



**PLANNING, BUILDING AND ZONING COMMISSION SPECIAL MEETING
THE VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, FEBRUARY 25, 2014
6:00 P.M.**

MINUTES

I. Call to Order and Roll Call

Present: Chairperson Susy Rein called the meeting to order at 6:11 P.M. The following members were present: Commissioners Kaiser, Lindquist, Merkel, LaGro and Rein

Absent: Salvi

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. Continuation of 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.

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

Commissioner Kaiser had previously recused himself from this matter and took no part in this matter.

The matter will continue on Tuesday, March 11, 2014 at 6 P.M. at Village Hall.

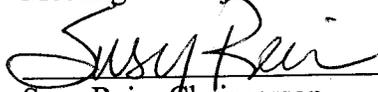
IV. New Business

There was no New Business this evening.

V. Adjournment

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

Meeting was adjourned at 9:36 P.M.



Susy Rein, Chairperson

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

REPORT OF PROCEEDINGS had at the public hearing held before the Village of Hawthorn Woods Building, Planning and Zoning Commission, taken before Laura L. Babyar, C.S.R., at the Village of Hawthorn Woods, 2 Lagoon Drive, Hawthorn Woods, Illinois, on Tuesday, February 25, 2014, at the hour of 6:00 p.m.

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

1 PRESENT:

2 PLANNING, BUILDING AND ZONING COMMISSIONERS:

3 SUSY REIN, CHAIRWOMAN

 JIM KAISER

4 DAVE LINDQUIST

 PHIL LaGRO

5 JIM MERKEL

6 ALSO PRESENT:

7 DONNA LOBAITO, Chief Administrative Officer

 DOMINICK DiMAGGIO, Trustee Liaison

8 AL MAIDEN, Village Planner

 LEE FELL, Village Engineer

9 ERIKA FRABLE, Public Works Director

 JENNIFER PAULUS, Hawthorn Woods Police Chief

10

 APPEARANCES:

11

 SCHAIN, BURNEY, BANKS & KENNY, by

12 MR. PATRICK T. BRANKIN,

 appeared on behalf of the Village;

13

 MELTZER, PURTILL & STELLE, LLC, by

14 MR. CHARLES L. BYRUM,

 appeared on behalf of the Applicant.

15

16 WITNESSES:

17 GREG SAGEN, Signature Design Group

 JON NELSON, JEN Land, LLC

18 PETER TREMULIS, Pulte Group

19

20 PUBLIC COMMENT:

21 OSMAN AHMED

 MIKE STARYKOWICZ

22

23

24

1 CHAIRWOMAN REIN: Good evening. Thank you
2 for your patience while we assembled the last of
3 our members here this evening. At this time I'd
4 like to call to order the Planning and Zoning
5 Meeting, Special Meeting for the Village of
6 Hawthorn Woods for Tuesday, February 25, 2014.

7 Ms. Lobaito, will you please call
8 the roll?

9 MS. LOBAITO: Mr. Kaiser?

06:17:10 10 MR. KAISER: Present.

11 MS. LOBAITO: Mr. Salvi?

12 (Absent.)

13 MS. LOBAITO: Mr. Lindquist?

14 MR. LINDQUIST: Present.

15 MS. LOBAITO: Ms. Rein?

16 CHAIRWOMAN REIN: Present.

17 MS. LOBAITO: Mr. LaGro?

18 MR. LaGRO: Here.

19 MS. LOBAITO: Mr. Merkel?

06:17:19 20 MR. MERKEL: Present.

21 MS. LOBAITO: You have a quorum.

22 CHAIRWOMAN REIN: Thank you. While we do
23 have a quorum, I want to start out this evening
24 by saying when we get to the public hearing

1 portion of the meeting, Commissioner Kaiser will
2 be recusing himself due to a conflict of interest
3 with some landowners involved in the project.
4 He's worked for them in the past. So at some
5 point he may leave the meeting because his
6 presence here is not required and he will not be
7 speaking to or voting on anything on this
8 subject.

9 Before we get to the public
06:17:51 10 hearing, the first item on our agenda this
11 evening is the opportunity for the public to
12 address the Commission. And this would be on any
13 topic that is not on our agenda this evening. So
14 if you have come tonight to speak to us on a
15 topic other than the public hearing regarding the
16 Hawthorn Hills proposal, please come to the mike
17 now. Seeing none.

18 I just want to make sure before we
19 get into the public hearing which is for the
06:18:24 20 consideration of a development proposal for --
21 known as the Hawthorn Hills PUD, I want to do a
22 few introductions. We have up here on the dais
23 our Plan Commissioners. For those who aren't
24 aware, they are all residents of Hawthorn Woods

1 and volunteer for these positions.

2 The Commissioners with us this
3 evening are Mr. Jim Kaiser, Mr. Dave Lindquist,
4 myself Susan Rein, Mr. LaGro, and Mr. Merkel. We
5 also have up on the dais Mr. Dominick DiMaggio
6 who's a Trustee for the Village Board. He is
7 also a resident of the village and also a
8 volunteer. We have Attorney Pat Brankin. And we
9 have village staff Donna Lobaito who's your Chief
06:19:08 10 Administrative Officer, Village Clerk and the
11 head of the building department.

12 Also with us for the village
13 tonight are some of our expert consultants. At
14 the end we have Chief of Police Jennifer Paulus.
15 We have the Village Engineer Erika Frable who
16 runs the public works department. We have
17 Lee Fell who's with Christopher Burke
18 Engineering. And we have Al Maiden with Rolf
19 Campbell & Associates.

06:19:30 20 And the way this usually works is
21 well in advance of a public hearing, as Plan
22 Commissioners, we receive lots of material
23 relating to the proposal that the applicants are
24 presenting. We get a good week to review that.

1 We get all the blueprints, the studies, and as
2 well as our consultants' notes. They get the
3 same material. They provide us with comments and
4 advice on what we might need to consider in the
5 plan or if they have any issues with it, as they
6 are experts in those fields and we are not. So
7 that's why they're here this evening. We may
8 refer to them when we have questions and need
9 some further guidance.

06:20:12 10 So tonight's public hearing is a
11 continuation of a public hearing that started on
12 January 28th. That evening the developer, Pulte
13 Homes, and their group of experts, including
14 their attorney Chuck Byrum, gave a preliminary
15 plan presentation for a residential subdivision
16 known as Hawthorn Hills. And they also presented
17 a concept for a commercial portion of that plan
18 out on Gilmer and how that might look. Their
19 experts testified on everything from landscape
06:20:43 20 plans to traffic studies to economic impacts.

21 Following the Pulte presentation,
22 everyone in the audience who wished to comment on
23 the plans or ask questions was given an
24 opportunity to speak. In fact, we stayed here

1 until 11:20 p.m. in order to give everybody a
2 chance who wanted to weigh in on the situation.
3 And then we ended the evening by closing the
4 opportunity for public comment. Everybody had a
5 chance to speak and that portion of the public
6 hearing was concluded.

7 But tonight we're going to pick up
8 where we left off in the process. And as our
9 standard procedure goes, it's the applicant's
06:21:20 10 turn to speak again. So, Mr. Byrum?

11 Before you and your team gives any
12 sort of presentation or whatever, I would like
13 our court reporter, Ms. Babyar, to swear you all
14 in.

15 MR. BYRUM: I think we are still under oath,
16 Madam Chair. But we can be sworn again if --

17 CHAIRWOMAN REIN: As long as it's all the
18 same people, we're good.

19 MR. BYRUM: It's the same group.

06:21:43 20 CHAIRWOMAN REIN: Okay, great.

21 MR. BYRUM: Well, thank you very much. My
22 name is Chuck Byrum. And the last time it was
23 very cold. You saw my face. And, now, here I am
24 and it's cold again. But this is a continuation

1 of our January 28th public hearing. We have our
2 witnesses, as the Chair stated. We got our
3 preliminary case in and got it up to the point
4 where the public gave comment and the public
5 concluded their comments, and now it's our turn
6 to provide rebuttal testimony.

7 I have reviewed this. I have
8 discussed it with the client. And we have
9 decided and want to state to you tonight that
06:22:23 10 we're going to stand on our testimony and our
11 exhibits that we have put in and our application
12 that we have put in. And we intend to rest
13 tonight and let you proceed with your
14 deliberations and, of course, questions of the
15 Petitioners and its witnesses. We do, however,
16 would like the opportunity to do one thing.

17 We paid as close attention as
18 anybody did to the public comment on the 28th.
19 And a lot of issues were raised. And after the
06:22:56 20 hearing was over, we got together, convened, and
21 thought is there something more we could do? Is
22 there some way we could address something in our
23 plans that was responsive to some of the public
24 testimony that we heard? And we decided, yes,

1 there was.

2 So we collaborated and put together
3 some documents that are not a formal submission
4 because we are not asking you to act on them
5 tonight. All we are asking you to act on is
6 the -- are the exhibits and the testimony that we
7 previously put in. But we want to show you what
8 we were able to put together so that you can use
9 that as an aid in future considerations,

06:23:43 10 including potentially conditions if you vote for
11 this. Conditions you might want to require as
12 far as our plans are concerned in order for
13 approval to take place.

14 So with that explanation, I'm going
15 to ask Greg Sagen of Signature Landscape to step
16 up and explain what we have put together and show
17 it to you. Greg?

18 MR. SAGEN: Thank you, Chuck. For the
19 record, my name is Greg Sagen. I am President of
06:24:22 20 Signature Design Group. Offices at 132 North
21 Washington Street, Naperville. And we are the
22 landscape architect who are involved in the
23 landscape plan as well as the tree surveys on the
24 project. And I had the pleasure to speak to you,

1 testify to you previously.

2 As Chuck said, all I'm going to do
3 here tonight is kind of summarize some of the
4 opportunity we saw within the site plan for
5 improvements, for enhancements based on testimony
6 we heard and deliberation between us as a
7 consulting team on where there are opportunities
8 to improve the plan that you have in front of
9 you. On the screens for both the Plan Commission,
06:24:57 10 as well as for the audience, is an illustrative
11 plan. And basically, that encapsulates, with
12 color overlay for clarification, all of the
13 elements that are enclosed in the package of the
14 plans that the Commission has in front of them.
15 I'm going to run through very briefly, just to
16 summarize what those changes are, what
17 opportunities we see within the site.

18 First is the opportunity within the
19 site plan to provide a right-in/right-out
06:25:21 20 addition onto Midlothian for the commercial site.
21 We feel that will improve future commercial
22 traffic in and out of that development.
23 Additionally, in the -- you will recall, we have
24 a line of open space amenities along Hawthorn

1 Hills Drive, our entrance corridor on the east
2 side. We see an opportunity to consolidate those
3 amenities into a linear open park for the overall
4 development.

5 On the north side of our site, the
6 buffer, we heard a lot of testimony from our
7 neighbors regarding buffer, amount of buffering
8 and privacy and screening. And we have seen the
9 opportunity where we can significantly enhance --

06:25:58 10 add landscaping, specifically evergreen
11 landscaping in that area. Keeping in mind that
12 that existing treeline is very important to both
13 us and the neighbors to the north. That area
14 will continue to undergo study, detailed tree
15 surveys to analyze the trees out there so the
16 additional plantings we do, do supplement those
17 trees, do not harm the trees and maintain a good
18 thorough buffer for the mutual benefit of our
19 residents as well as the residents to the north.

06:26:24 20 Staying in the same area, along our
21 north property line, one lot was relocated from
22 Andrew Road to, again, increase the width of this
23 buffer along our north perimeter. And then in
24 that same area, we are contemplating adding an

1 island, a center island, a median to our entrance
2 road both at Andrew at our north -- right now I'm
3 speaking to this area here -- and also to
4 Deerfield at the south. And the contemplation in
5 the proposal there is to add a center median
6 island which would do two things for the
7 development. It would have stone piers,
8 extensive landscaping and would delineate our
9 subdivision from our neighboring subdivision, a
06:27:16 10 sense of arrival, a sense of place, as well as
11 providing a significant traffic calming element
12 as you enter or exit either development. And
13 that's both at your north and south connectors.

14 Additionally, along our south
15 property line which is this area in here and for
16 the Plan Commission, down in this region we heard
17 testimony from the public at our previous
18 presentation or previous hearing about the number
19 of lots and the impact on our neighbors to the
06:27:43 20 south. Previously we had five lots and the basin
21 was split up a little bit. In reviewing the land
22 plan and looking at opportunities to adjust the
23 land plan and reduce the impact to the neighbors,
24 what we've done is reshaped the detention basin,

1 relocated lots so that now there's only three
2 lots immediately adjacent, a much wider buffer,
3 and added significant landscaping in that area.
4 Therefore, reducing the impact and the mass on
5 our neighbors to the south being sensitive to
6 their needs and their concerns about the open
7 space, the open views. So we're significantly
8 improving that buffer to the south.

9 As I testified previously, center
06:28:23 10 to our site there is a proposed bioswale. And in
11 addition to that, we have found the opportunity
12 to add a second bioswale in the site in between
13 Neighborhoods 3 and 4 in this area, which would
14 be this area here for the audience. We think it
15 has tremendous opportunity for us for stormwater
16 and best management practices as I testified
17 earlier. And we think in the redevelopment --
18 I'm going to talk about the site on the west in
19 just a minute, because there's other opportunities
06:28:52 20 there that we see -- another landscape median has
21 been added to Hawthorn Hills Drive. And that's
22 right where our road enters into the neighborhoods,
23 Neighborhoods 3 and 4.

24 What this does is we are currently

1 developing a gateway on either side of the road
2 there. This gives us the opportunity to take
3 that landscaping, those design elements and add
4 sense of arrival to the center median. So we
5 really feel it will strengthen that presence for
6 those Neighborhoods 3 and 4 in the west end of
7 our development.

8 Staying on the west side of the
9 development also in the same area is an
06:29:25 10 additional sitting area and a pergola has been
11 added to the plan. I mentioned this previously
12 in previous testimony. And, again, the goal that
13 the overall plan and the sidewalk and amenities
14 in the plan, Neighborhood 4 being an aged-
15 targeted community, we see walking, walkability
16 as being a very primary amenity and positive
17 thing for this community. So opportunities like
18 this we feel are very important.

19 Also, then, within the development,
06:29:51 20 the opportunity in redoing the land plan -- for
21 the audience it's this stretch right here which
22 was not in their current plan; for the Plan
23 Commission, you will see a new greenway
24 developed, open space corridor running north and

1 south not unlike the corridor we have between
2 Neighborhoods 1 and 2. In reshaping,
3 reconfiguring the lots, moving lots around and
4 with removal of a couple lots, we are able to
5 accommodate this. It improves our internal
6 buffering. It improves the way we can handle
7 stormwater on-site. It creates a very valuable
8 green belt corridor which, in developments like
9 this, as I testified earlier, is very important
06:30:26 10 for wildlife habitat as well as movements
11 and being able to adequately handle stormwater on
12 the site. So we see that greenway as being a
13 very important asset in the reworking of the
14 site. Terminating that greenway at the north end
15 for the audience, it's right here. For the
16 commission, it's right in this area.

17 We have added another pocket park
18 to the development. We currently have the one
19 main one along Hawthorn Hills Drive at the east.
06:30:55 20 This is a second pocket park. It would have
21 small playground equipment catering more towards
22 the younger children. And then, also, another
23 sitting area overlook in conjunction with this
24 park. It's a passive play area. Would not be

1 active play sports, but one that's large enough
2 for kids to play on the playground activities.
3 Again, another destination, walkability for this
4 corridor, for the west side which includes the
5 aged-targeted neighborhoods.

6 Finally, the element along the west
7 side of our site. And that's this perimeter
8 which borders up to Hawthorn Woods Country Club.
9 We have been able to pull the two cul-de-sacs by
06:31:36 10 eliminating one lot and adjusting the site plan.
11 Our land planner's been able to pull the bulk of
12 those two cul-de-sacs back, effectively widening
13 that buffer from 25 feet to 40 feet along our
14 west property line. What that does, then, is it
15 creates greater space. It also allows us to
16 build a higher berm in there. So minimally,
17 through that narrow area, the narrowest points we
18 have a six-foot effective berm. It goes up to 10
19 to 12 feet in the triangular areas where the land
06:32:07 20 opens up.

21 In addition to that berm, we would
22 be planting the ridge line with a staggered
23 double row of evergreens initially six to
24 eight feet tall, and then planting -- supplementing

1 that with shade trees down the slope. So
2 effectively, initially, you've got minimally six
3 feet of land, six to eight feet of evergreens
4 creating a continuous 12- to 14-foot high screen
5 upon installation. Keeping in mind this is
6 landscaping. It's only going to get larger with
7 time. And then the shade trees that are planted
8 to supplement the evergreens will provide that
9 necessary important second-story view, blocking
06:32:40 10 or screening those second-story views as those
11 canopy trees grow up on the back side of the
12 evergreens and help filter that line of sight.

13 So walking around the site, in
14 summary, that's a conclusion of the main plan
15 elements, plan enhancements if you will that we
16 see the opportunity to introduce into this land
17 plan. And in doing this reworking, our total lot
18 count has gone down from 224 to 221 lots. And
19 our commercial site area has increased by
06:33:13 20 approximately six-tenths of an acre as part of
21 this redevelopment and the reworking of the site.

22 So with that information, I'm going
23 to turn it back to our attorney Chuck and thank
24 you for the time.

1 MR. BYRUM: Thank you, Greg. As I said in
2 the beginning, we are asking for your action to
3 be taken on what we have submitted so far. This
4 is an aid in review. You can take it as you may.
5 I would like to think that you will find several
6 improvements here that are agreeable with you and
7 agreeable with those in the public that gave
8 testimony at the last hearing. But it's up to
9 you as to whether you want to include them as
06:33:54 10 conditions or not. But you do have the option if
11 you want to in your deliberations.

12 So with that, I'm going to rest on
13 behalf of the Petitioner and turn it back to you
14 for your questions and further actions.

15 CHAIRWOMAN REIN: With the Applicant
16 resting, now is the time for the Commissioners to
17 ask any questions that remain on your lists. You
18 may ask questions of anyone who has given
19 testimony throughout the course of the public
06:34:28 20 hearing, including back to January 28th.

21 So I have a list of questions. Is
22 there any one of you that would like to start?
23 Mr. Lindquist. And I remind you to use your
24 microphones every time you're speaking. We have

1 a crowd in the back here. If any of you at any
2 point cannot hear us, please signal us so that we
3 correct our actions. Thank you.

4 MR. LINDQUIST: I guess I do appreciate some
5 of the actions that have been taken to deal with
6 issues that were brought forward by the
7 community. I think one of the things that
8 remains with me when I'm looking at Neighborhoods
9 3 and 4, I am seeing long, straight roads in each
06:35:27 10 of those developments with rows and rows of
11 uninterrupted unbearing fronts of homes.

12 I would like to suggest that those
13 straight lines tend to aid the speeding traffic
14 and also adds to the monotony of a number of
15 homes that are going in here. I'd like to ask
16 the Petitioner how they feel about that. Do they
17 feel that that's preventable? Is this an
18 unrealistic expectation on my part?

19 MR. BYRUM: I'm not stepping up to answer
06:36:18 20 the question. I'm looking back at our group to
21 see who should respond. Jon?

22 MR. NELSON: For the record, my name is
23 Jon Nelson with JEN Land, LLC, and I prepared the
24 land plan. I think the comment you came up with

1 is some of the comments your planning consultant
2 also voiced from the original plan. And there
3 were several options that your consultant offered
4 as possible alternatives to deal with that issue
5 that you are concerned with, which he also
6 voiced.

