I don't have
20 a burning desire to go first, but I need to get
21 them to bed, so thank you very much.

22 I guess I would start out by just
23 saying that I've lived in the area my entire
24 life. I went to Kildeer and Pingrove and then I

1 went to Stevenson High School, where I met my
2 husband, and we were high school sweethearts and
3 went to prom and have been together ever since.

4 When we moved away from the area
5 for work and when we came back, Hawthorn Woods
6 was a choice for us because we've always loved
7 the open spaces and the large lot sizes here, as
8 it kind of says right on the top of the Village
9 of Hawthorn Woods' website. I think you guys
10 have identified it very well by saying what you
11 promised within this community.

12 So, we found out about the
13 development, the proposed development from Pulte
14 when we got the letter in the mail, and we were
15 excited to have homes developed behind us. It's
16 better than just the empty cornfield, right? So,
17 and maybe there's neighbors behind us our kids
18 could play with, so we were excited about it.

19 I think that when we looked a
20 little bit further, my concern is the lot sizes
21 range from .16 to .25, maybe a quarter acre. So
22 it's just I would like to maybe ask Pulte if I
23 could, I don't know who would like to answer it,
24 but why is there a lack of diversity in the lot

1 sizes? It seems like there's an awful lot of
2 homes in such a small space, which doesn't
3 necessarily align with the Village of Hawthorn
4 Woods, which is why it's outside of our
5 ordinances, which why we're all here, right?

6 So I'd like to understand better
7 what their thought was with so many homes in such
8 a small space. And I've heard the comparison by
9 Pulte earlier to Hawthorn Woods Country Club,
10 which I think is probably an example of what good
11 looks like in terms in my mind of diversity that
12 there's townhomes, there's duplexes, there's
13 single-family homes, and the single-family homes
14 have lot sizes that range all the way from
15 quarter acre up to an acre. I mean, I know
16 there's over a million dollar home for sale in
17 the Country Club.

18 So I mean, there's a nice
19 diversity, there's a lot of wide range. So
20 why -- I'd like to hear from Pulte why there
21 isn't that same level of diversity in this
22 neighborhood that we've seen elsewhere within
23 Hawthorn Woods. So I don't know who would like
24 to answer that.

1 CHAIRMAN REIN: Pete?

2 MR. TREMULIS: Again Peter Tremulis. Thanks
3 for the question. In the comprehensive plan for
4 the Village, there are opportunities to provide
5 significant amount of diversity of product, and I
6 guess the difference between our approach and
7 maybe what you're referring to is we're looking
8 to provide a diversity of product, not a
9 diversity of lot size, and it relates to current
10 market conditions, targeted consumer market,
11 price points that we'd like to offer within the
12 community, and we also think from a PUD
13 standpoint we're looking to create more of a
14 lifestyle that's connected inter-connectivity
15 between the neighbors, as well as a retail core
16 development as part of the overall plan.

17 What we're responding to with this
18 particular development isn't just this individual
19 property, but it's part of a concept to allow the
20 Village to develop a retail corridor. Right now
21 the Village really doesn't have much in a way of
22 retail core. It's reflected in a number of
23 residents' tax bills by the fact you don't have
24 retail sales tax, you don't have a lot of

1 contributors that you normally would.

2 Some of our testimony today
3 illustrates the fact that we have proposed
4 retail. The number of residential units and the
5 average household incomes that are proposed for
6 this development help support that retail
7 development.

8 Our proposal is really not to
9 provide lots, large lots on houses that can't
10 compete in the marketplace today or are already
11 over-served by large lot subdivisions within
12 Hawthorn Woods, and we're really trying to help
13 facilitate a Main Street corridor along the
14 Midlothian Road area, which is really part of the
15 2004 comprehensive plan, it's my understanding.
16 It's also going to be part of the future
17 comprehensive plan for the Village.

18 CHAIRMAN REIN: Sir, state your name and
19 spell it.

20 PATRICK ANTOS: Good evening. Patrick
21 Antos, A-n-t-o-s. I live at 25441 North Marilyn
22 Lane in Hawthorn Woods. The question I have is
23 really the traffic flow. The traffic witness did
24 not discuss the southwest entrance or exit to the

1 subdivision, and really I'm more interested in
2 the traffic flow down Kruckenberg with two access
3 points to the subdivision using that particular
4 street and what planned improvements are for that
5 street, especially given the number of kids that
6 are using Kruckenberg to access the park. So
7 that will be a very heavily used street with only
8 one main entrance to the subdivision plan. Thank
9 you.

10 CHAIRMAN REIN: Thank you. Pulte, who would
11 like to respond to that question?

12 MR. TREMULIS: Actually, our proposed,
13 number of proposed accesses to the property
14 include Kruckenberg Road, Deerfield Road into the
15 adjoining Summit community. The main entrance on
16 Midlothian, a three-quarter access on Gilmer, and
17 an entrance into -- or I should say a connection
18 into Countryside Meadows. So that's 1, 2, 3, 4,
19 5, and right in, right out on Midlothian, so
20 maybe as many as six access points into the
21 community.

22 The traffic study distributes
23 access to those various locations, and Midlothian
24 Road is really a secondary access to the

1 community. It's something we believe provides a
2 reasonable and logical access to the western part
3 of the property.

4 Today that area really sits within
5 really a 45-foot wide easement. 16 and-a-half
6 feet of that is owned by our property seller, who
7 is including that in the sale to Pulte Homes, and
8 our proposal is to dedicate that as part of a
9 combined dedication with Toll Brothers and Aqua,
10 and a portion of land that's presently owned by
11 the Hawthorn Woods Country Club to create a
12 66-foot right-of-way or a 60-foot right-of-way
13 depending upon what the Village would like to see
14 from our south property line down to Kruckenberg
15 Road just about 250 feet south of us. So it
16 would provide publicly dedicated access into the
17 community in that location.

18 The proposal that the Village has
19 shared with us after their deliberating on that
20 would be for a roadway and a pathway system that
21 would run parallel to Kruckenberg Road, so there
22 would be pedestrian access that would tie into
23 our pedestrian access system from the property
24 down to the regional park system just south of

1 the Toll Brothers development.

2 CHAIRMAN REIN: Hi.

3 BRIAN CERVENY: My name is Brian Cerveny.

4 That's Brian with an "i", last name spelled

5 C-e-r-v-e-n-y. I have a couple specific --

6 CHAIRMAN REIN: Excuse me, sir, could you

7 state your address, please?

8 BRIAN CERVENY: 41 Deerfield Drive in the

9 Summit neighborhood. I have two specific

10 concerns I'd like to bring up. One is regarding

11 the cul-de-sac that we currently have on

12 Deerfield Drive. It's now a dead-end. It's

13 proposed as one of the entrances on the south

14 side of the new development.

15 A lot of us in the neighborhood

16 overwhelmingly in our e-mail conversations,

17 conversations on the street, feel that this is

18 not compatible with the kind of traffic we have

19 in our neighborhood as far as pedestrians. We

20 have just on that dead-end, we have six to eight

21 children of ages 4 to 8. They play in the

22 street, they bike in the street. There are no

23 sidewalks in the neighborhood, so everybody who's

24 exercising in the neighborhood very frequently

1 walks around in the street.

2 If we have a lot of extra traffic,
3 especially northbound through, cutting through
4 Deerfield Drive due to evening traffic on
5 Midlothian backing up at the Gilmer intersection,
6 that this will cause an extra hazard for people
7 that live in our neighborhood.

8 A lot of us agree that, and they
9 can make their own testimony, but a lot of us
10 agree that we don't need direct access to the
11 commercial development. It's not that big of an
12 area. We can go around the block and take one
13 minute to get there. So, we'd like to see that
14 remain a dead-end.

15 I know there were concerns with
16 that access and so on. I'd like to raise the
17 action that the Village made two years ago three,
18 four years ago now in 2010 where the Cardinal
19 Drive neighborhood, the Countryside Meadows
20 neighborhood provided an emergency access cutting
21 off two of the developments on that side by
22 providing emergency only access. That would
23 allow fire, police, ambulance to come through
24 without increasing the traffic that we see in our

1 neighborhood.

2 The second point I'd like to bring
3 up is regarding -- I mean, I can go on about the
4 lot size, but something specific about it. I'd
5 like to enter this evidence if I can.

6 CHAIRMAN REIN: Thank you. That will be --
7 okay. Exhibit L, Cerveney exhibit. Start a new?
8 Sorry, starting over. All right. This will be
9 Exhibit A after the petitioner's -- after the
10 applicant's set of exhibits. So this is a public
11 set of exhibits, Exhibit A, Cerveney exhibit. All
12 right. Thank you.

13 BRIAN CERVENY: So the properties I want to
14 address here are on the -- in the N-2
15 Neighborhood on the south side.

16 In the 2004 plan for the Village,
17 we wanted to -- let me just bring up the text
18 here so I don't misspeak. I don't want to waste
19 too much time here. The bottom line is we wanted
20 to, when there are adjacent properties that are
21 incompatible in size, that extra efforts should
22 be made to ensure that the lot sizes are similar
23 on adjacent properties, and that appropriate
24 buffers are in place.

1 Pulte did a fine job of explaining
2 the buffers between the properties, in my case
3 the Summit property and the Hawthorn Hills
4 property. I would like to emphasize that we
5 really do want to see that. Right now I have a
6 full view of a cornfield. I don't want to see
7 what will bring our attention to is a wall of
8 homes behind us.

9 So I'm looking at, in the Summit
10 subdivision, Lots 19 and 20, and I apologize, I
11 can't see the lot numbers in the Pulte
12 neighborhood, but the bottom line is through the
13 length of these two properties, which is mine at
14 41 Deerfield and the neighbor's at 43 Deerfield,
15 there are five homes in the width of our two
16 homes. The net effect of that is basically a
17 wall of homes.

18 I have a picture of what actually
19 is a Pulte development of very similar lot sizes
20 that I took from the, I believe it's the Knolls
21 of Frisco development in Frisco, Texas. I'll
22 bring that into evidence as well, but this is
23 basically very similar lot sizes, you can go onto
24 Google maps. This is from Eagle Street view,

1 where you can see what those homes would look
2 like behind my house.

3 If I look at the Summit
4 neighborhood, I'm used to 26, 28, 30,000-square
5 foot typical lot size. There's space between the
6 lots, a lot of landscaping. There's, you know,
7 they're big homes and there's blocked views, but
8 there's open space between them all, and there's
9 landscaping between them now. This is what I get
10 to look at if this is developed the way it's laid
11 out in that plan.

12 On the other side of us on that
13 same north edge, if you look at the, I believe
14 this is the N-1 neighborhood in the southwest
15 corner of the Pulte development. There are three
16 lots there in the cul-de-sac on the bulb there,
17 that are reasonably similar in size to what's in
18 the Summit neighborhood.

19 And again on the right side, in the
20 lower right, there are two lots that are on a
21 curve, so they have wide property lines in back,
22 but behind my neighbor and me, we have this wall
23 of homes. I would really like to see this
24 addressed if this development goes through.

1 I'd like to bring this into
2 evidence as well, and I would point out as well
3 that two of the homes in here are actually
4 smaller, they appear to be smaller models than
5 what's proposed in this development.

6 CHAIRMAN REIN: Can you repeat that last
7 sentence you just said? I'm sorry, I was
8 consulting with counsel. The last sentence.

9 BRIAN CERVENY: Yes. I point out that this
10 is the best I could do with the research time I
11 had, but two of the homes in this appear to be
12 smaller in size than the homes that are proposed
13 for the N-2.

14 CHAIRMAN REIN: Okay. Thank you. If you
15 would like to bring that up here, that will
16 become Exhibit B. It's a public exhibit, and
17 we'll call it Cerveny 2. Thank you.

18 BRIAN CERVENY: Finally, I would just like
19 to -- someone else brought up, the previous
20 speaker brought up the Kruckenberg Road. I'd
21 like to emphasize that we do use that road a
22 lot also for walking to the park. I would like
23 to see improvements to Kruckenberg if that goes
24 through such that there's a separation of

1 pedestrian traffic with road traffic, so you're
2 not walking on the road to that park.

3 One final note I'd like to make
4 regarding Kruckenberg. Currently, on our exit
5 that we use from the Summit subdivision to
6 Midlothian, the visibility of oncoming traffic
7 especially in the southbound direction is very
8 difficult. We have to pull up in front of --
9 well in front of the white line, the stop line in
10 order to see oncoming traffic.

11 If we add all these homes in here,
12 and there's a lot of traffic using Kruckenberg,
13 because of the delays that we have with people
14 turning in, because you really have to make a
15 tight corner to come into our -- into Kruckenberg
16 from Midlothian northbound, it will really slow
17 traffic coming in. I'm afraid that we'll see
18 traffic on Kruckenberg backed up a fair bit.

19 So, I'd like to make sure that
20 that's considered, that we improve the visibility
21 of that and make that intersection a little
22 better flowing than it currently is. Thank you
23 very much for your time.

24 CHAIRMAN REIN: Thank you. Next?

1 DAN DIEWALD: Hello, my name is Dan Diewald,
2 D-i-e-w-a-l-d. I live at 46 Deerfield. So I'm
3 just -- I'm not going to waste any time. I'm
4 basically here to back up what Brian just said.
5 I live two, three houses away from him. I'm the
6 last house at that cul-de-sac on Deerfield.

7 So like you said, there's no
8 sidewalks in our neighborhood. Everybody that
9 jogs, walks their kids, rides their bikes, we
10 ride it on the street. That's what we have to
11 do, and I would -- you know, not to speak for
12 everybody in our neighborhood, but basically
13 we're all -- everybody here is in the same -- you
14 know, we don't need that cut-through. We don't
15 need to get in there. We don't need people
16 cutting through to get in there. More than happy
17 to pull out to, take a minute or two and drive
18 around and use one of the other five, six or
19 seven inlets that can get us in about that area.

20 And then also just kind of to throw
21 it out there, there's a lot of talk about
22 buffering, but there's not really any -- you
23 know, buffering how? Five-foot bushes, 15-foot
24 trees? You know, because we've talked about

1 that. There was supposed to be buffering behind
2 my house between mine and Midlothian. That never
3 happened. That was years ago. So that's
4 another -- you know, it's another worry for us.

5 What's your buffering? We haven't
6 really -- a lot of talk about it, but no specific
7 exactly what it is. So it's just something else
8 that kind of worries us, too. Thank you.

