



**PLANNING, BUILDING AND ZONING COMMISSION SPECIAL MEETING
THE VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, MARCH 11, 2014
7:30 P.M.**

MINUTES

I. Call to Order and Roll Call

Present: Chairperson Susy Rein called the meeting to order at 7:30 P.M. The following members were present: Commissioners Kaiser, Lindquist, Merkel, LaGro and Rein

Absent: Salvi

Staff: None

Trustee: Dominick DiMaggio

Attorney: Patrick Brankin

A quorum was established.

II. Opportunity for the Public to Address the Commission

Mike Starykowicz, 6606 RFD, Long Grove – Mr. Starykowicz stated he represented Starzwood Development and the Countryside Meadows Homeowner's Association, and that he wants the annexation agreement to be upheld.

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 meeting 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.

IV. Adjournment

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



Susy Rein, Chairperson

PLANNING, BUILDING AND ZONING COMMISSION

SPECIAL MEETING

VILLAGE OF HAWTHORN WOODS

REPORT OF PROCEEDINGS had at the special meeting of the 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, March 11, 2014, at the hour of 7:30 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 DOMINICK DiMAGGIO, Trustee Liaison

8

 APPEARANCES:

9

 SCHAIN, BURNEY, BANKS & KENNY, by
10 MR. PATRICK T. BRANKIN,
 appeared on behalf of the Village;

11

 MELTZER, PURTILL & STELLE, LLC, by
12 MR. CHARLES L. BYRUM,
 appeared on behalf of the Applicant.

13

14

15 WITNESSES:

16

17

18 PUBLIC:

19 MIKE STARYKOWICZ

 PETER TREMULIS

20

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23

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1 CHAIRWOMAN REIN: Looks like we're ready to
2 go. I think it's 7:30. At this time I'd like to
3 call to order the Planning, Building and Zoning
4 Commission special meeting for the Village of
5 Hawthorn Woods for Tuesday, March 11, 2014.
6 Ms. Lobaito is unable to join us at the moment.
7 So I will perform the roll call.

8 Commissioner Kaiser?

9 MR. KAISER: Present.

07:36:57 10 CHAIRWOMAN REIN: Commissioner Salvi?

11 (Absent.)

12 CHAIRWOMAN REIN: Commissioner Lindquist?

13 MR. LINDQUIST: Present.

14 CHAIRWOMAN REIN: Chair Rein? Here.

15 Commissioner LaGro?

16 MR. LaGRO: Here.

17 CHAIRWOMAN REIN: Commissioner Merkel?

18 MR. MERKEL: Present.

19 CHAIRWOMAN REIN: And we also have with us
07:37:10 20 Trustee Dominick DiMaggio and Attorney Patrick
21 Brankin.

22 MR. BRANKIN: And, for the record, we do
23 have a quorum.

24 CHAIRWOMAN REIN: Thank you. We have a

1 quorum and we are ready to begin. As always, the
2 first item on our agenda is the opportunity for
3 the public to address the Commission. And that
4 would be on anything other than what is on our
5 agenda this evening. If you're here to speak on
6 a topic other than what is on our agenda, you may
7 come forward at this time.

8 State your name and address for us.

9 MR. STARYKOWICZ: Good evening.

07:37:47 10 Mike Starykowicz, 6606 RFD, Long Grove, Illinois.

11 I just have a statement that I want to make that
12 I represent Starzwood Development and the
13 Countryside Meadows Homeowner's Association. And
14 that I slash we expect our annexation agreement
15 with the Village of Hawthorn Woods to be upheld.
16 Thank you.

17 CHAIRWOMAN REIN: All right, thank you. Is
18 there anybody else that wishes to address us on a
19 subject other than on an agenda item this
07:38:29 20 evening?

21 (No audible response.)

22 CHAIRWOMAN REIN: Okay, hearing none, we
23 will move into our agenda.

24 Next up is approval of minutes. We

1 have several sets of minutes to approve this
2 evening. The first being minutes of the
3 January 14th, 2014, Planning, Building and Zoning
4 Commission meeting. Do we have a motion?

5 MR. LaGRO: So moved.

6 CHAIRWOMAN REIN: Mr. LaGro.

7 MR. MERKEL: Second.

8 CHAIRWOMAN REIN: Mr. Merkel. Is there any
9 discussion?

07:38:59 10 (No audible response.)

11 CHAIRWOMAN REIN: Hearing none, we will take
12 a vote. All in favor of approving the minutes as
13 presented for the January 14th meeting say aye.

14 (All ayes heard.)

15 CHAIRWOMAN REIN: Any opposed?

16 (No audible response.)

17 CHAIRWOMAN REIN: That is approved. Item B
18 under Approval of Minutes is for the January 28th,
19 2014 Special Planning, Building and Zoning
07:39:25 20 Commission meeting. Do we have a motion?

21 MR. MERKEL: What was the date of that one,
22 Susy?

23 CHAIRWOMAN REIN: January 28. It is a hefty
24 transcript.

1 MR. MERKEL: Yeah, it is. So moved.

2 CHAIRWOMAN REIN: Mr. Merkel. Is there a
3 second?

4 MR. LaGRO: Second.

5 CHAIRWOMAN REIN: Second by Mr. LaGro. For
6 discussion, I do have one item. Even though it's
7 a transcript, I do believe there is one typo that
8 could be material.

9 I direct your attention to Page 5,
07:40:09 10 Line 7. As you're searching for it, I will read
11 the context of what it is in. The transcript
12 reads, "Commissioners Kaiser and Salvi seated at
13 this end of the table are here for the purpose of
14 a quorum. But due to conflicts of interest, they
15 will recuse themselves from actively
16 participating in the public hearing portion of
17 tonight's meeting, which means they will not be
18 deliberating before voting on the matter."

19 That's the way it reads. But the real word
07:40:39 20 instead of "before" should be "or". They were
21 recusing themselves so they would not deliberate
22 or vote on the matter. So I'd like the record to
23 reflect that correction.

24 And would you gentlemen be

1 comfortable amending your motion?

2 MR. LaGRO: Yes.

3 MR. MERKEL: Yes.

4 CHAIRWOMAN REIN: Okay, thank you. Is there
5 any other discussion?

6 (No audible response.)

7 CHAIRWOMAN REIN: Okay, call for the vote.

8 All in favor of approving those minutes as
9 amended say aye.

07:41:07 10 (All ayes heard.)

11 CHAIRWOMAN REIN: Any opposed?

12 (No audible response.)

13 CHAIRWOMAN REIN: Next item on the agenda,
14 approval of the minutes at the February 10th,
15 2014 Special Planning, Building and Zoning
16 Commission meeting. Seeking a motion.

17 MR. LaGRO: So moved.

18 CHAIRWOMAN REIN: Mr. LaGro.

19 MR. MERKEL: Second.

07:41:31 20 CHAIRWOMAN REIN: Mr. Merkel. Is there any
21 discussion?

22 (No audible response.)

23 CHAIRWOMAN REIN: All in favor of approving
24 the minutes as presented say aye.

1 (All ayes heard.)

2 CHAIRWOMAN REIN: Any opposed?

3 (No audible response.)

4 CHAIRWOMAN REIN: Those are approved. Last
5 item in this section is approval of minutes of
6 the February 25th, 2014 Special Planning,
7 Building and Zoning Commission meeting. Is there
8 a motion?

9 MR. MERKEL: So moved.

07:42:05 10 CHAIRWOMAN REIN: Mr. Merkel.

11 MR. LaGRO: Second.

12 CHAIRWOMAN REIN: Mr. LaGro. Is there any
13 discussion?

14 (No audible response.)

15 CHAIRWOMAN REIN: Okay. All in favor of
16 approving the minutes from the February 25th
17 meeting say aye.

18 (Some ayes heard.)

19 CHAIRWOMAN REIN: Not hearing you guys.

07:42:35 20 MR. LINDQUIST: I believe I was -- I just
21 came in near the end of that meeting. Was that
22 the very short meeting?

23 CHAIRWOMAN REIN: No. That was the last one
24 we voted on.

1 MR. LINDQUIST: Oh, okay. Then I can vote
2 on it.

3 CHAIRWOMAN REIN: Okay. So all in favor of
4 approving these minutes say aye.

5 (All ayes heard.)

6 CHAIRWOMAN REIN: Any opposed?

7 (No audible response.)

8 CHAIRWOMAN REIN: Okay, we are approved.

9 Now we move on to the main item on our agenda
07:42:59 10 under Old Business. And tonight is the fourth in
11 a series of meetings considering a recommendation
12 to the Village Board concerning a property at the
13 intersection of Gilmer and Midlothian roads that
14 has been proposed for both commercial and
15 residential development.

16 On January 28th, we heard applicant
17 testimony and public comment regarding the
18 proposal. The matter was continued to
19 February 10th, and on that evening nothing
07:43:23 20 transpired other than us voting to continue the
21 hearing to February 25th at the developer's
22 request.

23 At the February 25th meeting, the
24 developer illustrated some modifications to the

1 plans that the Commissioners could consider as
2 added conditions of approval. The Commissioners
3 asked their questions and the public hearing was
4 closed. At that point, the matter was continued
5 to tonight for deliberation, vote, and
6 consideration of Findings of Fact.

7 Before we resume this topic, I just
8 want to remind you that the people up on the
9 stage are your local Plan Commissioners. They're
07:44:00 10 all residents of Hawthorn Woods and volunteer in
11 this capacity, as well as does Mr. Dominick
12 DiMaggio. He's our liaison for the Village
13 Trustees. And two of our Commissioners, one of
14 whom is here tonight, Mr. Kaiser, will -- he will
15 continue to recuse himself from the deliberations
16 or voting on this subject as both he and
17 Mr. Salvi, who's not with us this evening, have
18 had prior professional dealings with one or more
19 of the applicants. So they cannot participate.

07:44:32 20 And it may be that Mr. Kaiser may leave the
21 meeting early. That's at his discretion.

22 Okay. So, now, the rest of my
23 instructions are to you, Commissioners. You have
24 before you several things. You have a 13-page

1 document in the form of a draft of Findings of
2 Fact. For the purposes of making this meeting
3 easier, this will serve as an initial template
4 for our motions tonight and for our deliberations
5 regarding the many conditions that we are
6 considering attaching to this plan. In addition,
7 today you received a three-page document in the
8 form of an e-mail titled Additional Conditions
9 and Departures for PB&Z tonight, with an
07:45:18 10 additional list in there. A copy of that is also
11 at your place on the dais if you didn't print it
12 from your e-mail.

13 For any additional conditions you
14 wish to add beyond those listed in either of
15 those two documents, we will deliberate those one
16 by one before determining whether there is a
17 consensus to add them to the motion in the form
18 of an amendment.