7 On the south side, we were able to
8 basically take the lots that were on the --
9 excuse me. Where's the -- on the original plan,
06:37:16 10 if you recall, there were lots fronting along
11 this area, okay? So that's this area right here.
12 And what that did is it kind of exacerbated the
13 situation you were concerned about. So one of
14 the suggestions we integrated in the plan was
15 take all those lots and rotate them so they're
16 either on the cul-de-sac or on the north/south
17 road.

18 What that does now is you have a
19 complimentary streetscape. On the south side of
06:37:45 20 that you have all the lots fronting. But on the
21 other side you have them turned. So you have
22 broken up that concern you had in terms of the
23 monotony. There's not houses opposed to each
24 other like there were on the original plan.

1 So that was a very valid comment, a
2 good observation on your part. And it was a very
3 good suggestion by your planner for us to look at
4 reorientating those lots. And I believe in our
5 proposal, that does that. I don't know if it's
6 to your satisfaction, but it certainly
7 specifically addressed that concern.

8 On the north side, once again,
9 there were several options to deal with that.

06:38:21 10 One was to reorient the lots. Once again, to
11 turn lots from being across the street or turn
12 them onto the corner. So that's this lot. These
13 lots used to run all the way along.

14 One of the suggestions was -- is to
15 rotate those lots so you break up all of those
16 lots and turn them the opposite direction in this
17 area right here, and introduce some open space,
18 which is what we did when we did that. And,
19 also, to help create a focal point so that you're
06:38:55 20 not just looking at lots. You have an opening at
21 the end of that. So what we're proposing to do
22 on this alternative, a park site that helps break
23 up that streetscape by having space in there.

24 MR. LINDQUIST: I do appreciate those

1 modifications. They do help. I think that still
2 a concern remains on the south side of --
3 the south, Street H is that? And for that long
4 perimeter continuation of homes.

5 MR. NELSON: Well, I think one of the things
6 when you see the plan, obviously, you're not
7 necessarily seeing the third dimension. The one
8 thing that helps that south side, which is a
9 slightly longer road than the others, obviously
06:39:55 10 turning those lots made a huge difference in
11 terms of what you perceive in terms of the
12 streetscape. No question about that.

13 But the other thing is, is that the
14 south side, unlike the north side when you enter
15 this neighborhood, you have all of this open
16 space as your primary focus. You don't have as
17 much of that on this side. So that added park
18 site in that one location certainly helps that
19 because now you have a focal point.

06:40:20 20 So as it relates to your concern
21 about the length of lots on the south side, on
22 the south side there is all this open space that
23 doesn't exist on the north side. So the straight
24 section of lots is really here that is opposed by

1 housing. And that's why the suggestion by your
2 planner to rotate those lots was critical.
3 Because by doing that, it complimented the entire
4 length of that road by having a combination of
5 open space and houses chronically opposed to each
6 other so you don't have any of that.

7 CHAIRWOMAN REIN: In keeping with the same
8 topic before we let you go, Jon, I'm just
9 wondering Street H in particular, again, to try
06:41:05 10 and break up the monotony issue that Commissioner
11 Lindquist has raised, is it possible to stagger
12 the front yard setbacks on these homes so they
13 aren't all lined up exactly the same on the
14 street?

15 MR. NELSON: Yes, there is that capability.
16 These lots are designed to accommodate the
17 maximum depth product with the maximum depth
18 options. So not all houses will have that option
19 and not all houses are the same depth. The
06:41:36 20 exception to that is Neighborhood 4. Because
21 these lots are ranch homes, they tend to be
22 larger footprint. And you do not want to
23 eliminate the ability for that three-season room
24 in the back because that's a critical element,

1 obviously, that adds about ten feet to the depth
2 of the house. So in that neighborhood, I'd have
3 to say no.

4 But in Neighborhood 3, because the
5 depth of the product varies, there would be some
6 ability to vary the front setback.

7 CHAIRWOMAN REIN: And how would that
8 normally be enforced or determined? Is it up to
9 the homeowner? Or is there some way that as a
06:42:16 10 developer, the developer can control staggering
11 those setbacks where they're possible?

12 MR. NELSON: Well, it would first have to be
13 analyzed based on which of the products can be
14 placed further back and how far. But by the same
15 token, you don't want to push them back to a
16 point where you would negate that individual
17 having the ability to add a feature later that
18 they maybe don't take now. So I would do it only
19 based on the depth of the product. So that if
06:42:55 20 one product was 55 feet deep without the option,
21 another one was 60 foot deep without the option,
22 it may be the ability then when that product is
23 introduced to do a 30 foot or a 35, you know.

24 CHAIRWOMAN REIN: Okay.

1 MR. NELSON: But you'd obviously be doing it
2 based on the product and not being able to
3 predetermine other than the monotony factor that
4 the developer builds in for that. Once that
5 house -- one of these houses would be in this
6 location, then you can potentially change the
7 setback.

8 MR. BYRUM: I think your question is how is
9 that done? How is it policed isn't the right
06:43:36 10 term. But on your plat of subdivision, if you
11 have a special setback, you can put it on the
12 plat so it's enforceable by the village and by
13 the homeowner's association.

14 CHAIRWOMAN REIN: Okay, thank you.

15 Dave, you have a follow-up?

16 MR. LINDQUIST: Yeah. We are kind of
17 building on each other's questions.

18 MR. BYRUM: That's okay.

19 MR. LINDQUIST: The other thing I hadn't
06:44:00 20 considered is the possibility of additions on the
21 rear of the homes. And I'm glad that you
22 suggested that was a possibility. With the very
23 limited side yards -- I don't know exactly what
24 they are in this area -- but very limited side

1 yards, how do we get equipment from the street
2 around the buildings without going on the
3 adjacent properties to actually construct the
4 construction of additions?

5 MR. NELSON: The minimum standard that we
6 have for side yards is seven feet. So if you're
7 suggesting how do you get a truck back there,
8 it's very difficult, obviously, to get a truck.

9 MR. LINDQUIST: Well, with some potential
06:44:40 10 landscaping against the building.

11 MR. NELSON: Typical, but on the side yards
12 a little bit less. But, I mean, traditionally
13 you would have some cooperation probably with
14 your neighbor in a development of this nature in
15 order to get to the rear.

16 MR. LINDQUIST: Cookies maybe?

17 MR. NELSON: Pardon?

18 MR. LINDQUIST: Cookies?

19 CHAIRWOMAN REIN: Or could they go through
06:45:00 20 the buffer in the back?

21 MR. NELSON: I don't know if that's
22 realistic in a lot of places. Some places you'd
23 be able to do that, but you won't necessarily be
24 having a path back there. So I'm trying to be

1 candid in terms of the capabilities that exist.

2 MR. BYRUM: Greg, did you have something you
3 wanted to add to Jon's testimony?

4 MR. SAGEN: Greg Sagen, Signature Design
5 Group. I just wanted to follow up on the
6 Commissioner's comment about a side yard access
7 because that was staff that brought it up.

8 Included in your packet is an Exhibit. It's
9 sheet L108 in the landscape plans. And I have a
06:45:43 10 slide of that that I will go to here in just a
11 second.

12 What this slide illustrates, these
13 are the typical individual landscape packages for
14 each neighborhood. And what you will see, based
15 on previous comment, there is enhancements to the
16 landscaping within those packages. Additional
17 evergreen trees that the Chairwoman asked for.
18 But specifically to the point we are talking, at
19 the top, Commissioner Lindquist, right up in this
06:46:16 20 area, you can see it here, there is a side yard
21 access Exhibit.

22 And what was discussed, 14 foot is
23 our narrowest area. And what we define in those
24 areas where we have combined 14-foot side yards

1 building to building, we would restrict on one
2 side providing a clear nine-foot driveway
3 construction haul road, if you will, prohibiting
4 landscaping on that, providing on the narrow
5 side, on the five-foot side landscaping so you do
6 have some buffering between the two units.

7 MR. LINDQUIST: I didn't see that.

8 MR. SAGEN: So your staff had picked up on
9 that and I think that's a great point and a great
06:46:55 10 observation.

11 MR. MERKEL: Say that again.

12 MR. SAGEN: You have 14 feet in between.
13 It's not necessarily split evenly. There would
14 be nine foot on one side, five foot on the other
15 depending on the lots. It would either follow
16 the drainage swale of the property line or it
17 would cross over the swale on the property line.
18 So what we're doing, in essence, in these narrow
19 side yard conditions, 14-foot side yards,
06:47:23 20 restricting landscaping on one side on one house
21 elevation and providing the opportunity to do
22 five foot of landscaping on the opposing house.
23 So always maintaining a nine-foot clear corridor
24 for access to both backyards.

1 MR. MERKEL: So one side will not be
2 landscaped?

3 MR. SAGEN: That's correct, in this
4 application. Now, this is a unique application.
5 It's not overall. But it does address that
6 instead of trying to squeeze two and a half feet
7 of landscaping on each house and then trying to
8 keep nine foot clear in the middle, it was felt
9 this would be the more logical way to design and
06:47:57 10 enforce it.

11 MR. MERKEL: Does that add to the monotony
12 if you have one side of every house landscaped?

13 CHAIRWOMAN REIN: Can you use your mike,
14 please, Mr. Merkel?

15 MR. MERKEL: My question is the monotony
16 factor. Again, does that add to the monotony as
17 you drive down that one street? One side of the
18 house is landscaped, the other side is not?

19 MR. SAGEN: Again, this is a unique
06:48:19 20 situation. It's not the common situation. This
21 is an exception, if you will. And I don't think,
22 you know, those narrow side yards, you are not
23 going to have much of a long view down them.
24 14 feet, if half of it's landscaping, you have

1 landscaping on the front of the house, I don't
2 think there's going to be much of a monotony or
3 aesthetic issue in the development.

4 MR. MERKEL: And there is no layout where
5 the five foot/five foot would be side to side, is
6 there? You said nine foot and five foot. There
7 is no --

8 MR. SAGEN: No.

9 MR. LaGRO: How many homes will have this
06:48:57 10 situation? Out of the entire development, how
11 many locations would have this? I can picture
12 the 14 feet because it's the width of my kitchen.
13 But I'm wondering how many pairs of homes will
14 have this asymmetrical area between them like
15 this?

16 MR. SAGEN: I'll let Jon answer that. But
17 again, keep in mind that the front of these homes
18 are all fully landscaped. This is just a side
19 yard condition we are discussing. I will let
06:49:24 20 Jon --

21 CHAIRWOMAN REIN: Commissioners, while
22 they're looking, in order to expedite, try to
23 have any questions we have for Mr. Nelson, get
24 them all out at once, then we move on to another

1 topic as we go along. But if you have land
2 planning questions, let's try to bring those
3 forward while he is at the mike and there won't
4 be up and down of everybody if we can. Thanks.

5 MR. NELSON: I can't, off the top of my
6 head, quantify for you. But I can demonstrate
7 looking at the plan where those conditions would
8 occur if -- at this point for you, just knowing
9 the geometry of the plan and what some of the
06:50:35 10 conditions are. Obviously, any of the homes that
11 are corner lots or close to the corner with open
12 space behind them would not be affected. Because
13 getting access to their rear yard is very easy.

14 So in Neighborhood 4, for example,
15 you know, these first few lots here, these first
16 few lots here are easily accessible from the
17 sides. The lots in the middle, some of them are
18 turning inside. So the space is already larger
19 if it's an inside curve lot. So the side yard
06:51:09 20 condition is larger at the street than it would
21 be on a normal lot. So it's really the rectangle
22 lots where that comes into play. Some of these
23 runs have an open space for drainage or whatever
24 in here and in here. So the lots adjacent to

1 those areas obviously are not impacted because
2 there is also extra space in there.

3 The lots on the cul-de-sac, all the
4 cul-de-sac lots tend to flare out and have
5 substantially more space between the houses. All
6 of these lots on the inside of this curve are all
7 wider by nature, once again. These areas have
8 open space on either side. So most of these lots
9 are accessible without that condition. Once
06:51:56 10 again, these inside curved lots, most of these
11 are not impacted. These cul-de-sac lots are not
12 as impacted. These cul-de-sac lots are not as
13 impacted. Anything with the open space in a
14 short run is not impacted.

15 So we're really looking at places
16 like this area, this area, a handful in here
17 possibly. None of the lightest yellow that you
18 see here would be impacted because those all are
19 ten foot or greater side yards. And almost all
06:52:31 20 of these lots in this neighborhood, if you
21 recall, we had proposed to change the side corner
22 and reallocate and create greater side yards and
23 a greater variety of lot width. So we have a
24 substantial amount of lots there that are

1 actually in excess of the 65 foot. So we have
2 eight- to eight-and-a-half-foot side yard
3 conditions. So Neighborhoods 1 and 2, very
4 little impact. And 3 and 4, I think I have tried
5 to focus on the most for you to give you the best
6 idea.

7 MR. LaGRO: So do you think, gut feel,
8 40 percent of the development has the condition
9 with the asymmetrical --

06:53:12 10 MR. NELSON: I would say at least
11 40 percent. Maybe slightly more. If I had to
12 give you a number, I'd say 40 percent is possibly
13 a little light.

14 MR. LaGRO: I've got a question that came to
15 mind as a result of some of the resident comments
16 last time we were all together. And what I had
17 been wondering is in certain locations, it seemed
18 like there was an opportunity from the beginning,
19 and still may be an opportunity, to line up lots
06:53:59 20 in the Hawthorn Hills subdivision with existing
21 properties in Countryside Meadows and Summit
22 subdivision. It seemed like there's just several
23 areas, I think, in looking at the plan today, I
24 saw roughly eight or nine opportunities where I

1 think some of the comments were that in one case,
2 there was a gentleman who had three homes in
3 Hawthorn Hills behind his home in The Summit.
4 And there were a couple other situations like
5 that where it sounded like folks were asking for
6 size on size consideration in certain locations.

7 So I guess what I want to know
8 generally speaking is, is there an opportunity
9 still to do that? And I could cite some specific
06:55:03 10 instances if you'd like me to. I can point to a
11 couple of examples.

12 MR. NELSON: Well, I think that what we have
13 proposed, we know that the lots that we are
14 proposing are a different style than what exist
15 to abutting properties. But what we are
16 proposing is a set of conditions that, short of
17 going to larger lots, we feel deals with a
18 compatible relationship between the homes along
19 our perimeter and conditions that exist off-site.

06:55:45 20 The fact that we are providing a
21 buffer which, for example, Hawthorn Woods Country
22 Club did not. They have lots smaller than your
23 half-acre zoning or your one-acre zoning but
24 didn't provide any buffer or reduced their

1 buffer. So we're providing space to provide the
2 physical separation. We're introducing
3 landscaping which wouldn't normally be there. So
4 that we at least create the same physical
5 separation enhanced by some quality landscaping
6 and aesthetic features. And that's integral to
7 the entire development. It allows us to do
8 things that a traditional development wouldn't
9 do, like providing open space visible and
06:56:28 10 accessible to the street system.

11 A traditional subdivision, even in
12 a one-acre subdivision, typically will have
13 houses fronting the entire road system. It's the
14 nature of a rural development. When you have
15 sewer and you have the capability of going to a
16 more moderate density development, you can do
17 more things to enhance the streetscape by
18 introducing open space landscape and key features
19 to offset some of the intensities that are
06:56:57 20 associated with the smaller lots. But still
21 giving you the open character that the community
22 is used to seeing when they drive through
23 subdivisions, so --

24 MR. LaGRO: I understood that over the past

1 couple of weeks or so, there had been an
2 opportunity for some residents to meet with
3 representatives of Pulte. And have there been
4 situations from the original plan to this plan
5 where some of those considerations and the number
6 of lots abutting others have been taken into
7 consideration or have been changed at all?

8 MR. NELSON: Yes. And I can't speak for the
9 conversation between the developer, but I can
06:57:42 10 reiterate where those occurred. There was some
11 specific concern along -- and Greg had gone over
12 this, but I will go over it again.

13 There was concern -- there was a
14 third lot here. 245 was relocated. So that
15 buffer got larger. There was concern in The
16 Summit along this area, several of those lots
17 were relocated and the pond in this area was
18 reshaped so that now there is more open space
19 behind those lots than there was before. There
06:58:14 20 was enhanced landscaping there.

21 The west property line was a unique
22 situation to the entire perimeter because this
23 particular area happens to be one of the highest
24 elevations. So the concern there was that

1 they're elevated and so the buffer that we had
2 there couldn't adequately address their concerns
3 because we couldn't do enough berming or
4 landscaping just because of the unique
5 topographic situation. So that's why these two
6 cul-de-sacs were shortened and that buffer was
7 increased. So that we could now effectively deal
8 with the unique condition there, create more
9 space to create the type of berm and landscape
06:58:57 10 buffer that we couldn't do under our prior plan.

11 MR. LaGRO: Excuse me just a second.

12 (Discussion had off the record.)

13 MR. LaGRO: Just bear with me a second. I
14 actually want to address this question to the
15 audience, the homeowners. Is there anyone in the
16 audience of our residents at this point in time
17 that has lingering concerns about the number of
18 homes in the Hawthorn Hills proposed subdivision
19 that are opposite their property right now?

07:00:31 20 CHAIRWOMAN REIN: Phil, do you mean adjacent
21 to their property line?

22 MR. LaGRO: Adjacent. For example, directly
23 behind. This gentleman.

24 MR. AHMED: Should I come to the mike?

1 CHAIRWOMAN REIN: Yes, you may. What I'm
2 going to ask first is if at the January 28th
3 meeting when we had the first, were you sworn in?

4 MR. AHMED: No, I was not present at that
5 time.

6 CHAIRWOMAN REIN: Would you please turn to
7 the court reporter and she will swear you in.

8 (Witness sworn.)

9 CHAIRWOMAN REIN: Now, you're responding to
07:01:31 10 Mr. LaGro's question. But before you do, if you
11 could please state and spell your name and your
12 address.

13 MR. AHMED: Absolutely. So this is actually
14 my honor and privilege to be here tonight because
15 I missed the first one. And I live -- my name is
16 Osman Ahmed. O-s-m-a-n, that's my first name.
17 And the last name is Ahmed, A-h-m-e-d. I live at
18 the property 43 Deerfield Drive which is the last
19 lot before the Deerfield Drive connects to the
07:02:05 20 new road.

21 CHAIRWOMAN REIN: Would that be the lot that
22 backs up to the subdivision? So you're on the
23 north side of Deerfield?

24 MR. AHMED: I'm on the north side, yes. So

1 I just -- I wanted to basically say that Pulte --

2 MR. BRANKIN: I'm sorry, the Commissioner
3 was going to ask you a question. Okay?

4 MR. LaGRO: I'm sorry. What I'm
5 specifically interested in right now, the
6 question is with respect to your property and the
7 property in the proposed Hawthorn Hills
8 subdivision directly adjacent to you, do you have
9 any issue with the number of lots behind you?

07:02:50 10 That's specifically what I'm looking for.

11 MR. AHMED: Exactly. So in the original
12 drawing, Pulte had five lots behind our property.
13 Five. And now they have extended and I don't
14 know whether you can see or the audience can see.
15 I cannot see from this drawing, actually. But so
16 Pulte will raise this issue to the village
17 officials. They went back to Pulte. Pulte came
18 back to my house. We had a wonderful chat.