9 CHAIRMAN REIN: I think maybe we could have
10 Greg Sagen come up and respond to that for the
11 applicant? I know we are in possession of
12 detailed landscape plans, but perhaps he can
13 highlight for you an answer to your question.

14 MR. SAGEN: For the record, Greg Sagen,
15 Signature Design Group. Regarding the buffers,
16 the Village does have in their possession, and
17 I'm sure the residents can look at preliminary
18 landscape plans for all the buffers. It
19 identifies the numbers of trees, and then there
20 is a typical legend that identifies the size of
21 these trees.

22 I believe in the buffer areas it's
23 mixed ornamental trees, which would be two
24 and-a-half to four-inch caliber. There's

1 evergreen trees that would vary between six foot
2 in height to ten foot in height, and then shade
3 trees that are typically going to be in the
4 three-inch caliber. So a shade tree might be 12
5 to 15 feet tall. Now, these are the planted
6 size, you know, out of the ground, and there
7 would be a variety of them.

8 The final plans that we will
9 prepare will have identified the individual
10 species and sizes for everything out there. So
11 the Village I'm sure will be reviewing that, and
12 I'm sure the residents will be able to look at
13 that, also. And those buffers again have a
14 mutual benefit both for the neighbors as well as
15 for our residents, so Pulte is committed to do a
16 nice job on it. Thank you.

17 CHAIRMAN REIN: Thank you. Next?

18 TOM GALLAGHER: Hi. Tom Gallagher,
19 60 Tournament Drive South, Hawthorn Woods.

20 CHAIRMAN REIN: Would you spell your last
21 name, please?

22 TOM GALLAGHER: G-a-l-l-a-g-h-e-r.

23 CHAIRMAN REIN: Thank you.

24 TOM GALLAGHER: We moved here approximately

1 three and-a-half years ago, and we were attracted
2 by the large space, half acre to one acre lots.
3 We thought that was charming. And I obviously
4 disagree with the thought where I look out my
5 back yard it's farmland now and many trees. I'm
6 concerned about the tree ordinance. In
7 Lincolnshire, if a builder came in and removed
8 trees, the builder would replace the trees. I
9 see no trees along my property line, no regard
10 for anything on the exterior of the subdivision.
11 I see all kinds of beautiful landscaping inside
12 the subdivision.

13 I'm all for the retail. The retail
14 looks great, but that's the main concern. I
15 think it's highly uncharacteristic of Hawthorn
16 Woods to allow so many homes on such a small
17 space. Thank you.

18 CHAIRMAN REIN: Thank you.

19 DONNA GALLAGHER: Hi. Donna Gallagher,
20 60 Tournament Drive South, Hawthorn Woods
21 Country Club. I just want to say you said
22 earlier we can agree. I agree with everything
23 everyone said, and one of the reasons we did like
24 the wide open space. The 25-foot landscape

1 buffer just doesn't seem like enough around the
2 surrounding properties. Besides the N-3 and N-4,
3 the 7,400 and 7,100 lots? I mean, it's just
4 unbelievable to look up there and think that that
5 many homes are going to go in that space. I
6 mean, it just -- it's not, like everyone else
7 said, it's not characteristic of Hawthorn Woods,
8 and it's just -- I mean, even the traffic coming
9 and going to work in the morning I think is going
10 to be affected for everybody that lives around
11 here. But just, I mean the lot sizes just seem
12 way too small and too many houses in a small
13 area. Thank you.

14 MR. MERKEL: Where is 60 Tournament Drive?

15 DONNA GALLAGHER: South. I would say we're
16 either backing up to N-3 or N-4 on this side.

17 CHAIRMAN REIN: Do you know what she's
18 talking about?

19 DONNA GALLAGHER: I'm not quite sure where
20 it falls on your map there.

21 TOM GALLAGHER: My guess is our house number
22 would be behind Home Number 38. Is that N-3, I
23 believe?

24 DONNA GALLAGHER: We're 60 Tournament South.

1 CHAIRMAN REIN: There's actually a Number 38
2 in N-3 and N-4.

3 TOM GALLAGHER: We are the sixth house in
4 from Crystal Downs.

5 DONNA GALLAGHER: And just one last point.
6 You know, those lovely trees in the abandoned
7 tree farm, in the summer, spring and fall they
8 are gorgeous, so I can't believe they're all
9 useless trees. I mean, it's just gorgeous when
10 you look out there. So that would be just a lot
11 of trees could be taken down. Thank you.

12 CHAIRMAN REIN: Thank you both. Next?

13 MARK SICCO: Hi. Good evening. My name is
14 Mark Sicco --

15 CHAIRMAN REIN: May I stop you, please?
16 Could you hold the mike to your mouth, please?
17 Thank you.

18 MARK SICCO: All right, yep. My name is
19 Mark with a "k" Sicco, S-i-c-c-o. I live at
20 153 Cardinal Drive, which is basically the second
21 lot in from Gilmer, really first house built as
22 of right now coming in off of Gilmer.

23 My question is to you, looking at
24 the proposed site, I keep hearing about an access

1 road in from Gilmer. I know there's the
2 restricted into the potential commercial area,
3 but I don't see any road in from Gilmer to bring
4 it into the new site.

5 So if you're going to open up
6 Andrew, I'm seeing if I potentially lived in N-1,
7 N-2, N-3 or N-4 and wanted to go north on Gilmer,
8 my access point would be Andrew to Cardinal,
9 which is my road, which is going from an area
10 that has 47 lots, and now you're adding 200
11 and -- pardon me, I don't know, I think he said
12 225 total. That's -- I didn't see any traffic
13 study about how that is going to impact me at the
14 bottom of my driveway.

15 I'm trying to figure out what the
16 traffic study was done to see what the traffic it
17 is now and what the traffic is going to be when
18 you add 225 lots in, because realistically these
19 people are not going to go down to Midlothian to
20 the traffic light at Gilmer to come back north on
21 Gilmer, they're going to cut through Cardinal
22 Drive. So I'd like to have an answer on that,
23 please.

24 CHAIRMAN REIN: Would the applicant like to

1 come forward and respond to that question,
2 please?

3 MR. ABOONA: Again for the record, Luay
4 Aboona. The traffic study, that was one of the
5 intersections that the traffic study considered
6 as the intersection of Gilmer and Cardinal.

7 Traffic counts were taken during
8 the morning and evening rush hours to establish
9 current traffic conditions. We assigned the
10 traffic that is likely to use that intersection
11 from our development, depending on their
12 directions of approach and departure, depending
13 on where the residents live within the
14 subdivision, so we assigned that traffic to that
15 intersection.

16 We also took into account the
17 build-out of the Countryside Meadows subdivision,
18 because there are empty lots within that
19 subdivision as well.

20 Our analysis indicates that the
21 intersection as it exists as it's improved with
22 left-turn and right-turn lanes on Gilmer Road and
23 stop sign control at that intersection, that
24 would be adequate to accommodate the overall

1 traffic generation from both the build-out of
2 the -- our subdivision as well as the
3 Countryside.

4 MR. MERKEL: One question. Did you say a
5 stop sign or stop light at Cardinal Drive?

6 MR. ABOONA: It's under stop sign control,
7 and we anticipate that will be sufficient to
8 control the traffic in the future as well.
9 There's not going to be enough increase in
10 traffic to warrant a traffic signal at that
11 location.

12 MR. MERKEL: I'm sorry, your name again?

13 MARK SICCO: I'm Mark Sicco.

14 MR. MERKEL: His question is 200 plus homes
15 plus the development, that still would not
16 warrant all those --

17 MR. ABOONA: Not at all, because remember,
18 we have multiple ways in and out of this
19 subdivision, so it's not the only way in and out.

20 MR. MERKEL: Only one way north, right?

21 MR. ABOONA: Only one way north, but our
22 anticipation is very little traffic will have the
23 desire to go north on Gilmer. We anticipate
24 about ten percent of the development traffic --

1 MR. MERKEL: How do you figure that, I'm
2 curious?

3 MR. ABOONA: Again, it's based on we look at
4 the travel patterns in the area, we look at how
5 the traffic distributes, where the residents will
6 be going in the morning as far as employment
7 centers, where the expressways are located.

8 So we look at all of that, and
9 granted there will be more traffic that wants to
10 go south on Gilmer that would use Cardinal Drive,
11 but again we have an outlet onto Midlothian, and
12 people can do that as well.

13 MR. MERKEL: To go shopping to get
14 groceries, everyone has to go north basically.

15 MR. ABOONA: That's very true, but our focus
16 is during the rush hour, during the commuter
17 hours, morning and evening, because that's really
18 your controlling design periods that we look at,
19 that Lake County mandates that we look at and
20 IDOT mandates that we look at.

21 MR. LaGRO: What assumptions did you make
22 regarding the future residents of Hawthorn Hills
23 wanting to go north on Gilmer? How did you
24 predict the future?

1 MR. ABOONA: Again, we look at the
2 distribution of the units within the subdivision,
3 we look at the availability of -- and you know,
4 the ingress and egress points to the entire
5 subdivision, and then we look at the roadway
6 network that serves the subdivision within the
7 area, within the region, look at the distribution
8 of traffic based on the counts that we did, the
9 existing travel patterns, where are people headed
10 in the morning, where are they coming from in the
11 evening, and we take all of that into account to
12 come up with a reasonable direction of
13 distribution of where people are going to be
14 traveling on, which roads and from what
15 direction.

16 MR. LaGRO: What assumptions did you make
17 about the future traffic habits of residents of
18 Hawthorn Hills specifically? Not current people
19 on the road and what they're doing now.

20 MR. ABOONA: We anticipate about 10, 15
21 percent of the residents will be traveling north
22 on Gilmer Road, about 35, 40 percent would be
23 traveling south on Gilmer Road, south of
24 Midlothian, and then about 25 percent, equal

1 amount that will be traveling on Midlothian Road
2 east and west. That's for the residential
3 portion of the development.

4 MR. LaGRO: Thank you.

5 MARK SICCO: Can I say one more thing? I do
6 appreciate what he said, but I want everyone to
7 understand that I have to live there 24 hours a
8 day, 7 days a week. So it's not a 7:00 in the
9 morning and a 5:00 at night. It's on the
10 weekends, whether they're going to go to Home
11 Depot.

12 I know you use the examples of
13 where people are going to go. Seven minutes
14 north of me is a Home Depot, there's a Target,
15 all different -- I'm sure. I've only been here
16 for six months in the state, let alone Hawthorn
17 Woods, but we picked this area because we were
18 far enough away from the hustle and bustle of the
19 busyness and gave us that country feel.

20 So now you're going to impact us,
21 particularly me, I feel that I'll be waiting at
22 the bottom of my driveway to get out just to get
23 to Gilmer, let alone do what I have to do at 7:00
24 in the morning or 5:00 at night. I think this is

1 a continual thing that's going to create an
2 alarming, to me an alarming amount of traffic
3 onto Cardinal Drive. I just want to stress that,
4 and I hope you take that into consideration.
5 Thank you.

6 CHAIRMAN REIN: Thank you. Next?

7 DAWN SICCO: My name is Dawn Sicco. I live
8 at 153 Cardinal Drive as well. That was my
9 husband, and we did just move here.

10 I'm a little bit more statistical,
11 I think, and I apologize, but you're probably
12 coming back up here because I know ten percent
13 can sound like a little, but I think when you
14 start to add numbers to that, I don't know about
15 you, but between work and driving the kids to
16 sports and going to the grocery market, there are
17 I think I've heard statistics of at least three
18 round-trip car drives a day per person in a home
19 that's driving.

20 So just assume that of those 200
21 and something houses, one person is driving in
22 and out three times a day. I'm going to
23 guesstimate a little bit higher than that and
24 it's really 25. So you have say 200 homes, three

1 trips, okay, so you're at 1,200. Sorry, let me
2 go back. That's six drives each way times 200
3 homes, that's 1,200. 25 percent of that is 300
4 trips up and down Cardinal Drive every day.

5 My husband's point, we picked a
6 very quiet neighborhood for a very specific
7 reason. I completely appreciate that they're
8 building back there. I understand it, the
9 neighbors sound nice. I fully understand the
10 800,000 million dollar homes are at a dead
11 stand-still, and to get things going we probably
12 need some sort of infusion of a different
13 assortment of product. I don't know that that is
14 really 7,000 square feet or 10,000 square feet.

15 I feel like their design, and I
16 fully understand that as a business person
17 maximizes their use of that land. I think it
18 diminishes the promise or the mission of Hawthorn
19 Woods, and I think there should be some
20 compromise reached to where maybe it's, you know,
21 30,000 square foot lots or 20,000 square foot
22 lots, and that would, one, reduce the traffic,
23 because there will be less people living in
24 there, and I think they owe it to Hawthorn Woods

1 and to that community and the surrounding
2 communities to address their own in-and-out on
3 Gilmer, and not put that burden on the members
4 that live on Cardinal Drive.

5 I also think there's a reason we
6 didn't see the statistics of the traffic and the
7 specific numbers behind that. And it's easy to
8 say ten percent, but ten percent of what. And we
9 owe it to ourselves to really ask that question,
10 dig into those numbers, and make the right
11 decision for all of the surrounding communities.

12 I'm certain you probably have the
13 specific numbers to the traffic study, and I
14 think we all -- I'm certain we have the specific
15 numbers to the traffic study, and I think we need
16 to dig a little further and get those exact
17 numbers of the traffic going up and down Cardinal
18 Drive. I guess I ask if we have them, if we can
19 see them.

20 MR. ABOONA: The traffic study is very
21 specific as far as assigning trips through
22 Cardinal Drive. I believe the study is -- it has
23 been submitted to the Village. I believe it is
24 available for you to review.

1 If I may add, while we are adding
2 traffic to Cardinal Drive, there will be a net
3 increase, it's not going to be a gross increase,
4 because while our future residents will use a
5 connection to Cardinal Drive, future residents
6 and current residents from your subdivision will
7 also benefit from this connection, because now
8 you will be able to get to Midlothian through our
9 street network without having to get out onto
10 Gilmer, make a right, go through the
11 intersection, and then go south on Midlothian.

12 So there will be a mutual benefit
13 whereas you will be able to use our street
14 network and our access, and our future residents
15 will be able to use Cardinal Drive. So the
16 connectivity between the subdivisions is positive
17 for both developments.

18 DAWN SICCO: Coming back. I prefer not to
19 drive 20 miles an hour through a subdivision. I
20 would rather go down Midlothian, and as I
21 understand it, you have a beautiful traffic
22 enhancement plan for that intersection. So I'll
23 go down the speedy way, and as the Hawthorn
24 Police can attest, I tend to drive fast anyway.