19 Because all the issues regarding
07:45:44 20 this development are so intertwined, we're going
21 to start by making four motions in rapid
22 succession and then we will combine our
23 deliberations on the whole group and then vote at
24 the end, okay? So we'll have discussion on all

1 four motions before we vote on any and all of
2 them.

3 So what I'm seeking at this time
4 initially, if you follow along on Page 4 of the
5 draft version of the Findings of Fact, that's
6 what we're going to be using as just sort of a
7 framework for making these motions. Keep it
8 simple.

9 So the first motion the Chair is
07:46:28 10 seeking is regarding zoning of a certain portion
11 of the subject property to R-1 One-Family
12 Residence District PUD.

13 MR. LaGRO: I would make that motion.

14 CHAIRWOMAN REIN: Okay, Mr. LaGro. Is there
15 a second?

16 MR. LINDQUIST: Second.

17 CHAIRWOMAN REIN: Mr. Lindquist. Thank you.
18 Second motion the Chair is seeking is for zoning
19 of a certain portion of the subject property to
07:47:03 20 B Retail Business/Commercial District.

21 MR. LINDQUIST: So moved.

22 CHAIRWOMAN REIN: Mr. Lindquist.

23 MR. MERKEL: Second.

24 CHAIRWOMAN REIN: Second by Mr. Merkel.

1 Thank you. Third motion that we are seeking is a
2 Special Use Permit for a Planned Unit Development
3 and the related Preliminary PUD Plan, Preliminary
4 PUD Plat subject to all the conditions set forth
5 in this draft Findings of Fact document and
6 today's e-mail that I previously referenced that
7 we received from Ms. Lobaito.

8 So somebody want to make a motion?

9 MR. LINDQUIST: So moved.

07:47:44 10 CHAIRWOMAN REIN: Mr. Lindquist.

11 MR. LaGRO: Second.

12 CHAIRWOMAN REIN: Phil? Okay, Mr. LaGro.

13 Thank you. And then finally, we will talk about
14 Findings of Fact later in the meeting after we do
15 all the discussion. But at this point I'm
16 seeking another motion for a Special Use Permit
17 for Display Homes subject to the four items
18 listed on Page 4 directly below that.

19 MR. LINDQUIST: Moved.

07:48:11 20 CHAIRWOMAN REIN: Moved by Mr. Lindquist.

21 MR. MERKEL: Second.

22 CHAIRWOMAN REIN: Second by Mr. Merkel.

23 Okay. So we have those four motions on the table
24 and our deliberations can kind of touch on all of

1 them. But just to keep this organized, I want to
2 start out by asking if any of you have any issues
3 that you want to discuss as it relates to either
4 of the zoning requests?

5 Okay, I see Mr. LaGro is shaking
6 his head he has none.

7 MR. MERKEL: One question to you. Chairman
8 Rein, is there anything in what Donna sent out
9 today that is referencing the zoning part?

07:48:56 10 CHAIRWOMAN REIN: I don't believe so, but
11 let me double-check. We won't be voting on
12 zoning right now. So if you want me to circle
13 back, that would be okay. But I do not -- I
14 don't see anything related to zoning in her
15 additional document.

16 MR. MERKEL: Okay.

17 CHAIRWOMAN REIN: Mr. Lindquist, did you
18 have anything to discuss on the zoning issue?

19 MR. LINDQUIST: No.

07:49:25 20 CHAIRWOMAN REIN: Okay. Then let's move on
21 to the Special Use and PUD requests and the
22 conditions currently in that motion as itemized
23 on the two documents I referenced. I will ask
24 you if you have additional conditions to add

1 later. I suggest that we begin first with the
2 hefty Findings of Fact document. And that if you
3 have a departure or condition you want to discuss
4 on that document, that we'll kind of go page by
5 page through there and you can call them out.

6 So does anybody have any issues
7 that they want to address on Page 4?

8 MR. LaGRO: I don't.

9 CHAIRWOMAN REIN: If we skip over something
07:50:18 10 and you think of it later, we can always jump
11 back. I'm just trying to keep us all on the same
12 page, literally, for a while here.

13 Jim, did you have a question?

14 MR. MERKEL: Question to Patrick. Page 4 is
15 referencing --

16 CHAIRWOMAN REIN: Would you use your mike,
17 please, Mr. Merkel?

18 MR. MERKEL: Could I have a sidebar with him
19 to ask this question?

07:50:46 20 MR. BRANKIN: Sure.

21 (Off the record discussion had
22 between Mr. Brankin and
Mr. Merkel.)

23 MR. MERKEL: So in terms of discussion, my
24 only discussion is on the latest plat we have, I

1 still am concerned about the proportion of the
2 development. Is this the time we should talk
3 about that?

4 MR. BRANKIN: Yes. That was the question he
5 was --

6 CHAIRWOMAN REIN: All right. Counsel says
7 yes. We are going to be pretty flexible up here.

8 MR. MERKEL: There is a lot to keep --

9 MR. BRANKIN: Mr. Merkel, because all the
07:51:47 10 motions are on the table, everything being so
11 intertwined, the whole project is before you. So
12 this would be the appropriate time to ask those
13 questions.

14 MR. MERKEL: The other question, the reason
15 I asked about the e-mail today which details --
16 the two-page e-mail detailing everything out, it
17 was sent out at one o'clock today. I was out of
18 town. I was with a client meeting all day. I
19 ran to the airport. Got to O'Hare. Ran here. I
07:52:16 20 have not had a chance to study this in detail
21 other than when arriving. So I wouldn't mind
22 walking through the details of this document
23 since it's new information.

24 CHAIRWOMAN REIN: So would you -- and we can

1 certainly jump to that if you wish. We can walk
2 away from the Findings of Fact document and go to
3 the new one for starters, if you wish. Is that
4 okay?

5 MR. LINDQUIST: Just go right to the end,
6 Jim.

7 CHAIRWOMAN REIN: All right. So let's go --
8 you want to go through it item by item? That's
9 fine. It's not very long.

07:52:48 10 MR. MERKEL: It might be worthwhile.

11 CHAIRWOMAN REIN: Okay. So here's what
12 we've got. We have some -- beyond what was
13 drafted in the big document, we have some
14 additional conditions and departures to the Pulte
15 application for our deliberation and
16 consideration this evening.

17 Additional departures include: The
18 village code provides a minimum square footage of
19 2200 square feet for multi-story homes. 1, in
07:53:18 20 the N-4 neighborhood, the Abbeyville Model home,
21 the sunroom option is required when the purchaser
22 selects the loft-only option. The resulting
23 square footage will equal 2,143 square feet.

24 Item 2, in the N-4 neighborhood,

1 the Martin Ray model, the owners bay window is
2 required when the purchaser selects the loft-only
3 option. The resulting square footage will equal
4 2,193 square feet. Pulte has agreed to require
5 the sunroom and owners bay window outlined above
6 to bring the square footage of these two options
7 up closer to our village code minimum requirement.

8 Is that understood by everybody?

9 MR. LaGRO: Yes.

07:54:03 10 CHAIRWOMAN REIN: There are over 70 versions
11 of homes in this subdivision that someone can
12 start with. And it was just these two that
13 seemed to, you know, someone doesn't put that
14 second story on, it seemed to have square footage
15 issues. So any concerns with that as a departure?

16 MR. LaGRO: I don't.

17 CHAIRWOMAN REIN: Okay. Additional
18 conditions. The village code provides a minimum
19 square footage of 1700 square feet for one-story
07:54:33 20 homes. Item 1, Neighborhood 4, Abbeyville Model,
21 the owners bay window is required. Resulting
22 square footage will equal 1700 square feet. The
23 village code requires a minimum square footage of
24 2200 for multi-story homes.

1 Item 2, Neighborhood 4, Castle Rock
2 Model, the sunroom option is required when the
3 purchaser selects the loft-only option. The
4 resulting square footage will equal 2200 square
5 feet. Pulte has agreed to require the owners buy
6 window and sunroom options outlined above to
7 bring the square footage of these two options in
8 compliance with our village code minimum
9 requirements. Staff is requesting PB&Z to
07:55:16 10 include these in the conditions this evening.

11 Any questions or discussion
12 regarding these conditions?

13 MR. MERKEL: It's clear.

14 CHAIRWOMAN REIN: Other staff conditions.
15 One, water table brick shall be included on the
16 rear and side elevations of homes adjacent to
17 existing residential subdivisions.

18 Any concerns?

19 MR. MERKEL: What is water table brick?

07:55:41 20 CHAIRWOMAN REIN: It goes to a certain
21 height. Dave, could you speak to that as an
22 architect?

23 MR. LINDQUIST: Water table usually refers
24 to the level at which a basement projects out of

1 the ground and transitions into the first story.
2 And the water table would carry up to that level.
3 I don't think it's applicable in this. I would
4 think of it more in terms of wainscoting type
5 masonry, because I think it's up basically to the
6 window sills.

7 CHAIRWOMAN REIN: And in some of the plans
8 we've got in our booklets, they've got some of
9 the designs that have that brick, you know, brick
07:56:23 10 four feet up the wall. Item 2 --

11 MR. LINDQUIST: Hold on. I have one.

12 CHAIRWOMAN REIN: Go ahead.

13 MR. LINDQUIST: As I look at this plan, I
14 see one or two cases where homes in here can
15 actually see the rear of other homes. Not
16 necessarily around the perimeter only. I have an
17 aversion to face painting homes and pretending
18 that the other three sides are invisible to our
19 neighbors. So that's my remark. I think this is
07:57:11 20 something that if we're going to be showing brick
21 on the house, we should show it to our neighbors
22 as well as people driving down the street.

23 If the other materials that are
24 being used on the building -- I think they've

1 do that. I think we're basically telling people
2 that there's really only one side to this
3 building. And in reality, most of the neighbors
4 are looking at the rear of these buildings and
5 can actually see them. And, yeah, I would like
6 to place that on the table. I don't know how the
7 Commission feels about that.

8 MR. MERKEL: Dave, you're suggesting brick
9 on all sides?

07:59:22 10 MR. LINDQUIST: I'm simply suggesting that
11 whatever materials go on the front of the
12 building be consistent around the other three
13 sides as well.

14 MR. MERKEL: Okay.

15 MR. LINDQUIST: It can be brick. It can be
16 stone. It can be LG siding. All of those
17 materials are approved in the village. In other
18 words, the same -- well, it's a little bit
19 different than the consideration of the masonry
07:59:52 20 around the outer perimeter.

21 CHAIRWOMAN REIN: And that's what I'm trying
22 to figure out, how you want to state it. Because
23 on the one hand you could say, you know, facing
24 other homes as opposed to existing subdivisions

1 if you're talking about the water table brick.
2 But it sounds like you're talking about a bigger
3 issue. So I guess I would look to you if you
4 want to make that an individual condition.