19 But the fact remains that I have
07:03:26 20 still three lots behind my back of the property.
21 For my lot, nothing has changed. I had three
22 lots before. I have three lots now. And the
23 separation -- I want to point out another thing.
24 That this buffering, the buffering can actually

1 help you when you're standing on the ground. The
2 buffering does not help you when I'm looking at
3 the lots from my bedroom. So I still see three
4 homes, smaller size lots behind my back.

5 And I believe that my lot is
6 uniquely chosen or uniquely selected by the
7 development to kind of penalize with the three
8 lot sizes behind my back. And I asked that I can
9 live with two. I'm a little greedy. I can live
07:04:22 10 with two, but three is too many.

11 CHAIRWOMAN REIN: Okay, sir. I think you
12 have answered his question and we can't just take
13 a range of comments, but --

14 MR. AHMED: I wanted to address that
15 question you have.

16 CHAIRWOMAN REIN: Thank you for relating
17 that.

18 MR. LaGRO: I think there were two other
19 hands. Sir? Please.

07:04:48 20 CHAIRWOMAN REIN: Two others of you. If
21 you'd like to come answer Mr. LaGro's question
22 directly, please do. I know you were sworn the
23 last meeting. Will you please restate your name?

24 MR. STARYKOWICZ: Mike Starykowicz.

1 6606 Cobblestone, Long Grove. All right, I own
2 the lot that backs up to the subdivision Lot 10.
3 I own Lot 9, Lot 7 and 3 and 4. And Lot 3 and 4,
4 okay, when we sit at the back of our -- I mean,
5 this is all very nice, this landscape talk and
6 everything. But so that we can visualize the
7 view from the back of those lots, if you take and
8 you stand here, you got 25 feet of open space and
9 you got 25 feet to the back of the house. You're
07:05:42 10 standing where you're at, the size of the house
11 is that wall over there. And when you sit here
12 and put a six-foot high pine tree right here and
13 you got a house that goes all the way up to here,
14 okay, that's not why any of our residents moved
15 to Hawthorn Woods. They didn't move here to have
16 14 feet between their houses or to have, you
17 know, this kind of towering view over their yard.
18 So, yes, it's very objectionable.

19 MR. LaGRO: My specific concern was about
07:06:18 20 the circumstance that might exist where there are
21 multiple lots in Hawthorn Hills behind lots in
22 Countryside Meadows.

23 MR. STARYKOWICZ: Which is what we have
24 here. We have got, you know, one and a half lots

1 and we clearly stated in our annexation agreement
2 that it was, you know, going to be one lot.

3 MR. LaGRO: Which Countryside Meadows lots
4 have more than one of the --

5 MR. STARYKOWICZ: Right here, right here.
6 That's objectionable there. And I'd like to know
7 what this distance is here? What is this
8 distance right here and what is this distance
9 here?

07:07:01 10 MR. BYRUM: Excuse me. I think we're
11 going --

12 MR. LaGRO: With all due respect, I really
13 was concerned primarily about the situation where
14 there may be more than one house behind.

15 MR. STARYKOWICZ: Well, there is right here.

16 MR. LaGRO: About one and a half, okay.
17 Thank you.

18 Anyone else? I thought I had seen
19 one more hand. No? Thank you.

07:07:33 20 MR. NELSON: I got to come back up in case
21 you still had questions.

22 CHAIRWOMAN REIN: Phil, did you have a
23 follow-up comment or question based on what you
24 just heard in answer to your question? I have

1 some related to that, but I don't want to
2 interrupt your --

3 MR. LaGRO: Well, are you the person to talk
4 with specifically about lots and their locations
5 and --

6 MR. NELSON: I did the land plan. So you
7 can start with me and I will try to answer the
8 best I can.

9 MR. LaGRO: I know it may be difficult to
07:08:14 10 see individual lot numbers, but this goes back to
11 my original concern or question about the
12 alignment of lots in Hawthorn Hills with lots in
13 the existing subdivisions to the north and south.
14 And, well, this isn't really a question, I guess.
15 It's just a concern.

16 CHAIRWOMAN REIN: That's okay. You can --

17 MR. LaGRO: Okay. The concern, for example,
18 with regard to -- well, the first observation
19 would be my thought to delete -- and this is with
07:08:50 20 respect to the Hawthorn Hills subdivision. The
21 thought to delete specifically Lot 16 and enlarge
22 and line up Lots 15 and 16 behind Countryside
23 Meadows lots that are directly behind them.

24 The other observation is that the

1 consideration to delete Lot No. 9 and line up Lot
2 No. 10 directly in line with the Countryside
3 Meadows lot directly behind it, which I think the
4 gentleman was just speaking to, and either
5 increase the buffer on the north side of Lot 10
6 slightly or enlarge Lot No. 11 and bring it to
7 the north to take the greatest advantage of that
8 space there.

9 The other observation -- and this
07:09:53 10 is all in the interest of aligning lots around
11 the perimeter. I think it concerns eight or nine
12 in total. The other observation is to delete an
13 interior rectangular lot, for example, Lot 40 on
14 the east side of Street E and fan out the
15 remaining Lots 41 through 46 to line up with the
16 Hawthorn Woods Country Club lots and Hawthorn
17 Hills. And just a general question about the odd
18 relationship of Lot No. 49, a very large lot
19 across from three other lots that are
07:10:34 20 perpendicular to it.

21 Another observation is to delete
22 Lot No. 192 and line up Lots 193 and 194 behind
23 Summit Lot No. 19. I believe that was this
24 gentleman's concern here. And then lastly,

1 regarding lots, in the row of Lots 50 through 60,
2 a consideration to delete every other lot between
3 50 and 60 and line up all the other remaining
4 lots size on size with the lots in the Hawthorn
5 Woods Country Club, specifically on Crystal
6 Downs. And I bring that up just -- I think it
7 involves eight or nine lots, but it would seem to
8 resolve those situations where there are two or
9 three or multiple lots behind adjacent lots in
07:11:37 10 existing subdivisions.

11 I guess I would just like to have
12 some kind of a reaction to that or a response.

13 CHAIRWOMAN REIN: I think we actually need a
14 response from the developer. Because the only
15 way we'd be able to move forward with a motion
16 and conditions is to get commitments on changes
17 that we are requesting.

18 MR. TREMULIS: I'm sorry. I stepped out of
19 the room there for just a moment, but it sounds
07:12:07 20 like you're trying to match up lot sizes in the
21 Hawthorn Woods Country Club.

22 MR. LaGRO: Well, as well as The Summit and
23 Countryside Meadows. I think I had a total of
24 eight or nine lots that would bring alignment in

1 various places, that would bring better like,
2 one-on-one alignment, maybe a two-on-one.

3 MR. TREMULIS: I could probably address it
4 this way. We are proposing a PUD. So our plan
5 is really an effort to create something that we
6 think is appropriate for the property, but do it
7 in such a way that we are buffering up
8 surrounding properties with landscaping and some
9 open space. So in order for the PUD to have
07:13:11 10 consistency between the neighborhoods and the
11 product, we are proposing the lots are actually
12 sized specifically for the product. It would
13 look, in my opinion, it would look unusual if we
14 were to put a 40-foot wide house on an 85 or
15 90-foot-wide lot. So what we are really
16 proposing is certainly a more dense plan than
17 what the surrounding property owners may
18 currently live on in terms of Hawthorn Woods
19 Country Club or The Summit or Countryside
07:13:45 20 Meadows, but we are clustering the development.

21 So some of the design precepts that
22 we're adopting for this is we are trying to avoid
23 sprawl. We are trying to provide a compact
24 development. We are also looking to create a

1 very walkable community. Many of those elements
2 we think are unique to a cluster style plan which
3 is what this is. We think it adds a certain
4 amount of differentiation in terms of what the
5 municipality may have seen in the past. So where
6 you're looking for more life like, we're actually
7 intentionally designing a different style of
8 plan. I mean, it's by design creating a cluster
9 and a tighter development.

07:14:32 10 So we are putting 221 lots, 221
11 families into this community in an area that, you
12 know, normally you would see only one per acre.
13 And we really don't have the intention of trying
14 to match up lot for lot. What we have tried to
15 do is minimize the objections from the
16 neighboring property owners by changing design
17 parameters or introducing concepts that the Plan
18 Commission could consider with this new plan and
19 see if that is, in fact, responsive to the points
07:15:04 20 that are being brought up by the public. So we
21 think they are.

22 You know, when specific testimony
23 was provided along the west property line,
24 Mr. and Mrs. Gallagher, you know, came before the

1 Plan Commission and voiced their concerns. So
2 the change we made specifically for them was to
3 increase the size of the buffer adequately enough
4 so that we could really significantly increase
5 the berm and the landscaping. So when Mr. Sagen
6 came up to kind of explain not only their lower
7 walkout level, their first floor level and create
8 an over story with trees that will mature over
9 time, it's really a direct response to the
07:15:51 10 homeowners that are on the west property line.

11 When Mr. Starykowicz came up and
12 offered testimony last time that the three lots,
13 specifically the three that are along Andrew at
14 the north end of the property were situated on
15 something that was consistent with one of the
16 lots in Countryside Meadows, we took that into
17 consideration when we dropped the closest lot to
18 his development and eliminated a side yard to a
19 rear yard condition which, you know, is a pretty
07:16:19 20 significant improvement in the plan. And I think
21 it improvements specifically the lot at Andrew by
22 providing almost 100 feet of open space behind
23 his lot, a lot that he had a concern with, that
24 he and Mrs. Starykowicz had a concern with last

1 time.

2 And specifically Mr. Osman on the
3 south end of the property, you know, his house is
4 tilted at a 45-degree angle. So in viewing his
5 lot in particular, we didn't view the three lots
6 adjacent to his property as really the issue
7 because his north property is his garage and
8 driveway, which actually abuts the south property
9 line for our property. So there's a service door
07:17:00 10 on that side of the house with a nine-light
11 window. But there are no other windows on the
12 first floor. It's just a garage door.

13 So when we looked at the
14 positioning of that home relative to the three
15 lots, the only time he actually looks at those
16 homes is when he is going in and out of the
17 service door, backing his car out of his garage.
18 So one of the potential opportunities which we
19 had discussed was even providing additional
07:17:29 20 landscaping on his side lot line adjacent to
21 ours, but on his lot if he was looking for more
22 evergreens or more trees. So we offered that.
23 And it was something that I think Mr. Osman was
24 interested in at the time, but not Mrs. Osman.

1 So there was some disagreement between the two of
2 them.

3 And then the issue was more about
4 views out the back of the house. So today the
5 house does not have a patio on the back of it.
6 But we said if somebody were to build a patio on
7 the back of that house and we could create long
8 views for you, long views being two to 300 feet
9 beyond the property line and over water, that

07:18:10 10 that would in fact be an amenity that would
11 benefit you and any future homeowner that would
12 be living in that house. And his next-door
13 neighbor also attended that meeting. So the
14 discussion was had with both of them.

15 So the revision or the modification
16 that's shown on the plan, this plan actually
17 introduces a water feature behind two lots
18 directly -- actually, yeah, two lots directly in
19 The Summit. And then Mr. Osman's house, which we
07:18:43 20 have actually enhanced the view off the rear of
21 his home by creating long views up into the
22 community across water. So the -- you know, he
23 is on a corner lot and there has to be a rear
24 yard for every corner lot. His corner rear yard

1 is adjacent to our property. So there are in
2 fact three lots separated by, of course, the
3 buffer area and some enhanced landscaping. But
4 given that his home is actually canted at a
5 45-degree angle on his lot, his rear yard, from
6 our perspective, at least from my perspective in
7 terms of how we view this, is towards the
8 northwest. So we tried to create a view for him
9 that was kind of, you know, enhanced. So when
07:19:33 10 sitting at his dining room table, when looking
11 out his dining room, it's actually on the south
12 side of the house farthest from the garage side
13 of the house. So from a formal dining
14 standpoint, when you look directly out the back
15 of his dining room window, in fact, you'd be
16 looking over a good deal of open space and some
17 open water.

18 So we tried to address that issue
19 specifically for his lot. Made the adjustments.

07:19:58 20 The Manhard guys redid the stormwater management
21 plan to introduce water along the south property
22 line instead of having it up inside the community
23 to create what we thought was a significant
24 benefit. We think that open water, in our

1 experience, that generally creates a lot premium
2 of some kind. And since we are proposing it is
3 permanent open space subject to a village
4 easement for stormwater management, it's not
5 going to change. And consequently, we think it's
6 a significant improvement for all three of those
7 property owners there on the south end of the
8 property.

9 And just specifically with regards
07:20:37 10 to, again, matching up, our approach is different
11 and we think it's appropriate for the product we
12 are offering. And I think the community will
13 look great. The front yard setback opportunity,
14 we can certainly come up with a scheme for
15 implementing something like that, if that's
16 something the village is interested in.

17 CHAIRWOMAN REIN: Mr. Tremulis, I for one
18 appreciate some of the suggested changes that
19 were offered tonight that we could consider as
07:21:03 20 conditions when we make a motion. But I did also
21 come in with some of the same concerns that
22 Mr. LaGro did. And I appreciate some of the
23 ideas that he had about certain lots. Some of
24 them were different than mine, but it stimulated

1 another idea.

2 I heard -- I don't know if it was
3 Mr. Nelson or yourself say that it would be
4 perhaps awkward to take 40-foot wide houses and
5 put it on an 80-foot wide lot. And I certainly
6 understand some of the benefits and features of
7 the community that you are proposing as you have
8 stated them. However, I am wondering if we
9 tweaked Bill's suggestion a little bit and if it
07:21:52 10 was instead of lot -- deleting Lot 16, if Lot 15
11 was deleted and Lots 17 and 16 were spread a
12 little bit, you could just have more of the green
13 space to the east of Lot 16. You wouldn't have
14 to have an 80-foot -- 85-foot wide lot. You
15 could just increase the green space a little bit.
16 I think that would look fairly normal and create
17 another sight line. It would also create an
18 advantage when you are driving by on what is to
19 me your main road in a subdivision after you pass
07:22:31 20 your linear park and you're going into the
21 neighborhood on this main road, you would see all
22 lots that appear bigger and more similar to the
23 traditional Hawthorn Woods lots. This is the
24 area closest to the commercial property and it is

1 on your main road where I think these houses
2 would be seen the most.

3 So I would -- three proposals to
4 make. That it's Lot 15 that be removed and 17
5 and 16 spread a bit. Also, consideration of
6 removing Lot 9. And, again, reconsidering
7 removal of 192, 193 or 194 and --

8 MR. TREMULIS: Yeah. I can't actually see
9 the numbers on those, so -- but I will try to
07:23:17 10 answer a couple questions relative to the
11 entrance road because I think those are -- they
12 look oversized.

13 The one thing I'd like to kind of
14 remind the Plan Commission is we're dealing with
15 a site that has rolling topography. The entrance
16 road coming in off of Midlothian actually rises
17 fairly significantly into the property. So the
18 reason those lots are oversized or they appear
19 oversized is to allow for grade, grading. So
07:23:49 20 where the top of foundation and/or a side reveal
21 is there is to allow for a four foot or six foot
22 grade differential and a transition from where
23 the foundation is to the sidewalk, proposed
24 sidewalk. So we actually want to leave that area

1 as green space, open space and landscaped and try
2 to avoid putting in retaining walls as we are
3 entering into the community.

4 So those are, in essence, they look
5 oversized and they look like they could
6 accommodate a larger product. But in reality,
7 we're trying to maintain green space and use
8 natural transitions by using grades that are
9 attainable by the homeowner instead of
07:24:38 10 introducing retaining walls.

11 CHAIRWOMAN REIN: So if it's Lot 15 --

12 MR. TREMULIS: Again, I'm not actually
13 sure --

14 CHAIRWOMAN REIN: Or Mr. Nelson, can you
15 show him where Lot No. 15 is?

16 MR. NELSON: I don't have the lot numbers
17 either. It starts here. So you're talking about
18 that one?

19 CHAIRWOMAN REIN: Right. So if that were
07:25:02 20 eliminated and if the two to the left of it were
21 widened just a bit, you'd still have the green
22 space feature to the right of that pair and it
23 would just be a wider green space feature. But
24 it would serve to align two houses with two

1 houses.

2 MR. TREMULIS: I guess I'm not buying into
3 the aligning with adjoining properties based on
4 the concept plan that we're presenting because of
5 the PUD nature of the plan and kind of the
6 clustering approach that we're going with. So
7 it's not that the homes are worth significantly
8 less than what's in the adjoining properties. I
9 really don't think that's the issue at all if
07:25:45 10 that's what's raising the concern. Because I
11 think they will in many instances actually sell
12 at a premium.

13 CHAIRWOMAN REIN: A gentleman in the back
14 asked if you could repeat your last sentence.

15 MR. TREMULIS: I'm not sure I am
16 understanding the objection. Because in many
17 communities throughout Chicago, you have more
18 than one lot behind an existing home. It's not
19 uncommon. So if the concern is about housing
07:26:10 20 values, we actually think our housing values are
21 comparable to what is available around the
22 perimeter of the property today. And,
23 consequently, from a value perspective, we're
24 thinking we're fitting in nicely with the

1 community overall. So --

2 CHAIRWOMAN REIN: I don't think it is about
3 values. At least that's not my point. And
4 knowing Mr. LaGro for years, I'm not sure it's
5 his either. Because we have seen the values and
6 realize they are substantial. I know you
7 mentioned that in other communities in Chicago
8 this typically isn't an issue. It tends to be
9 here, though, which is why we're raising it. By
07:26:48 10 tradition, it has been here and we don't have a
11 ton of PUDs besides the country club where the
12 density tends to increase adjacent to another
13 parcel that's already developed. So that's why
14 it's a hot point for us.

15 MR. TREMULIS: Sure. And those are
16 certainly conditions you could put into a motion
17 if that was something that you thought was
18 important to do. But again, the proposal is for
19 a true PUD, not a hybrid PUD. So the planning
07:27:26 20 tenets that we have kind of included in the plan
21 are it's a true PUD. So that's kind of our
22 proposal before you today.

23 CHAIRWOMAN REIN: Can you define that for
24 me? By a true PUD, are you meaning a PUD with no

1 changes at all to what you have proposed?

2 MR. TREMULIS: No. I just mean that the
3 idea of trying to align lot sizes with the
4 adjoining properties is -- wasn't part of our
5 thought process in terms of designing the plan.
6 It was to cluster the lots, tailor the lots to
7 fit the product, and to include a significant
8 open space buffer around the entire development
9 to provide separation. Truly an amenity that
07:28:10 10 benefits not just internally to the community,
11 but around the balance of the outside of the
12 community.

13 I realize it's unique and I don't
14 know if there is enough appreciation for the
15 buffer and the landscaping that's proposed. But
16 since -- in order to look at a PUD in Hawthorn
17 Woods, you have to have a significant amount of
18 open space. That open space is a critical
19 element of the plan. So we need to keep that and
07:28:41 20 kind of rely on the buffering, on the open space
21 as a public benefit, as part of what you would
22 look for in terms of your findings of fact for
23 the qualification of a PUD.

24 And the fact that it, in fact --

1 and the fact is that we don't have any lots that
2 actually abut any property around our perimeter.
3 As a unique feature of the plan, it's something
4 we think is desirable from a planning perspective
5 with all due respect to, you know, maybe
6 tradition in the village. But it's -- I'm much
7 more accustomed looking at a PUD as a holistic
8 plan rather than trying to match it up with lot
9 sizes around the perimeter. Because we wouldn't
07:29:24 10 necessarily do that even if it was townhomes
11 around the perimeter.

12 We felt that our plan was specific
13 for creating a lifestyle or a look and feel that
14 we think is going to be desirable from a consumer
15 standpoint.