1 So I'm going to go the main road, and I have a
2 feeling that the majority of our neighbors will
3 as well. So, anyway that's all I have to say.
4 Thanks.

5 CHAIRMAN REIN: Thank you.

6 BECKY KENNEDY: Becky Kennedy, 44 Deerfield
7 Drive. We're the second house in next to the new
8 houses up in Deerfield Drive there.

9 I have four specific concerns, and
10 I do agree with everybody who's come before me,
11 so please note that as well.

12 I want to reiterate that we do not
13 want traffic coming through on Deerfield Drive.
14 I have not heard a single person in our
15 neighborhood, and there's been lots of
16 conversations about this, say that they would
17 like the traffic to come through. We're all fine
18 going around to go to the new retail, so please
19 reiterate that.

20 My second concern is I would like
21 to see, and you don't have to do it right now,
22 but I would like to see a specific landscape plan
23 that shows the buffering between our existing
24 houses that back up to the commercial and the

1 commercial. From what I can tell, I can't see
2 any tree line along the road there, which again
3 was labeled as high impact or whatever they
4 called it.

5 So I imagine there's a lot of
6 traffic going in there, as we've discussed a lot
7 tonight, and I would like to see how the trees
8 are going to block that new burst of traffic from
9 our houses.

10 My third concern is again related
11 to traffic. I turn left out of Kruckenberg onto
12 Midlothian every morning, and the traffic is
13 backed up to Kruckenberg every morning. So I sit
14 there -- I travel to Northbrook every day, and
15 most of my commute is spent at that corner and
16 down Gilmer, so at least half my time is on that
17 stretch. I have a really, really hard time
18 believing that this will not impact the traffic.

19 And then the fourth concern that I
20 have is are there any restrictions on building
21 times, or is this, you know, nights, weekends,
22 morning? I don't know if somebody can address
23 that.

24 MS. LOBAITO: I'd be happy to address that.

1 The village code does dictate construction hours.
2 So there's no construction on Sundays. During
3 the week I believe it's from 7 a.m. until maybe
4 5 p.m., Saturdays 7 a.m. to 4 p.m. So there are
5 regulations in the code that Pulte would have to
6 abide by.

7 BECKY KENNEDY: Okay. Thank you.

8 MR. LaGRO: Ma'am?

9 CHAIRMAN REIN: Ms. Kennedy, we have a
10 question directly for you from
11 Commissioner LaGro.

12 MR. LaGRO: Thank you. I just wanted to
13 point out to you, and I'm sure it's available at
14 the village hall, but this is the landscaping
15 plan, the development landscaping plan. It's a
16 very large, multi-page document with pretty
17 enlarged views.

18 BECKY KENNEDY: Okay. So we can come in and
19 see that? Is it available later? Can I look at
20 some of these?

21 MS. LOBAITO: I would say if you want to
22 come in and see me, I'd be happy to show it to
23 you. I have all the materials that Pulte has
24 presented. I would be happy to share any of that

1 material with any resident who wants to come in.

2 BECKY KENNEDY: Okay, great. Thank you.

3 ALBERT SCHWARZHaupt: My name as Albert
4 Schwarzhaupt, S-c-h-w-a-r-z-h-a-u-p-t. I live at
5 29 Doral Drive in Hawthorn Woods.

6 So first of all, let me just say, I
7 am not an expert at any of this, but I have some
8 things that I would like to comment on. So I'm
9 thinking that the village has a specific goal,
10 and in general I think anything that you do falls
11 under don't -- do no harm to the existing
12 residents. As I heard here today, though, there
13 were some things that are probably unintended
14 consequences or intended consequences that we
15 really need to think about.

16 No. 1, I'm not a traffic engineer,
17 but I have the same commute that the woman before
18 me does. The biggest and most difficult part
19 coming and going is on Gilmer Road and from
20 Route 83 back to my development. It can take me
21 just as long doing that stretch than the
22 remainder of the trip to Northbrook. And every
23 day starting at 5 or 5:30, it's not just the
24 community residents from the Village, it is the

1 surrounding areas that use these roads.

2 So at 225 units, an average of two
3 cars per household, for a total of 450 additional
4 cars. The retail will draw some more cars. You
5 know, you just have to think about it, common
6 sense, it will get worse. And we do not have the
7 infrastructure now to support the traffic as is.

8 So it will require some significant
9 investment in infrastructure that I don't see
10 here from anybody at this point. Even if you
11 change the round-about, the timing of lights,
12 there are other choke points on the road moving
13 up to Gilmer or on Midlothian both ways that
14 won't be resolved by putting some turn lanes in.
15 So, I'd ask why are we doing this?

16 Second thing, why, what is the
17 benefit to the community by allowing the
18 development. It's not a corporation where we
19 have to continually increase revenues. We just
20 have to maintain revenues. So inherently in any
21 additional development, you're going to have
22 costs. There will be more services the Village
23 needs to provide, police, fire, the whole nine
24 yards.

1 The school system estimates may or
2 may not be right, but right now I think everyone
3 in the school has pretty large enrollment, high
4 average class, and adding to that, I don't know.

5 And the last thing, two things.

6 No. 1, the monotony code. When I bought my
7 house, I was told in no uncertain terms that you
8 cannot have a similar house next door to each
9 other, they had to have different elevations.
10 I'm hearing a couple, not just one exception from
11 going lot size down, but I'm hearing many
12 exceptions to monotony codes, fees and all of
13 these things where I don't necessarily see why we
14 as a community have to make those concessions.
15 We tend to do it thinking we'll bring in new
16 blood. Truthfully, we don't really have to. The
17 community just needs to sustain itself.

18 Thirdly, the estimation on impact
19 to property values to me seems he made a great
20 argument for not doing it, and in the end
21 summarized why we should do it. We don't need
22 any more supply here, because we don't demand it,
23 nowhere near it.

24 My home is worth in the nine years

1 probably now 40 percent less. It will probably
2 take me and anybody else who's been here for any
3 period of time 10, 20 years to recoup, while
4 flooding the area with additional units. It just
5 doesn't make any sense. The revenue that would
6 be generated here I surmise would be offset by
7 the additional cost.

8 The other thing I heard lastly is
9 duplication of services. Right now we have a
10 farmer's market, we have the theater, movie in
11 the park. All I heard was the atrium or outside
12 thing, taking that over. I don't know why we
13 need two, we just need one. And there was one
14 other point I wanted to make.

15 So retail. We can't even fill the
16 retail space that we have vacant in Hawthorn
17 Woods now. Ever since I've lived here, there's
18 always been I think a couple little stores,
19 shopping, strip shopping that we have. So we
20 have a unique opportunity in that we don't have
21 any development. So when we do have it, we
22 should really think how does this fit in the
23 bigger plan, and is retail really necessary as
24 part of this development at this point.

1 So I think there is a lot of things
2 that we have to think about and consider, because
3 once this decision is made, and if we grant them
4 what they like, we can't go back. It's over.
5 We'll be -- we'll lose whatever part of why
6 people come here to beginning with, and there
7 will be no reason why do you have to come here,
8 you could to go Buffalo Grove, you could go to
9 Arlington Heights. What's the differentiator for
10 being here.

11 So I just want you to consider that
12 as you're making your recommendation. Thanks for
13 your time.

14 CHAIRMAN REIN: Thank you.

15 PAUL HURST: My name is Paul Hurst,
16 1 Forest View Drive, Hawthorn Woods. I'll try to
17 get through these items quickly.

18 First off, and they're sort of a
19 little bit priority order, at least the first one
20 certainly is. I'm convinced that this is going
21 to endanger children in my neighborhood. We have
22 heard a lot of testimony from people at Deerfield
23 right on the edge of the northern planned
24 neighborhood. I'm at 1 Forest View Drive. I'm

1 all the way at the other end of, quote,
2 Deerfield, it's really called Forest View, but
3 that turns into Deerfield and goes through.

4 So, I think everyone from the first
5 house to the last house on that road certainly is
6 very concerned about that. We have no sidewalks,
7 it's hilly, bikes go fast. We are sort of a
8 nicely landscaped area, so it's hard to see, and
9 it looks like that is going to be one of the main
10 entrances connected to those neighborhoods, so
11 I'm very concerned about that. That's the first
12 and foremost.

13 I would also be interested in
14 knowing how many people in our neighborhood have
15 had their mailbox hit, and if you can hit my
16 mailbox, I've had it happen twice, you can hit my
17 kids, or some of my neighbors, or somebody
18 walking their dog. I'm very, very concerned
19 about that.

20 So next up, I do -- for one, I
21 haven't heard anything I disagreed with from the
22 feedback section, so if you can put me in those
23 columns. I do have a couple other things. I am
24 concerned with two and three houses times 225

1 units, a lot of traffic there, it's going to --
2 you know, lower everything from lower air
3 quality, I think, to just general congestion.

4 I believe if we put a neighborhood
5 there, that I won't be able to get out of my
6 driveway, morning and evening, because it will be
7 backed up. I've seen it happen slowly already
8 without this new neighborhood. You go Midlothian
9 to Kruckenber, you make a right turn, that's my
10 house. With this new neighborhood, it's going to
11 be backed up, I won't be able to get out, and
12 neither will my neighbors down the street until
13 you finally hit that maximum traffic jam scenario
14 there.

15 No. 3, I think I heard the figures,
16 and I think, I believe they said that the annual
17 impact economically will be 130,000, 160,000
18 annually. That is not a lot of money, and that
19 was one of the major positives, I guess, that I
20 saw for the Village as a whole versus obviously
21 people in the neighborhood. Sounds like it's
22 going to be a great neighborhood or what have
23 you, but for 130,000, 160,000 annual impact for
24 the Village, looking at the cost benefit ratio,

1 that's not -- it's kind of an under-impressive
2 figure. I was kind of surprised to hear that.

3 No. 4, this just seems like it's in
4 direct conflict with a lot of the character and
5 what people come to Hawthorn Woods for. I mean,
6 it seems much more hustle and bustle than the
7 quaint neighborhood, which I know a lot of people
8 live in other areas of Hawthorn Woods not just my
9 neighborhood, and they all have been drawn here
10 by the quaintness kind of country setting and so
11 forth that they really come here to get away from
12 the hustle and bustle. I'm afraid that this
13 really isn't -- I'm losing a word here, but it's
14 in conflict kind of with what I think draws
15 people here, certainly what drew us and the
16 people I know here.

17 Let's see. Also, I think, and this
18 is a little bit with what the last gentleman
19 said, there really isn't anything I see that's
20 unique, and it's a little bit redundant. All
21 these things are available very close proximity
22 to us with the retail, the nice park setting and
23 so forth, so I really didn't see anything -- like
24 even the band shell and the Friday movie night,

1 these are all things that we do currently, and we
2 found a convenient place in our neighborhood as
3 it is.

4 Then there is -- almost done here,
5 so thank you for your time. There also seems to
6 be a little bit of a difference between the two
7 neighborhoods. I heard them talk about the
8 natural tree zone that would be creating a buffer
9 between the neighborhood to the north and this,
10 whereas I didn't really hear anything kind of
11 that nature for the neighborhood that I live in,
12 which is to the south.

13 So it seems like the two
14 neighborhoods are serving this new community in
15 two different purposes, and we are kind of the
16 highway good entrance neighborhood and the other
17 one would be kind of the we'll block the view of
18 it purpose.

19 So, it seems like there's a
20 disparity of uses, and they all are kind of
21 surrounded by this new community, and we're going
22 to a gateway into the community, and the other
23 one is with the three-quarter way in and out and
24 the buffer zones, it sounds like it's the nearby

1 neighbors are being catered or custom designed to
2 cater to this new settlement.

3 And I think that's it. I have a
4 couple other minor things, like the pressure on
5 the aquatic center. You know, obviously, you
6 know, a couple hundred potential more people
7 going there, and so different strains on our
8 current system, and I think with that -- I know
9 as soon as I walk away, I'm going to think of
10 things I wish I mentioned, but I appreciate your
11 time and thank you very much.

12 CHAIRMAN REIN: You're welcome. Thank you.

13 RONALD CUTAIA: Hi. Ronald J. Cutaia, Jr.,
14 spelled C-u-t-a-i-a. I live at 161 Cardinal
15 Drive. I just have one question before I read my
16 prepared remarks to the gentleman about the
17 traffic study. I wanted to ask you who funded
18 your study.

19 MR. ABOONA: We were retained by Pulte Homes
20 to complete the traffic study following standards
21 that are acceptable by both the Village and Lake
22 County and IDOT.

23 RONALD CUTAIA: Wonderful. I have some
24 prepared remarks I'd like to read. Starts at the

1 beginning so bear with me. I met my wife of
2 22 years in 1989 when she was a student at
3 Stevenson High School. In those early days, we
4 often attended Long Grove festivals and loved it
5 and knew in the back of our minds this was the
6 area we wanted to live in. Work took us away for
7 some years, but we are fortunate enough to be
8 able to come back home in 2008.

9 Looking for a home in Lake County,
10 we were drawn to Hawthorn Woods and quickly were
11 attracted to its rustic charm. Rural by design
12 was its catch phrase, its credo. The Village
13 website boasts, and I quote, nestled among trees,
14 lakes and open spaces, our family friendly
15 community offers beautiful large lot
16 neighborhoods, award winning schools and diverse
17 recreation amenities for residents and visitors
18 of every age. End quote.

19 The Pulte Homes proposed
20 development is in direct opposition to these
21 principles. The principles for years and years
22 have served Hawthorn Woods very well.

23 In a meeting between my wife, Amity
24 Cutaia, and Donna Lobaito on Wednesday,

1 January 22nd, Donna spoke about the commercial
2 aspirations Hawthorn Woods has for Midlothian
3 Road, as well as their difficulties. Discussed
4 was the fact that Hawthorn Woods improved the
5 sewer system along Midlothian to entice
6 commercial entities. Following this effort, the
7 Village spoke with businesses about establishing
8 retail locations and were told you need more
9 roofs, meaning more population or more families.
10 The Village believes the Pulte Homes proposed
11 development gets them the needed roofs.

12 My counter roofs argument is the
13 case in point, Deer Park Town Center, the outdoor
14 mall in Deer Park, Illinois off Route 12. Deer
15 Park, Illinois has a population of 3,221 as of
16 2012. This is less than half of Hawthorn Woods
17 7,725 also as of 2012. What Deer Park does have
18 is the traffic infrastructure of Route 12.