5 MR. LINDQUIST: The water table brick does
6 refer to the other sides of the building, I
7 believe.

8 CHAIRWOMAN REIN: Yes, in this condition.

9 MR. LINDQUIST: In rear and side elevations.
08:00:28 10 So they are -- they're forcing that material
11 that's on the front of the building around the
12 other three sides. Not necessarily to the same
13 height and I'm not asking that it be to the same
14 height. I'm just asking that it be consistent.

15 MR. MERKEL: Not just to the adjacent
16 subdivisions, but everywhere.

17 MR. LINDQUIST: Right, including your
18 neighbors.

19 CHAIRWOMAN REIN: And not just the brick.
08:00:54 20 Not just the water table brick either.

21 MR. LINDQUIST: No. I mean, that's
22 suitable. It's at least a continuity of the
23 material.

24 CHAIRWOMAN REIN: Okay, so would you then --

1 so we can narrow this down. On item one, if you
2 look at item one on the e-mail, how would you
3 propose to -- would you take item one and reword
4 it as follows? Would you be suggesting water
5 table brick shall be included on the rear and
6 side elevations of homes adjacent to other homes?

7 MR. LINDQUIST: I would leave one as it is
8 and then say, also, the balance -- the balance of
9 the elevations -- or the homes in the subdivision
08:01:46 10 will have a consistent use of the materials on
11 all sides of the building. I think it's implicit
12 in this that the materials have essentially been
13 named and listed and are consistent with
14 acceptable materials in the Village of Hawthorn
15 Woods.

16 CHAIRWOMAN REIN: I guess the only thing I'm
17 trying to figure out is on what you have just
18 stated as an additional condition is whether or
19 not a condition for water table brick on all
08:02:36 20 sides for homes adjacent to existing residential
21 subdivisions is actually a less comprehensive
22 requirement than the one you just stated for the
23 balance of homes. Because if we're talking about
24 consistent use of materials, that's a bigger

1 category than just water table brick, you know,
2 trim. So I'm just wondering if we're being --

3 MR. LINDQUIST: Not exactly. Because that
4 does represent a consistent use -- the water
5 table brick does indicate a consistent use of
6 materials. Not to the same extent, but at least
7 a consistent use of the material. So in my own
8 head, I think -- I think they're compatible.

9 CHAIRWOMAN REIN: So what I'd like to do,
08:03:23 10 any time an individual raises an additional
11 condition or departure, what I'm seeking to
12 do just so that I can figure out if it's going to
13 get -- if you all want to amend it into the
14 motion that's already been made with the original
15 list that we talked about, I'd like to have a
16 little discussion so we don't have to backtrack.
17 So please weigh-in on Dave's additional
18 condition. Show your opinions.

19 MR. MERKEL: I'm for that.

08:03:51 20 CHAIRWOMAN REIN: Okay. Phil?

21 MR. LaGRO: I would, too.

22 CHAIRWOMAN REIN: And I'm in agreement as
23 well. So it sounds like we have a straw poll
24 consensus on that. So I will log that as a

1 potential amendment to our motion. And, in fact,
2 what I'm going to do, to make sure we don't
3 forget any, the motion was made -- regarding the
4 Special Use PUD and preliminary plat, all that,
5 that rolled into the PUD, the motion was
6 originally made by Dave, you, and seconded by
7 Phil LaGro. So any time we take a straw poll
8 about an additional condition, I'm just going to
9 ask the two of you if you are willing to amend
08:04:28 10 your motion to include that.

11 MR. LINDQUIST: Yes.

12 MR. LaGRO: Yes.

13 CHAIRWOMAN REIN: Okay, thank you. All
14 right. So, then we also have, under other staff
15 conditions, potable water service to be provided
16 by Aqua Illinois. Okay? Item three, the village
17 shall provide reasonable assistance to Pulte in
18 obtaining sanitary sewer service to the subject
19 property. Okay with that?

08:04:57 20 MR. MERKEL: I have a dumb question. Why
21 isn't Aqua doing that also?

22 CHAIRWOMAN REIN: I think there are two
23 options for this property and so they're still --

24 MR. MERKEL: That's fine.

1 CHAIRWOMAN REIN: It has to be determined.
2 All right, additional conditions from PB&Z
3 e-mails. One, following you will see on the
4 draft Findings of Fact, there is an item listed
5 as 22 on Page 11. And 22 on that document reads,
6 "Provide the village with a traffic study of the
7 Kruckenberg and Midlothian Road intersection for
8 future Kruckenberg Road expansion and
9 intersection improvements."

08:05:44 10 The document that was e-mailed
11 today proposes that that be expanded off of that
12 topic to also include the following: "And once
13 that study has been reviewed by the village staff
14 and consultants, the developer shall improve
15 Kruckenberg Road subject to those review
16 comments. These improvements shall include, but
17 not be limited to the following: Improving
18 Kruckenberg Road all the way from the Hawthorn
19 Hills subdivision to Midlothian Road. A 66-foot
08:06:18 20 right-of-way. A wide sidewalk slash bike path
21 along the road's entire length that will connect
22 and provide a nice transition to the Heritage
23 Park ingress and egress point and to the
24 Midlothian corridor. Also, making improvements

1 to the egress shape and sight lines for drivers
2 at the Kruckenberg/Midlothian intersection to
3 improve safety, especially when turning right or
4 left from Kruckenberg onto Midlothian.

5 If the developer cannot, for any
6 reason, achieve the above improvements on
7 Kruckenberg Road, then the proposed connection to
8 Hawthorn Hills at Deerfield Drive shall not be
9 designed for or open to vehicular traffic. It
08:07:01 10 shall be constructed as a bike path and emergency
11 access connection instead. The village and both
12 homeowner's associations shall commit to keeping
13 these emergency bollards clear of snow at all
14 times."

15 Is there any question or discussion
16 on that condition?

17 MR. LaGRO: Seems reasonable.

18 MR. MERKEL: My question is the comment that
19 if the developer, for any reason, cannot achieve
08:07:56 20 the improvement on Kruckenberg Road, then the
21 proposed connection to Hawthorn Hills at
22 Deerfield Drive -- we are trying to identify
23 where that's at.

24 CHAIRWOMAN REIN: It's right at the top of

1 The Summit.

2 MR. MERKEL: So that's the original
3 connection.

4 CHAIRWOMAN REIN: Right now it kind of goes
5 nowhere. But in the plan, the developer's
6 proposed plan, it shows a connection there for
7 vehicular traffic with that kind of eyebrow
8 thing?

9 MR. MERKEL: Yep.

08:08:19 10 CHAIRWOMAN REIN: Okay. So the condition --
11 you know, for example, if they can't be provided
12 for good traffic flow with Kruckenberg
13 improvements, then don't have it all be going up
14 here. You know, have it move through to one of
15 the larger commercial exits instead of forcing
16 the public back through another neighborhood.
17 Because you would have no off-loading point for
18 all these people back here.

19 MR. LaGRO: This is only from Kruckenberg.

08:08:58 20 MR. MERKEL: I'm confused here.

21 MR. LaGRO: So it is all the way from the
22 back portion of Hawthorn Hills.

23 CHAIRWOMAN REIN: From Neighborhood 4.

24 MR. LaGRO: Yeah, Neighborhood 4.

1 CHAIRWOMAN REIN: Right now there's a
2 proposed road improvement for Neighborhood 4 out
3 to Midlothian so that that back end of the
4 neighborhood can travel out that way.

5 MR. MERKEL: Exactly. So if that doesn't
6 happen --

7 CHAIRWOMAN REIN: If that doesn't happen,
8 this condition states that then this other, this
9 outlet at Deerfield Drive that's currently drawn
08:09:34 10 for vehicular traffic --

11 MR. LINDQUIST: Thoroughfare.

12 CHAIRWOMAN REIN: Thoroughfare, thank you,
13 or cut-through, whatever you want to call it, be
14 instead delegated to pedestrian and bicycle
15 traffic and emergency access only. So that all
16 of the people who live down here aren't
17 compounding the situation and trying to drive out
18 through that. You know, go cut this way and out
19 through that neighborhood. Instead that would
08:09:57 20 force them a few more feet over through a main
21 entrance or exit.

22 Just, quite frankly, I have concern
23 about cut-through traffic to begin with. And I
24 don't want it to be exacerbated if another road

1 over here is not open.

2 MR. MERKEL: Right. So we're saying if this
3 doesn't happen (indicating) --

4 CHAIRWOMAN REIN: Right, that doesn't
5 happen.

6 MR. MERKEL: (Continuing) -- that doesn't
7 happen either.

8 CHAIRWOMAN REIN: Right. Because I think it
9 will force more issues. It's like when you
08:10:29 10 squeeze a balloon and it pops up on the other
11 end. The air's got to go somewhere. So I'm
12 trying to prevent against unintended consequences.

13 MR. MERKEL: Wait a minute. So if this
14 doesn't happen, this doesn't happen (indicating).

15 CHAIRWOMAN REIN: Right.

16 MR. MERKEL: Everyone is forced out through
17 the main entrance.

18 CHAIRWOMAN REIN: Yes.

19 MR. LINDQUIST: It's really a mandate for
08:10:46 20 connecting Kruckenber Road, because it deals
21 with a minimum of half of the subdivision. And
22 it also moves the access out of the subdivision
23 away from the intersection at Gilmer and
24 Midlothian.

1 CHAIRWOMAN REIN: And my -- one of the
2 things I think, because people would probably
3 prefer to get off the intersection of Gilmer and
4 Midlothian, my fear is that they would cut
5 through The Summit. You know, if they can't come
6 up Kruckenberg, that they would take the path of
7 least resistance.

8 MR. MERKEL: So we're taking that away.

9 CHAIRWOMAN REIN: I just feel it's an
08:11:21 10 important protection. So that's what that
11 condition is trying to communicate.

12 MR. MERKEL: But if we get this done, this
13 happens, too?

14 CHAIRWOMAN REIN: The way it's stated right
15 now, yes.

16 MR. MERKEL: If it's -- maybe it's me. I
17 didn't quite catch it that way.

18 CHAIRWOMAN REIN: How could it be worded
19 better?

08:11:39 20 MR. MERKEL: Maybe I just don't catch it as
21 well as you guys do.

22 CHAIRWOMAN REIN: Take a minute and read it
23 again quietly and see if you can suggest an
24 improvement to the language that will make it

1 more clear.

2 MR. MERKEL: That's fine.

3 CHAIRWOMAN REIN: Are you guys comfortable
4 with it?

5 MR. LINDQUIST: Yes.

6 CHAIRWOMAN REIN: All right. So straw poll.
7 Is everybody comfortable with adding this
8 condition?

9 MR. MERKEL: Yes.

08:12:13 10 MR. LaGRO: Yes.

11 MR. LINDQUIST: Yes.

12 CHAIRWOMAN REIN: All right. Next item on
13 the list, Page 6. It's referring to Page 6 of
14 the Findings of Fact, in the top box there. So
15 regarding the Commercial Parcel 96B5B, yard
16 areas. This condition is proposing a 55-foot
17 setback from Gilmer and Midlothian roads versus a
18 50-foot setback. Give a little tiny extra
19 breathing room. Not to change the plan
08:12:53 20 significantly, but just to give a little more
21 space for future improvements and not crowd it
22 right up there so much.