16 CHAIRWOMAN REIN: Okay. Mr. LaGro, did you
17 have any follow-up comments on this?

18 MR. LaGRO: Well, I'm left wondering what's
19 the difference between a true and a hybrid PUD?

07:29:48 20 MR. TREMULIS: I coined the phrase hybrid.
21 When you're trying to, in essence, match up with
22 the adjacent properties. That would be a
23 straight zoning application, in essence, if it
24 was one-for-one. Ours is a PUD. And we look at

1 this as a transitional property.

2 So The Summit is an R2-zoned
3 property. The Countryside Meadows is an R1
4 property. We are an R1-PUD. We are transitional
5 between the R2 and the R1. We have open space as
6 a major component in our plan. You won't see
7 that in either Countryside Meadows or in The
8 Summit. Neither one of those have park spaces.
9 Neither one of those are designed with either
07:30:39 10 passive or active play. So the components that
11 are included in our plan, we think, are unique
12 and create a PUD.

13 So we are not looking to create a
14 hybrid, as I will call it, where we are creating
15 R1 lots or R2 lots adjacent to R2 lots. We are
16 actually creating a PUD which has its own design
17 parameters, specifies the four unique villages
18 within the property that we are creating,
19 satisfies four different consumer groups in the
07:31:16 20 process of creating those four neighborhoods with
21 unique lot sizes, unique design criteria, and it
22 falls under your PUD.

23 So when you look at findings of
24 fact, the question is whether or not this

1 qualifies as a PUD more so than a straight zoning
2 application.

3 MR. BYRUM: Peter, could I try my hand at
4 something? If I might follow up a little bit on
5 Peter's explanation. You know, with a PUD, you
6 hire a land planner. Somebody who's used to
7 laying out communities, laying out common areas,
8 laying out where berms are going to be, where
9 lakes are. There's a whole lot of symmetry that
07:31:55 10 goes into planning and implementing a PUD. And
11 it all comes together after this is all, you
12 know, put in under a microscope and all the
13 experts look at it and certain layouts are -- and
14 locations for different improvements are decided
15 upon and implemented.

16 Part of it is where do the homes
17 go. Part of it is where do the common areas go.
18 Where do the active amenities, the parks go. In
19 doing that, you allocate spaces for different
07:32:27 20 components of the community, the buildings, the
21 parks, everything. And I think what Peter is
22 trying to say and what I feel is that it's the
23 job of any group who passes on what's good for
24 their community to use their judgment and impose

1 it the way they think it's appropriate. But
2 sometimes in doing it, it's sort of a parochial
3 view in that I'm going to zero in on a couple of
4 things here that I want to have changed. But if
5 they are changed, there is -- it changes a lot
6 about the entire planning process, about the
7 entire land plan. And I think that that's the
8 message we are trying to get across.

9 It's your job to focus on the big
07:33:13 10 picture and on the small picture. But sometimes
11 on the small picture like lining up backs of
12 homes where there's a lot of landscaping and
13 buffers that shouldn't really have an impact on
14 whether that's occurred or not, it does -- when
15 you get into the density or location of homes,
16 that's a consequence that happens. And that -- I
17 think that's what we're talking about when we say
18 a hybrid PUD.

19 A hybrid PUD is taking a PUD as
07:33:41 20 presented and then, you know, fine tuning some
21 components of it.

22 CHAIRWOMAN REIN: Thank you for that
23 clarification, Chuck. Dave?

24 MR. LINDQUIST: I'm just going to beat this

1 horse one more time. I understand the argument.
2 I consider it to be valid about the situation on
3 The Summit at the curve there with the three
4 properties and the single lot on the opposite
5 side. Based on your testimony regarding the
6 orientation and the location of the garage on
7 that home, I do believe that the open space you
8 have provided based on that and the additional
9 buffering will work.

07:34:33 10 I don't -- I'm only looking at one
11 other thing and that is at the curve of Crystal
12 Downs. There's a piece of property in the corner
13 there of the country club that does have, in
14 fact, three homes that back up against it. Aside
15 from the one at The Summit, it's really the only
16 one that has three.

17 CHAIRWOMAN REIN: Dave, could you give us
18 lot numbers on that, please?

19 MR. LINDQUIST: Lot No. 80, for instance.

07:35:14 20 That's a lot. I think that's excessive.

21 MR. MERKEL: Lot 50?

22 MR. LINDQUIST: No. 50, yeah.

23 MR. MERKEL: Actually, Dave, that has five
24 lots against it, right?

1 MR. LaGRO: It's got five or six lots.

2 MR. LINDQUIST: Right. But the back of that
3 home -- I don't know how that home is oriented.
4 I guess I can't speak to it.

5 MR. MERKEL: It's on a 45.

6 MR. LINDQUIST: But there's some valid open
7 space in the corner there, too. So even though
8 there are lots along the corner, along the long
9 side of that, it seems like it's less of an issue
07:35:55 10 than the three homes that are immediately to the
11 south of it. There is a narrow open space there
12 already. That narrow open space could be a
13 little bit wider and then we'd only have -- it
14 wouldn't create an alignment. Alignment is not
15 the issue. It's the number of homes that are
16 adjacent to the rear yard of that existing home.
17 It would be reduced from three to two.

18 CHAIRWOMAN REIN: Can you clarify the lot
19 numbers on the PUD, please? Or point to it so
07:36:30 20 that the audience and the developer and we all
21 know which --

22 MR. LINDQUIST: 50, 51 and 52. I am talking
23 about dropping Lot 50. It's one of them that
24 Phil had mentioned.

1 MR. NELSON: As I understand, this is the
2 home you're concerned about and these are the
3 three lots you're concerned about (indicating).

4 MR. LINDQUIST: Yes, that's correct.

5 MR. NELSON: On the aerial, there's a home
6 on there, it fits off of the flag. So it's up in
7 the north end of that lot. It's on a 45-degree
8 angle and its rear yard actually orients to the
9 cul-de-sac. So the home is oriented this way.

07:37:09 10 These houses are substantially removed from that
11 existing home from a sighting standpoint.

12 MR. LINDQUIST: I see that on this plan
13 here. They show up on this aerial.

14 MR. MERKEL: That's five homes, five lots
15 against the home.

16 MR. LINDQUIST: Yeah.

17 CHAIRWOMAN REIN: Jon, while you're at the
18 mike, that same zone, I know this was raised a
19 little bit by Mr. LaGro and it has been raised by
07:37:37 20 our planner, Al Maiden of Rolf Campbell &
21 Associates commented on this on Page 7 of his
22 review. And that is the -- whether or not the
23 shape and the depth of Lots 48 and 49, which are
24 adjacent to the ones we were speaking to, whether

1 those shapes can be modified at all in order to
2 return this -- the greenway back to the 25 foot
3 width. I think that in your original testimony,
4 I think that greenway was 25 feet. Now it's down
5 to 20.

6 MR. NELSON: I believe it may have been
7 on -- I'd have to double-check, to tell you the
8 truth.

9 CHAIRWOMAN REIN: Since we were in that
07:38:22 10 area, I wanted to ask if that is something that
11 could be massaged.

12 MR. NELSON: There's no question this lot
13 here, the corner lot which is a lot deeper can
14 certainly be cut back. I'd have to physically
15 see it, this lot. But if not, certainly these
16 lots can shift and there is room to shift these.
17 So if that five foot is critical, that adjustment
18 can be made.

19 CHAIRWOMAN REIN: I think it would be nice
07:38:50 20 to have it, especially considering Lot 49 is so
21 excessively deep. Even if you shorten 49 and
22 widen 48, you know, 48 gets shortened and widened
23 a little bit, I don't even know if that's an
24 option. But then they aren't -- you're not

1 changing the overall size of 48 so much if that --

2 MR. NELSON: Which one's which?

3 CHAIRWOMAN REIN: 48 is the smaller one.

4 MR. NELSON: Up to the top of it?

5 CHAIRWOMAN REIN: Yeah.

6 MR. NELSON: 49's the corner lot?

7 CHAIRWOMAN REIN: Yeah. 49 is the really
8 long rectangle.

9 MR. NELSON: Part of that has to do with the
07:39:19 10 fact that where this bulb comes in to the --
11 right here, and how it effects the front yard
12 setback. There is a limit to how far forward
13 this house can go. But there is room, don't get
14 me wrong. So we can massage that detail.
15 Certainly.

16 CHAIRWOMAN REIN: That's what I wanted to
17 know. Thank you. I have one more question that
18 relates to planning, but I think it might be a
19 question for Mr. Byrum. Chuck, I believe in your
07:39:49 20 testimony on the 28th, you requested a departure
21 for the minimum size of homes in Neighborhood 4.
22 But -- and they were below our threshold of
23 1700 square feet for a single-story, for example.
24 But I --

1 I'm thinking that the record should
2 reflect that indeed you would agree to a minimum
3 of 1700 square feet for a one-story home and a
4 minimum of 2200 square feet for a two-story home
5 in Neighborhood 4, those ranch products; is that
6 correct?

7 MR. TREMULIS: The product size does in fact
8 go down to that small. But I think as part of
9 our original proposal, we also indicated that
07:40:44 10 almost all of those homes have the opportunity to
11 be expanded anywhere from 300 to 600 additional
12 square feet. Those are optional spaces that we
13 are proposing to make available to homeowners who
14 want to add that space.

15 I think the home is 26 feet short
16 of 1700 square feet. So it's like, 1675. So we
17 wouldn't necessarily propose to modify the plan
18 at this point. It's just requesting a deviation
19 to allow that model to stay in the mix.

07:41:24 20 CHAIRWOMAN REIN: Then I guess I would need
21 clarification from staff. Because when I
22 questioned staff on it, I got a different take on
23 the --

24 MS. LOBAITO: Yes. This is one item that

1 staff recommends that the village code be
2 honored. That this request not be granted. That
3 it be 1700 square feet for a single-story and
4 2200 square feet for a two-story.

5 CHAIRWOMAN REIN: Okay. So even -- you read
6 into the record the departure he was requesting,
7 but --

8 MS. LOBAITO: Uhm-uhm.

9 CHAIRWOMAN REIN: My bad. I didn't
07:41:51 10 understand how it worked. But, thank you.

11 MR. BYRUM: All part of the process.

12 CHAIRWOMAN REIN: Does anybody have any
13 other building planning requirements to discuss
14 in the residential portion of the plan?

15 MR. MERKEL: I have one. One, guys, thank
16 you. I commend you for some of the changes that
17 we heard at the last open forum here. I like
18 what we did on the west side near the country
19 club, where we took the buffer from 25 to 40 feet
07:42:22 20 and you pulled the bulbs of the cul-de-sac back.
21 I think that's a positive thing.

22 My question is -- and a couple of
23 the other -- the rest of the border is all
24 25 feet.

1 AUDIENCE MEMBER: Microphone, please?

2 MR. MERKEL: You need me to repeat the whole
3 thing? Or did you already hear that?

4 My question is one, I commended the
5 gentlemen from Pulte listening to what we heard
6 the last public forum. One on the west side near
7 the country club where they pulled the buffer
8 back from 25 feet to 40 feet. I think that's a
9 good thing. And the two cul-de-sac bulbs,
07:43:04 10 pulling those back in.

11 My question to them is that buffer
12 of 40 feet, can we do that in other areas of
13 question? And the one I'm going to bring up is
14 on Street A, as several of my planning commission
15 colleagues mentioned, Lot 9, we eliminate Lot 9.
16 Can the whole Street A be canted south? It looks
17 like there's room there to give more buffer
18 between Countryside Meadows and the new
19 development.

07:43:35 20 MR. TREMULIS: This street right here?

21 MR. MERKEL: Yes.

22 MR. TREMULIS: Well, as we may have advised
23 previously, this particular wetland is a Lake
24 County wetland. So we can't really move it.

1 MR. MERKEL: I'm not saying move it. You're
2 still -- based on the plan I see, I can't tell.
3 There's no dimensions on here. But there's still
4 a pretty good gap to the wetland from Lot 6, 7
5 and 8.

6 MR. TREMULIS: Well, it's -- again, the
7 grade is low at the retail, low here. And then
8 we're coming up a hill here. So these lots are
9 actually high. So in order to put the detention
07:44:14 10 in, in these spaces here which kind of perch a
11 little bit above the wetlands -- because we have
12 to have positive drainage -- these are lookout,
13 walk-out homes already. So we kind of think
14 that's a desirable feature of the plan because
15 these homes have a southwest exposure. Almost
16 all of them do. Which also gives you the
17 opportunity to look over this kind of central
18 feature which, at our prior meeting, was a
19 significant open space benefit because it
07:44:46 20 encompasses almost 12 to 15 acres of open space,
21 12 acres of open space. So these homes are in
22 essence probably some of the very best lots in
23 the plan.

24 MR. MERKEL: I'm not saying do anything with

1 the lots. I'm just saying cant Street A down a
2 little bit. You pick up ten feet, that increases
3 the buffer significantly to the north.

4 MR. TREMULIS: Not sure we can fit it
5 because I know there is critical dimensions in
6 here for stormwater management and detention.
7 But, certainly, it's something we can look at. I
8 mean, it's an engineering question. It's more of
9 an engineering question than it is a planning
07:45:27 10 question because of constraints on grade and
11 stormwater management. But it's certainly -- we
12 can certainly look at it.

13 MR. MERKEL: Another question or comment is
14 on Street H. Of all the changes in the beginning
15 of the discussion, we took out four total lots;
16 is that correct?

17 MR. TREMULIS: From 225 down to 221, yes.

18 MR. MERKEL: Four total lots. But, yet, in
19 the densest area of the development, we added
07:45:55 20 lots which is in N-4.

21 MR. TREMULIS: We swapped lots between N-3
22 and N-4. So N-4 grew in terms of total number of
23 lots. N-3 dropped in terms of total number of
24 lots.

1 MR. MERKEL: And I'm going to echo what
2 Commissioner Lindquist said. I think Street H is
3 way too long, too monotonous. You know, we talk
4 about -- I will talk about the landscaping here
5 in a minute with Mr. Sagen. But is there any
6 opportunity there to do something different to
7 Street H? Either eliminate lots. Just a long
8 street of houses altogether.

9 MR. TREMULIS: Right through here?

07:46:32 10 MR. MERKEL: Yes.

11 MR. TREMULIS: Well, our thought was that
12 those homes, at least from a plan perspective,
13 there are no objectors in that -- around that
14 neighborhood to the south. So it backs to what I
15 would consider to be permanent open space. So
16 from that perspective --

17 MR. MERKEL: I agree to that. I'm looking
18 to the west. And, again, to put your pointer all
19 the way to the west of the property, that is the
07:47:01 20 highest spot on the property, correct?

21 MR. TREMULIS: Right. So --

22 MR. MERKEL: If I'm sitting in one of those
23 houses looking down at those sea of roofs
24 straight down right in a row, that's an issue,

1 I'm guessing.

2 MR. TREMULIS: Well, it's a unique condition
3 for sure. So, in essence, the southern end of
4 the property in here, the grades are almost the
5 same. Maybe one or two foot difference from a
6 first floor to first floor elevation.

7 As you go north, and especially
8 right here behind Mr. Gallagher's house where he
9 has a lower walkout level, this area's a good,
07:47:41 10 you know, eight foot higher than the existing
11 property grade. So it does transition from north
12 to south. There is very little grade
13 differential at the southwest corner of the
14 property and there's more grade differential at
15 the northwest corner of the property.

16 So what we decided to do here was
17 to create parody for all these property owners on
18 the west side. We could have staggered the
19 subdivision. We talked about doing a 40 and a
07:48:13 20 25. But we said, you know, let's try to make it
21 consistent. Let's do as much berming and
22 landscaping in here as we could. So the berm
23 that, you know, Jon and Greg alluded to is a
24 six-foot berm continuous; but in some areas, it

1 goes up to 10 to 12 feet in height. And there is
2 a detail in your plan set that actually has one-
3 foot contours added for emphasis to show what the
4 actual height of those berms are. And maybe I
5 can navigate.

6 MR. MERKEL: There's one question, if you go
7 back to where you were. The comment on the west
8 side of the property north to south, if this is
9 correct, I'm not a topographical engineer, but it
07:48:58 10 looks like it's one foot difference from the
11 bottom of the property to the top of the
12 property. So I don't know if that's a
13 significant transition.

14 MR. TREMULIS: Well, I'm talking about we
15 have some additional -- maybe there's a couple of
16 exhibits that we have been using for reference
17 purposes that actually have the top of foundation
18 shown for these homes as well as their walkout
19 floor level. And those are the differences that
07:49:34 20 I'm referring to.

21 When you take a look at the walkout
22 lower level, which these homes have here, these
23 are walkouts. These are lookouts. And then I
24 think this last lot just southwest of the

1 property is a standard basement lot. That's the
2 grade differential that I'm referring to. So
3 Tournament Drive goes up in elevation. The
4 property lines stay relatively the same, but the
5 grade transition was made up through these homes.
6 So the homes at the south end, I think the very
7 last one is a standard basement lot. Then they
8 go lookout, lookout, lookout, walkout, walkout,
9 walkout. And the walkout elevations, by
07:50:17 10 necessity, are eight foot higher than our
11 property line. So we are trying to address the
12 kind of unique conditions that we found,
13 specifically up in here.

14 And if you look at this cul-de-sac,
15 there's two lots on this cul-de-sac that back up
16 to these two lots. There is one lot here. So we
17 specifically tried to address Mr. Gallagher's
18 concerns by designing this in such a way that
19 there is really only one lot. And I don't want
07:50:45 20 to be a hypocrite here, but we went ahead and one
21 lot to one lot in this location to try to address
22 his concerns specifically. So -- and again,
23 berming, landscaping, enhanced landscaping with
24 evergreens and what will eventually be an upper

1 story of trees that will certainly help.

2 Now, these are the two-story homes.

3 These are the ranch homes. So -- and these
4 aren't truly ranch homes. These homes actually
5 allow for a second floor living space anywhere
6 from 300 to 600 square feet. So most of them
7 will have what I would consider to be a two-story
8 ridge line, even though they start out as

9 ranches. The homeowner can option those second
07:51:33 10 floor spaces and most do. And, in fact, if you
11 want to walk one of the models that we are
12 proposing to build in this community, it was just
13 recently finished as a model in the Del Webb
14 community in Mundelein. And it's open five,
15 six days a week. I'd recommend visiting that
16 house if you actually have some concerns about
17 design. It shows extremely well. It has the
18 bonus spaces in the second floor living area.

19 We expect that that will be a

07:52:05 20 routine option that we will be selling in the
21 bulk of these homes. It's proven itself to be a
22 customer kind of inspired design that we think is
23 going to be a high-take rate on an option. So
24 this neighborhood probably will look -- there

1 will be certainly some ranch homes in there, but
2 my guess is more than 50 percent of these homes
3 will have the optional second story space built
4 within the roof line. And you will have, you
5 know, roof lines that are going to be different
6 by a significant amount.

7 So a variation is an important
8 consideration. And I think it means looking at
9 each house plan and understanding what its
07:52:51 10 expandability does to the neighborhood to help
11 reduce concerns about monotony. So -- but in
12 spite of that, in spite of the fact that the
13 homes have the ability to be expanded to a
14 two-story ridge line, we felt that these homes,
15 these lots were fairly monotonous. And their
16 orientation in their lineup, we felt it was
17 important to come up with a little bit of a
18 variation here. And specifically because the
19 elevation is higher.