19 I believe commercial entities have
20 more metrics than just roofs used to determine
21 the viability of establishing retail locations,
22 and traffic flow is paramount.

23 Gilmer Road is in Lake County's
24 jurisdiction. Tuesday January 21st, Hawthorn

1 Woods had a meeting with Lake County regarding
2 Gilmer Road. The Village asked if Pulte Homes
3 proposed development could have unrestricted
4 access to Gilmer Road. The County said no,
5 citing the existing streets of Cardinal and
6 Sylvan Drives that already adjoin Gilmer.
7 Meaning the county sees Gilmer near the
8 intersections of Midlothian at capacity. Those
9 that commute in the mornings and evenings on
10 Gilmer Road would agree, traffic congestion and
11 flow are the chief reasons Lake County responded
12 this way.

13 I believe the great limiting factor
14 impeding the Village of Hawthorn Woods'
15 commercial aspirations is the inadequate road
16 infrastructure of Midlothian, further weakened by
17 the congestion at the Gilmer Midlothian
18 intersection. The above-mentioned Deer Park Town
19 Center being the perfect example, demonstrating a
20 community with less than half the roofs, but
21 having the direct access to a major road artery
22 has a flourishing commercial district.

23 The proposed Pulte Homes
24 development in its current form with 225 homes

1 and lot sizes being less than a quarter acre,
2 requires rules and ordinances to be altered in a
3 large way. These rules and ordinances, which for
4 decades have been the pillars upon which Hawthorn
5 Woods has created a very successful community,
6 exist for a reason. All the past successes
7 experienced by the Village rests upon them and
8 the people that came before you who established
9 them.

10 This morning, January 28th, I spoke
11 with Darrell Kuntz, the project manager for the
12 Lake County Division of Transportation overseeing
13 the Gilmer and Midlothian Roads intersection
14 improvement. Darrell explained a study was
15 currently being conducted of the railroad
16 crossing just south of the intersection, and a
17 decision was not yet reached whether it would
18 become a modern round-about or a conventional
19 signalized intersection.

20 Darrell spoke to the fact that the
21 train study was initiated due to the fact that
22 trains are now more frequent and longer in
23 length, and that either way the improvement goes
24 will only be at the intersection and for a short

1 distance in each direction. It is not a corridor
2 improvement of Gilmer and Midlothian Roads.

3 The Lake County Website

4 www.improvegilmermidlotian.com states, and I
5 quote, 35 crashes have occurred at the
6 intersection of Gilmer and Midlothian Roads
7 between 2008 and 2010. The most common type of
8 crashes are turning crashes and rear end crashes.
9 Both of these crash types are indicative of an
10 intersection operating over capacity. End quote.

11 A Google search I performed on home
12 end vehicle trips produced a Wiki Books document
13 and chart. It's available on the Wiki Books, so
14 anybody can get it, but you can have it here if
15 you want, and a chart for single-family homes
16 indicating between the ages of 25 and 70, there
17 are six to eight home end trips daily.

18 For example, to and from work two
19 trips, or four trips for dual income families,
20 kids to and from school two trips, et cetera.
21 Calculating this for the proposed development, we
22 have six times 225 equaling 1,350 as a number of
23 home end trips per day. Adding this number for
24 home end trips to the intersection after

1 improvements, taking into account more frequent
2 trains and no Gilmer Road access for the proposed
3 development means neighboring subdivisions will
4 take the brunt of the traffic flow. It must be
5 considered that even after the improvements which
6 are completed at the Gilmer Midlothian
7 intersection, this home end trips load can put us
8 into an over-capacity intersection.

9 I'm fortunate to successfully trade
10 the futures markets from my home. I bring this
11 to light only to explain the skill set I have
12 developed in myself over some years. In my
13 business, I manage risk and calculate the risk
14 reward equation constantly, looking for high
15 probability events and following the rules to
16 manage them.

17 This proposed development has all
18 the hallmarks of a low probability transaction,
19 meaning an event with a low likelihood of
20 producing a favorable outcome. With the
21 Village's focus on its commercial aspirations,
22 it's trying to manage return and not the risk.
23 Return cannot be managed. This is a fundamental
24 concept.

1 The only thing in business that you
2 can control is your risk. Among the tell-tail
3 signs that risk is not being controlled is
4 sufficiently altering the village ordinances,
5 focusing on the return, in this case possible
6 future commercial entities, and the simplistic
7 roofs metric and the expanding traffic congestion
8 problem outlined.

9 I'm not against progress. My wife
10 and I have had great progress in our lives. I'm
11 not against this cornfield being developed.
12 Honestly, what I'm against is doing it in a way
13 that won't give us the desired outcome.

14 I believe all the commercial
15 aspirations the Village has can be realized, but
16 it must be done gradually, progressively, and not
17 in one fell swoop like this development.

18 I know it's exciting to envision
19 the commercial aspects of Hawthorn Woods and the
20 revenue generated by this tax base, but there
21 must be some compromise. It can't be all 225
22 proposed lot widths not meeting the Village
23 requirements. It can't be all 225 proposed lot
24 square footage fall far short of the Village

1 requirements. They can't be all 225 lot rear
2 yard area fall short of the Village requirements.
3 There's got to be some give and take. We can't
4 be that we throw out everything that this great
5 city that I love was built on just because
6 commercial aspirations are driving us.

7 I want to also add something I
8 haven't prepared, but it was talked about the
9 tree line that joins Countryside Meadows. Those
10 are my trees, most of them. I have 15 feet in
11 the back of my yard that is heavily like our
12 little woods. I want some kind of assurance that
13 when they improve the area right behind mine that
14 if my trees are adversely affected, they die in
15 three years, I want compensation. Somebody can
16 come on up here and give me my compensation.

17 CHAIRMAN REIN: Are you asking a direct
18 question of the applicant on whether or not they
19 would compensate, or is that a rhetorical
20 question?

21 RONALD CUTAIA: Yeah, they can come up and
22 tell me how they're going to guarantee that my
23 trees don't die.

24 MR. BYRUM: I can tell you that the way to

1 avoid damage, as the witness is testifying to, to
2 trees or sewers that might not work or detention
3 that might not work is in making sure that the
4 plan follows the ordinances and that good
5 construction practices are followed, and that's
6 what will be done here. That's something that we
7 will do, and that's something that you and your
8 staff will do.

9 RONALD CUTAIA: I think following ordinances
10 is a great idea. Let's follow the ordinances,
11 and not throw them all away. Let's follow the
12 ordinances. He just said that, not me. He said
13 let's follow the ordinances. That means all
14 these things here he wants to now follow. That
15 is awesome. Thank you.

16 CHAIRMAN REIN: Come on up.

17 KIM RAMSEY: Hi. Can you hear me?

18 CHAIRMAN REIN: A little louder.

19 KIM RAMSEY: My name is Kim Ramsey,
20 R-a-m-s-e-y. I live at 164 Cardinal Drive in
21 Countryside Meadows.

22 My husband and I relocated here
23 from Portland, Oregon in 2007. What drew us, as
24 many others have stated, to Hawthorn Woods is the

1 one-acre lots. The feel of the community.
2 Though, we do not have children, there was just a
3 sense of home. This being our last relocation
4 after 23 years.

5 While others have addressed the
6 one-acre issues, I am in agreement. My biggest
7 concern living on Cardinal Drive is the traffic.
8 Not even so much of trying to get out onto
9 Gilmer; however, safety issues. There are
10 children in the neighborhood. Safety for myself.

11 Now there's the sense of security
12 when you're out in the yard, you can keep your
13 garage door open. My concern is strictly with
14 the traffic.

15 I'm all for the commercialization.
16 I can appreciate in these times we're all
17 financially challenged. I appreciate Pulte
18 giving their presentation, and unfortunately we
19 did not receive our notice with respect to the
20 proposal as well as this meeting. I just found
21 out Sunday night, so I do not have data to
22 support this, but what I do ask, my understanding
23 is Cardinal Drive is a public road, correct?
24 Would it be possible to consider what would be

1 involved in privatizing Cardinal, though I have
2 never been a fan of gated communities,
3 privatizing Cardinal in order to obviate the
4 traffic situation. Again, I have no data. I'm
5 just now coming into this.

6 CHAIRMAN REIN: Is that a direct question
7 you'd like an answer to at this time?

8 KIM RAMSEY: Yes. I mean, is it even a
9 possibility that could be researched, or --

10 CHAIRMAN REIN: Could I ask one of our
11 Village experts to respond to her question?
12 She's asking a direct question about would it
13 ever be possible to privatize Cardinal Drive.

14 MS. FRABLE: Well I can -- do I need a mike?

15 CHAIRMAN REIN: This is Erika Frable, our
16 Village Engineer.

17 MS. FRABLE: Well, I can start by saying
18 that right now the road is not -- it hasn't been
19 accepted by the village yet. So it's still not
20 -- it's dedicated to the Village, but it's still
21 not a public road yet. I kind of defer to the
22 attorney about making a public road a private
23 road. I know there's a cost associated with
24 making a public road a private road. The cost

1 for us to maintain a road. Do you know, Lee, by
2 any chance?

3 MR. FELL: I'm not sure if there is an HOA
4 set up. I mean, that's --

5 MR. BRANKIN: The process to vacate a road,
6 a publicly dedicated road is a village board
7 decision that requires a two-thirds vote of the
8 village board by state statute. So there would
9 have to be studies done and then a two-thirds
10 vote of the village board in order to vacate a
11 publicly dedicated road.

12 MS. KIM RAMSEY: And I just want to clarify,
13 and I may have misunderstood, is Cardinal public
14 today?

15 MR. BRANKIN: It's a publicly dedicated
16 road. It's been dedicated by an instrument
17 that's been recorded.

18 MS. LEE FELL: The Village hasn't taken it
19 over yet because the surface is not on Cardinal
20 yet. So the Village hasn't taken over ownership,
21 but it's a public road.

22 MS. KIM RAMSEY: Understood. Thank you.

23 CHAIRMAN REIN: Thank you. Next?

24 LARRY HILL: Larry Hill, 26 Eagle Ridge

1 Drive in Hawthorn Woods Country Club. I'm
2 probably going to get stones thrown at me, but
3 just some comments, concerns. I mean, we all
4 have to start to realize we live in Hawthorn
5 Woods, that the million dollar homes are not
6 going to come back for a long, long time.
7 Everybody wants to talk about how much money we
8 lost, but the people that moved in here in 2005
9 sold their last house at peak. Yes, they paid
10 the peak now.

11 Things that do concern me is the
12 lot size, yes, but when I sit back and I look at
13 what the developer was talking about, the land
14 planner was talking about on the far west end,
15 it's an empty-nesters. I kind of look at it as a
16 Del Webb community. No, it's not 55 or older,
17 but that's what we're looking for. There's going
18 to be less traffic, less children.

19 People that are to the south, I
20 understand your complaints about no sidewalks,
21 but how is the developer going to fix that? I
22 mean, come on, the kids can't play in the street,
23 you got a big acre lot, let's play in the yards.

24 You know, I've dealt with the

1 developer, I've dealt with his engineer, our
2 village engineer on several projects through the
3 years. I rely on them telling us what the
4 correct things are. We talked about being like
5 Long Grove. Well, if people drive through the
6 Village of Long Grove and look at their retail
7 right now, it's not very good. So we've got to
8 start looking at that.

9 You know, the landscaping plans I
10 have not seen, but I am concerned on the
11 perimeter of the land there where we do have the
12 acre lots and the country club. We need to
13 figure out how we're going to put some major
14 berms there and trees. Don't know if on the Toll
15 side that Pulte's got to sit down with Toll and
16 say, you know, because a lot of that area is not
17 even developed on the north edge. The far west
18 edge is developed, but I think there's things
19 that can be done.

20 You know the things about the
21 traffic study. Yes, we've got to be concerned
22 about the traffic study, but I hope all of you
23 start realizing how bad we need Highway 53. It's
24 the same people that want to fight 53 that's what

1 we need. That's the only way we're going to
2 clean the traffic studies up around here, you
3 know. Everybody -- it's not the traffic in
4 Hawthorn Woods, it's the people coming from the
5 north, coming through us.

6 That's pretty much all that I have.
7 But, you know, I know Pulte's a good builder, the
8 engineers, the land planner. I have no problem
9 with the subdivision.

10 CHAIRMAN REIN: Thank you. Next?

11 TAMI PLONKA: Hello, my name is Tami Plonka,
12 P-l-o-n-k-a. I live at 6 Forest View Drive in
13 the Summit, Hawthorn Woods, Illinois. I don't
14 really have a lot. I mean, I think everybody
15 said it, a long line I stood behind. I agree
16 with most all of them.

17 I'm up her for two reasons. They
18 both are related to traffic. One is extremely
19 selfish. I live on the corner, the intersection,
20 it's a T-intersection of Deerfield Road in the
21 Summit, and Forest View.

22 CHAIRMAN REIN: Which corner would that be?

23 TAMI PLONKA: It's kind of a T-intersection.
24 So I'm on Forest View, and in my driveway, if you

1 continue on down Deerfield, you'd run into my
2 garage.

3 MR. MERKEL: Down here at the bottom?

4 TAMI PLONKA: I'm the third house in off of
5 Kruckenbergl on the right, okay?

6 MR. MERKEL: Okay.

7 CHAIRMAN REIN: Thank you.

8 TAMI PLONKA: You can only imagine if that
9 gets extended down. We do have kids who play in
10 the street, we just do. Yes, we have lots that
11 are acres, but they do, and we have dogs that
12 walk in the streets.

13 We have a sense of community in our
14 community. Having, you know, access through the
15 community is going to break that down. It's not
16 going to increase it.

17 I understand the connectivity, and
18 how we want to connect neighborhoods in Hawthorn
19 Woods. Again, couldn't agree with that more in
20 concept. In concept. But I think we need to do
21 it purposefully, I think we need to do it only
22 when it's needed. Let's put some paths between,
23 but I completely disagree with the road going
24 through, connecting in with Deerfield.

1 And there will be unintended
2 consequences. You increase that full traffic
3 through there, you're going to have unintended
4 consequences to that. Thank you.

5 MARCO LINARES: Hello. My name is Marco
6 Linares. My last name is L-i-n-a-r-e-s, and I
7 live at 12 Deerfield. My family and I have been
8 residents of Hawthorn Woods for ten years, and we
9 expect to be here for many more years.

10 A lot of the people who discussed
11 the issues and the points and concerns, I agree
12 with some of the objections that people have
13 posed, but being part of a Summit neighborhood,
14 other people talk about the traffic increase.
15 What I wanted to know is about the traffic flow,
16 if there has been a study about the safety and
17 the impact of the safety of kids and people.