23 MR. LaGRO: You had some previous discussion
24 where you were inquiring about a 75-foot, weren't

1 you?

2 CHAIRWOMAN REIN: Yes. And upon further
3 consideration, I think that -- the reason that I
4 recommended the 55 at this point is to just give
5 a little bit more breathing room. On further
6 study, we discovered if you go too far, it can
7 mess with the parking situation and other things.
8 And so I'm just looking for a very modest
9 compromise here.

08:13:35 10 Any other questions about that?

11 (No audible response.)

12 CHAIRWOMAN REIN: Okay, next. All street
13 lights should -- do we need to do a straw poll if
14 they're already on here? Because they were
15 included in the original motion by reference. I
16 did it wrong on the last one. So that's why
17 you're thinking I should have done it. There was
18 so much discussion, I forgot.

19 But, actually, if we have a lot of
08:14:00 20 discussion even on these, we might still take a
21 straw poll in case we have to extract it from a
22 motion or something.

23 All right. So Item 3, all street
24 lights should comply with Dark Skies Initiative

1 standards, and in the residential neighborhoods,
2 should appear only in cul-de-sacs and in
3 necessary intersections as designated by village
4 staff and village consultants.

5 MR. LINDQUIST: Now, isn't that the way it's
6 currently proposed on the drawings? We have a
7 lighting fixture that's shown.

8 CHAIRWOMAN REIN: There was a lighting
9 fixture. But in the original -- the applicant's
08:14:40 10 original presentation --

11 MR. LINDQUIST: It had additional fixtures.

12 CHAIRWOMAN REIN: And it wasn't specified so
13 much. The original presentation said like, all
14 intersections and -- so this is just to clarify
15 that we don't want to see light poles in every
16 intersection in the subdivision that -- just
17 where needed.

18 MR. LINDQUIST: Okay.

19 CHAIRWOMAN REIN: Phil, do you have a
08:15:04 20 comment?

21 MR. LaGRO: I've got a comment, but it
22 concerns lighting on the residential structures.
23 This is something that came up before.

24 CHAIRWOMAN REIN: Go ahead, yeah.

1 MR. LaGRO: Okay. Around the time frame of
2 the January 28th meeting, at some point I raised
3 the issue -- or perhaps as a request that since
4 any lighting in the streetways, roadways,
5 et cetera was going to be Dark Sky compliant type
6 lighting, that it was an easy matter to utilize
7 the coach lights and other exterior lighting
8 fixtures on all the homes as Dark Skies Compliant
9 fixtures. And, for example, I know that a person
08:15:58 10 can simply go to Home Depot and purchase an Old
11 World Bronze antique fixture of that type.

12 And subsequent to that, I believe
13 there was a staff meeting with the gentleman from
14 Pulte. And there was a summary staff memo
15 shortly after that, that I believe indicated that
16 Dark Skies compliant lighting on all the
17 residences had been agreed to.

18 CHAIRWOMAN REIN: That does sound familiar,
19 but I didn't see it here.

08:16:33 20 MR. LaGRO: I didn't bring that e-mail with
21 me, but I got that e-mail from staff.

22 CHAIRWOMAN REIN: Did anybody, when you were
23 reading through this, did anybody see that
24 provision in here?

1 MR. LaGRO: No. That's why I'm bringing it
2 up.

3 CHAIRWOMAN REIN: You guys want to include
4 that, then? I do recall the discussion. Do you
5 want to include that as a condition?

6 MR. LaGRO: I do.

7 MR. LINDQUIST: If your recollection is that
8 it's already been discussed and agreed to with
9 the developer, then, yeah.

08:16:59 10 MR. LaGRO: If I'm remembering the staff
11 memo e-mail rather correctly, it indicated that
12 that was one of the things that had been agreed
13 to in a meeting here with Pulte representatives.

14 CHAIRWOMAN REIN: I'm sure I have that memo
15 here in one of these boxes. It will take me a
16 half hour to find it.

17 MR. LaGRO: It would have been about the
18 January 30th --

19 MR. LINDQUIST: A lot of the homes have
08:17:32 20 front porch roofs. So lighting goes on the
21 house.

22 CHAIRWOMAN REIN: I think that, without
23 slowing down to find the memo, that we make it a
24 condition, if everybody's in the agreement. If

1 for some reason this doesn't work for the Board,
2 they can change that when the time comes. But I
3 think we feel most of us remember that and we can
4 make it a condition and as part of our
5 recommendations. I see Dave nodding. Jim?
6 Looks like we have a consensus.

7 So an additional condition, then,
8 would be lighting on all residential structures
9 should be Dark Skies Initiative standards
08:18:11 10 compliant. Is that correct?

11 MR. LaGRO: Yes.

12 CHAIRWOMAN REIN: Okay. So Lindquist and
13 LaGro who made the motion, you are agreeing to
14 amend the motion to include that?

15 MR. LINDQUIST: Yes.

16 MR. LaGRO: Yes.

17 CHAIRWOMAN REIN: Okay, thank you. Item 4
18 on this e-mail. Shift Lots 1 through 14 to the
19 south as close to the detention pond as possible
08:18:41 20 to create a larger buffer to Countryside Meadows.
21 Note, this has already been agreed upon by Pulte
22 and will be reflected in revised plans. Any
23 questions?

24 MR. MERKEL: My only question there was what

1 does that 25-foot dimension become, then, if the
2 minimum to the back of Lots 9, 10, 11 to
3 Countryside Meadows is my question.

4 CHAIRWOMAN REIN: I don't think any of us
5 can answer that, and we can't ask the developer
6 at this time. But it would be -- I think that
7 would be something -- oh, can I ask that? Okay.
8 I have been told I can ask that question.

9 Do you guys know what that
08:19:22 10 dimension becomes?

11 MR. TREMULIS: The way we approached that
12 question was to provide a 35-foot open space
13 buffer.

14 CHAIRWOMAN REIN: So that's gone to 35 feet,
15 okay. You might want to stay there. We're
16 probably going to have a follow-up.

17 MR. TREMULIS: And that's for the lots east
18 of Andrew. And it did not require modifying the
19 right-of-way.

08:19:51 20 CHAIRWOMAN REIN: Okay. So stay there,
21 Peter, because I think we are going to have one
22 more question, please. Item 5, shift Lots 35 to
23 49 to the east to create a larger buffer. Note,
24 this has already been agreed upon by Pulte and

1 will be reflected in revised plans.

2 Do you know what that buffer
3 becomes?

4 MR. TREMULIS: Can you refresh my memory on
5 the lot numbers?

6 CHAIRWOMAN REIN: 35 through 49. And 49 is
7 that weird lot that sort of needs to be resized,
8 too? Or it does need to be resized?

9 MR. TREMULIS: That goes to 25 feet from 20.

08:20:34 10 MR. MERKEL: They're 25 on here now.

11 MR. TREMULIS: It's actually 20 behind those
12 specific lots. And it needed to be increased to
13 be consistent with the buffer to the north around
14 that cul-de-sac. So we were able to shorten
15 those lots to allow for a five-foot addition to
16 the buffer space between the rear of the lots and
17 the adjacent lots to the west.

18 CHAIRWOMAN REIN: And you're talking on that
19 I think about this buffer, though. And I was
08:20:59 20 thinking it might be changing a different buffer.
21 So I want to ask both measurements, please.
22 Okay, are you referring to this buffer?

23 MR. TREMULIS: Yes.

24 CHAIRWOMAN REIN: Is this buffer changing at

1 all?

2 MR. TREMULIS: No, that one doesn't change.

3 Just the one that was --

4 CHAIRWOMAN REIN: Okay. Do you guys

5 understand that?

6 MR. TREMULIS: The buffer that was caught in
7 the public testimony was the 20-foot buffer that
8 needed to be increased because it necked down
9 behind the lots.

08:21:28 10 MR. MERKEL: I guess my comment last time
11 was to cant it to the east. And it looked like
12 there is plenty of space there so you get the
13 buffer on the north and the buffer on the --

14 MR. TREMULIS: We looked at that. Because
15 of the wetland that's there and the buffers, we
16 can't really move it to the east. We only could
17 adjust lot depth to get to 20 feet.

18 CHAIRWOMAN REIN: We're going to have to
19 edit the discussion there because too much back
08:21:54 20 and forth for the process, but --

21 MR. TREMULIS: We got you at 25 where we
22 thought it was important and --

23 CHAIRWOMAN REIN: Thank you for answering
24 that. The next item in that list -- and then we

1 will discuss all three of those items if you need
2 to -- is Item 6, reconfigure Lot 49. Note, this
3 has already been agreed upon by Pulte and will be
4 reflected in revised plans. That goes with what
5 we were just discussing about pulling in those
6 backyards, those shapes to make a bigger buffer
7 to the west.

8 MR. MERKEL: My only question is you say on
9 Lots 35 to 49 are moved to the east to create a
08:22:32 10 larger buffer, but they're not. The numbers are
11 the same as -- that's on the plan today. Both
12 the plans that I have says 25 and 25. So it's
13 not -- I don't see 20 anywhere.

14 CHAIRWOMAN REIN: Well, I know the last --
15 yeah, the last version we had, we've been through
16 a bit of modification already. One of the things
17 that I brought up in the last meeting was that
18 that -- if you look at say -- this is the one for
19 me that's always the easiest to look at because
08:23:06 20 the green space is really obvious. So this green
21 space had been 25 feet and somehow got
22 reconfigured and shrunk down to 20.

23 Al Maiden of Rolf Campbell and
24 Associates, our planning consultant, had pointed

1 that out. He had measured it, noticed it, and
2 he's like, heads up, that moved. So that's why I
3 raised it last time. We kind of want to gain
4 that space back. We don't want to lose any green
5 space. So it may be a minor issue, but that's
6 where that comes from. So on Items 4, 5 and 6 is
7 there any further discussion?

8 MR. LINDQUIST: What page are you on?

9 CHAIRWOMAN REIN: We're on the last page of
08:23:47 10 Donna's e-mail today right now. The ones that
11 Jim asked us to read aloud so that -- since he
12 was on the plane.

13 MR. MERKEL: What does Lot 49 look like now?
14 It says it's been reconfigured.

15 CHAIRWOMAN REIN: We don't have a drawing.
16 And you're going to need to pull your mike closer
17 for future discussion, please. Yeah, we don't
18 have the drawings on the next phase of review
19 that would come forward. All we know is it's
08:24:13 20 been promised to be resized appropriately.