07:53:23 20 Around the other perimeter of the
21 site, we don't really have that. This is unique.
22 So this separation we thought merited going to a
23 40-foot separation and berming and landscaping to
24 address their concerns. We have relative parody

1 on elevation around the balance of the site.

2 CHAIRWOMAN REIN: Jim, did you get your
3 question answered?

4 MR. MERKEL: Yes.

5 CHAIRWOMAN REIN: Peter, you may want to
6 stay there. I don't know if this is a question
7 for you or Mr. Nelson. I have two land planning
8 comments related to the commercial site.

9 MR. TREMULIS: Okay. I will probably answer
07:54:00 10 that.

11 CHAIRWOMAN REIN: My first is I would like
12 to request an increase in the setbacks on Gilmer
13 and Midlothian from the current 50 feet to
14 75 feet. And I will tell you the reasons why.
15 First of all, I know there's already -- you have
16 already accounted for intersection improvements
17 that you think might happen in the next two,
18 three years or however long that takes. But I'm
19 concerned more with what I would call long-range
07:54:27 20 improvements to those roads where they may be
21 slated for widening within their right-of-ways,
22 which would bring ultimately the traffic closer
23 even to the buildings than it might be when the
24 commercial site is built out.

1 I know as Commissioners, we have
2 commented in the past on another development in
3 this village called the Hawthorn Commons where
4 our current small business park near Midlothian
5 and Old McHenry. And that being our first
6 experience with this or even predating some of us
7 here, it was hard to visualize with the plat how
8 close some of those buildings would be to the
9 busy road.

07:55:11 10 And the one that sits closest that
11 I can think of is the Hertel Insurance building
12 which sits on Midlothian Road and is currently
13 50 feet from the right-of-way. And even at the
14 current width of the road before any long-range
15 widening could occur, to me, and to some of us
16 others from time to time, we have commented that
17 it appears too tight. And I'm thinking of myself
18 as a potential customer who might visit your --
19 the commercial site that ultimately somebody
07:55:38 20 builds out as you sell it to a future developer.
21 And I'm thinking if -- I'm picturing myself
22 sitting on the balcony of one of those corner
23 buildings having a bite to eat or whatever. To
24 me, aesthetically that traffic would feel a bit

1 too close at 50 feet for that to be an enjoyable
2 experience. So I'm wondering what your response
3 is to moving that to 75.

4 MR. TREMULIS: Well, it's a new request.
5 Something we hadn't considered in the past. It
6 would certainly affect how much buildable space
7 we could put on the property. We kind of
8 consciously decided on 50 based upon other
9 commercial sites that are out there, based upon
07:56:23 10 our land planner and the work that we have done
11 with that.

12 If there were really identifiable
13 improvements or future right-of-way requirements
14 that either IDOT or Lake County Highway
15 Department were going to require, that would be
16 something we would want to consider. But in
17 talking it over with both jurisdictions, the
18 50-foot setback at the moment, given that we're
19 making dedications to both public entities as
07:56:59 20 part of our development, seems to be something
21 that they're both believing is not inappropriate,
22 I guess, from a setback perspective.

23 But if we had some specific plan to
24 address that, I guess it would be something we

1 would need to look at. I'm not -- I mean, it's --
2 I think we tried to do that homework up front
3 when we designed the commercial site and, you
4 know.

5 CHAIRWOMAN REIN: I don't know if, Al, if it
6 was in your comments or one of our experts can
7 help me out here. I thought there was something
8 written in where the ponds that currently or the
9 water feature that sits out front -- so if those
07:57:37 10 buildings are sitting back 50 feet, which it's
11 the water feature which makes it look very nice,
12 that that would be too close to the right-of-way.
13 Which of you --

14 MR. TREMULIS: Yeah. Actually, there is a
15 requirement, IDOT requirement. You have to be
16 ten foot back from the edge of the right-of-way
17 with a flat area.

18 CHAIRWOMAN REIN: So wouldn't that
19 conceivably require the whole thing to be pushed
07:57:59 20 back?

21 MR. TREMULIS: No, because I actually think
22 we designed to that standard already with our
23 stormwater. And, again, that's a conceptual
24 plan. It's a conceptual stormwater plan. So we

1 are actually -- I guess I would say when a
2 proposal comes in, it's a PUD. So whoever the
3 developer's going to be for that PUD is going to
4 have to meet some performance standards. The
5 50/50, 50-foot on each we think is reasonable.
6 But if there's an engineering reason why that
7 would have to change with a specific proposal in
8 a PUD, the village would have the ability to make
9 some reasonable adjustments for that.

07:58:42 10 So, again, it's a PUD. So they
11 have to come back for appearance review. They
12 have to come back for site plan review. All of
13 those elements have to come back for review. The
14 reason we think 50 is advisable is because it
15 gives you the most gross leasable area for the
16 site, we think, with a reasonable setback. So --
17 but again, it's all subject to future review for
18 a specific plan that a developer has to bring
19 back in front of you.

07:59:13 20 CHAIRWOMAN REIN: And to that point, my
21 second question or comment, I guess, for the
22 record regarding the commercial site is because
23 it is subject to a PUD, a future PUD, on Page 7
24 of Al's comments in the Rolf Campbell Associates

1 review, it indicated that the commercial site
2 should only need one departure, not the three
3 that have been requested. The concept plan as
4 shown for the commercial area already meets floor
5 area ratio and impervious surface requirements.
6 The only departure, therefore, that would need to
7 be requested would be whether it's 50 feet or 75
8 would be the setback.

9 MR. TREMULIS: Yeah. So what we did was
07:59:57 10 created this plan that you see above you. And
11 it's again, just a modification of the concept
12 plan that we all looked at last time. But this
13 actually provides -- and there's varying
14 opinions, I know. The Plan Commission and others
15 have differing opinions. But we showed a two-
16 story elevation for these buildings.

17 So this particular site plan has
18 the assumption of those two buildings along the
19 frontage being built out as two stories. So it
08:00:28 20 increases the gross leasable area of the site to
21 54,000 gross lease -- 54,000 square feet. Which
22 then changes the calculations on the right side
23 which are those that, you know, are part of the
24 departures we're asking for. This particular

1 site plan then goes up to a 60 percent lot
2 coverage ratio instead of 50 percent.

3 So if you do build out the second
4 floor, you're well into the variation of the
5 departure that we are asking for. I think we
6 asked to go up to 80, but this is at 60. The
7 requirement's at 50. So we are trying to
8 illustrate that it's possible to certainly go
9 well beyond what's currently in your code.

08:01:21 10 CHAIRWOMAN REIN: I guess I'm just concerned
11 for the Commissioners. And what I'm getting at
12 here is I don't want to invest in anything like
13 departures that may not be needed.

14 MR. TREMULIS: All we're asking for is a
15 concept plan approval. We're not looking -- what
16 we think the concept plan does for the village is
17 it does help in marketing the site. It does help
18 illustrate a buildable plan. But it doesn't mean
19 you guys can't pull a building permit. It's got
08:01:50 20 to come back for PUD approval.

21 So, again, those are conditions you
22 can put on the plan as a recommendation. But we
23 think we're designing to what I would consider to
24 be industry standard practices with no

1 constraints relative to future dedications for
2 right-of-way. And I really don't want to give up
3 another 25 feet of what I consider to be
4 buildable space that would impact parking,
5 building setbacks. It would shrink the size of
6 the development. It would certainly hurt its
7 marketing value from the plan that we are
8 proposing. And it may also affect our ability to
9 attract the proper developer for this if the
08:02:28 10 project shrinks too much.

11 Because we have heard the other
12 comment, too, that you don't want the project too
13 small. We have been asked to increase the size
14 of the retail and get it over six acres, which it
15 is. So that we have as much to offer the market
16 to create something meaningful for the village as
17 it relates to fiscal impact studies, tax
18 revenues, employment base, lifestyle. So we are
19 trying to illustrate that it can be a substantial
08:03:01 20 development if reasonable setbacks are allowed.

21 CHAIRWOMAN REIN: Al, based on his response
22 with that modified plan, is there anything else
23 you want to clarify for me that you think I'm
24 confused on?

1 MR. MAIDEN: I'm sorry, I don't think I have
2 seen this plan.

3 MR. TREMULIS: No, you haven't. We haven't
4 even submitted it. It's in our deck tonight in
5 case there were questions about it. But we
6 hadn't submitted it. So you can disregard it if
7 you choose to.

8 But the intent is to illustrate
9 what happens when you do build out the second
08:03:35 10 floor of the building because we showed you that
11 the first time and we wanted to make sure we're
12 setting the record straight.

13 MR. MAIDEN: And I think talking to the
14 village attorney, there are -- we can address
15 this in the PUD agreement if this is something
16 that goes to 60 percent.

17 CHAIRWOMAN REIN: Your mike's not on.

18 MR. MAIDEN: Talking to the village
19 attorney, there's ways we can address this in the
08:04:00 20 PUD agreement. As Mr. Tremulis indicates that
21 they're going to have to come back. And then, I
22 agree with you. I don't think we want to grant
23 departures that they don't need. But if this is
24 something at the 60 percent level, we can take a

1 look at it. Maybe that's a condition the Plan
2 Commission wants to consider. And I'm sure you
3 want to see as much commercial as you can within
4 the character of the community because it's
5 something that helps your tax base. But again, I
6 don't think we need to go beyond whatever those
7 departures are.

8 CHAIRWOMAN REIN: Okay. Gentlemen, we can
9 move on to landscaping questions, unless you have
08:04:43 10 something else that relates to land planning.

11 Okay, would one of you like to
12 begin?

13 MR. TREMULIS: Can I turn it over to Greg?
14 Because he's much more eloquent than I am.

15 CHAIRWOMAN REIN: Yes. Thank you, Peter.
16 Do any of you -- I have some land.

17 MR. MERKEL: I can start.

18 CHAIRWOMAN REIN: Go ahead, Jim. All right,
19 looks like I'm starting, Greg. Now, I've got to
08:05:14 20 find the right stack of papers here. Okay,
21 beginning with L102 on our landscape blueprints
22 package. First of all, before I ask your opinion
23 on some of these things, I just want to
24 compliment you on the revisions that were brought

1 forward this evening in response to not only our
2 questions last time, but the audience's
3 questions. I for one am really excited about the
4 enhancements in the landscaping plan and how it
5 provides better buffering and beauty for the --
6 not only the existing residents, but those who
7 might choose to live in this subdivision. So
8 thank you for the time you took to offer those
9 revisions.

08:06:08 10 MR. SAGEN: Thank you.

11 CHAIRWOMAN REIN: I have just a few more
12 other ideas, if I might, to suggest. So on L102,
13 the areas to the left and the right of the
14 existing wetland where you got some tree lines
15 here, so it would be just south of Lots 172, 173,
16 and even another, I guess, the water feature that
17 Peter spoke about a minute ago that's behind
18 Mr. Ahmed's house --

19 MR. SAGEN: South of 172?

08:06:42 20 CHAIRWOMAN REIN: 172 and 173.

21 MR. SAGEN: Okay. That's right up in this
22 area here (indicating).

23 CHAIRWOMAN REIN: There and on the other
24 side of the wetland. I was just wondering if

1 some more evergreens could be introduced there.
2 Just, you know, when I look at the number of
3 houses there versus backing up to the houses in
4 The Summit, even though there is the open space,
5 I just thought it might buffer them not just from
6 what's directly behind them -- because you have
7 done a good job of making bigger lots directly
8 behind them in some cases -- but it's just as
9 they look further through and see the density of
08:07:20 10 the housing beyond that.

11 MR. SAGEN: Okay. We did make a conscious
12 decision to keep the plantings south of the basin
13 lighter and more open to afford the views of our
14 neighbors to the south across the amenity, the
15 open water and the naturalized basin.

16 CHAIRWOMAN REIN: So that was perhaps
17 discussed with them or that was in their favor?

18 MR. SAGEN: Mr. Tremulis had the
19 conversations with them. I will let him speak to
08:07:45 20 that.

21 MR. TREMULIS: There were -- I would say
22 generally, the discussion we had with both
23 Mr. Osman and his neighbor were that the longer
24 views were desirable instead of creating a screen

1 against the open space. So that was -- that's
2 the intent of the design rather than walling off
3 the community as it was, to share the open space
4 and create more of an amenity value for the
5 adjoining property owners to the south. And that
6 central open space there is a farmed wetland,
7 portions of it are farmed wetland. So it's not a
8 high-quality wetland, but it is a wetland
9 nonetheless. So we really can't introduce new
08:08:30 10 landscaping into that area. That's consistent
11 with the ornamental landscaping that Greg is
12 proposing behind the lots either within the
13 cul-de-sac or to the east. So it has to stay as
14 open space.

15 CHAIRWOMAN REIN: Okay. So you've got trees
16 and an upper story to restore the views instead
17 of solid evergreens there?

18 MR. TREMULIS: Yeah.

19 CHAIRWOMAN REIN: Okay. Thank you for
08:08:52 20 explaining that to me. My next landscaping
21 comment or question is on L103. And it pertains
22 to -- you've got a lot of plantings along the
23 south property line sewage treatment ponds that
24 are between your proposed development and the

1 country club.

2 I guess -- I know there's not room
3 because of the easements and everything to create
4 any berming. You probably don't have the depth
5 to do any berming. But as I drive by Tournament
6 Drive East -- make sure I've got this --
7 Tournament Drive East, I believe, sits across
8 from the sewage treatment ponds in the Hawthorn
9 Woods Country Club. And even though there is a
08:09:45 10 great distance between Tournament Drive East and
11 your proposed development, my take on it is right
12 now, if I'm driving on Tournament Drive East
13 looking across the ponds, I can see all the trees
14 in what is the abandoned nursery. So I'm
15 thinking if I can see all those so easily, you
16 know, the full spectrum of all those trees, that
17 once those are replaced with homes, if I live on
18 Tournament Drive East -- because those ponds are
19 down. And I'm just looking straight across at
08:10:13 20 all those houses. So that's another area where I
21 would love to see -- and I know you have
22 evergreens there already, but I'm just wondering
23 if it would be a little more in order to provide
24 additional trees from that density. It seems

1 higher there for some reason.

2 MR. TREMULIS: So we have a little
3 PowerPoint here. I believe this is it. Let me
4 try to navigate to a view I might have in here.
5 We took some summer shots adjacent to the sewer
6 plant. Maybe they're not in this. They're
7 probably not in this stack.

8 But we took some photographs. So I
9 will try to explain this. Along the common
08:11:45 10 property line, if you will, the way they actually
11 created the storage ponds was to berm up. So the
12 property that Aqua owns is actually at the point
13 where they have got the service road running
14 along the back of these ponds is about eight to
15 ten feet higher than our property line. So in
16 essence, they created a berm in the process of
17 building the ponds. Because as you're well
18 aware, this is one of the highest points in
19 Hawthorn Woods, our west property line. And the
08:12:24 20 same is true for the Aqua site.

21 So in order to create the storage
22 ponds, they had to do two things. They had to
23 excavate a lot of material. But then you also
24 bermed it up around the perimeter to create the

1 storage pond. So adjacent to our southwest
2 property line, I would say it's eight to
3 ten feet -- we're eight to ten feet below them at
4 their east property line next to Kruckenberg
5 Road. And at the west end, we're probably four
6 feet below them, three to four feet below. And
7 it's because they bermed up to create the basins.

8 So our plan wasn't necessarily to
9 build a second berm. Our plan was to -- just
08:13:13 10 north of where they had their split rail fence
11 was to just create a much more enhanced landscape
12 screen. And in this instance, it's a screen.
13 It's really not to make a barrier, but a screen.

14 Because what we noticed from the
15 total design is that some of the folks, they will
16 have a pretty nice, long view over those storage
17 ponds. And, yes, it does provide for waste water
18 recycling treatment. But it's not a typical
19 sanitary sewer plant with mechanical means for
08:13:52 20 aeration and initial primary filtration and all
21 that. So those ponds, in some respects, are kind
22 of attractive. They're not attractive for
23 everyone. But they are at least, I think, better
24 than the alternative which would be a mechanical

1 sanitary sewer treatment facility.

2 So -- and since they've bermed up,
3 we really -- and since those are primarily ranch
4 or cape style homes that were proposed adjacent
5 to them, we thought the berm that they actually
6 had is adequate for probably 70 percent of the
7 homes that back up to their property. And on the
8 west end where we're not quite -- where there's
9 not quite as much grade differential, that we do
08:14:34 10 have some additional setback on our plan through
11 the design of the cul-de-sac and curving up and
12 having detention in our southwest corner.

13 So let's see if I can get back
14 to -- not sure that I can. Oh, along our west
15 property line -- this detention area is probably
16 at grade with their property and they get -- we
17 feel the 25-foot buffer and landscaping that we
18 are providing is adequate screen given that they
19 have already bermed up for the bulk of the
08:15:43 20 property on the south end of our site. And it
21 might be worth a field visit just to go and take
22 a look at it.

23 CHAIRWOMAN REIN: I could only do it driving
24 Tournament Drive East, which I figured was

1 probably the view they'd be getting. But it's
2 hard to tell.

3 MR. TREMULIS: If you go on Kruckenberg, you
4 can get on this property easily because there's a
5 drive that takes it to their management offices.
6 So we took our entire management team, walked
7 around all the ponds. Even some of the folks
8 from our investment committee up in Detroit who
9 were curious about the nature of the facility.

08:16:17 10 So we walked around the entire pond and it passed
11 inspection from our investment committee
12 standpoint.

13 CHAIRWOMAN REIN: Okay. On the west end,
14 just a quick comment. I know that Mr. Maiden has
15 indicated that while we're thrilled with all the
16 evergreens on the west end, he was concerned that
17 the roots of some of them may be too close to the
18 bioswale to survive. Greg, did you have an
19 opinion on that comment that they need to be
08:16:47 20 moved a little?

21 MR. SAGEN: Depending on the evergreen
22 species, Al is correct. We have to be sensitive
23 to the bioswale and the soil moisture involved.
24 In the final design, plant materials will be

1 located appropriate distances from either
2 bioswales or straight drainage swales so they
3 would do well.

4 CHAIRWOMAN REIN: Okay. And I want to thank
5 you for adding the other pocket park on the north
6 side of Neighborhood 3 up there. I think that's
7 nice to have one over there for Neighborhoods 3
8 and 4. I know the plan references a rock
9 climbing wall, but you mentioned something like
08:17:28 10 play equipment that was more a tot scale. Can
11 you be more specific about what's actually
12 planned?

13 MR. SAGEN: We contemplated both. Basically
14 the goal here is to have a complimentary
15 playground, equipment from the main park site
16 which is going to be your traditional mid-range
17 playground. One thing we contemplated in the
18 neighborhood with the pocket park, it's going to
19 be smaller. They have manufactured, simulated
08:17:56 20 plastic rock climbing structures. So it's kind
21 of naturalistic in its appearance. We felt it
22 would be in keeping with the smaller park site
23 while providing a unique climbing opportunity.
24 But the profile is such that small children can

1 use it. Larger children find it interesting. So
2 something different. But, again, catering to the
3 smaller groups that would compliment the other
4 parks that we have. So whether it's that or
5 traditional equipment, that was the decision.

6 CHAIRWOMAN REIN: My final question, I think
7 Al Maiden had commented on Page 5 of his review,
8 maybe related to L108. And that was just
9 where -- I think it's where you elaborate on the
08:18:33 10 side yard and different landscaping plans, front
11 yard and side yard. He just questioned why no
12 rear yard landscaping was planned for.