18 And people have already talked
19 about the kids play on the streets. I mean,
20 that's a fact. We don't have sidewalks, and
21 there is no question the traffic will increase,
22 and that poses one source of potential risk
23 during the summer, fall and spring seasons. But
24 in the winter, somebody mentioned and said the

1 Summit is the highest point in Lake County, and
2 the streets are hilly. And Tami who just spoke
3 before, she has probably witnessed very clearly
4 that Deerfield, when Deerfield comes down into
5 and merges into Forest View, that's a very
6 inclined intersection, and I know that the
7 Village tries to do a good job cleaning the snow
8 on the streets, but you know, our neighborhood
9 especially with this many days of snow, that the
10 streets are not very clean, and it's very
11 slippery, and in the winter, even we brake many,
12 many feet, the cars will slide and we will go
13 into the street like an ice skating rink. And if
14 there is traffic there in the winter, and cars
15 coming from Deerfield to Forest View, that's a
16 very huge risk for traffic, especially traffic
17 increases. Now although that situation happens,
18 but because of low traffic, that is not that much
19 of an issue.

20 Now, people talk about the yards
21 and kids can play there, but the fact of the
22 matter, too, is that people walk their dogs, the
23 kids are there, will continue to be there. There
24 are no sidewalks. It's not like the city, where

1 really there are signs on the street. So, to me
2 that's an issue that needs to be considered. And
3 again, I think we are -- I think every
4 neighborhood, we all want to prevent that traffic
5 because it influences the safety and the things
6 that we came here for.

7 Now, when I look at the big
8 picture, at first I think the Village is trying
9 to do due diligence by bringing opportunities,
10 trying to develop. Pulte as a business is trying
11 to present a proposal that is reasonable and
12 obviously will make money for them and do the
13 best.

14 So, I think everybody is trying to
15 come with good intentions, but people really
16 mention looking at the big picture, we have --
17 the Village has the ordinance, and 90 percent of
18 the people that came here came with ideas and
19 ideas of living with these character that we are
20 going to change partially, but we are going to
21 change if this development goes through.

22 Now, a red flag to me is for this
23 kind of proposal is when I look at so many
24 ordinance and village codes that need to be

1 changed, and people have talked in detail about
2 those things, so we know all of them. It seems
3 like there are so many exceptions, that they --
4 that to me in any organization, any proposal of
5 this consideration you have to look at is this
6 such a big change? Obviously, there is a huge
7 risk, even because the communities struggle or
8 needs to get out of it, or because you want to
9 change direction, but in this case I made a rough
10 calculation, but 235 houses, we may bring about
11 600 people, which is about ten percent of the
12 current population of Hawthorn Woods.

13 So we put that pressure of ten
14 percent of population in an already congested
15 corner, like Gilmer and Midlothian. We're
16 talking about the neighboring communities having
17 concerns about the flow of traffic, security
18 issues. That intersection there, and I go there
19 for work and in the morning rush hour, and the
20 details can be disputed, but the fact is that
21 every morning we see long lines of cars going
22 back and forth, and we're going to add that
23 volume ten percent of the population into
24 basically one of the busiest corner of the

1 village? To me it's a very prominent red flag.

2 So, I think that's what I wanted to
3 say and convey to you, and I mean, I think my
4 only question is has there been any status about
5 the safety, not only the traffic but potential
6 increase in accidents and personal injury.

7 Considering that our village is not -- has not
8 been prepared to design for that type of traffic.

9 CHAIRMAN REIN: The safety question, safety
10 study question sounds to me like a direct
11 question for the applicant. Is there somebody
12 who wants to give an answer at this moment to
13 that question, as far as if a study was done?

14 MR. TREMULIS: Again, Peter Tremulis with
15 Pulte. I think the basic assumption for traffic
16 studies and in designing communities is that the
17 public street are public. They are there to
18 really serve vehicular needs primarily.

19 The lack of sidewalks in the
20 community to the south does potentially cause
21 some concerns for residents in that community
22 because they do not have pedestrian pathways
23 within their community, it was designed without
24 them.

1 The community to the north has a
2 little better situation. They do have some
3 community pathways that connect between
4 communities, but if you look at the kind of the
5 history of some of the communities west of Gilmer
6 Road over the past 15 years or so, there have
7 been situations where the Village, good
8 decisions, bad decisions, did terminate or
9 provide termination between communities, and
10 sometimes that aggravates a situation vehicularly
11 by kind of putting stress on other points of
12 access into or out of a community.

13 It's my philosophical belief that a
14 community actually performs best when it has the
15 most potential points on ingress and egress
16 possible. I look at communities as a -- on a
17 holistic approach, as an organism, and it goes
18 from the subdivision up to the entire
19 incorporated limits of the community, and access
20 and vehicular access in particular is an
21 indicative of health, just as the human heart is.

22 If you have arteries that are
23 clogged in your own human heart, it doesn't
24 perform very well. You'll likely have to go in

1 and have work done on it. I personally like to
2 see as many access points as possible into and
3 out of communities, so I'm not really a proponent
4 of cutting off access to a community north of us
5 or a community south of us.

6 I can identify with some of their
7 concerns about pedestrian access, and I have
8 thought about this issue, because we've been
9 advised that many people coming today are
10 concerned about vehicular access in their
11 communities without sidewalks.

12 Given that there is a regional path
13 system coming that's partly supported by the
14 county, partly supported locally up and down
15 Gilmer Road and down Midlothian Road primarily to
16 provide vehicular and pedestrian access on those
17 main arterial roads within the community, this
18 particular question of sidewalks is not going to
19 be the first time it comes up. It's going to
20 reappear for new communities throughout the
21 Village, and existing residents without sidewalks
22 are likely going to voice this concern
23 repeatedly.

24 One of the concepts that might make

1 sense, whether or not it's been considered in the
2 past or not, is something that I don't know, but
3 I will put it out there. Over time, if the
4 municipality or residents want to have sidewalks
5 installed within their community, there is a very
6 significant cost for doing that, but there is a
7 potential that a municipality can set up a cost
8 sharing arrangement whereby homeowners'
9 associations within their own municipality or
10 within their own community homeowners'
11 associations can do special assessments for the
12 residents to have sidewalks installed within
13 their communities. That is a way that a
14 municipality or at least a homeowners'
15 association or community that's dominated by a
16 homeowners' association can, in fact, have
17 sidewalks installed within the community.

18 My understanding is the right of
19 ways both within the Summit as well as within
20 Countryside Meadows are designed at a 66-foot
21 right-of-way and they can accommodate sidewalks
22 if that's something that the residents want to
23 pay for.

24 Today we're hearing from just those

1 residents who really are objecting to the Pulte
2 development. They haven't really met internally
3 to decide whether or not they want sidewalks
4 within their own community, so I think we're just
5 hearing just one side of it. But I do think it's
6 probably a long range issue that the Village
7 should consider as part of a program that they
8 may want to encourage, just based upon the fact
9 that good planning practices as they've evolved
10 over the years kind of center around connectivity
11 and pedestrian access and neighborhood type of
12 activities and foster that degree of community.

13 So I think we're hearing it and a
14 strong sense because of the historical design
15 patterns that have occurred within Hawthorn
16 Woods, but I think we are seriously breaking
17 tradition in that regard by proposing a community
18 that has sidewalks within its limits, but we
19 think that is the best and most modern approach
20 to designing communities that provide
21 connectivity and enhance lifestyle for residents
22 who live within them.

23 So I don't really have an answer
24 for the safety issue. I do believe streets are

1 primarily for vehicular traffic. It's how you
2 choose to use that street that can add the
3 element of risk or add the chance that the safety
4 concerns become more dominant in the discussion,
5 but I do think there is an opportunity somewhere
6 down the path that maybe the municipality and the
7 individual homeowners' association want to
8 consider working on a long range plan for
9 pedestrian traffic within their communities.

10 MR. MERKEL: Mr. Tremulis, just a question.
11 You build a lot of homes and a lot of
12 developments. I don't know how many homes are on
13 the Summit, 40 or some number. What would be a
14 cost per home, if you could rule of thumb you
15 could guess.

16 MR. TREMULIS: I can give you an actual or
17 at least an estimate. We were kind of advised
18 this question may come up, so we looked at the
19 Summit to the south and we looked at the
20 community to the south. The estimated cost for
21 running a sidewalk from our south entrance down
22 Deerfield Road all the way to Kruckenberg Road
23 was about \$100,000. There are about 12 or 15
24 lots that have driveways installed on that

1 pathway where that path would be installed, and
2 that's probably the minimum number of driveways.

3 We looked at both sides of the
4 street. The west side of Deerfield has fewer
5 driveways on it, so you have to do less
6 restoration types to put a sidewalk in that
7 pathway area.

8 MR. MERKEL: Is that the entire development?

9 MR. TREMULIS: No, that's just one street.
10 One street. Just the pathway that would take it
11 from there down to Kruckenberg Road. It's about
12 half that within the community to the north to
13 take it from our entrance and create a sidewalk
14 all the way back out to Gilmer Road where the
15 county pathway system is again to be constructed.

16 So it doesn't answer the bigger
17 question, though, because these residents would
18 likely want to have pathways within their entire
19 communities. So I look at it as a homeowners'
20 association decision with resident vote, if they
21 have their own governing documents relating to
22 sidewalks and/or relating to votes for special
23 assessments for improvements within their
24 communities.

1 Since it's within the public
2 right-of-way there's potential the municipality
3 and the homeowners' association to work jointly
4 to create some kind of cost sharing arrangement
5 on those types of things. It's not
6 unprecedented, but it does require considerable
7 amount of cooperation between the homeowners'
8 association boards and the village staff and its
9 elected officials to allow something like that to
10 occur.

11 MR. MERKEL: Just curious, has Pulte ever
12 participated in something like that in the past?

13 MR. TREMULIS: Right now our focus is on
14 getting Kruckenberg Road dedicated and improved
15 with a pathway system, and our proposal with the
16 Village that we would make a monetary
17 contribution to the improvement for that road, a
18 significant one, a couple hundred thousand
19 dollars towards having that road improved. We
20 look at that as a primary, today a primary
21 benefit that would help to ease traffic through a
22 Summit or because it provides an alternative
23 means for getting to Kruckenberg Road.

24 So we actually prefer to put our

1 resources towards Kruckenberg Road right now, and
2 having that improved is a primary source for both
3 vehicular and pedestrian traffic to get down to
4 the regional park system, or to take access to
5 Kruckenberg Road and then to Midlothian.

6 MR. MERKEL: My other question -- can I ask
7 a question? My other question, you said ingress
8 and egress. This can't happen with just the main
9 entrance and then build out of Kruckenberg Road
10 not the two subs?

11 MR. TREMULIS: I personally think reducing
12 access to the subdivision is a long-range
13 problem. The advice that we've gotten from the
14 Countryside Fire Protection District from their
15 review of our plan is suggesting that we have as
16 many connections as possible.

17 As you know, you guys probably
18 know, this particular property is not only split
19 between school districts, the east side of the
20 property is in Stevenson High School and the west
21 side is in Lake Zurich High School District, that
22 same line that separates the fire protection
23 districts. So the east side of the property is
24 in the Countryside Fire Protection District and

1 the west side of the property is in the Lake
2 Zurich Fire Protection District. Either one of
3 them will come if you call 911, and sometimes
4 they might both come depending upon what happens
5 with dispatch from what I understand, but the
6 issue is that you do want connectivity.

7 We have a neighborhood proposed of
8 empty-nesters. We really don't want to see any
9 reduced access, especially as it relates to life
10 safety issues. We think it's important that they
11 have a right for urgent care if it's needed
12 within the community. That goes for any of the
13 residents within the community, but we think it's
14 particularly important when you're talking about
15 folks who might be in advanced age.

16 It's just something we just have to
17 look at and plan for and make some tough
18 decisions, but we think access is in an important
19 one and provides a public benefit that serves the
20 entire community, not just our residents but the
21 entire community.

22 MS. LOBAITO: And if I can also add,
23 Mr. Tremulis, the Lake Zurich Fire and Rescue
24 Department also submitted a letter stating the

1 importance of that connectivity, and we also have
2 a letter from our police chief who has once again
3 stressed it's importance for the safety, it's
4 important for reduced response time.

5 MR. TREMULIS: That's the answer to the
6 question that was raised. Thank you.

7 CHAIRMAN REIN: Thank you.

8 MARCO LINARES: I have a final comment.
9 With the admission that there are issues
10 especially in our Summit neighborhood with the
11 core plan, I mean I would like you to seriously
12 consider that the limited access is not included
13 in the plan. And because as a developer was
14 talking about long range plans, and currently the
15 village code is no sidewalks not only for us,
16 it's for anybody. So to change something else,
17 to change from one neighborhood to another, we
18 are picking and choosing sides and winners and
19 losers or saying all the association pays. I
20 mean, taking sides, using people to benefit
21 groups of people, penalize by additional cost.
22 So I think that's something that as a Village and
23 community I think you want to serve that entire
24 population.

1 Also when he's talking about for
2 the benefit of the entire community, I mean,
3 there may be issues like you said, emergency, but
4 at the same type if you ask those communities,
5 they don't think -- the current communities, they
6 don't that it will be better off with this access
7 to this new community.

8 So you are balancing, I mean, not
9 only you're balancing the needs of the current
10 community who are the ones who vote and live here
11 with the current conditions and ordinances and a
12 community we don't even know I mean if it exists,
13 if it will be feasible or what it is. Okay,
14 thanks.

15 CHAIRMAN REIN: Thank you. Before we
16 continue, and we will continue, I know a lot of
17 you and us are wondering, it's getting late and
18 how is this all going to conclude.

19 So for everybody in the public who
20 still wants to make a comment, we will get
21 through that tonight, I assure you. And because
22 of the late hour, we will then need to continue
23 the public hearing to a future date for rebuttal
24 deliberations and vote.

1 So we will not be here until the
2 wee hours of the morning trying to accomplish
3 that all night, but I do assure you that
4 everybody who wants to speak will be heard this
5 evening, and then we will take a break after
6 that.

7 Sir, would you like to come forward
8 and be next, please?

9 BRIAN YOUNG: Hi. Brian Young, 2 Deerfield
10 Drive. B-r-i-a-n, Y-o-u-n-g. I'd like to thank
11 Pulte and the Village officers for this planned
12 development. I don't necessarily agree with it,
13 but I do understand the commercialization, the
14 growth, and that we can't stay in one state.