21 All right. So that's everything
22 that's on here. I have a couple additional
23 conditions I'd like to propose. But before I do,
24 why don't we jump back to the draft Findings of

1 Fact and just kind of go page by page. And if
2 you have anything on any of those pages that you
3 want to discuss, edit, delete, whatever, we can
4 do so.

5 So Page 4 is pretty boilerplate
6 about all of our planner's and expert's review
7 comments. Page 5, I want to point out that --
8 you see the red ink on there. That's been
9 changed per the e-mail we just went through in
08:25:05 10 Page 1 of that e-mail. So that trumps this. Are
11 there any questions or comments regarding the
12 items on Page 5?

13 MR. LINDQUIST: Yes.

14 CHAIRWOMAN REIN: Dave?

15 MR. LINDQUIST: I would like to revisit the
16 building height issue which is Item D.

17 CHAIRWOMAN REIN: Okay.

18 MR. LINDQUIST: On the properties where we
19 have seven-foot side yards, that puts us 14 feet
08:25:38 20 between buildings. And we can have a roof height
21 of up to 35 feet, 33 feet. 35 feet, 33 feet. I
22 would like to suggest that we revise that so that
23 the eave -- where we have a two-story building,
24 that the eave -- that the height limit at the

1 eave be based on a two-story height and that the
2 roof slope away from the side yard so we're not
3 in a 35-foot deep canyon between two buildings.
4 It's only going to be like, a 20-foot canyon.

5 MR. LaGRO: So do you mean, for example,
6 that you wouldn't want a gable end facing into
7 the bay between the --

8 MR. LINDQUIST: Exactly. And I notice that
9 a lot of the building designs, the elevations
08:26:45 10 that we saw had reflected hips on those two-story
11 structures. And I think a lot of them are
12 already, you know, accommodating that reality.
13 But I have been in subdivisions that, you know,
14 where the buildings are 14 feet apart and 35 feet
15 high. That's not a pleasant area. The sun never
16 gets in there.

17 CHAIRWOMAN REIN: And I do know -- I'm not
18 disagreeing with you. I just want to point out
19 that even though there's a minimum of seven-foot
08:27:17 20 side lots on some of these lots, that there's
21 just some of those lots that are like that and
22 the combined distance between the homes is not
23 necessarily seven and seven, because that's the
24 minimum on any lot size.

1 MR. LINDQUIST: That's correct. And they're
2 not all 35 feet either, but --

3 CHAIRWOMAN REIN: Right. So, um, Dave, in
4 your opinion, from looking at the building
5 elevations, which I know there were many -- like
6 I say, I recall there were over 70 different
7 elevations in our booklets. And I believe those
8 are even being further improved. I think they're
9 putting a little more thought and time into them
08:28:02 10 as we speak. Do you, as an architect, do you
11 think this is a reasonable request with what
12 you've seen in that book? I know you said you
13 think many of them have already taken that into
14 consideration. Is what we're requesting
15 feasible? Is what you're requesting feasible?

16 MR. LINDQUIST: I think it is very much so.
17 There are communities that already have
18 ordinances -- I'm thinking in terms of Highland
19 Park at this time. They have ordinances that
08:28:30 20 regulate the height of the building as a function
21 of its distance from the side yard or the side
22 property line. If you're a certain distance
23 away, your height is limited. And above that
24 height, you have to go at a 30-degree angle which

1 is basically the minimum sun angle in the winter
2 solstice so that sunlight can still get into
3 those spaces. Still not going to hit the ground,
4 but it's possible that the guy next door to you
5 might sometime get sunlight into his bedroom
6 window. Maybe he doesn't want it, but --

7 CHAIRWOMAN REIN: Before we talk about that
8 wording on how this might be phrased
9 appropriately, do you gentlemen have any specific
08:29:23 10 questions for Dave? Do you fully understand what
11 he is getting at and are you in agreement with
12 it?

13 MR. LaGRO: I do. And I am in agreement
14 with it. It basically simply goes to the issue
15 of a relatively high density portion of the
16 subdivision being opened up by way of managing
17 the roof architecture so that the sun lines,
18 people can benefit from to a greater extent from
19 the natural sun lines throughout the year. And
08:30:03 20 it's perfectly sensible. And I don't think that
21 just a dormer would interfere, but if there was a
22 mass of gable end on --

23 MR. LINDQUIST: It just means really,
24 basically means a smaller attic. Unless there

1 are a lot of second floor bedrooms that are
2 vaulted ceilings.

3 CHAIRWOMAN REIN: Okay. So -- and if any of
4 you ever can't hear us at some moment, because
5 sometimes we turn away from our mikes, please
6 motion to us or something.

7 Dave, how -- it seems like there's
8 general consensus at this table that that would
9 be a reasonable condition to include in this, in
08:30:45 10 our recommendation. How exactly should it be
11 worded to be correct and applicable?

12 MR. LINDQUIST: Okay. The minimum side
13 yards are seven feet, I believe. It's still
14 going to be a little bit complicated, but I would
15 say that the height limitation at the side yard
16 setback shall not exceed 20 feet and incline away
17 from the side yard.

18 MR. BRANKIN: And what was that? Incline?

19 MR. LINDQUIST: Incline, yeah. Tilt at a
08:31:34 20 30-degree angle.

21 CHAIRWOMAN REIN: Okay. I, for one, am
22 having trouble visualizing exactly what you just
23 described looks like. So I want to just
24 double-check. I want you -- I'm going to read it

1 back to you. I want to double-check that it's
2 worded just right so we don't put something in
3 that's not useable. Okay. So what you told me
4 was -- or told us, the height limitation at the
5 side yard setback shall not exceed 20 feet and
6 incline away from the side yard at a 30-degree
7 angle. First of all, it shall incline away?

8 MR. LINDQUIST: Yes.

9 CHAIRWOMAN REIN: So shall not exceed
08:32:23 10 20 feet, comma, and it shall incline away from
11 the side yard at a 30-degree angle.

12 (Mr. Lindquist tenders document.)

13 CHAIRWOMAN REIN: Oh, okay. You guys need
14 to see this (indicating)?

15 MR. MERKEL: Yeah.

16 CHAIRWOMAN REIN: Dave just drew us a little
17 sketch of what that looks like, which makes it
18 much more explanatory to me.

19 MR. LaGRO: Dave, is that approximately a
08:32:50 20 nine twelve pitch?

21 MR. LINDQUIST: Seven. Seven twelve.

22 CHAIRWOMAN REIN: Okay. Is there any
23 further discussion on this condition?

24 MR. LaGRO: No.

1 CHAIRWOMAN REIN: Okay. Do we have a
2 general consensus that we wish to include it in
3 our motion?

4 MR. LaGRO: Yes.

5 MR. MERKEL: Yes.

6 CHAIRWOMAN REIN: Hearing consensus, then I
7 would ask Mr. Lindquist and Mr. LaGro to amend
8 their motion?

9 MR. LaGRO: Yes.

08:33:25 10 CHAIRWOMAN REIN: Okay, so amended. Is
11 there anything else on Page 5? And I'm referring
12 to the draft Findings of Fact template. If there
13 isn't, then we would look to Page 6. We already
14 discussed something that ties into this about
15 55 feet versus 50, which was on another page.
16 The remainder of this page refers to signage
17 departures. Any questions or concerns or
18 amendments there?

19 MR. LaGRO: No, I don't.

08:34:06 20 CHAIRWOMAN REIN: Okay, Page 7. Page 7
21 refers to tree preservation and landscaping.
22 Shows the requirements, the exemptions, the
23 proposals, some of which applies to that old
24 nursery on the site, clean that up. Anybody have

1 any edits for this?

2 (No audible response.)

3 CHAIRWOMAN REIN: Okay, hearing none, we
4 move on to Page 8. Planned subdivision, street
5 design, configuration of lots, building setbacks,
6 tree placement and the like. Any questions or
7 concerns on those conditions or departures?

8 MR. MERKEL: I have the same concern I had
9 last time, which I don't know about the rest of
08:35:01 10 my Committee members.

11 CHAIRWOMAN REIN: Louder, please?

12 MR. MERKEL: I'm still concerned about
13 Street H. I think there's too much density on
14 Street H. I know it's the plan that's in front
15 of us. My concern is there is too much density
16 on one straight-line street.

17 MR. LINDQUIST: I concur. I wrote an e-mail
18 to the Chief Administrative Officer indicating
19 that I still had a problem. Mine goes maybe a
08:35:39 20 little bit farther than Jim's and it's concern
21 for Neighborhoods 3 and 4 where we have these
22 long, straight lines. It looks like we have two
23 different subdivision designs going on here. The
24 commercial and the Neighborhoods 1 and 2 are very

1 rural in nature, appear rural in nature. The
2 streets -- you can't see for hundreds of feet
3 down a street and alignment of the facades of the
4 buildings, even if they're offset slightly from
5 each other.

6 And I think that the terminology
7 that I used -- and this was in a previous public
8 hearing. I'm reiterating concern about the
9 monotony of those designs. And this is
08:36:33 10 basically -- and I understand that this Street H
11 is in an area that's not going to bother anybody
12 outside of the subdivision. But I don't know if
13 I'd want to live in that subdivision because it
14 looks a lot like something else.

15 I think the developer has taken
16 over work at Huntley, at the Del Webb development
17 there. And I think except for Del Webb
18 Boulevard, all of those streets are curved and we
19 don't have this long continuous line of building
08:37:11 20 fronts in alignment.

21 Another item of collateral damage
22 is it encourages faster traffic. And I can speak
23 directly to this because I have a dog that needs
24 to be walked. And in my subdivision, we have a

1 street that's pretty much like this long,
2 straight line. And when we walk on that street,
3 the traffic is always faster than it is in the
4 areas where the roads are curved.

5 So I think it's a matter of safety.

6 It's a matter of monotony. And not only that
7 but, you know, we're talking about the

8 subdivision, but the development being rural in
9 character. This is not rural in character. It

08:38:09 10 does not reflect conservation design principles
11 as to, you know, the balance of the subdivision.
12 So that's -- I'm just kind of adding that to what
13 Jim had to say.

14 MR. LaGRO: Dave, I'm going -- just for the
15 sake of conversation, I'm just going to be
16 devil's advocate just for conversation.

17 MR. LINDQUIST: In other words, you're going
18 to be the developer?

19 MR. LaGRO: No. Just for conversational
08:38:43 20 purposes.

21 MR. LINDQUIST: Sure.

22 MR. LaGRO: This density can't exist with a
23 different roadway configuration. So there's two
24 things really. One thing we are indirectly

1 talking about is in order to do the kind of
2 things that some of us might envision there and
3 what you're specifically talking about, buckling
4 or deflecting the roadway curvature, et cetera,
5 alot of those lots have to go. And I just
6 wondered if you'd agree, because I don't see any
7 other way to achieve it.