13 Now, there is a buffer way in back.
14 But in some cases, you've got rear yards backing
15 up to each other. Is there any rear yard
16 landscaping?

17 MR. SAGEN: At this point in time there is
18 no rear yard landscaping considered as part of
19 the landscape packages that you see here. There
08:18:59 20 is significant front yard, then it's turned up
21 the side yards. But there is no rear yard. The
22 thought there being is typically homeowners,
23 their backyard is subject to once they get in the
24 house, their lifestyle, where they want to build

1 the patio, deck, how they want to use it,
2 playground, whatever. So typically, a lot of
3 landscaping isn't used in that area. But to
4 provide for that buffer, I guess, the concern
5 would be from neighbors looking across common
6 areas. I think we address that in the common
7 areas screening and buffering to soften that view
8 from opposing houses and not by dropping
9 foundation plantings against the back of a house.
08:19:33 10 Traditionally, that's how we would do that.

11 CHAIRWOMAN REIN: Okay. Anybody? Jim, do
12 you have your questions ready?

13 MR. MERKEL: Yes. Again, Mr. Sagen, thank
14 you for -- I commend you guys on the changes you
15 made to the landscape plan. I like a lot of the
16 features. Couple questions.

17 One, on Page L -- I think it's
18 L100. That's the overall plan. You talked about
19 the bioswale on the east side of the property
08:20:08 20 which is obviously a nice feature. On the
21 revised plan, you talked a little bit about a
22 bioswale on the west end of the feature. I guess
23 my question is one, the width from the east to
24 the west of that bioswale, it looks awful narrow.

1 Does that still accomplish whatever you're trying
2 to accomplish with the bioswale?

3 MR. SAGEN: Again, keeping in mind that
4 grading is still very conceptual in this area, we
5 feel that given where structures are, that we
6 could make that work there. Whether or not this
7 bioswale would need to terminate back and then
8 maybe extend to the south here, the concept is
9 that it would work and drain through this
08:20:48 10 corridor. The final limits of it would be
11 determined with final grading.

12 So your point is valid. It needs a
13 certain critical width to be functional and
14 effective. We feel in 25 feet, if we have the
15 proper grades, we can make it work there and then
16 flank it with moisture-tolerant plant materials.
17 But that will be evaluated in final engineering.

18 MR. MERKEL: And on L100 on the full plan,
19 the bioswale runs throughout the property north
08:21:14 20 to south. On this one it deadends in Street H.
21 Again, you talked about the animals migrating
22 north to south and, obviously, it hits a deadend
23 when it hits a street and a house in front of
24 him. Can that be changed or is that an option?

1 I am looking straight down the bioswale from the
2 top to the bottom. You go south and obviously
3 you hit a house.

4 MR. SAGEN: In this corridor here?

5 MR. MERKEL: Straight down, right. The
6 other side -- on the east side it's north to
7 south complete.

8 MR. SAGEN: Yeah. I don't know that the
9 plan contemplated doing it all the way down this
08:21:51 10 corridor to the south. Again, the effective
11 grading will determine where the most efficient
12 and effective way is for the bioswale. At this
13 point in time, I think what we want to understand
14 is in this area, we are going to be doing a
15 bioswale feature. The exact limits of it will
16 still be determined with the final engineering.

17 MR. MERKEL: Then a question of berming. Is
18 there a rule of thumb based on the topography
19 plan you sent out here? I'm thinking on the west
08:22:21 20 side. The height from adjacent properties that
21 you want the berm to be above grade? Is there a
22 rule of thumb you use when you do that?

23 MR. SAGEN: Berm design, maximum slopes are
24 three to one building a berm. Rule of thumb from

1 the adjacent properties, you look at what the
2 opposing view is and what you're trying to
3 screen. So the height of the berm is pretty much
4 dictated by the height of the viewer and what
5 they're viewing. And that dictates the height.

6 So in this specific western
7 application, many of these homes, as Peter had
8 talked about, have walkout or lookout. So lower
9 elevations down along the bottom of the berm. We
08:22:59 10 looked at a berm combined with the landscaping
11 that would fully screen that first level view
12 from those neighbors and then augment that or
13 supplement that with canopy trees on the east
14 side which would grow up above those evergreens
15 and then afford the screening from the
16 second-story views across. And that's consistent
17 throughout the development.

18 MR. MERKEL: So screening you said on the
19 first full floor?

08:23:24 20 MR. SAGEN: Typically, berms address the
21 first floor.

22 MR. MERKEL: Okay, thank you.

23 CHAIRWOMAN REIN: The Commissioners have any
24 other questions or comments related to

1 landscaping?

2 MR. LaGRO: I do.

3 CHAIRWOMAN REIN: Go ahead, Phil.

4 MR. LaGRO: On the plan with the topography
5 for the berm on the west side, there is a
6 designation that looks like there's a lot of
7 elevations. On the country club side, there is
8 some -- I guess the designation is T slash F.

9 MR. SAGEN: Top of foundation, yeah. Now,
08:24:09 10 depending on the Exhibit -- the Manhard Exhibit,
11 there's a number of different elevations there
12 because you have walkout elevations, first floor
13 elevations. So it can be a little confusing on
14 what you're reading. But the TF is top of
15 foundation.

16 MR. LaGRO: Okay. On the Hawthorn Hills
17 side, for example, Lot 38, it looks like the top
18 of foundation is 888.4. The berm's 890. Does
19 that suggest that the top of the berm is about a
08:24:45 20 foot and a half above that foundation, top of the
21 foundation? Is that how it is?

22 MR. SAGEN: That's what it would imply; but
23 again, I'm not sure if that top of foundation is
24 for the lowest level, the walkout or lookout

1 level, or if that's for the first floor TF. I
2 could have one of the Manhard gentlemen take a
3 look at this.

4 MR. LaGRO: It just seemed like there was
5 very little -- it looks like the berm's about a
6 foot and a half above the foundation in those
7 areas.

8 MR. TREMULIS: On our lots?

9 MR. LaGRO: Yeah.

08:25:31 10 MR. MERKEL: What about the other ones?

11 MR. TREMULIS: We have been asked to comment
12 specifically on Lot 83 in Hawthorn Hills Country
13 Club.

14 MR. LaGRO: Lot 38, I think, in the
15 southwest corner.

16 MR. TREMULIS: Okay. So our top of
17 foundation on Lot 38 is 888.4. Lot 84 in
18 Hawthorn Woods Country Club, their top of
19 foundation is 888.3. So, in essence, those homes
08:26:25 20 are at exactly the same elevation. And that's
21 essentially at the very southwest corner of our
22 property. So I indicated earlier that we had
23 some homes that were standard basement. This
24 would be a standard basement lot in Hawthorn

1 Woods Country Club. So it doesn't have a lower
2 lookout. It doesn't have a walkout. So we're on
3 par with them in terms of elevation.

4 The berm is at 890. So in the rear
5 yards, they both slope down. Both rear yards
6 will slope down. Because out of necessity, we
7 have to create a drainage path and each
8 development has to handle their own stormwater.

9 So there's storm sewers in those rear yards that
08:27:11 10 are hitting at a much lower elevation. The
11 drainage line is shown at 882.8 at the rear
12 property line.

13 So, in essence, the rear property
14 line is a good seven feet, six feet below top of
15 foundation. And our rear property line is at
16 886.5. So we're going to have 886.5 going up to
17 890. So on our side it's about a four, three and
18 a half foot high berm. On their side, it's going
19 up from 882.8 to 890. So they get a 7.2-foot
08:27:48 20 high berm on their side. So it's different on
21 both properties.

22 One of the questions that came up
23 in our first meeting was can you raise your
24 property, Pulte, to try to get parity. And we

1 can get parody at the very southwest corner of
2 the property which is what we are showing. But
3 as you go north along the west property line,
4 theirs rises faster than ours. So you end up
5 with lookouts and walkouts on their property.
6 And we're standard foundation still within our
7 northwest corner. So our Lot 32, which is the
8 northwest corner, we're top of foundation at
9 887.1. The berm height there, since it's in the
08:28:27 10 triangle, is 895. So we are, in essence, the
11 berm at 895 is seven feet, eight feet higher than
12 our top of foundation. So, in essence, it
13 screens the entire first floor.

14 On Lot 76, which is a walkout,
15 their lower walkout level is 887.9. So that's
16 the floor of their lower level. So they're at
17 887. The top of berm in that location is 895.
18 So again, we're approximately seven feet or
19 screening their entire lower level with the berm
08:29:08 20 and then landscaping on top of that to deal with
21 their first floor. Then an over story eventually
22 which will hopefully grow 30-foot tall trees and
23 provide screening for the second floor.

24 MR. LaGRO: My observation, what led me to

1 ask that in the first place was that in the two
2 areas where the berm is at 890, with respect to
3 Hawthorn Hills' side, it looks like you could be
4 standing on the -- in the home, you could be
5 standing inside one of the Hawthorn Hills homes
6 at the finished first floor and there virtually
7 would be no berm. As you look toward the
8 Hawthorn Woods Country Club, if it's only a foot
9 and a half above the top of the foundation, you
08:30:02 10 essentially would not have the effect of seeing a
11 berm in those two narrower areas.

12 MR. TREMULIS: Yeah, you would. But again,
13 what it also does is help raise up landscaping so
14 that the landscaping is already three foot higher
15 than the common property line. So it provides
16 elevation for the plant material, instant
17 elevation. It gives it the ability to have more
18 of a screening effect. So -- but you're bringing
19 up an interesting point.

08:30:30 20 So the top of the berm, in essence,
21 between Lot 80 and 81 in Hawthorn Woods Country
22 Club is at 898. That's the height. So their top
23 of foundation along South Tournament is 895 to
24 897. So in that situation, even though they have

1 a lower walkout level which is at 892, we're a
2 good bit higher than them at 898 with the top of
3 that berm. So it's going to look like it
4 undulates from 890 up to 898, back down again and
5 back up to 895 in the northwest corner. So it's
6 going to provide more interest than a straight
7 berm, in our opinion. And then it helps to -- it
8 is called Hawthorn Hills. So we have got a
9 couple hills on the north property line.

08:31:23 10 CHAIRWOMAN REIN: I for one appreciate the
11 undulation rather than a straight, level berm. I
12 think it adds a lot of character.

13 MR. SAGEN: One quick point to be made on
14 that, too. We worked with the engineer
15 determining the height and slopes of those berms.
16 Effectively, if all we were worried about was the
17 height of the soil, we could have made those a
18 little bit higher. But then you have a very
19 small plantable area where the plants are going
08:31:46 20 to survive.

21 So what we tried to do is round
22 those berms off. I directed the engineer to give
23 me a broad plateau to plant on so that the
24 landscaping we put on it thrives and does well.

1 Because ultimately, that's your screening is
2 going to be that landscape evergreens growing 20,
3 30 feet in the air, not just the height of the
4 soil. But that's a very valid observation.

5 MR. LaGRO: Then I imagine the primary
6 objective of all that berming is more to provide
7 a screening from the country club side looking
8 toward Hawthorn Hills, right?

9 MR. SAGEN: Yes, that's correct. It's a
08:32:19 10 mutual screen. But obviously, addressing that
11 view, yes, absolutely.

12 MR. LaGRO: It's more dramatic. If you're
13 on the Tournament Drive side, it's more dramatic
14 looking at it than towards the west.

15 MR. SAGEN: Yes.

16 CHAIRWOMAN REIN: At this point, I want to
17 find out -- we need to take a little bit of a
18 break for the sake of a few people in our
19 audience and our court reporter. Give her
08:32:41 20 fingers a little break. Take about a ten-minute
21 break. But I want to break at a point that's
22 logical. Do we have any other landscaping
23 questions before we take a break? Dave?

24 MR. LINDQUIST: No.

1 CHAIRWOMAN REIN: Okay, then, let's do this.
2 It's about 8:25. Let's reconvene at 8:35. Thank
3 you.

4 (WHEREUPON, there was a short break
5 at this time.)

6 CHAIRWOMAN REIN: We are ready to reassemble
7 here. I think the next topic we'd like to tackle
8 in terms of questions are roadways and traffic.
9 Which one of you gentlemen would like to begin
08:46:26 10 with your questions or comments on roadways and
11 traffic?

12 MR. LaGRO: I think the density of the
13 development is necessarily going to result in
14 creating a lot of additional traffic. Not only
15 the vehicles for the homeowners in the
16 subdivision, but I'm thinking ahead toward untold
17 numbers of school buses, garbage trucks, mail
18 carriers, UPS, Fed Ex, and everything else. And
19 I'm concerned about the ingress and egress.

08:47:26 20 I know it came up from a lot of our
21 residents. We have got the Kruckenber Road
22 site. We have got the main entrance, assuming
23 the connectivity with the two existing
24 subdivisions. We have got an entrance up on

1 Gilmer as well. No indication right now whether
2 or not Gilmer and Midlothian is going to be
3 continued to be signalized. It's not apparent
4 that there's going to be a signalized
5 intersection at the main entrance or at
6 Kruckenberg or anywhere else.

7 And having lived in Hawthorn Woods
8 over 30 years and commuted all around these
9 areas, I know traffic years ago could be a
08:48:22 10 nightmare. And it continues to be very
11 difficult, depending on where you're at. And the
12 issue of potential traffic going through the
13 different subdivisions, I'm just wondering what
14 the thoughts are from Pulte as far as the overall
15 issues of ingress and egress. And what happens
16 with Kruckenberg Road all the way up into the
17 park in the north into N-4? I am just trying to
18 get a feel for what the overall thought is on all
19 of that. Because I think traffic is going to be
08:49:01 20 the worse potential outcome of what could be a
21 very nice project.

22 MR. TREMULIS: You know, traffic and
23 drainage are generally two of the biggest issues
24 any development really has to contend with. The

1 traffic kind of constraints we're dealing with,
2 there's a couple of them. One of them is that
3 the property is essentially, on its west end,
4 surrounded by the country club and Aqua. So your
5 first question was on Kruckenberg Road.

6 We have done a considerable amount
7 of work both with regards to a potential roadway
8 design for Kruckenberg. We don't control the
9 entire right-of-way for Kruckenberg. We only
08:49:53 10 control what the Alberts own which is a 60-foot
11 wide strip along Kruckenberg Road all the way
12 from Midlothian west and then to the north/south
13 access into the property. So there is a 60-foot
14 strip that runs that entire length. And I think
15 we actually have an Exhibit here that I can show
16 you.

17 MR. LaGRO: That's actually controlled by
18 the --

19 MR. TREMULIS: Yeah, they own it. So today
08:50:21 20 Kruckenberg Road is an imperfect village road.
21 It is not a typical right-of-way. Part of it is
22 privately owned by the Alberts. So as part of
23 our proposal -- well, as part of our contract to
24 buy the property, it includes the 16 feet that

1 they own from Midlothian all the way up to the
2 south property line and runs in front of Aqua and
3 Toll's retained property for the sewage plant.

4 MR. LaGRO: Is that in addition to whatever
5 right-of-way so to speak there is there now?

6 MR. TREMULIS: Oh, yeah. So a little more
7 than half of it is dedicated public right-of-way
8 in most locations, with the exception of the
9 piece that runs up into the property which is the
08:51:12 10 16 feet that the Alberts own, and then property
11 that is owned by Toll, Aqua, and the Hawthorn
12 Woods Country Club.

13 We did an Exhibit which shows
14 potential dedication of right-of-way in that
15 area. The good news is that it's controlled by
16 entities that the village has relationships with,
17 Toll, Aqua, and/or the homeowner's association.
18 So the bulk of it looks like it could, in fact,
19 be future right-of-way if the parties want to
08:51:49 20 participate on that. Right now there is a
21 45-foot wide easement for the benefit of the
22 Alberts, in essence, because they own the five
23 acres at the north end of the property. And it
24 also benefits the radio tower that's on the

1 property, provides access for both of those kind
2 of benefitting parcels.

3 So one option is that that road
4 could be turned into or that access could be
5 turned into a publicly-dedicated road. It
6 wouldn't meet village requirements throughout its
7 entire length. It might have to come down to
8 46 feet in one particular aspect right where the
9 cul-de-sac is at South Tournament Drive. But in
08:52:35 10 all other respects, you could get a publicly-
11 dedicated road through there. And it could
12 become a permanent public road. Or it could just
13 be pedestrian access and a bike path if that's
14 the direction the village wants to proceed in
15 that regard.

16 So there is options there. And by
17 no means is Kruckenberg Road a deal maker or a
18 deal breaker for us. It's not. It could be one
19 thing or another. Our preference is that it
08:53:03 20 becomes a road because as I have stated before,
21 I'm a big proponent of connectivity. And it does
22 provide another means of access for probably
23 50 percent of the homeowners in our proposed
24 development to get out to Midlothian Road by

1 using Kruckenberg.

2 And Kruckenberg only has, I think,
3 one house on it that still fronts on Kruckenberg,
4 and it's at the corner. There were transitions
5 from the north/south road to a kind of southeast,
6 northwest road. It's a woman owns that. She
7 owns a little piece of the right-of-way in there
8 and, you know, that would be the fourth property
9 owner that would have to be dealt with to get a
08:53:45 10 full dedication.

11 So long term, I think it's a viable
12 road, a portion of a road network that the
13 village may want to see completed. It still
14 provides access to the park access. So where it
15 turns north. So that is in fact a publicly-
16 dedicated road through the park that the village
17 controls and owns. And, you know, it could
18 become a publicly-dedicated road to the north.
19 So my recommendation is that at some point in the
08:54:16 20 future that it becomes a publicly-dedicated road.

21 And we have done the homework to try to
22 illustrate how that could happen.

23 The other points you mentioned
24 relative to our access on Midlothian and

1 Deerfield and Andrew, we are meeting village
2 ordinance which is to provide connectivity. So
3 we have been instructed to design the community
4 that way. And that's the way we are proposing
5 it.

6 Now, some of the testimony that
7 came up before the Plan Commission previously had
8 to do with an older comprehensive plan. Again,
9 that's part of the village's decision what it is
08:55:02 10 that they want to do going forward. But with our
11 six acres of retail compared to the 36 acres of
12 retail that was part of the Coda plan (phonetic)
13 which was the one that was -- identified that
14 access as being just a bike path at Deerfield,
15 our traffic is significantly less because we
16 don't have as much retail. So we actually think
17 our plan doesn't really warrant a bike path
18 connection. It warrants a full connection at
19 Deerfield. And that's, in essence, what's in the
08:55:35 20 village ordinances. So that's what we are
21 complying with.

22 MR. LaGRO: Are you going to handle all the
23 traffic questions?

24 MR. TREMULIS: I will handle the non-

1 technical ones. If you need a technical answer,
2 Luay is here to provide you numbers.

3 MR. LaGRO: I'm picturing this at buildout.
4 And like I said at the beginning, I'm picturing
5 somewhere between 221 and 442 cars, maybe a few
6 motorcycles in there. Just the homeowners'
7 vehicles alone, let alone all the untold number
8 of service vehicles. I'm just trying to picture
9 what the movements in and around this
08:56:22 10 intersection and the entrance to the subdivision,
11 Kruckenber Road. To me, it looks like a
12 potential nightmare. I don't know how it's all
13 going to work. I'm just looking for a clue about
14 what this is going to look like.

15 I know what this looks like now
16 because I have been here for 30 years. But
17 what's going to happen when all this hits the
18 fan?