15 I am very concerned about the
16 traffic flow, and I agree connectivity is
17 important, safety for getting for all the
18 emergency services. Let's have some emergency
19 connectivity points, but we don't necessarily
20 need full open. I mean, the connectivity
21 benefits the community that's being developed,
22 which is not meeting current ordinances, and it
23 is too much for the space that's there. Have it
24 meet the current ordinances and the traffic flow,

1 and all of the impacts will be better managed now
2 and in the future.

3 I would just urge the officials of
4 the Village to keep in mind that Pulte's going to
5 come in, create a cool thing here, three years,
6 five years, ten years when it's done, they're
7 gone. All of you are representing us. I don't
8 know that anyone lives on Cardinal or in the
9 Summit, and we live there. We're going to be
10 here years to come.

11 The reason why the ordinances were
12 set up was to prevent from these longer terms
13 issues, and I really feel like it's extremely
14 important to get the connectivity, but the
15 connectivity is for the people that you're
16 building it for, not for the people surrounding
17 it, and you're impacting the people that surround
18 you. So make it fit with the current ordinances
19 and the new entrance onto Midlothian and to
20 Gilmer within that plan without using Kruckenberg
21 and Cardinal will work better.

22 The safety at Kruckenberg and
23 Midlothian is horrible. I mean, it's amazing
24 that we don't have major accidents there that we

1 have now, but it's very hard to see each way.
2 The line is way too far back for us to look out
3 and see each direction. We need a light
4 somewhere. There's no plans for a light, and I
5 get it.

6 Someone here is an engineer on
7 traffic, and you know more than me, but a common
8 lay person's look at this for the people who have
9 to live here, it's whatever you call reality is
10 not my reality.

11 So, I mean we need to do something
12 with lights, we need to have more safety. Some
13 of these access points can be emergency only.
14 And I'm in the Summit, we don't have sidewalks.
15 I don't know why they didn't have them. Probably
16 was designed 30 years ago when the rest of
17 Hawthorn Woods, and they didn't have sidewalks,
18 but you're saying that I can pay to do it now
19 when I don't need it because you want to put
20 something in.

21 MR. TREMULIS: I didn't say that at all.

22 MR. BRIAN YOUNG: That's how I interpreted
23 it, whether I'm wrong or right. And I'm sorry, I
24 really appreciate everyone's time for listening.

1 This is to benefit someone else making money.
2 And yeah, let's do it, but not this much. Stick
3 to the current ordinances. Please do that.

4 MS. LOBAITO: Mr. Young, if I could just
5 interrupt you for a moment, and I appreciate your
6 comments. One of the ordinances in our village
7 code, it's in our subdivision control ordinance,
8 does deal with connectivity, and it does state
9 that roads should connect.

10 I was just trying to put my hands
11 on it right now so I could read it to you
12 word-for-word, and I can't place my hands on it,
13 but it is in our subdivision control ordinance,
14 and that's what they proposed as meeting that
15 section of our village code.

16 BRIAN YOUNG: And I think that's fine. The
17 safety issues and traffic issues will be lower if
18 you follow the ordinances for the size of the
19 lots and how many cars and houses are going in
20 there. Please don't accept this. Thank you so
21 much for your time.

22 CHAIRMAN REIN: Thank you.

23 RITESH RADADIA: How are you? My name is
24 Ritesh Radadia, and I'll spell all that.

1 R-i-t-e-s-h, last name R-a-d-a-d-i-a, and I live
2 at 11 Deerfield Drive. My back of my yard abuts
3 against Kruckenberg right where it starts turning
4 north. So I'm in the Summit. Can you see it
5 there? And in the Summit, we do have, it's been
6 mentioned by I think everybody that's come so far
7 mentioned everything, I'm not going to reiterate
8 everything. We do have concerns about traffic,
9 we do have concerns about safety, and I'm
10 concerned not only about Kruckenberg, if people
11 from down south on Gilmer and there's all this
12 traffic coming down at that intersection, Gilmer
13 and Midlothian, what's to say they're not going
14 to turn through Cardinal, just go through the
15 whole subdivision and just speed through
16 Kruckenberg. There is nothing slowing them down.
17 And if we have children going to that park that's
18 right there, they're all at risk.

19 These are all increased risk
20 factors. I don't think this is worth our -- what
21 we should be doing. If we need to do anything,
22 we should lower the number of homes that are in
23 this plan, but at least make it something that we
24 are careful about with Kruckenberg in terms of

1 slowing down the traffic.

2 Also, as mentioned before, if we
3 can make that an emergency access only between
4 Deerfield right there. They still have the
5 access points, but we don't want it to be regular
6 traffic flowing through there. And considering
7 that all these homes there, all these smaller
8 plots to say that it won't decrease the value of
9 the homes in our area, I find it very hard to
10 believe that you say that. And to do that and
11 then on top of that say, you know what, pay
12 extra. Pay, make your association collect more
13 money from you and then put sidewalks in.

14 So you're decreasing our value,
15 making us pay more. It's very insulting, and I
16 really don't think it's appropriate for you to
17 say that. And I think it should be taken into
18 consideration how this company is treating us
19 also. Thank you.

20 CHAIRMAN REIN: Thank you.

21 ANNE HURST: I'm a little short. Anne
22 Hurst, H-u-r-s-t. I'm at 1 Forest View Drive.
23 It's at the corner of Forest View and
24 Kruckenberg.

1 I just want to say, first of all,
2 that Hawthorn Woods is an absolutely beautiful
3 community. It's very unique. It's a rural
4 community, with all the beauty of being with wide
5 open spaces, tucked in the middle surrounded by a
6 lot of highly congested communities. Anything we
7 need and want we can get to very easily, but we
8 don't have to look at it passing in front of our
9 driveways every day, and that's what makes it so
10 desirable.

11 We love the one-acre lots. Some of
12 them go a little lower than that as well, but we
13 love the wide open spaces.

14 My neighborhood has no sidewalks.
15 We knew that when we purchased it. We have no
16 desire to put in sidewalks. Nobody in the
17 neighborhood wants sidewalks. We all bought the
18 land without sidewalks not wanting them. So that
19 is not a solution. Sidewalks will not prevent
20 heavy traffic congestion, either. So I just
21 would like to take that off the table completely,
22 that we would not want to put sidewalks into the
23 Summit neighborhood as a solution.

24 I've heard a lot of concerns

1 tonight and I feel pretty much in agreement with
2 the majority of them. I understand -- you're
3 probably going to guess that one of my main
4 objections is the connection at Deerfield Road.

5 I do want to clarify, I've heard
6 the applicant refer to it all as Deerfield Road.
7 There's just a small bit of Deerfield and then it
8 flows into Forest View. So we're really talking
9 about the effect on Forest View Drive. That is
10 the bulk of it. And yes, we would see an
11 increase in traffic flow, and that is definitely
12 of great, great concern.

13 I agree with all my neighbors about
14 the conditions of turning out of Kruckenberg onto
15 Midlothian and coming in as well, and I do want
16 to point out that when traffic comes into
17 Kruckenberg, if you were to turn on Forest View
18 to cut through, I've seen on just about every
19 heavy snow fall a bunch of cars backed up there
20 because cars get stuck and they slip and slide.
21 It's a very dangerous area. But we have only 63
22 homes, so it hasn't been a safety issue that we
23 need to bring to the Village because we have so
24 few homes. But you will see more problems with

1 back-up and congestion in that area.

2 I do agree fully about having a lot
3 of access points, particularly for emergencies,
4 and I believe that it's been suggested about
5 putting in access connecting it for the purpose
6 of emergency vehicles only but not for through
7 traffic, and I would greatly, greatly support
8 that.

9 I'm a member of our homeowners'
10 association board. I know that the board would
11 work very closely with the Village with this
12 project. We're very open to doing that. We do
13 not have funds in our tiny association to make
14 financial contributions to something that really
15 doesn't benefit us. This new neighborhood will
16 not benefit us in any way.

17 We have a beautiful park we have
18 access to just going straight down Kruckenberg
19 Road. If this does go through and you are
20 improving Kruckenberg Road, I would ask the
21 applicant improve it all the way around until it
22 meets Midlothian, not just stopping at the north
23 south portion of Kruckenberg, but going all the
24 way east to Midlothian with sidewalks there. I

1 know there's plenty of room for that, and the
2 road greatly needs improvement. So that would be
3 one of my suggestions.

4 If access points or connectivity is
5 necessary, to have it through only for emergency
6 vehicles. Every time it's mentioned this evening
7 about the emergency need, I hear this reference
8 to the older community or the empty-nesters.
9 They're over in N-4 with access to Kruckenberg.
10 They won't need Deerfield. So, that doesn't seem
11 to be a good argument to me. But I'm also very,
12 very concerned about the increase in the
13 population being all of Hawthorn Woods. I would
14 suggest just the sheer lot sizes and number of
15 people in a congested area, it seems like a
16 beautiful neighborhood that would fit very well
17 in Vernon Hills, but it just doesn't look like
18 Hawthorn Woods, and it looks like if the Village
19 wants to go through with this plan as we're
20 looking at it tonight, then the Village has just
21 made a decision to completely change all of
22 Hawthorn Woods, make us a different community, no
23 longer standing out as unique the way we do, and
24 that saddens me greatly. Half the number of

1 homes would be a compromise. I think there's a
2 lot of room for compromise.

3 I'm not at all satisfied with the
4 suggestion of the buffer zone. I've heard it
5 mentioned on the north but not on the south. I
6 would like to see a greater buffer zone, but
7 again I don't think trees or sidewalks or any of
8 that is going to lessen the impact of the sheer
9 number of people.

10 So I just would really rather see
11 Hawthorn Woods grow in our own uniqueness rather
12 than change into looking just like every other
13 surrounding community. So I thank you very much
14 for your time.

15 CHAIRMAN REIN: Thank you. Next?

16 CHRISTINA GEORGE: Hi, I'm Christina George,
17 G-e-o-r-g-e. I live at 28 Deerfield Drive. I'm
18 not going to reiterate what everyone in my
19 neighborhood has already said. Obviously, we are
20 all extremely opposed to being connected.

21 The traffic concerns are endless.
22 We do not -- we did not buy in a neighborhood of
23 sidewalks. We are very happy without our
24 sidewalks. Our kids do play in the street.

1 Somebody said well, you live on acre lots, your
2 kids can play on your lot. Well, my kid can't
3 ride their bike on the grass. It's not going to
4 work. That's not what we do. Our kids are out,
5 they're everywhere, and I don't see this as being
6 any benefit to me.

7 As I mentioned for the people who
8 live up on Cardinal, the benefit then they can
9 come and cut through using Deerfield to go south.
10 Well again that's bringing more traffic into my
11 subdivision unnecessarily.

12 So that's my first thing, and I
13 wanted to say that on Cardinal, when you're going
14 up towards Schwerman there is an emergency only,
15 pedestrian only where Cardinal does not actually
16 go through to Schwerman, and I believe that was
17 put in fairly recently. I don't know how many
18 years ago. Do you know what I'm talking about?

19 MS. LOBAITO: It's been a few years, two,
20 three years maybe.

21 CHRISTINA GEORGE: Right, okay. I guess we
22 are asking that could be the same situation we
23 have at the end of our subdivision.

24 I believe my husband e-mailed a

1 picture. He couldn't be here today, he's
2 traveling. I don't know when that can be entered
3 into the evidence.

4 MS. LOBAITO: I do have his e-mail, and yes,
5 we will definitely enter the items into the
6 record.

7 CHRISTINA GEORGE: Okay.

8 MR. MERKEL: Donna, is that Cardinal up to
9 Schwerman?

10 MS. LOBAITO: Yes, it connects Cardinal
11 going into I believe it's the Camden Trace
12 subdivision.

13 CHRISTINA GEORGE: Right.

14 CHAIRMAN REIN: The e-mail with the picture.
15 He took a picture of the sign that indicates
16 that.

17 CHRISTINA GEORGE: So I'm not opposed to
18 connectivity as far as the emergency concerns. I
19 understand that. They need to get through. It's
20 another emergency concern that we have trains
21 that are blocking the way, but that's a whole
22 separate issue.

23 Anyway I did kind of have a
24 question, I think it was whoever spoke about the

1 traffic study. He did mention the benefit of
2 connectivity to the neighborhood to the north,
3 but he didn't mention -- no one has yet to say
4 what traffic benefit this has for anybody living
5 in the Summit. It's all been negative. Nobody
6 has done anything to say well, you can do this or
7 you can do that.

8 He mentioned well, the people from
9 Cardinal can go south, but only ten percent of us
10 go north apparently. So for me to go north on
11 Gilmer doesn't really do me any good. So what is
12 the main benefit to my neighborhood?

13 MR. TREMULIS: Well, I'll take a stab at
14 this. I guess the purpose of building new
15 communities is to provide more opportunity for
16 interaction with residents within the community,
17 so who knows.

18 The restaurant lifestyle function
19 that's in our retail site or in our park site, it
20 provides connectivity, so either kids from
21 adjoining communities can get together in the
22 public parks and play, get to know each other,
23 create relationships with one another. You can
24 meet a future spouse, you can meet a best friend.

1 These roadways are intended to
2 provide mutual benefit for communities that are
3 adjacent to each other, and I took a look at the
4 e-mail with the picture of the community to the
5 north where the roads were removed and just a
6 pathway was installed. Again, I just don't see
7 that as being the kind of, you know, neighborly
8 approach to development that we think provides
9 for the best lifestyle for all residents.

10 That's a philosophical approach,
11 but open neighborhoods in my opinion enhance
12 property values. They don't detract from
13 property values. They actually provide more
14 opportunity for people to interact with each
15 other.

16 I do think that when you see
17 terminations and they're artificial, as what's
18 being proposed, those tend to be negatives.
19 Negative drivers of value. People see that and
20 they say well, they don't want us in their
21 neighborhood. It's a negative perception that
22 comes with trying to cut off contact between
23 communities, and I don't think it enhances value
24 at all. I think it's a negative.

1 So, again philosophically I'm very
2 much opposed to reducing connectivity, and right
3 now we just see benefits for everyone of
4 retaining connectivity.

5 CHRISTINA GEORGE: I personally don't see
6 that as a negative. I'm not saying I don't want
7 to be friends with somebody that lives there. I
8 just don't want the traffic in my neighborhood,
9 the vehicle traffic. Not foot traffic, not
10 people riding bikes, not people running, not
11 people walking their dogs. I actually see that
12 as not being a cut-through, as maybe being a
13 benefit for everyone.