8 MR. LINDQUIST: That's a pretty good
9 observation. It is possible collateral damage.
08:39:30 10 But there is quite a bit of open space. It may
11 be possible. It's not like I attempted to
12 redesign this. I'm just simply stating that I
13 feel that it is a character that is not in
14 keeping with what we are -- the direction we're
15 moving in Hawthorn Woods with our rural character
16 and conservation subdivision design. And I think
17 there is a collateral issue with safety.

18 And it's possible that -- I've read
19 Randall Arendt's book on conservation subdivisions,
08:40:23 20 and their recommendations are that 50 percent of
21 the land be left open. Now, we're at 38 percent
22 of the land open here. So we're well under that.
23 But that does mean that -- I don't know what the
24 density is over in Neighborhoods 3 and 4, but I

1 would imagine that it's probably alot less than
2 38 percent in that area.

3 So the issue remains the same. I'm
4 not offering a solution, but I'm just offering it
5 as an observation. Because I'm also involved in
6 development of our comprehensive plan and I know
7 the direction that the Village has always taken
8 which is rural by design. And I'm also sensitive
9 to some of the things that have happened in the
08:41:42 10 Hawthorn Woods Country Club that look like this.
11 I don't like what they look like there. I told
12 myself after I saw them there that we shouldn't
13 have approved this.

14 And it's like I told my children.
15 My younger children always complain when I
16 reprimanded them when I didn't reprimand their
17 older brother for the same thing. My answer to
18 them was we reserve the right to improve our
19 parenting style. So that's kind of where I am
08:42:22 20 here, reserving the right to improve some of the
21 things that we have done in the past.

22 CHAIRWOMAN REIN: And I would agree with
23 that, Dave. Although, I have a different
24 perspective to throw on the table or an

1 additional perspective to throw on the table,
2 because I do agree with everything you just said.
3 When I look at what this particular product, say,
4 Neighborhood 4 is targeting, which is say, people
5 over 55, the grandparents who might want to live
6 near their young families and grand kids in
7 Neighborhood 3 who may be -- what do you call it?
8 Snow birds, where they have a second home
9 somewhere else, one of the things that I remember
08:43:01 10 learning about this subdivision in the first
11 place is those lots over there, not only are they
12 smaller for less maintenance and the homes are --
13 you know, you're downsizing because you have a
14 different lifestyle and you may only be there
15 half the year or the whole year as it may be, but
16 those lots are also maintained. You don't have
17 to do your own snow, your own lawn, all that
18 stuff. It's like a no-maintenance zone. And so
19 they're smaller lots. It's a different lifestyle
08:43:28 20 product.

21 I know one of the things when I
22 think about the comprehensive planning workshops
23 that maybe some of the audience members have been
24 to. I know many of us have been to. We hear

1 about people's desire near the Midlothian
2 corridor for mixed use development. Can we have
3 some different products instead of everybody
4 having to get a big house on a big lot that they
5 have to maintain themselves? How can we have a
6 more walkable community near what ultimately will
7 be our downtown corridor?

8 So when I look at this project from
9 several different perspectives, I say there's
08:44:02 10 several things that make it different from some
11 of the other plats we might review. In large
12 part, it's an in-fill project where it's out by a
13 corner where you're at, you know, Gilmer and
14 Midlothian where there's -- where actually you're
15 proposing less commercial than it was in the
16 original advisory plan.

17 And that this density, I don't know
18 straightaway either the density. But what I'm
19 looking at is a different product, different
08:44:30 20 opportunity for a different lifestyle client when
21 we already have alot of one-acre lots on the
22 market that aren't moving. And it's backing up
23 to what is essentially a sewer pond. Nice-
24 looking sewer pond, but you know, it's still a

1 sewage treatment facility. And a cell tower,
2 okay? So that's what it's boundaried by. The
3 other side of it we're going to buffer and berm
4 with lots of trees and a berm, whatnot, to make
5 it amenable to the neighbors which, you know,
6 Country Club, you're right, does have a higher
7 density, doesn't look like this.

8 The other thing I think about with
9 this project is it has, which most of our
08:45:04 10 projects don't, it has access to public utilities
11 which is, you know, a unique opportunity. If
12 you're going to go with a different product of a
13 little higher density on smaller lots, you can do
14 so because you don't have to have room for septic
15 and well. So if we're going to provide a snow
16 bird product or whatever you call it, seems to me
17 this might be the place to do it. They could
18 walk the Midlothian corridor, go to the shops and
19 restaurants if and when they come.

08:45:30 20 So my opinion is I share your
21 opinions, but then I'm counter-balancing them
22 with those additional opinions. And I guess that
23 has helped me to understand this a little better.

24 MR. LINDQUIST: Okay. I appreciate that.

1 And, in fact, in my same e-mail, I complimented
2 Pulte on -- through Donna, on the diversification
3 of their product, on their outdoor lighting
4 plans, on their landscape plan and on their
5 commercial development. So there are a lot of
6 things I like about this.

7 Like I say, this product here is a
8 necessary product. I would imagine it's probably
9 going to be one of the first to sell out. But
08:46:30 10 it's not going to be as interesting. And maybe
11 the fact that the people will be away during the
12 winter, they won't have to look at it. And
13 furthermore, I'm not objecting to the size of the
14 PUD. I'm in full agreement that we do need to
15 have higher densities. It's just that usually
16 that doesn't mean that it excludes interest and a
17 flow of the residential construction that is not
18 monotonous.

19 CHAIRWOMAN REIN: Mr. LaGro?

08:47:15 20 MR. LaGRO: Dave, do you recall there was
21 some discussion during the public hearing on the
22 same topic, but about staggering or alternating
23 the placement of the front elevations so that
24 they weren't like a hedge row?

1 CHAIRWOMAN REIN: I have that as an
2 additional condition, if you'd like me to read
3 it.

4 MR. LINDQUIST: Right. No, that was --

5 CHAIRWOMAN REIN: And you didn't get it in
6 the e-mail. I came up with it afterwards. Would
7 you like me to comment on that now? Would it
8 give you peace of mind?

9 MR. LaGRO: Sure.

08:47:46 10 CHAIRWOMAN REIN: Okay. So, let's see. How
11 does this condition read? Oh, here's the
12 problem, though. We did ask the question now
13 that you say it. They said in Neighborhood 4,
14 because a ranch doesn't have that much room it
15 can move on a lot, that that they couldn't
16 stagger. But in Neighborhood 3, my condition
17 reads: In the N-3 neighborhood, on the plat of
18 setback, the developer shall vary the front yard
19 setbacks wherever possible per house plans
08:48:15 20 selected.

21 What we heard from the developer
22 was that depending on the product the homeowner
23 chooses -- and, of course, you can't have
24 monotony. So they've added to choose different

1 homes. Then that's when it gets decided how they
2 can put them forward or backward on the lots and
3 stagger them a bit from the front yard setback.
4 But they did reveal to us that that would be
5 difficult to do on the ranch-style homes in
6 Neighborhood 4 on Street H because a ranch, by
7 its nature, takes up more of a footprint of the
8 available lot size. So there's not much room to
9 move it on the lot. So, yeah, solves the problem
08:48:53 10 up here, but not down there.

11 MR. MERKEL: Not down there where it's
12 dense.

13 CHAIRWOMAN REIN: So I'm going to do two
14 things before we move forward and finish his
15 comment. That condition I just read for
16 Neighborhood 3, so that we don't backtrack on
17 that, any comments, questions? Do we have
18 consensus on that as an additional condition?

19 MR. LaGRO: Yes.

08:49:20 20 MR. MERKEL: Uhm-uhm.

21 CHAIRWOMAN REIN: So you would amend your
22 motion to include it, gentlemen?

23 (Yeses heard.)

24 CHAIRWOMAN REIN: Back to Street H. I think

1 one of our challenges here -- and you guys can
2 come up with whatever you want to recommend. I
3 have been thinking about this a lot and it's hard
4 to -- I think one of the struggles we're having
5 as Commissioners here with this process is that
6 this jumped right into preliminary plan as
7 opposed to starting at concept plan, and the
8 developer gets to make that choice. That is the
9 way the ordinances read.

08:49:53 10 I think we have, in the past, been
11 accustomed to a more lengthy process where we
12 start with a concept plan that is more
13 rudimentary sketched out, whatever --

14 MR. LINDQUIST: More malleable.

15 CHAIRWOMAN REIN: Yeah, more malleable where
16 we seem to have more input in the earlier stages
17 before it's all engineered. That's probably part
18 of what we're struggling with. At this point if
19 we -- and, you know, totally willing to take your
08:50:19 20 lead on this. But if we try and redesign, so to
21 speak, that the risk we take is we don't have
22 any -- none of our experts here have had an
23 opportunity to review what you're recommending
24 redesigning and give us input on how that affects

1 stormwater runoff, other engineering issues,
2 those sorts of things. So I don't know how we
3 deal with that.

4 MR. LINDQUIST: We basically have three
5 cul-de-sacs -- I'm sorry, four cul-de-sacs in
6 here and they're the major open space. The
7 largest open space in those two neighborhoods
8 is -- appears to be low land. It doesn't really
9 show up, but I think that it's -- I think that's
08:51:11 10 been designed in as a wetland area. So we are
11 not able to violate that.

12 The only way I could see getting
13 this to happen would be to swing H up and flip
14 the cul-de-sac over to the other side of it
15 and -- but we're not at liberty to lose this wet
16 area. I think if there's no feasible way to deal
17 with it, then that's the answer.

18 MR. BRANKIN: Susy, I would just note as you
19 had indicated, the question is how to deal with
08:52:10 20 it. And I think you hit the nail on the head in
21 terms of redesigning without the benefit of the
22 review from our consultants. So you can make
23 recommendations as you have been making
24 recommendations, but know that they're going to

1 be reviewed and may not be ultimately able to be
2 adopted by the Village Board. Given that this
3 plan has been through that type of consultant
4 review already and proposing new configurations
5 that could change stormwater runoff, could change
6 other engineering issues, all of those would then
7 be brought into play again. So just a comment on
8 that. I think you all understand.

9 MR. LINDQUIST: I looked at the review
08:53:00 10 comments. I didn't see any review comments that
11 actually dealt with that.

12 CHAIRWOMAN REIN: Well, you know, I think
13 all the comments that we receive -- and just so
14 the audience understands, we are all volunteers
15 here. We all have different jobs other than
16 this. But we all rely on our Village consultants
17 and experts who are experts in each of their
18 individual fields to review all the same plans we
19 get and give us extensive detailed comments on
08:53:27 20 their opinions on whether these plans fly or not.
21 And if there is an issue and if we have to be
22 concerned about stormwater drainage or anything,
23 they help us identify those issues. And then we
24 try to memorialize them in all these lists of

1 conditions and things to protect the residents,
2 the village, and the future residents.

3 So I guess that's what we are
4 struggling with here is just, you know, guys, my
5 fear is a redesign at this point is -- I don't
6 know how it works. I mean, I don't know how to
7 make it work. But just looking, what else do you
8 want to weigh-in on, on this topic? Is there any
9 other comment or question? Or where do you
08:54:13 10 think -- you know, we've heard from Counsel.