19 MR. TREMULIS: A couple of points that were
08:56:46 20 brought up by folks last time we were here. A
21 number of them, you know, are shopping up at
22 Super Target. So they were concerned about
23 left-turn lanes out onto Midlothian Road. And
24 that became part of the testimony. So we did a

1 little bit of research to try to see what the
2 travel times are up to the Target in Mundelein.
3 And then we also, you know, had lunch over at
4 Mariano's. And as it turns out, Mariano's is a
5 minute closer and a mile closer than the Super
6 Target to the corner of Midlothian and Gilmer.
7 So it's brand new. I don't think everyone's in
8 the habit yet of turning right to go shopping
9 onto Midlothian. But in my opinion, that's going
08:57:32 10 to become the dominant direction for almost
11 everyone, especially since the village shares in
12 the tax revenue from the Mariano's, along with
13 Lake Zurich. So you get 20 percent of the
14 revenues from sales taxes coming into the
15 village. So it's really in everyone's best
16 interest to go there and shop, which also
17 probably eliminates a nuisance which is out there
18 at the moment which is all these left turners
19 trying to get up to the Super Target on
08:58:01 20 Midlothian. So I think that's a big plus just
21 personally in terms of my own observations for
22 left turners.

23 We put the right-in/right-out on
24 the retail for a couple of reasons. One was to

1 provide some relief for our main entrance at
2 Midlothian. So not all commercial traffic that
3 wants to turn south on Midlothian has to go on
4 our main entrance. They can use the
5 right-in/right-out. And IDOT's reviewing that.
6 So as part of our permitting, we are trying to
7 get that included as an approval through IDOT so
8 we can provide a secondary means for southbound
9 traffic on Midlothian leaving the retail site.

08:58:42 10 Not all of it has to go out the main entrance.

11 That was Luay's idea. It's a good one. We
12 incorporated it into the retail design. You saw
13 that in the fly through over two weeks ago when
14 we presented that.

15 The left-turn lane and the
16 right-turn lane on the commercial piece on
17 Gilmer, the county's still reviewing that. We
18 applied for a full access there. We went to meet
19 with them. They said we don't really have to

08:59:08 20 give you any access, but we will consider either

21 a right-in/right-out or a three-quarter access.

22 And a three-quarter access is right in, right
23 out, and left out, in essence, northbound on

24 Gilmer. So we think if they give us that, that's

1 a significant benefit. Also reduces the
2 potential for people cutting through the
3 community to go up through Cardinal Drive to get
4 out to Gilmer and making a left, if that's the
5 direction of choice for them.

6 So we kind of understand the
7 concern and are trying to mitigate that through
8 our application with Lake County in terms of what
9 they may be willing to consider.

08:59:46 10 CHAIRWOMAN REIN: And when will they tell
11 you their answer?

12 MR. TREMULIS: That's a great question. We
13 hope it coincides with a formal approval of our
14 plan by the Village Board. So, you know, we have
15 also asked them when are they going to have an
16 answer on the intersection of Gilmer and
17 Midlothian, and they really don't know yet.

18 So part of our traffic study was to
19 look at either condition and whether or not our
09:00:14 20 access on Midlothian was, in fact, serviceable
21 under either condition. And it is from the
22 traffic analysis standpoint. IDOT is a partner
23 with the county in the improvements at Gilmer and
24 Midlothian. The county is the one driving the

1 process, but IDOT is directly involved.

2 So both of our access points, one
3 on Midlothian, one on Gilmer both are logged in
4 with those two regulatory authorities. They both
5 have log numbers. They're both formally
6 submitted to the regulatory agencies and we are
7 now waiting for them to provide critical feedback
8 and issue their opinion.

9 MR. LaGRO: If you just focus on the
09:01:00 10 residential, though, we've got The Summit
11 subdivision, all of Hawthorn Hills every day -- I
12 mean, everybody wakes up, gets ready to go to
13 work. We know what existing conditions are like.
14 I'm just wondering what this is going to look
15 like, just the residential component of it. The
16 movements of The Summit subdivision, Hawthorn
17 Hills. How are we going to get out onto
18 Midlothian north and south? Traffic backs up
19 sometimes for oh, easily, it seems like a quarter
09:01:37 20 of a mile from the Shell Station.

21 MR. TREMULIS: At the peak hour, that
22 intersection is one of the worst in Lake County.
23 No question. One of the worst in Lake County.

24 MR. LaGRO: And your main entrance is right

1 in the middle of it.

2 MR. TREMULIS: The benefit I can tell you
3 today is it's a signalized intersection at
4 Midlothian and Gilmer. There's a stop and go
5 light there. So what it does is it provides a
6 break in traffic. By providing a break in
7 traffic, it allows for left turners and it allows
8 for right turners. There is a benefit to that.
9 A traffic signal controls traffic.

09:02:14 10 The alternative, the roundabout
11 design allows for traffic to flow continuously.
12 So if you were to ask Pulte, Pulte would prefer
13 to see a traffic signal. It controls traffic.
14 Also controls pedestrian traffic. The roundabout
15 would be subject to a push button yellow light
16 which is not always your best method for
17 controlling traffic for pedestrians. So we like
18 traffic control. It seems to be the better
19 solution. Also seems to be what's providing at
09:02:48 20 least some service at that intersection, even
21 during the peak hour because it's controlled. So
22 that's our opinion today, but the county is
23 evaluating their options.

24 MR. LaGRO: So as a potential future

1 resident of Hawthorn Hills yourself, what do you
2 think this experience is going to be like for
3 folks in the morning every day?

4 MR. TREMULIS: Oh, I will tell you exactly
5 what my experience would be. I would wake up.
6 Look out over the back of my house looking over
7 those ponds. Have my morning cup of coffee
8 either at my house or head down to the retail
9 center, grab my coffee and my doughnut from my
09:03:25 10 favorite baker and then head south to work down
11 in Schaumburg where I work at Pulte Homes. I'm
12 going south. I'm a right turner. I can leave
13 either from the retail right-in/right-out or the
14 main entrance of the community. Or I could
15 probably cut through and harass one of my
16 neighbors in The Summit on my way out. But the
17 purpose is to avoid the cut through by providing
18 alternative means of access to go southbound on
19 Midlothian Road. That, I think, is the best we
09:03:57 20 can do for The Summit because the requirements
21 are that we make these connections.

22 MR. LaGRO: Thank you.

23 MR. LINDQUIST: On a lighter subject, do you
24 have any feedback from any of the residents

1 regarding your traffic calming devices in the
2 adjacent communities or subdivisions?

3 MR. TREMULIS: Well, they were kind of
4 suggested at the last meeting to try to create --
5 at least from Mr. Starykowicz. He suggested
6 making, you know, some kind of a break in there
7 and creating some pillars and some demarcations.
8 So we're responding directly to his comment.

9 And then because there was
09:04:49 10 testimony about cut-through traffic, I did a
11 bunch of research on traffic calming techniques
12 that other municipalities use nationally.
13 Because this is not a new topic. It's a
14 significant topic that's out there. And around
15 2000, it kind of reached a peak as the housing
16 market was beginning to be very active. So
17 municipalities adopted performance standards and
18 a way to respond to existing residents who showed
19 concern about cut-through traffic.

09:05:21 20 So there are a lot of guidelines
21 out there that are available for review if the
22 village chose to adopt guidelines for cut-through
23 traffic. There are performance standards that
24 you have to meet to do a variety of different

1 types of traffic calming devices. This
2 particular traffic calming device is one of the
3 more, I would say, passive styles. It doesn't
4 really stop traffic. It doesn't -- it's not a
5 sign like a traffic sign or a yield sign or a
6 one-way sign. So it doesn't restrict traffic,
7 but it slows traffic down. So it's more of a
8 traffic calming device. It doesn't direct
9 traffic.

09:06:04 10 So we followed the direction or at
11 least the recommendations that some people were
12 making to try to figure out how to make it more
13 circuitous to get in and out of these adjoining
14 neighborhoods. And this design seems to be one
15 of the many options that are out there in the
16 practice of trying to address cut-through
17 traffic. This also happened to provide an
18 opportunity for more community identity.

19 So we have asked Greg to design it
09:06:34 20 in such a way where it actually helps establish
21 Hawthorn Hills as a, you know -- I mean, a
22 significant-designed community the way we think
23 it is. And consequently, it's a bit of an
24 embellishment. We have taken the opportunity to

1 turn it into a statement for the development in
2 both adjacent to Country Club or adjacent to
3 Countryside Meadows and The Summit. So it's
4 going to be a very elegant-looking entrance into
5 the community with the island feature and some
6 pillars that were designed in there to be
7 consistent with our entry augmentation. In fact,
8 we have some -- I can show you, I believe.

9 So this Exhibit shows the traffic
09:07:26 10 island, the piers and landscaping features
11 that -- we are also proposing some stamped
12 asphalt as a delineation between the two
13 communities. So it's included in your packet to
14 give you some idea of what Greg's been thinking
15 about in terms of implementing it.

16 CHAIRWOMAN REIN: Is that stamped asphalt
17 similar to what we would encounter going into the
18 community park on the south --

19 MR. TREMULIS: No. The park has actual, I
09:07:59 20 would call it cut stone traffic calming devices.
21 And those are a little more challenging, frankly,
22 even just to drive across. So I realize that
23 they're designed in essence to avoid cut-through
24 traffic between Fairfield and Midlothian to some

1 extent. At least it looks like maybe that was
2 the intent because they're raised up a little bit
3 and it's supposed to keep people from slowing
4 down. But ours is less intrusive than that. So
5 it's not a rumble strip. I'd look at those in
6 the park site as more of a rumble strip because
7 you really know -- even in my truck, I know I'm
8 going over those and you don't want to go too
9 fast. And I think when you're plowing the snow,
09:08:42 10 it probably catches a blade here and there. So
11 it's probably not one we'd recommend doing here.

12 We are looking at just using a
13 decorative feature and -- more so than a physical
14 feature that actually creates some kind of
15 rumble. We just -- thinking from a noise
16 perspective, when you're in a neighborhood of
17 residences -- might be okay for the park site
18 because there's nobody living across from it.
19 But if it's -- if you're creating a rumble strip
09:09:11 20 in people's side yards or, you know, it's not a
21 great idea because it becomes a nuisance at
22 eleven o'clock at night or later, you know, where
23 you're getting the buzz of the cars going over
24 that. So it's a stamped design within the

1 asphalt that we think is decorative.

2 MR. LaGRO: Did the idea for the traffic
3 calming island come from discussions with --

4 MR. TREMULIS: It was part of testimony last
5 time we were together. So I think Mr. Starykowicz
6 was the one that said, can't you put some pillars
7 in and do some other things? So we designed one
8 approach where one lane would be straight and one
9 lane would be curved. And the straight lane
09:09:55 10 would be the one where they could come into the
11 community if they chose to, to get to the retail.
12 And the curved one where they would slow down if
13 they wanted to get into the adjoining community.

14 But we reviewed it with staff and
15 they said, well, we'd actually like one that's
16 symmetrical so that it's more decorative instead
17 of functional. And we said, fine. So we
18 designed one that was more decorative.

19 MR. LaGRO: Was there any actual feedback or
09:10:19 20 reaction to this design from any of the residents
21 at all or whether they thought it would --

22 MR. TREMULIS: You could ask Mr. Osman his
23 opinion of it. We did review it briefly when we
24 were together. I think it was generally

1 favorable, but, you know --

2 MR. LaGRO: I'm just wondering whether there
3 is any indication that would truly be effective
4 or satisfy anybody's concerns?

5 MR. TREMULIS: I think it's more decorative
6 to tell you the truth. I mean, my opinion is
7 it's more decorative. It's a gateway element
8 more so than it's actually going to stop people
9 from using the road.

09:10:59 10 MR. LaGRO: The one addition that I would
11 suggest and want to see made is that on the
12 approach from either direction, that there be a
13 stop sign.

14 MR. TREMULIS: Sure. If that's what the
15 village would like, we could do that.

16 MR. LaGRO: Although we have some so-called
17 traffic calming devices in the village that are
18 nice little stone bridges with a stop sign on
19 either side and narrow traffic down and people
09:11:32 20 commonly ignore those and blast right across
21 them.

22 MR. TREMULIS: Well, I don't want to speak
23 for the police department, but any traffic
24 control device you put out there that becomes an

1 ordinance that somebody might violate and, you
2 know, have to be enforced is something that you
3 have to consider as well.

4 CHAIRWOMAN REIN: The other thing I would
5 add is years ago, I served on the police and
6 public safety committee. And maybe Chief Paulus
7 can speak to this. But one of the things we
8 learned about adding stop signs are they have
9 other unintended consequences sometimes. And
09:12:04 10 besides people not honoring them, sometimes they
11 add noise. You know, we were talking about the
12 rumble strips a minute ago. But you got your
13 braking and restarting at each stop sign and
14 things like that. And I know we were advised
15 every time we thought if putting a stop sign
16 somewhere would help a situation, sometimes the
17 police had studies that showed us otherwise
18 that --

19 MR. TREMULIS: If it's on a through street
09:12:27 20 like this is a through street, in essence,
21 regarding -- it is a traffic calming device, but
22 it is a through street. It's not where most
23 people are accustomed to stopping. So they may
24 not see it even though it's there, you know.

1 Their mind isn't programmed to see the stop sign.
2 So until they, you know, until somebody stops
3 short in front of them and then they get
4 rear-ended and then they say to each other, well,
5 didn't you see the stop sign, they say no, I have
6 never seen a stop sign in the middle of a
7 straight street before, even with an island in
8 it. So there is a little bit of concern about
9 how you would do that.

09:13:08 10 CHAIRWOMAN REIN: Chief, could you give us
11 your opinion on that stop sign idea, please?

12 CHIEF PAULUS: You pretty much said
13 everything about -- a stop sign is not always the
14 answer. In general, it's not the answer. There
15 are certain warrants that have to be met to place
16 a stop sign based on traffic, line of sight, et
17 cetera, et cetera. It does become an enforcement
18 issue and you will find the biggest violators are
19 going to be your residents, not people
09:13:33 20 necessarily cutting through, but the people that
21 live there. Not always the answer, but
22 definitely if it becomes an issue, something that
23 could be explored at that point. I wouldn't
24 throw a stop sign up there to start with.

1 CHAIRWOMAN REIN: You would not.

2 CHIEF PAULUS: I would not.

3 CHAIRWOMAN REIN: Okay. Mr. Merkel?

4 MR. MERKEL: I just have a question. Last
5 session we heard a lot of comments from our
6 residents at The Summit about safety issues,
7 about walking their dogs and jogging and kids
8 riding their bikes. Obviously, that traffic
9 calming device is not going to address that at
09:14:07 10 all. Is there any concerns or considerations
11 taken into our residents in The Summit?

12 MR. TREMULIS: Well, more broadly I would
13 say. Because none of your -- most of your
14 communities do not have sidewalks. So as part of
15 my research on looking at cut-through traffic --
16 because the concern for cut-through traffic
17 almost universally is situations for pedestrians.
18 Pedestrians are highlighted and kids in general
19 playing in the streets.

09:14:39 20 So in each of those instances where
21 I found that municipalities had adopted a traffic
22 calming program, they included pamphlets that
23 they handed out to area residents who had
24 questions or concerns about cut-through traffic.

1 One of the pamphlets deals specifically with
2 children playing in the street. And it
3 highlights the fact that the village's ordinance
4 prohibits children playing in the street.
5 Prohibits it. And reminds parents that they need
6 to make sure their kids are aware that they're
7 not allowed to play in the street. That's how
8 other municipalities have chosen to address that
9 issue, by reinforcing the ordinances of the
09:15:26 10 village and making them clear as day for
11 residents so that the residents know there is not
12 even a tacit approval for playing in the street.
13 Not even a tacit approval which would be saying
14 it's okay to play in the street. It's really not
15 okay.

16 So they have taken a much more, I
17 guess, authoritarian or parochial approach where
18 the police power remains over the public street.

19 MR. MERKEL: So Chief Paulus, do we cite
09:16:00 20 children for riding their bikes through The
21 Summit?

22 CHIEF PAULUS: No, we have not at this
23 point.

24 MR. TREMULIS: No. But I did provide the

1 village with a copy of the pamphlets that other
2 municipalities have found to be an acceptable way
3 to notify residents. I've offered to meet with
4 The Summit to talk about other issues associated
5 and they have not chosen to meet, so --

6 CHAIRWOMAN REIN: Mr. Merkel, Mr. LaGro,
7 Mr. Lindquist, do you have other questions
8 related to traffic or roadways?

9 (No audible response.)

09:16:35 10 CHAIRWOMAN REIN: All right. I have a few.
11 One, I mean, we heard a lot last time about this
12 cut-through and if both roads were open -- that
13 being Deerfield and Andrew Lane, Deerfield Drive
14 and Andrew Lane to connect all the neighborhoods
15 as the village --

16 MR. TREMULIS: These are your ordinances.
17 So these are what's required.

18 CHAIRWOMAN REIN: Right. Chief Paulus, I am
19 interested in hearing your opinion regarding the
09:17:03 20 connectivity at those two points and what it
21 means to you. You have seen the fire chief's
22 responses. Could you speak to how you feel about
23 this as the Chief of Police?

24 CHIEF PAULUS: Absolutely. I'm in complete

1 agreement with the fire department. I did meet
2 with Donna Lobaito on several occasions talking
3 about additional access points. Just to be very
4 basic, if one of those children playing in the
5 street gets hit by a car, I want to get there as
6 fast as possible. And if I'm on the north side
7 or if I'm visiting a park in the new subdivision,
8 do I want to have to go all the way back out to
9 Gilmer Road or Midlothian Road or go around?

09:17:43 10 From a response perspective, having
11 only one or two access points, what if that
12 becomes closed, blocked or otherwise, there is no
13 other way for anybody to get in and out, whether
14 it be emergent or not. If we have a crash we are
15 working with on one of the major roads, at least
16 people could still get home. So having multiple
17 access points only benefits us in every manner.

18 CHAIRWOMAN REIN: As far as The Summit goes
19 as a neighborhood with access points, do you
09:18:15 20 consider it accessible from the Hawthorn Woods
21 Country Club? Would that be considered an access
22 point?

23 CHIEF PAULUS: I'm not sure I understand.
24 Do I consider The Summit accessible from the

1 country club?

2 CHAIRWOMAN REIN: Right. You know, in terms
3 of connectivity. I can picture coming into The
4 Summit off of Midlothian Road. But couldn't I
5 also come to it through the country club by
6 Heritage Park?

7 CHIEF PAULUS: We can go through the park to
8 get there, yes.

9 CHAIRWOMAN REIN: Okay. So that's an option
09:18:40 10 for you?

11 CHIEF PAULUS: Yes.

12 CHAIRWOMAN REIN: Okay. When I think about
13 cut-through traffic, one thing that enters my
14 mind -- and I think part of this I picked up on
15 in one of the fire chief's write-ups -- and that
16 was that if there was a bollard put into place,
17 for example, at the top of Deerfield Drive, that
18 would still give them access they needed from the
19 other direction. Would that be the case for
09:19:08 20 police assistance as well?

21 CHIEF PAULUS: In general, the fire
22 department uses those more than we would use
23 those. We'll find another way around. We're
24 first responders. I think that is more to get

1 trucks in and out. Particularly, if you look at
2 a street that goes into a cul-de-sac where if
3 there's a -- and I'm not a fire responder. But
4 to get multiple trucks in and out of a location,
5 it's always best to start at one end and move
6 them out the other. Police response, in general,
7 have minimal response compared to big equipment.
8 So it's just a matter of getting there as quickly
9 and safely as possible. My officers would prefer
09:19:46 10 to drive around and find another way in as
11 opposed to finding a key on the key ring to open
12 a bollard to try to get through somewhere.