14 There's also people, we're not even
15 just talking about these homes, which by the way,
16 there are way too many, way too close together.
17 I like the open space in Hawthorn Woods. But you
18 also have the problem of people who, you know, I
19 make a left onto Midlothian or right onto
20 Midlothian, I go both directions. I drive my
21 daughter to school in Long Grove every morning,
22 and I can tell you there's going to be a ton of
23 people who they don't want to wait in line,
24 they're going to come racing through our

1 neighborhood to go whichever way they have to go.

2 So you're not even talking about
3 just the traffic that's going to be caused by the
4 in and out of the people living in that
5 subdivision, you're talking about people using
6 these neighborhoods as a cut-through to get to
7 where they need to go.

8 In Long Grove you have the
9 preserve, where on Gilmer you can go through the
10 preserve and get yourselves out onto 83 and avoid
11 that light intersection. They have a sign at the
12 front of the subdivision that says it's not
13 allowed, but you better believe people are doing
14 it during high traffic times.

15 So that's another part, has anybody
16 analyzed the number of people who may actually
17 decide to use this as a cut-through?

18 MR. TREMULIS: Well, it goes both ways,
19 because sooner or later someone's going to want
20 to get to the retail, and I've heard four, five
21 people say well, we'll just leave the
22 subdivision, we'll drive up on Midlothian Road
23 and we'll turn left into the community. Well,
24 it's much easier actually to get to the retail

1 site internally than it is externally, regardless
2 of what time of day it is. So I know people will
3 be using the roads from the Summit to get to the
4 retail piece.

5 Part of the benefit of having
6 retail there is it cuts down traffic outside the
7 community, to locations outside the community.
8 Right now everyone is leaving Hawthorn Woods to
9 go shop somewhere else. You really don't have
10 the convenience shopping that you're looking for.
11 You don't have the lifestyle components that we
12 are trying to provide at this location, and in my
13 opinion if you can provide it here, you can walk
14 to it. You don't even have to get in your car.

15 So it's a big benefit. You don't
16 have to drive around the corner to get to the
17 retail. I think that that's what we are trying
18 to explain to people with this proposal for a
19 mixed use development. It provides pedestrian
20 walkability.

21 The ideas presented in Randall
22 Arndt book on Rural by Design. His latest
23 community, if you care to do the research on it,
24 it's a rather large development that is being

1 built out west, and connectivity is No. 1;
2 pathway systems are No. 2; internal retail is
3 No. 3; opportunity for employment within your own
4 community is No. 4.

5 Connectivity and compact design,
6 which this development portrays, is right up
7 there in the top. Low impact development with
8 stormwater management practices, best practices
9 that we're providing is a desirable benefit and
10 also highlighted by Randall Arndt in his latest
11 development.

12 So when you don't -- when people
13 are saying we're not consistent with rural by
14 design, we really are. We're clustering the
15 development. We have 35 percent, 38 percent open
16 space. We are following the tenets that are
17 espoused by Randall Arndt, which, you know,
18 showed up in a lot of commentary coming back from
19 residents opposed to this development.

20 So, if we want to be specific about
21 planning guidelines and design guidelines, I
22 rattled off seven features that we believe are
23 very consistent with his tenets and planning and
24 design.

1 CHAIRMAN REIN: I know there will be
2 additional time for rebuttal when the public
3 hearing is continued for them to respond to the
4 residents' concerns as they choose to, so I don't
5 want to get into a back and forth thing this
6 evening, if possible, just because there's still
7 other people waiting to be heard.

8 CHRISTINA GEORGE: Okay. Then just a couple
9 things. One, he said walkability. Walkability
10 is great. I don't need a road to be able to go
11 down for it to be walkable and a benefit. Anyone
12 living in our suburb, I think we all agree
13 walking to commercial, we have no problem, fine.

14 I have no problem with the
15 commercial area. I think that is fine. I just
16 have a problem with there being obviously the
17 increase in traffic.

18 I had one other point and I lost my
19 train of thought, so thank you very much for your
20 time.

21 CHAIRMAN REIN: Thank you.

22 MIKE PLONKA: I'm going to make this brief.
23 My name is Mike Plonka, P-l-o-n-k-a. My wife was
24 up here earlier. I'm at 6 Forest View. Again

1 I'm where Deerfield and Forest View join, okay.

2 There's numerous times where I've
3 been there after work sitting on my porch, and
4 I'll watch a car go into our subdivision looking
5 for a shortcut out because Midlothian is jammed.
6 And they take off, and they've got to come back
7 around, there's only one way in and out, and when
8 they realize they're stuck, they come even
9 faster, roll through stop signs.

10 Now, no offense, police make a
11 tremendous amount of visits into our
12 neighborhood, but they're not there for traffic
13 control, because the residents, we drive safely,
14 but we haven't opened up that community to other
15 folks looking for shortcuts. We know we have a
16 problem at Gilmer and Midlothian. People are
17 going to find the shortcut. So you're right, you
18 can turn around and make this happen, but then
19 budget for more police to do traffic control,
20 because it's going to happen.

21 We put that beautiful park where
22 they have the baseball fields. Oh my gosh, come
23 weekdays in the evenings when they have their
24 baseball tournaments, Saturdays, where they have

1 games back to back to back, and that place is
2 packed, soccer moms, now it's because baseball
3 moms in minivans trying to keep kids in control
4 come down Kruckenberg. How we haven't had
5 serious accidents is beyond me.

6 It's going to happen. You're going
7 to do whatever you want, but please budget for
8 our safety, because this is legitimate. You want
9 access for your police and fire department, you
10 put that the post right in the middle of the
11 road. You want us to walk to a restaurant, have
12 a couple beers. We sure the heck don't want to
13 drive there. We are going to walk there, but we
14 don't need that through put from the unknown.

15 How many people are going to come
16 through our neighborhood because it's available,
17 and because they don't want to sit and wait for
18 the traffic solution with Gilmer and Midlothian.
19 I mean, we are creative, and it's going to
20 continue, so, you know, please take this into
21 consideration.

22 You're hearing from so many people
23 here. If you want a study, come sit, I'll give
24 you a beer, sit on my porch with me and watch

1 what happens today. And this is still as a
2 closed community, and you can speculate what's
3 going to happen when we open it up. Thank you
4 very much.

5 BHARAD PATEL: My name IS Bharad Patel. I
6 will spell B-h-a-r-a-d, last name Patel,
7 P-a-t-e-l. I live at 8 Forest View Drive. I'm
8 neighbor of Mike, and I'm supporting all my
9 neighbors what they say. And I needed to -- I'm
10 going to say some of the concerns that I have.

11 I'm concerned about connecting to
12 our subdivision and that will be safety for lack
13 of for us. I walk my dog almost every evening,
14 and I'll be even more scared, people driving by
15 fast and running over me and my dog.

16 And the other thing is somebody
17 said the mailbox. I had my mailbox, somebody on
18 my street is coming where Forest View comes, I
19 have mailbox knocked down twice by some cars
20 going fast, and I had to call the cops twice
21 before that. So that's going to happen more,
22 when more people driving by fast going through
23 the subdivision.

24 The other thing is I go to work

1 about 6:30, 7:00 making a left turn from
2 Kruckenbergl to Midlothian is pain in the butt,
3 and sometimes you drive through, manipulate
4 because there's little bit of room between two
5 cars, and if you get in -- if you can get in;
6 otherwise, it might be somebody hitting you or
7 hitting somebody. There's that much traffic in
8 the morning to go to work.

9 And the other thing is like having
10 225 houses in a small area is too much for our
11 town. Thank you for listening to me.

12 CHAIRMAN REIN: Thank you.

13 MIKE STARYKOWICZ: My name is Mike
14 Starykowitz, S-t-a-r-y-k-o-w-i-c-z, 6600 RFD,
15 Long Grove, Illinois.

16 CHAIRMAN REIN: Can you speak up just so
17 they know who you are and where you're from.

18 MIKE STARYKOWICZ: Mike Starykowitz,
19 S-t-a-r-y-k-o-w-i-c-z, 6606 RFD, Long Grove,
20 Illinois. I'm the developer of the property to
21 the north.

22 We have 47 one-acre lots on an
23 80-acre parcel. We developed it in strict
24 accordance with the village ordinances that were

1 in effect at the time and still are in effect.

2 The problem that we have right here
3 right now is we have two subdivisions designed
4 with different design philosophies and we're
5 jamming them together here. And the difference
6 in the design philosophy is we are the design,
7 it's like a traditional woods subdivision.

8 And just to step back a second,
9 I've been in the engineering development
10 construction business for 32 years. I'm a
11 registered engineer in the State of Illinois. I
12 have a degree in engineering, and because I was
13 going to teach school here, I also have a
14 Master's Degree, so I have an MBA.

15 So the situation here is our
16 subdivision is designed the way that all of these
17 subdivisions throughout Hawthorn Woods are
18 designed, with roads that go from no place to
19 nowhere and meander. The houses are all set
20 along the roadways. The tie-in points to other
21 subdivisions are set up for tie-ins for
22 subdivisions of like kind, where there isn't a
23 thoroughfare, there isn't a main road. You can
24 take any spot back here in the traditional layout

1 subdivision and you can go out eight ways to a
2 main artery, and that works because the density
3 is low.

4 What we've got here is we've got a
5 modern design subdivision, which when we look at
6 this -- and it's shown by itself. It should be
7 shown with all the other stuff around it in the
8 same intensity, so we can see how it interacts
9 with the rest of the subdivisions. We've got a
10 modern design subdivision here with -- is this
11 the laser pen?

12 Okay. So we're a traditional
13 subdivision here. We've got a roadway with
14 houses all along it, okay. And this is designed,
15 when the gentleman says back here, we know it's
16 going to be tied into something. This is
17 designed for a tie in to a subdivision of like
18 kind.

19 What we've got here is a
20 subdivision of a modern design. We've got, you
21 know, a marketing department has said we have 150
22 of these type of houses that we can sell, "X"
23 number of these, "X" number of these, "X" number
24 of these. They're all designed in clusters, and

1 so each cluster is in a group. They're connected
2 with a main thoroughfare that has no houses along
3 it.

4 So here we have a main
5 thoroughfare. There are virtually no houses that
6 face it. They're all in groups. Here's a group
7 of houses. The traffic doesn't go through this
8 group, it goes on the main thoroughfare. We have
9 this group here. The traffic goes through here
10 on the main thoroughfare. There's no houses
11 along the main thoroughfare.

12 What have we got? We've got houses
13 along a street here. We are not a main
14 thoroughfare. We want to be tied in, we want
15 equal treatment to the way they have treated
16 themselves here. The treatment that we want is
17 we have houses along the roadway, just as they
18 have here, just as they have here, just as they
19 have here, just as they have here. We want to be
20 treated not as the main artery, but as a cluster
21 like these. Not the way they are treating us
22 here.

23 Where you're coming out here, if
24 you're going to the north, you're going here, and

1 there's no telling -- you've got 1,200 cars
2 1,350 cars coming out of there, there's no
3 telling which way they're going to go, because
4 there's all kinds of vacant land up here to the
5 north that everybody could be going that way some
6 day.

7 Had we come in here after them --
8 we're here first. Had we come in here after them
9 and this road was like this, we would have
10 handled it differently. I would have put this
11 road going here like this and like this and
12 maintained our rural-ness.

13 So the situation is right now we
14 would like them, they're big boys, to handle
15 their own traffic. Don't send it through our
16 neighborhood. They are set up with a main
17 thoroughfare here, it has sidewalks so that
18 people can walk on the sidewalks. It's set up
19 for traffic. We're not set up for traffic.
20 Yeah, we may have a 66-foot right-of-way and
21 yeah, we may have some money to put in sidewalks,
22 but I think that's why people move here is for no
23 sidewalks.

24 So the first thing is they need to

1 handle their own traffic, and the thing that I
2 find interesting is we put in this thing to the
3 north here, which the Village has given every --
4 is giving every exception to ordinances that
5 there are to these guys, but yet everybody keeps
6 saying you can't, you know, close the road off
7 because it's against the ordinance. Well, what's
8 one more change in the ordinance.

9 The gentleman right here that keeps
10 wanting traffic, I'll bet he lives on a quiet
11 street. He probably doesn't live on a busy
12 street, so he doesn't realize what heavy traffic
13 is, but the people that see that cut-off back
14 there, in the other neighborhood and my
15 neighborhood, everybody loves that. Everybody
16 loves that. So an alternate might be another one
17 of those here.

18 Another thing that we've suggested
19 here, and we're coming with solutions to the
20 problem is right here at this corner is making --
21 going this way here a no right turn except school
22 buses and emergency vehicles. Going this
23 direction here a no left turn except school buses
24 and emergency vehicles. Now, that would

1 eliminate the traffic.

2 Now what happened here -- we'll
3 wait for Donna to finish.

4 MS. LOBAITO: Go ahead.

5 MIKE STARYKOWICZ: What may happen here is
6 the police department said that's no good because
7 it would be hard to enforce. Well I don't
8 personally see that any harder to enforce than
9 enforcing a 25-mile an hour speed limit with cars
10 moving up and down the road.

11 So, what we need to do is just as
12 Pulte Homes and the Village have met with the
13 Lake County Highway Department to get their
14 requirements for Gilmer and Midlothian, I think
15 that the Village and Pulte needs to meet with the
16 homeowners on each side to get our requirements
17 and trade off some ideas and come up with a
18 solution to the traffic for everybody that's a
19 win-win situation, and not be swayed by the
20 gentleman over here with the eloquent speech
21 about connecting communities and all of that.

22 So, the second item is separation.
23 I have passed out to you a copy of our annexation
24 agreement, our contract with the village. At the

1 bottom, let me read Item G.

2 Item G says development of the
3 Albert Nora parcel. At such time that the Albert
4 Nora parcel -- and this is a contract that we
5 made. The Village did not have much to offer to
6 me in terms of annexing into the Village, but
7 this is one of the important things that they
8 did. It says: At such time as the Albert Nora
9 parcel is developed, all lots in that development
10 that are immediately adjacent to the subject
11 property shall be zoned R-1, which is what they
12 were at the time, that whole field there. I
13 don't know if any of you -- I want to make sure
14 you're all aware, that whole field there was a
15 plan submitted 20 some years ago for an R-1
16 development. It still exists somewhere in your
17 archives.