11 MR. MERKEL: So Patrick, what are our
12 options?

13 MR. LINDQUIST: Numbers rule in this case.
14 Numbers are trumping this thing.

15 CHAIRWOMAN REIN: Say it again, please?

16 MR. LINDQUIST: What we're saying here is
17 that the numbers are trumping the aesthetics. In
18 other words, we would rather have this number of
19 units in here than have the more aesthetic
08:54:48 20 character, the rural character that's compatible.
21 We're willing to accept that.

22 CHAIRWOMAN REIN: In some cases -- and I'm
23 not trying to be a proponent of this, but in some
24 cases, in small instances, we may need to in

1 order to attract any development to that corridor
2 in terms of retail or restaurants or anything.
3 We have been told repeatedly -- I mean, how long
4 have we had the sewer sitting there in place,
5 right? Obviously, it's during the recession.
6 But we have been told repeatedly when we approach
7 economic development that we aren't really
8 appealing yet to retailers or restaurants perhaps
9 without more rooftops.

08:55:30 10 MR. LINDQUIST: Right. But they said that
11 when they built Hawthorn Woods Country Club, too.
12 So that, you know, when do you have enough
13 rooftops?

14 Another thing that's making it a
15 little bit more difficult, it might even be
16 easier if it were not the case, but the cell
17 tower. The development of that property could
18 have been -- had it been available, might have
19 enabled something a little bit different to
08:56:27 20 happen here. But it's not available.

21 (Exit Mr. Kaiser.)

22 CHAIRWOMAN REIN: Our Counsel has made a
23 suggestion that I find attractive. I'd like to
24 put it out there and see what you guys think.

1 Instead of us trying to redesign this ourselves,
2 if perhaps we could put as a condition for a
3 recommendation of approval, we could add a
4 condition something like, you know, we recommend
5 approval subject to the condition that Street H
6 be redesigned with respect to monotony concerns,
7 with the possible elimination of some lots. You
8 know, something -- a general comment like that to
9 encourage --

08:57:13 10 MR. MERKEL: I'd be good with that.

11 CHAIRWOMAN REIN: To encourage that issue to
12 be addressed, but not get so specific that we're
13 telling them how to do it.

14 MR. LINDQUIST: I think it's brilliant.

15 CHAIRWOMAN REIN: Thank you to our
16 counselor. That's why we like to have him here.
17 All right, so --

18 MR. MERKEL: Are we signing a blank check if
19 we do that?

08:57:33 20 CHAIRWOMAN REIN: First of all, we are
21 saying elimination of some lots. We're not
22 saying addition of lots. So when you say a blank
23 check, what do you mean by that?

24 MR. MERKEL: We're going to recommend

1 something without seeing it, correct?

2 CHAIRWOMAN REIN: We will see final plat and
3 at the Board level, you know, they will have to
4 have discussion and whatnot.

5 MR. BRANKIN: And I think what it does, it
6 frees up the issue and allows for that to be
7 considered by the Village Board.

8 MR. LINDQUIST: And they're still under
9 staff review.

08:58:07 10 MR. BRANKIN: Correct.

11 CHAIRWOMAN REIN: So I'm seeing some nodding
12 from Jim. Are you -- you like that statement?

13 MR. LINDQUIST: Yeah.

14 CHAIRWOMAN REIN: What about you, Phil? Are
15 you in agreement?

16 MR. LaGRO: Yes, I think it's a good idea.

17 CHAIRWOMAN REIN: Jim, you look like you
18 have another comment.

19 MR. MERKEL: Dave, I brought up Street H.
08:58:27 20 You brought up Street F. Do you want the same
21 stipulation on Street F?

22 MR. LINDQUIST: I'm going to stop pushing.
23 It's not as bad. There's a little bit of
24 curvature to it, but --

1 MR. MERKEL: Not much.

2 MR. LINDQUIST: No.

3 MR. MERKEL: I think if that's your
4 argument, H and F have a little bit of flexion,
5 not much.

6 MR. LINDQUIST: That's my concession.

7 CHAIRWOMAN REIN: Phil, do you have any
8 response to Jim's comment?

9 MR. LaGRO: No. I would agree with -- I
08:59:09 10 would tend to agree with Dave and put the focus
11 on Street H, personally.

12 CHAIRWOMAN REIN: That would be my opinion
13 as well. So straw poll's going 3 to 1?

14 MR. MERKEL: I'm going to lose, then. Well,
15 on Street F, my other comment about lot size is
16 the southeastern most property on Crystal Downs
17 still has six lots in its backyard. That's a
18 concern to me. Six lots in one person's
19 backyard. So I would recommend, then, if we are
08:59:53 20 talking about Street H, Street F has some
21 adjustments with something to that effect up at
22 the top end there which would maybe help the
23 curvature of that street.

24 CHAIRWOMAN REIN: I'm trying to think if you

1 curve it, you don't want to lose your buffer.

2 One of the unique things about this --

3 MR. MERKEL: Well, that's why I was curious
4 about lot configuration of 49. If that does
5 something different and we do something with Lots
6 50, 51, 52, somewhere in there, you can
7 definitely do something with that street, then.
8 It opens up a whole host of options. But I will
9 defer to our architect.

09:00:51 10 MR. LINDQUIST: That individual, I don't
11 believe, was present in any of the public
12 hearings, were they?

13 MR. MERKEL: I can't answer that.

14 CHAIRWOMAN REIN: I don't recall them coming
15 forward to the mike and identifying themselves.
16 They could have been present, but they might not
17 have chosen to speak.

18 MR. MERKEL: I guess to me, it doesn't
19 matter if they're here or not. There is six lots
09:01:17 20 in their backyard. That's an issue.

21 MR. LINDQUIST: Right. That space between
22 Lots 50 and 48 and 49, has that been widened
23 or --

24 CHAIRWOMAN REIN: It's back to 25 feet

1 between them. That was what Mr. Tremulis
2 answered for us awhile ago.

3 MR. LINDQUIST: Okay. We do have the pocket
4 park down the road.

5 CHAIRWOMAN REIN: Dave, can you hold the
6 mike so we can hear what Jim is telling you,
7 please?

8 MR. LINDQUIST: Jim's proposing that there
9 be an additional curvature that moves the
09:02:37 10 intersection between Street E and F farther to
11 the north. That would require the loss of
12 apparently three, four lots maybe and would add
13 some interest to the road. That would clean up
14 the issue for that homeowner in the corner.

15 CHAIRWOMAN REIN: Okay, so here's what I'm
16 thinking. I'm just kind of conferring with
17 Counsel over here about -- we're kind of heading
18 down the same path on Street F as we are for
19 Street H. And I'm thinking about modifying the
09:03:32 20 sentence for Street H slightly, but maybe the
21 same statement for Street F perhaps. And again,
22 put the onus on the developer and the experts to
23 come up with the best solution.

24 Right now where we currently have

1 it stated or suggested that a condition that
2 Street H -- think of this in Street H or Street F
3 terminology at the moment -- be redesigned with
4 respect to monotony concerns, with the
5 possibility of elimination of some lots. I'm
6 wondering if that sentence needs to also reflect
7 the desire to add curvature, and I don't know the
8 best way to state that. Because monotony doesn't
9 necessarily communicate that we are trying to
09:04:13 10 make it less straight, right?

11 MR. LaGRO: How about nonlinear?

12 CHAIRWOMAN REIN: Or to be less linear?

13 MR. LaGRO: Curvacious.

14 MR. LINDQUIST: Phil, that has overtones.

15 CHAIRWOMAN REIN: We're trying. Is less
16 linear even proper grammar?

17 MR. BRANKIN: How about monotony and lineal
18 concerns.

19 CHAIRWOMAN REIN: Monotony and lineal
09:04:52 20 concerns? There we go.

21 MR. LINDQUIST: Linearity.

22 CHAIRWOMAN REIN: I didn't know that was a
23 word.

24 MR. LINDQUIST: Just made it up.

1 CHAIRWOMAN REIN: Okay. So what if the
2 condition -- probably should make this two
3 separate conditions. So -- but they could read
4 the same. So we substitute Street F for Street H
5 in your mind when I read this and we got two
6 separate conditions.

7 Street H be redesigned with respect
8 to monotony and lineal concerns with the possible
9 elimination of some lots.

09:05:33 10 MR. LINDQUIST: Which -- some lots that
11 impact the existing property at the northwest
12 corner of the Hawthorn Woods Country Club.

13 CHAIRWOMAN REIN: So you're talking about --

14 MR. LINDQUIST: It's actually the southeast
15 corner. It's the northwest corner of the
16 development.

17 CHAIRWOMAN REIN: Is that a Crystal Downs
18 address?

19 MR. LaGRO: I think it's Lot 63.

09:06:14 20 CHAIRWOMAN REIN: In Crystal Downs? You
21 have one that shows it? We wouldn't want to get
22 it wrong. I don't have a lot number for that
23 Crystal Downs property on my documents that are
24 on the dais. I'd have to unpack them. So you're

1 suggesting -- so for Street H, the sentence as I
2 read it is good for Street H. But for Street F
3 you want the sentence to continue on to say, with
4 the possible elimination of some lots that --
5 would you say about the, adjoin the corner
6 property? Okay, that are adjacent to --

7 You know, it's almost a flag lot.
8 Don't you think that looks like a flag lot? The
9 flag lot on Crystal Downs? Do you all feel that
09:07:21 10 uniquely identifies what lot we're talking about?

11 MR. LINDQUIST: It is, yeah.

12 MR. MERKEL: Yes.

13 CHAIRWOMAN REIN: Okay, adjacent to the flag
14 lot on --

15 MR. LaGRO: It is Lot 63.

16 CHAIRWOMAN REIN: 63 Crystal Downs? Okay.
17 So it's 63 Crystal Downs Drive? Which document
18 is this from? All right, so we have read the
19 Street H thing a few times now. I think we are
09:08:20 20 all comfortable with that. So the Street F
21 condition starts out the same. It starts out, be
22 redesigned with respect to monotony and lineal
23 concerns with the possible elimination of some
24 lots that are adjacent to the flag lot at 63

1 Crystal Downs Drive. Is that --

2 MR. LaGRO: Lot 63 may not be the street
3 address.

4 CHAIRWOMAN REIN: Oh, you're right. Good
5 point. So the flag lot.

6 MR. LaGRO: You don't know the street
7 address.

8 MR. LINDQUIST: Call it Lot 63.

9 CHAIRWOMAN REIN: Okay. So adjacent to Lot
09:08:57 10 63 on Crystal Downs Drive? Okay. I will take
11 out the word "flag." Adjacent to Lot 63 on
12 Crystal Downs Drive. Okay.