13 Our experience is doing things like
14 that is unless you put up some sort of
15 semi-permanent barricade, people that want to get
16 through will find a way through or around it. We
17 have had just recently ended up moving boulders
18 in Heritage Oaks Park to stop people from using a
19 bike path to get out.

09:20:18 20 CHAIRWOMAN REIN: I'm wondering if there --
21 if the streets were to connect all the way
22 through, has Pulte considered at all putting in a
23 sidewalk on one side of the road down Deerfield
24 and Forest View to benefit The Summit?

1 MR. TREMULIS: We did. We -- I think the
2 last time we were here it was indicated it was
3 about a \$100,000 cost to put a sidewalk in from
4 our south property line down to Midlothian -- or
5 down to, yeah, down to Kruckenberg Road.

6 CHAIRWOMAN REIN: So that would be the
7 estimated cost. I guess the next question is, is
8 if that were a condition of our recommendation
9 for approval, would that stop you from moving
09:21:04 10 forward with the development?

11 MR. TREMULIS: Is that a hypothetical
12 question?

13 CHAIRWOMAN REIN: However you want to
14 consider.

15 MR. TREMULIS: Sounds like a hypothetical
16 question. I just wanted to point to this
17 photograph that I have put up above you. This is
18 a picture of your existing emergency access at
19 the north end of Countryside Meadows. This was
09:21:27 20 taken about three weeks ago now. So that sign
21 says emergency vehicles only. There is no way an
22 emergency vehicle is getting through that
23 emergency access. Snow's piled up on both sides.
24 This is looking south into

1 Countryside Meadows. Snow is seven or eight feet
2 deep in certain portions of this view. So these,
3 I don't think, are really advisable in terms of a
4 way to go forward with creating emergency access
5 between communities.

6 CHAIRWOMAN REIN: But the roads you're
7 picturing right there, aren't they privately
8 maintained at the moment?

9 MR. TREMULIS: No. Those are public.

09:22:18 10 CHAIRWOMAN REIN: They are? Okay.

11 MR. TREMULIS: Let me show you exactly where
12 this is. So this is looking south on Cardinal.
13 I believe Cardinal is a public street.

14 AUDIENCE MEMBER: Where's Cardinal?

15 MR. TREMULIS: This is Cardinal. Cardinal's
16 right here, okay? And where the pink sign is, so
17 this is Schwerman. So Cardinal comes directly
18 south and terminates at the south end of the
19 subdivision. So I believe it's public. Am I
09:23:06 20 correct? Is it public?

21 CHAIRWOMAN REIN: Erika, are we plowing it?
22 Or is somebody else?

23 MS. FRABLE: If I understand correctly, from
24 the north to the south, it's public road. From

1 the south to the north, it's private road. But
2 it's dedicated to the village. So when it's
3 accepted, it will be the village's responsibility
4 to maintain.

5 CHAIRWOMAN REIN: But right now, the
6 condition that's shown in that picture is because
7 there's two different parties maintaining it? Is
8 that --

9 MS. FRABLE: It's the fault of both parties
09:23:37 10 is my understanding. So it's the fault of the
11 village public works on our side and the people
12 maintaining the streets on the other side.

13 MR. TREMULIS: This is the north. So it is
14 being plowed. The one lane access is being
15 plowed by Countryside Meadows up to a point.
16 However, if you want them to -- if you actually
17 want it to function as an emergency access, it
18 has to be cleared completely to avoid the
19 condition that we have which is this
09:24:17 20 (indicating).

21 CHAIRWOMAN REIN: So Erika, I guess what my
22 question is in relation to this example, if it
23 were -- once -- let's assume all these roads we
24 are talking about are publicly dedicated and

1 publicly maintained. Would it be any problem to
2 prevent this for your team? I mean, could it be
3 kept clear at all times?

4 MS. FRABLE: It should be at this time. And
5 it should always be whether it's public or not.
6 So we did have a discussion about this at staff
7 level. It's been cleared out. I can't tell you
8 for sure whether it's cleared out today or not
9 from more recent snows. But at one point in the
09:25:00 10 last four weeks it's been cleared out for sure.
11 It should always be.

12 CHAIRWOMAN REIN: Okay. So that would be
13 one concern if a bike path were considered with
14 emergency access. Peter, back to my hypothetical
15 question. If it were a condition upon our
16 recommendation for approval to add a sidewalk to
17 The Summit to increase safety, would that stop
18 you from moving forward with your development?

19 MR. TREMULIS: No, I don't think so. But if
09:25:34 20 we're going to do it, I'd prefer to make a
21 contribution to the village and let the village
22 work through the solution with The Summit, rather
23 than us installing sidewalks within their own
24 community. I'd rather see if the village could

1 organize that effort.

2 CHAIRWOMAN REIN: Couple questions about
3 Kruckenberg. I know Mr. LaGro brought that up
4 before and you did a pretty good job explaining
5 some of the right-of-ways which is somewhat
6 difficult to paint a picture of.

7 Again, these questions relate
8 primarily to if Deerfield Drive was opened
9 through The Summit so that all the neighborhoods
09:26:18 10 connect, and that ended up putting additional
11 traffic onto Kruckenberg, another modification I
12 would like to see would be to add a sidewalk or a
13 bike path the length of Kruckenberg Road to
14 improve safety for the people, you know, because
15 there's increased traffic. And also, the
16 walkability to the Midlothian corridor and
17 keeping people off the roadway.

18 MR. TREMULIS: Yeah. If Kruckenberg were to
19 be -- it depends exactly where you want to put
09:26:46 20 this. Is it the -- I'm not quite sure. The
21 entrance into our community from the south or are
22 you talking about some kind of public walk?

23 CHAIRWOMAN REIN: I'm thinking about the
24 full length of Kruckenberg as it connects -- it

1 starts at Midlothian and then it feeds into your
2 development. Then, of course, it shoots off
3 toward the park way. And we have already heard
4 testimony about the amount of traffic that's been
5 added to Kruckenberg just from people who use the
6 park, which we encourage them to do. But we have
7 sports games going on and things like that.

8 I just -- if your people in your
9 N-3 and N-4 neighborhoods use Kruckenberg after
09:27:30 10 you improve it to exit the community out to
11 Midlothian, that's going to put increased
12 traffic. If anybody were to cut through on
13 Deerfield and Forest View, that's going to put
14 more traffic on it, that end of Kruckenberg. I
15 would just personally feel better if the entire
16 length from Midlothian up to the N-4 connection
17 be improved with a sidewalk slash bike path to
18 encourage safe movement for non-vehicular
19 traffic.

09:28:00 20 MR. TREMULIS: Okay. Is that a
21 hypothetical, too?

22 CHAIRWOMAN REIN: Yes.

23 MR. TREMULIS: Okay. We are putting a lot
24 of off-site improvements in. I mean, our

1 proposal for Kruckenberg is to make a
2 contribution of about \$200,000. If the village
3 chose, instead of having a road, that those funds
4 were diverted for sidewalks either within The
5 Summit or along Kruckenberg Road, I think that's
6 up to the village to decide.

7 So we have already established a
8 willingness to make a contribution to the
9 village. If you wanted to allocate it one way or
09:28:35 10 the other, I think that's up to the village.

11 CHAIRWOMAN REIN: Well, personally, I think
12 if we're loading more traffic onto it, I don't
13 think we can afford to do one or the other on
14 Kruckenberg. Because you got to improve the road
15 to handle the vehicular traffic. But then you
16 have to provide for the safety of the pedestrian
17 or bike path traffic.

18 MR. TREMULIS: Well, we're including a path
19 in our estimate between our community and the
09:28:59 20 park site, the community park site with the
21 baseball diamonds. So that's included in the
22 budget for the 200,000.

23 CHAIRWOMAN REIN: So that's straightaway.

24 MR. TREMULIS: That includes a road and a

1 pathway on one side of the street.

2 CHAIRWOMAN REIN: So then when it takes the
3 turn towards Midlothian, though, you are not
4 currently projecting --

5 MR. TREMULIS: We haven't projected to put
6 anything there because earlier comments were
7 people wanted to get to the park and they wanted
8 some way to do that. So we heard that from The
9 Summit. They were worried about people cutting
09:29:36 10 through The Summit to get over to the park. So
11 our plan is to put a road in and a sidewalk so
12 that our residents can use the sidewalk to get to
13 the park.

14 CHAIRWOMAN REIN: Have you considered --
15 again, just looking at that final stretch that
16 takes Kruckenberg out to Midlothian Road that
17 might carry extra traffic. Have you looked at
18 any potential improvements for the ingress and
19 egress where it intersects at Midlothian? It
09:30:01 20 seems like the sight lines are a challenge for
21 the residents.

22 MR. TREMULIS: Yeah. We went out there and
23 took a look at the sight lines again and Luay
24 took a look at them. And we're still thinking

1 they're quite adequate. If there's currently a
2 problem with that intersection, the village
3 should contact IDOT. You should get on record,
4 have them trim the plants back today. Don't wait
5 for Pulte and put that in front of them. Those
6 are items that if you're saying the condition
7 exists there today and it needs to be corrected,
8 it's something the village should pursue today
9 with IDOT.

09:30:38 10 CHAIRWOMAN REIN: In your expert's research,
11 did -- I don't recall. Was there any
12 determination whether that intersection might
13 benefit from signalization in the future if this
14 additional traffic --

15 MR. TREMULIS: It doesn't meet warrants.
16 Nor does our entrance on Midlothian meet
17 warrants.

18 CHAIRWOMAN REIN: All right, that's the end
19 of my traffic and roadway questions. Are there
09:31:13 20 any other topics we haven't covered,
21 Commissioners, that you still have questions on?
22 If it's not necessarily a question -- yeah, you
23 need to use your mike, please. If it's not
24 necessarily a question but a comment, is it

1 something you require some sort of feedback or
2 seeking feedback on? Because I want to remind
3 you once we close the public hearing, we aren't
4 going to be doing anymore of this back and forth,
5 you know, of discussion and questions and in
6 relation to the testimony that's been given. So
7 if it's something you need feedback on, this
8 would be the time.

9 MR. LINDQUIST: I have nothing at this time.

09:32:11 10 MR. MERKEL: I just have one quick question.

11 The last session we spoke, Pulte spent a
12 significant amount of time doing a fly-by,
13 showing us the band and the courtyard of the
14 commercial development, the beautiful facade, et
15 cetera, et cetera. But obviously, that's not
16 part of what we are -- the proposal today or
17 what's in front of us.

18 Has there been any other change
19 there on the commercial side that you'd like to
09:32:36 20 bring to the commission or is it --

21 MR. TREMULIS: Just the other Exhibit that
22 we showed where we could accommodate up to
23 54,000 square feet, just so you have a frame of
24 reference between the 27 and the 54,000.

1 MR. MERKEL: Can you walk us through the --
2 assuming everything goes well and we get Board
3 approval, forget the residential side. What is
4 the timeline for -- what is the next milestones
5 for the commercial side? I'd be curious.

6 MR. TREMULIS: The way we are anticipating
7 using the design is to have it -- assuming we get
8 approved, is to list it with a brokerage company.
9 We are planning on using Rick Scardino who's our
09:33:24 10 broker here today. Who also is working with the
11 Alberts on this property. He is a retail broker.
12 His firm is one of the top five brokers in
13 Chicago. And we would want him to help us find a
14 suitable developer that is interested in
15 developing the site generally consistent with the
16 concept plan we are asking you to approve.

17 And my opinion is the more we do
18 marketing, the more effort we put into that, not
19 just Pulte, but also the village because the
09:34:01 20 village has got an active economic program, that
21 this becomes an opportunity to market it quite
22 broadly. We understand the village wants to
23 participate in the upcoming ICSC convention
24 meeting where it can be marketed very broadly to

1 national credit tenants. We think that's a good
2 idea. We think it puts Hawthorn Woods on the
3 map. And we also think it should be combined
4 with the marketing efforts for the corner of
5 Midlothian and Old McHenry so that both sites hit
6 the market at the same time.

7 My understanding, Rick has been
8 talking with Equity, fellows that own that corner
9 as well to see if we can't get, you know, a joint
09:34:50 10 effort put together to get these things marketed
11 more broadly for the benefit of the municipality.
12 And I think hard work results -- you improve your
13 luck if you work hard. So our commitment is to
14 not only provide the collateral material that we
15 have already had JTS prepare, but to do what we
16 can to help market this site effectively to the
17 retail developers that we know in Chicago. And
18 we know many. We have sold properties to all of
19 them almost over the last 30 years.

09:35:21 20 MR. MERKEL: I guess my question is again
21 off the subject a little bit about what we're
22 talking about. But is that size, scope, 6 acres,
23 90,000 square feet in this community, this
24 density, is that of interest to the commercial

1 development world?

2 MR. TREMULIS: Oh, yeah, sure. We have
3 already had an offer from one developer. We did
4 not go to contract with him because we'd like to
5 get through the approval process. We don't want
6 to have another co-Petitioner, if you will,
7 appearing before you. So we had one offer. And
8 we have had substantive discussions with a few
9 other private developers who are active in this
09:35:58 10 part of Lake County and would be interested in
11 entering into negotiation for the property. But
12 again, we don't want to start that unless we have
13 an approved concept plan so we can have the
14 village and Pulte working together to get
15 something accomplished.

16 MR. MERKEL: Thank you.

17 CHAIRWOMAN REIN: I apologize. I want to
18 jump back to traffic for one more question before
19 we close out here. When your team was doing its
09:36:25 20 traffic studies, I don't recall seeing this. But
21 I'm curious as to whether or not there was any
22 study done about the amount of traffic -- the
23 difference in the amount of traffic through the
24 neighborhoods if one neighborhood is connected

1 and the other one isn't, if you know what I mean.
2 So if one neighborhood is connected by a bike
3 path, an emergency access, a bollard and the
4 other neighborhood is connected with a through
5 street, did any of your studies show what
6 difference that would make in potential cut
7 through?

8 MR. TREMULIS: Not as you're posing it, no.

9 CHAIRWOMAN REIN: Maybe I'm not asking it
09:37:07 10 right. Was there something similar that was
11 studied that you know the result of that gets to
12 the heart of that matter?

13 MR. TREMULIS: Our primary focus was on
14 Kruckenberg, frankly. If Kruckenberg was
15 included or not included. And our analysis
16 determined that we don't need Kruckenberg if it
17 doesn't turn into a public road. We haven't
18 really, I would say, studied, you know, in fine
19 detail access with or without Cardinal or with or
09:37:37 20 without Deerfield.

21 CHAIRWOMAN REIN: Okay.

22 MR. TREMULIS: We've talked about it, but we
23 haven't studied it.

24 CHAIRWOMAN REIN: Okay. At this point we

1 are looking at 9:30. We have had two nights of
2 extensive discussion. I have a proposal for you
3 gentlemen. This is for the audience's sake. The
4 next phase of the public hearing process is
5 normally to close the public hearing once we're
6 done with our questioning, and then we would move
7 on to deliberation and a motion and a vote as to
8 what our recommendation would be to the Village
9 Board. But based on all the amount of material
09:38:19 10 that we have heard and absorbed over the
11 January 28th and tonight, and looking at this
12 hour, I'm concerned. I want to make sure that we
13 as Commissioners are able to compile all the
14 conditions that we might have into a complete
15 list and have a chance to read the court
16 reporter's transcripts, double-check to make sure
17 we are not missing anything we have discussed.
18 And that would take more time. We'd have to sit
19 here for hours to make sure we get that done
09:38:49 20 right. And I want to make sure the Commissioners
21 have an opportunity to review the list of
22 conditions for accuracy before we make a motion
23 and deliberate for a vote.
24 So here's what I'm proposing. As

1 Chair of this commission, I wish to entertain a
2 motion to close this public hearing and then
3 continue the matter to our next regularly-
4 scheduled meeting which is Tuesday, March 11th.
5 And in this case, knowing that Commissioner
6 Merkel has a flight scheduled that we might need
7 to work around, I'm proposing that we would
8 convene at 7:30 that night rather than our usual
9 6:00 P.M. time slot to ensure that he could get
09:39:33 10 through the traffic from the airport to be here.

11 I want to just remind the
12 Commissioners before I take a motion to do
13 that -- okay, two separate motions. Okay. That
14 once we close the public hearing, your chance to
15 ask questions of them directly and get their
16 feedback based on their prior testimony is done.
17 So as long as we all understand that, we will be
18 doing our own deliberations after that at the
19 next meeting, if this motion goes through.

09:40:02 20 So I guess I need two motions. Our
21 attorney's advising me we need two different
22 motions. The first being a motion to close the
23 public hearing.

24 MR. LaGRO: So moved.

1 CHAIRWOMAN REIN: Mr. LaGro.

2 MR. MERKEL: Second.

3 CHAIRWOMAN REIN: Second by Mr. Merkel. Is
4 there any discussion regarding closing the public
5 hearing?

6 (No audible response.)

7 CHAIRWOMAN REIN: Hearing none, we will take
8 a roll call vote, please, Donna.

9 MS. LOBAITO: Commissioner Lindquist?

09:40:28 10 MR. LINDQUIST: Aye.

11 MS. LOBAITO: Commissioner LaGro?

12 MR. LaGRO: Aye.

13 MS. LOBAITO: Commissioner Merkel?

14 MR. MERKEL: Aye.

15 MS. LOBAITO: And Chairman Rein.

16 CHAIRWOMAN REIN: Aye. All right, the
17 public hearing is now closed. Now I am seeking a
18 motion to continue the matter for purposes of
19 deliberation and voting and also the
09:40:55 20 consideration of findings of fact related to such
21 to our next regularly-scheduled meeting which is
22 Tuesday, March 11th. That would be at 7:30 in
23 the village barn here.

24 Do we have a motion?

1 MR. LINDQUIST: I move.

2 CHAIRWOMAN REIN: Mr. Lindquist?

3 MR. LaGRO: Second.

4 CHAIRWOMAN REIN: Seconded by Mr. LaGro. Is
5 there any discussion?

6 (No audible response.)

7 CHAIRWOMAN REIN: Hearing none, we will take
8 a roll call vote again, please.

9 MS. LOBAITO: Commissioner Lindquist?

09:41:23 10 MR. LINDQUIST: Aye.

11 MS. LOBAITO: Commissioner LaGro?

12 MR. LaGRO: Aye.

13 MS. LOBAITO: Commissioner Merkel?

14 MR. MERKEL: Aye.

15 MS. LOBAITO: And Chairman Rein.

16 CHAIRWOMAN REIN: Aye. That motion has
17 passed. Now I'm seeking a motion for
18 adjournment.

19 MR. MERKEL: So moved.

09:41:38 20 CHAIRWOMAN REIN: Mr. Merkel?

21 MR. LaGRO: Second.

22 CHAIRWOMAN REIN: Second by Mr. LaGro. All
23 in favor of adjournment say aye.

24 (All ayes heard.)

1 CHAIRWOMAN REIN: Any opposed?

2 (No audible response.)

3 CHAIRWOMAN REIN: None opposed. We are
4 adjourned. Thank you.

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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF MCHENRY)
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6 I hereby certify that I reported in
7 shorthand the proceedings at the above-entitled
8 public hearing and that the foregoing reported
9 proceedings, consisting of Pages 1 through 156,
10 inclusive, is a true, correct and complete
11 transcript of my shorthand notes so taken at the
12 time and place aforesaid.

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Laura L. Babyar
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Certified Shorthand Reporter
CSR License #084-002601