18 Shall be R-1, one-family residence,
19 and shall have a minimum lot area of
20 40,000 square feet. We would like to see the
21 Village enforce that. The idea was there that we
22 would have houses of like kind, like width of
23 lot, like setbacks. Now they've come in and they
24 have said well, we've got 50-foot building lines

1 and a 25-foot open space. Well 25 feet, okay, is
2 from me to the little bit on the other side of
3 that wall, and the other 50 feet is going this
4 way, so all of a sudden from the back of our lot
5 line to the back of this building you've got a
6 two-story home.

7 That's not what this -- that's not
8 what this says here. And we'd like to see the
9 village enforce this, and this is very important
10 that this be enforced.

11 The 25-foot spacing there with our
12 subdivision, for the gentleman when you sit and
13 look internally to their subdivision, right here,
14 when you look internally to their subdivision,
15 the spacing here, see what kind of spacing
16 they've left between their different housing
17 types? See the spacing between their different
18 housing types? See the spacing here? And what
19 do they leave between the other housing types
20 here? This.

21 For the gentleman that was
22 concerned about the wildlife going here. I don't
23 think the wildlife could even fit in there, or
24 they'd have to go single file. So we need more

1 separation here, just like they've done within
2 their own subdivision.

3 We also have different product
4 types here. We need to have different separation
5 here. We need to get rid of these houses, okay,
6 and do something with this road so that -- I
7 mean, they were creative enough to try to get
8 around our -- crafty enough I would say, to get
9 around our development thing with this -- by
10 leaving this easement here, so they would not put
11 one-acre lots. Use that same level of creativity
12 here to limit the traffic, get rid of these three
13 houses so we have separation, put a sign here
14 Countryside Meadows Custom Homes, put a sign here
15 Pulte Homes Tract Homes, and give us some
16 separation there.

17 So the two items that we need here
18 are handle your own traffic, okay, through a
19 thoroughfare that was designed -- you have a
20 thoroughfare that was designed to handle traffic.
21 Treat us like you treat your pods here. Treat us
22 the same way here, make us not a thoroughfare but
23 a pod, just like you have here. Give us
24 separation just like you have here, and we will

1 be very happy neighbors.

2 MR. MERKEL: Sir, what is the top of Page 14
3 of this document?

4 MIKE STARYKOWICZ: Pardon?

5 MR. MERKEL: What is on the page, at the top
6 of Page 14?

7 MIKE STARYKOWICZ: It goes on to something
8 else. This was actually written by a gentleman
9 by the name of Keith Hunt, this paragraph.

10 MR. MERKEL: There's nothing related to
11 Item G on Page 14?

12 MIKE STARYKOWICZ: Nothing, nothing. This
13 is Page 13 of the annexation agreement.

14 MR. MERKEL: I guess my question there is no
15 continuation of Point G on Page 14?

16 MIKE STARYKOWICZ: No, no.

17 MS. LOBAITO: And I can confirm that. There
18 is no continuation on that. Mr. Starykowicz, I
19 have a couple questions for you. This annexation
20 agreement, did you sign this annexation
21 agreement? I know you said Keith Hunt drafted
22 it, but did you sign it?

23 MIKE STARYKOWICZ: The Village signed it, we
24 all signed it.

1 MS. LOBAITO: Right, so you signed it. And
2 did Albert Nora, did either of them sign this
3 annexation agreement.

4 MIKE STARYKOWICZ: The property was already
5 zoned for one-acre lots.

6 MS. LOBAITO: But did they sign this
7 annexation agreement?

8 MIKE STARYKOWICZ: You know what, the
9 handling of it, you have your attorneys here, so
10 I'm sure that you handled it as you needed to
11 handle it from your point. Your mayor was an
12 attorney at the time, you had your own attorneys.
13 So I'm sure you had plenty of attorneys to handle
14 this.

15 MS. LOBAITO: I understand that, but I'm
16 just wondering do you know did Albert and Nora
17 sign this annexation agreement?

18 MIKE STARYKOWICZ: You know what, I am not
19 an attorney. I cannot speak beyond what the
20 agreement that I signed. The reason that I
21 joined the Village, the Village had very little
22 else to offer. So this was a big item was the
23 protection that the Village would provide to us.
24 So we'll leave it at that. And you had another

1 question?

2 MS. LOBAITO: No.

3 MIKE STARYKOWICZ: That's it?

4 MS. LOBAITO: That's it.

5 MIKE STARYKOWICZ: Thank you very much.

6 MR. MERKEL: Mr. Starykowicz, I'm sorry, one
7 question. What was date of this?

8 MIKE STARYKOWICZ: It was sometime in 2006
9 when we annexed into the town.

10 MR. MERKEL: Thank you.

11 MS. LOBAITO: Excuse me, Mr. Starykowicz, I
12 do have one other question. You provided I'm
13 assuming is this Exhibit A? Are you submitting
14 this as Exhibit A?

15 MIKE STARYKOWICZ: Sure.

16 CHAIRMAN REIN: It would have to be C.

17 MS. LOBAITO: C for public exhibits.

18 MIKE STARYKOWICZ: Okay.

19 MIKE PLONKA: Forgive me, I'm back again.

20 One question. Mike Plonka, 6 Forest View Drive.
21 Was there a water study done? With this many
22 homes in such a small amount of space, I remember
23 a few years back we had a drought, and we all
24 went on a rationing of water. This is three

1 times the amount of homes -- five times the
2 amount of homes we have in maybe double area that
3 we have. They're on the same water table with
4 us. What kind of study has been done, and how do
5 you guarantee that these guys don't come here and
6 stick their wells a little bit deeper, and we all
7 of a sudden go dry.

8 I'm looking to you guys, not them,
9 because they'll tell us anything. What kind of
10 guarantees do you have protecting us that their
11 plans are going to be proper, and you're going to
12 protect us?

13 CHAIRMAN REIN: Mr. Plonka, to answer your
14 question I would defer to the Village Engineer,
15 Lee Fell.

16 MR. FELL: As part of their plan, they would
17 be actually pulling from the water system down at
18 Midlothian and Old McHenry.

19 MIKE STARYKOWICZ: City water, no wells?
20 Thank you.

21 CHAIRMAN REIN: Okay. You've all been very
22 patient and lasted a long time this evening, but
23 it was important to us to hear what everybody
24 wanted to say.

1 We're almost at 11:00. Is there
2 anybody yet from the public audience who has any
3 further questions or comments that they want to
4 share? Again, we're going to continue to another
5 time for rebuttal deliberations and a vote, but
6 we're going to conclude public comment today.
7 You have another comment?

8 MR. BRIAN CERVENY: Real quick. Brian
9 Cerveny again, 41 Deerfield Drive, C-e-r-v-e-n-y.
10 Regarding the emergency access, the agreement
11 between the Village and Mr. Starykowicz was made
12 in 2010. You can look at the village board
13 meeting minutes of October 18, 2010. And just to
14 refresh memory so you don't have to dig up the
15 information, the plans for that were reviewed by
16 staff -- I'm reading from the minutes here. The
17 engineering plans for the conversion were
18 reviewed by staff, Christopher B. Burke
19 Engineering Ltd. and the Countryside Fire
20 District all with a positive recommendation
21 subject to certain conditions.

22 Skipping ahead one paragraph,
23 Mr. Starykowicz stated they replaced signage on
24 the north side of the emergency access, to warn

1 drivers of the emergency access. The access lane
2 would be transferred to the homeowners
3 association, so the Village would have no
4 maintenance responsibilities, and Mr. Starykowicz
5 stated the homeowners' association would be
6 responsible for plowing the emergency access,
7 which would include not piling snow in front of
8 the access. That's all.

9 MS. LOBAITO: And I would like to comment on
10 that. Thank you for reading that. You are
11 correct that Mr. Starykowicz did agree to
12 maintain that emergency access, and I know we've
13 had quite a bit of snow this year. It has been a
14 challenge. I have gone out there, and I have
15 seen that emergency access not plowed. I have
16 even seen, coming from the north out of the
17 Camden Trace subdivision, it's been a challenge
18 for our Public Works Department as well.

19 I have witnessed piles of snow
20 pushed up against the balers back there, and it's
21 really created a hazardous condition. If there
22 were to be a car accident at Cardinal Drive on
23 Gilmer Road, how would emergency vehicles get
24 into the Countryside Meadows subdivision.

1 So, it is something that we did
2 grant to Mr. Starykowicz in that subdivision. He
3 requested it, we provided that consideration to
4 him, but what we have learned over time it has
5 presented some challenges to us.

6 MIKE PLONKA: Thank you.

7 MS. LOBAITO: Thank you.

8 AUDIENCE MEMBER: Do you have a date for the
9 next meeting?

10 CHAIRMAN REIN: We will set that in just a
11 second here, but there -- Chuck, were you going
12 to answer?

13 MR. BYRUM: I was just going to ask a
14 question, but if somebody else wants to speak on
15 the issue.

16 CHAIRMAN REIN: Okay. Ma'am, did you have a
17 comment?

18 SUSAN STARYKOWICZ: Yeah, my name is Susan
19 Starykowicz and I am at 6606 --

20 CHAIRMAN REIN: Can you use the mike,
21 please, and start over?

22 SUSAN STARYKOWICZ: My name is Susan
23 Starykowicz, and I represent the homeowners for
24 Countryside Meadows Homeowners Association, and I

1 want to make it clear to this committee that our
2 homeowners are okay with development being
3 attached to other development of like kind, and
4 they're great with the development of the corner
5 commercial property. The thing that they want
6 respected is that our subdivision was here first.

7 We are of a traditional Hawthorn
8 Woods design, and this plan that they are coming
9 into, if it was just by itself, yeah, it's great,
10 but we were here first. The other communities
11 were here first.

12 So this is where the engineers and
13 land planners and land designers need to take
14 this into consideration, and they can do it. We
15 have complete confidence that there's a way,
16 there's a higher use of this land.

17 I know that everybody is looking
18 for the best use, the highest use of any plan.
19 Well, it can be done. And there may be a little
20 sacrifice as far as maybe the number of units,
21 but it can be done in a conscientious manner to
22 protect not so much the home values of everyone,
23 but to protect the individuals that live in the
24 community.

1 If you look at what they have had
2 to do over in Buffalo Grove, where they have had
3 to close roads in Long Grove, had to close
4 actually earth to earth, because somebody was
5 killed because of cut-through traffic. They had
6 to -- they closed Karen's Landing and put in
7 gates. You know, these -- there's reasons that
8 these situations happen.

9 There is no need to create that
10 type of a situation. They have the ability to
11 come up with a design. I understand we have been
12 told there is challenges in working with the
13 county, but there is a way to deal with the
14 concerns of all the existing homeowners and keep
15 intact the feeling of Hawthorn Woods.

16 And I am guessing that you all feel
17 charged in your jobs to uphold the tenet of
18 Hawthorn Woods, and that's what we are hoping
19 that you will do. Embrace change, but at the
20 same time take into account your current
21 homeowners. The people that put you in the
22 office that you are in. Thank you very much for
23 your time.

24 CHAIRMAN REIN: I'm sorry, Chuck, did you

1 have a question?

2 MR. BYRUM: I wanted to make sure I
3 understood what the next step was.

4 CHAIRMAN REIN: Would you use the mike,
5 please?

6 MR. BYRUM: I just wanted to make sure I
7 understood what the next step was.

8 CHAIRMAN REIN: What we're going to do now
9 is we're going to -- our intention, our next step
10 is to continue the public hearing to a date
11 certain, but what we're going to do is give the
12 court reporter a five-minute break, while we
13 convene and check our calendars for the next date
14 that we can convene to so that we can make a
15 motion for a continuation.

16 MR. BYRUM: And then when we continue -- I'm
17 sorry.

18 CHAIRMAN REIN: I'm sorry, we're just
19 checking our calendar.

20 MR. BYRUM: You're checking your calendars,
21 but the public hearing is continued for purposes
22 of the rebuttal testimony?

23 CHAIRMAN REIN: Rebuttal, deliberations and
24 votes.

1 MR. BRANKIN: And questions of the Board.

2 CHAIRMAN REIN: Yes, we have not asked our
3 questions yet, but we concluded tonight with the
4 public comment portion, the presentation and the
5 public comment portion of the hearing.

6 MR. BYRUM: So the presentation and the
7 public comment are ended.

8 CHAIRMAN REIN: Are concluding this evening.

9 MR. BYRUM: Okay, thank you.

10 CHAIRMAN REIN: Okay. So let's take -- it's
11 getting really late. Let's say at 11:10. That
12 clock says 11:05. At 11:10 we'll reconvene.
13 We're just going to check our calendars.

14

15 (Off the record at 11:05.)

16 (On the record at 11:20.)

17

18 CHAIRMAN REIN: We are finally ready to
19 reconvene. Thank you for your patience. We were
20 just trying to figure out dates.

21 Okay. At this point, I am seeking
22 a motion to continue this public hearing for
23 purposes of rebuttal, commissioner's questions
24 and deliberations and vote to be the next things

1 on our order of procedure. I'm seeking a motion
2 to continue the public hearing to Monday,
3 February 10 at 6:00 p.m. in the village barn.

4 MR. LINDQUIST: So moved.

5 MR. MERKEL: Second.

6 CHAIRMAN REIN: Motion has been made by
7 Mr. Lindquist and seconded by Mr. Merkel. Is
8 there any discussion? Hearing none, we'll call
9 for the vote. All in favor of continuing the
10 public hearing to February 10th say aye.

11

12 (All respond.)

13

14 CHAIRMAN REIN: Any opposed.

15

16 (No response.)

17

18 CHAIRMAN REIN: Okay. It will be continued.
19 I'm seeking a motion to adjourn. There's nothing
20 else on our agenda this evening.

21 MR. LINDQUIST: So moved.

22 MR. MERKEL: Second.

23 CHAIRMAN REIN: Moved and seconded to
24 adjourn. All in favor say aye.

1

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(All respond.)

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CHAIRMAN REIN: Any opposed? We are
5 adjourned. Thank you everybody.

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(Which were all the
8 proceedings had in
said matter on said date.)

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1 STATE OF ILLINOIS)
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2 COUNTY OF McHENRY)

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8 I hereby certify that I reported in
9 shorthand the proceedings at the above-entitled
10 public hearing and that the foregoing reported
11 proceedings, consisting of pages 4 through 223,
12 inclusive, is a true, correct and complete
13 transcript of my shorthand notes so taken at the
14 time and place aforesaid.

11

12

13

Elizabeth L. Nenni
ELIZABETH L. NENNI
Certified Shorthand Reporter
CSR License #084-00169



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