13 All right. So have we adequately
14 covered the concerns of what we think we can
15 address as a body at this point with Streets F
16 and H? All right, let's move forward. First of
17 all, are we in agreement that you two gentlemen
18 will amend your motion to include both of those
19 conditions?

09:09:37 20 MR. LaGRO: Yes.

21 MR. LINDQUIST: Yes.

22 CHAIRWOMAN REIN: All right, thank you.
23 Moving forward to Page 9. This goes to the
24 street lighting improvements. We've already

1 amended that with another condition on the other
2 document. It also has building regulations with
3 a fence deal just for that gateway accent fence
4 that leads into the subdivision. Any comments or
5 concerns there?

6 MR. LaGRO: No.

7 CHAIRWOMAN REIN: Okay. Moving on to
8 Page 10. So Page 10 addresses preliminary
9 subdivision engineering plans subject to typical
09:10:17 10 all our consultants' review comments, same with
11 the landscape plan, signage plan. Lighting plan
12 we talked about. Building elevations we've
13 talked about. And a host of other conditions.

14 Is there anything you have
15 identified on Page 10 you have question or
16 concern about? Jim, I see you looking at me.

17 MR. MERKEL: Yeah, I have a concern on Item
18 7, landscape plan. My concern I noted last
19 time -- and again, I commend Pulte on what they
09:10:50 20 have done with the buffering and landscape plan
21 and berming.

22 My concern is still to the west of
23 the property that has a significantly higher
24 elevation than the rest of the property. And all

1 those homes are looking down onto a potential sea
2 of rooftops there. The berming in a lot of areas
3 is significant or is adequate I may say. On
4 probably five of the lots to the northwest
5 corner, I would propose that the berming and/or
6 tree buffer is higher to cover the first floor on
7 Lots 75, 76, 77 and 78, it looks like, of
8 Hawthorn Woods Country Club.

9 CHAIRWOMAN REIN: Just so you know, anything
09:11:51 10 like that, any change like that would be subject
11 to review of the Village engineer. Counsel's
12 just reminding us of stormwater runoff. You
13 know, sometimes you make a hill taller and you
14 got other issues. So obviously, again, you never
15 want any unintended negative consequences from
16 something we're suggesting. So we want to guard
17 against that.

18 I'm wondering, Jim, if that -- what
19 you're referring to, I remember seeing something
09:12:16 20 about on Page 12. When we look at 26 on Page 12,
21 and we see like, L103 west property line berms
22 and enhanced landscaping added. Would that be a
23 good place to add this?

24 MR. MERKEL: We can add it there, sure.

1 CHAIRWOMAN REIN: So could you -- I got the
2 lots number in the country club -- first of all,
3 those are lot numbers and not addresses; is that
4 correct?

5 MR. MERKEL: I'm just referring to the --
6 this drawing. I assume these are lots.

7 MR. LINDQUIST: Yeah, they change on
8 different plans.

9 MR. MERKEL: They're different numbers I
09:12:54 10 have seen on different places.

11 CHAIRWOMAN REIN: If I were looking at
12 Page 12, 26C, L103, if item -- we had a six added
13 there under five. Or I meant we had a five
14 added. So item four is west property line berms
15 and enhanced landscaping added. And then you
16 want the -- say it again. Berming enhanced
17 further -- how did you say that?

18 MR. MERKEL: My note to Donna was -- and
19 Dave, you could probably say this better than I
09:13:27 20 can. But somehow the berming and/or buffering
21 with trees buffers the view from the first floor
22 of the adjacent properties that are at higher
23 elevation.

24 CHAIRWOMAN REIN: So if we say enhanced

1 berming and buffering adjacent to lots -- to
2 Hawthorn Woods Country Club lot numbers --

3 MR. MERKEL: Well, I'm looking at two
4 different documents. They're different numbers.
5 So I don't know what numbers you want to use.

6 CHAIRWOMAN REIN: That's going to be a
7 problem.

8 MR. MERKEL: Yep, that's what I'm thinking.
9 The landscape reference is a different one.

09:14:16 10 MR. LINDQUIST: Refer to the document,
11 whether they're landscape or preliminary design.

12 CHAIRWOMAN REIN: Yeah, tell us which
13 document sheet. L103 I'm thinking if you're on a
14 landscape plan.

15 MR. LINDQUIST: I don't know. One of the
16 (inaudible) Neighborhoods 3 and 4.

17 CHAIRWOMAN REIN: Right. Those are the ones
18 adjacent to what he is talking about. He is
19 talking about the west edge that abuts the
09:14:40 20 country club. So if we put this -- there are
21 certain lots that it doesn't impact. So on that
22 L103, if you show that to Jim and pass that to
23 Jim, maybe he can identify.

24 MR. MERKEL: Okay, I got 103.

1 CHAIRWOMAN REIN: Are there lot numbers on
2 that one?

3 MR. MERKEL: There are. I got it.

4 CHAIRWOMAN REIN: Well, we're going with
5 L103 right now because I've got a category for
6 that.

7 MR. MERKEL: This is a third different plan.
8 So these are the walkouts and ground floors at
9 96. So I think it's going to be --

09:16:16 10 CHAIRWOMAN REIN: Talk louder, Jim.

11 MR. MERKEL: It's not noted here. I was
12 thinking this lot, this lot, this lot (indicating).

13 MR. LINDQUIST: I think we can extrapolate
14 77, 76.

15 MR. MERKEL: So the lots behind 69, 68, 67
16 and 66.

17 CHAIRWOMAN REIN: I'm sorry, so Hawthorn
18 Woods --

19 MR. LINDQUIST: You can say 66, 67, 68 and
09:17:31 20 69 as shown on --

21 CHAIRWOMAN REIN: And you're referring to
22 lot numbers in the Hawthorn Hills --

23 MR. MERKEL: Yes.

24 CHAIRWOMAN REIN: So adjacent to the

1 Hawthorn Woods --

2 MR. LINDQUIST: Hawthorn Hills.

3 MR. MERKEL: But Susy, my comment is those
4 are the ones that look like -- I didn't analyze
5 all of them, but those are the ones that look
6 like obvious there was a gap. So that's why I
7 wrote that up, is that the berming and buffering
8 would be adequate to buffer the first floor of
9 those homes.

09:18:17 10 CHAIRWOMAN REIN: And by first floor, you're
11 talking about the main floor?

12 MR. MERKEL: Yeah. Not the ground floor,
13 the first floor. Because some of these are
14 walkouts, some of them are lookouts.

15 MR. BRANKIN: And, for example, the
16 lots (indicating) --

17 MR. MERKEL: Right. Exactly. Those are the
18 ones I know that have the issue.

19 MR. BRANKIN: So if you say, for example,
09:18:37 20 then that gives the --

21 MR. MERKEL: Exactly.

22 CHAIRWOMAN REIN: So I'm putting it under
23 L103 as condition five. Enhance berming and
24 buffering adjacent to the Hawthorn Woods Country

1 Club behind Hawthorn Hills Lots 66 through 69 to
2 buffer the view from the first floor of the homes
3 in the Hawthorn Woods Country Club.

4 MR. MERKEL: But as an example. I didn't
5 study all of those. As Patrick said, those are
6 the example lots.

7 CHAIRWOMAN REIN: So meaning that there are
8 more lots than that?

9 MR. MERKEL: I guess. But my comment is I
09:19:41 10 don't know that it's my job to figure out the
11 topographical view of all those lots.

12 CHAIRWOMAN REIN: Or others similarly
13 impacted? And others similarly impacted?

14 MR. MERKEL: Right. That's what I'm trying
15 to say.

16 MR. LINDQUIST: By the topography.

17 CHAIRWOMAN REIN: Okay, here's how I think
18 it's reading at the moment. Enhance the berming
19 and buffering adjacent to the Hawthorn Woods
09:20:08 20 Country Club behind Hawthorn Hills Lots 66
21 through 69 to buffer the view from the first
22 floor from the Hawthorn Woods Country Club homes
23 and other similarly impacted -- and other
24 Hawthorn Woods Country Club homes similarly

1 impacted by the topography.

2 MR. MERKEL: Said it better than I could.

3 CHAIRWOMAN REIN: All right. Any other
4 discussion on that issue? Straw poll? Phil.

5 MR. LaGRO: Jim, just to clarify, are you
6 trying to provide additional protection, so to
7 speak, for the views of the people in the country
8 club looking towards Hawthorn Hills? Or vice
9 versa?

09:21:02 10 MR. MERKEL: Yes, the existing properties
11 looking down onto the new development.

12 CHAIRWOMAN REIN: Protecting Hawthorn Woods
13 Country Club homes' views.

14 MR. MERKEL: Correct.

15 MR. LaGRO: So the country club homes in
16 that area look down on Hawthorn Hills?

17 MR. MERKEL: That's the highest point is --
18 I think they noted in there. This is the highest
19 point of the property and everything slopes down.

09:21:30 20 MR. LaGRO: Okay.

21 MR. MERKEL: Correct, Dave?

22 CHAIRWOMAN REIN: That's what they testified
23 to. Or I don't know if testifying is the right
24 word. That's what they answered to in the past.

1 MR. LaGRO: I just bring that up because I
2 thought at one point that I had asked about that
3 berming and landscaping there, who it was
4 protecting. And I thought that the answer was
5 that that was providing protection for the views
6 of the people in the country club looking toward
7 Hawthorn Hills.

8 CHAIRWOMAN REIN: That is what they said. I
9 think what Jim is concerned about is, is it doing
09:22:13 10 enough.

11 MR. LaGRO: Okay.

12 MR. MERKEL: Yes, exactly.

13 CHAIRWOMAN REIN: He's just trying to put in
14 that protection. So it appears to me there's
15 consensus for this condition, correct?

16 MR. LINDQUIST: Uhm-uhm.

17 CHAIRWOMAN REIN: Would you gentlemen be
18 willing to amend your motion accordingly?

19 MR. LaGRO: Yes.

09:22:30 20 CHAIRWOMAN REIN: All right, good work.
21 Moving on. You know, we jumped a page because
22 that's the place where it seemed to be best
23 inserted. So we'll go back just to make sure --
24 anybody have anything else on Page 10 they were

1 concerned with?

2 MR. LaGRO: Yes.

3 CHAIRWOMAN REIN: What is it?

4 MR. LaGRO: Number 11. It may be more of a
5 question, but it appears that the intended -- the
6 future main entrance into Hawthorn Hills would be
7 the sole entrance from the time any work begins
8 until the entire development is built out.

9 Construction entrance that's prohibited -- no
09:23:22 10 construction traffic allowed on any other roadway
11 into the subject property.

12 And, you know, I'm again just
13 thinking about the traffic and all that exists
14 right now. And I'm just trying to envision how
15 many years this condition is going to exist.

16 The magnitude of everything from
17 earth moving equipment to paving equipment,
18 cement trucks, lumber delivery, this is going to
19 go on forever. It's mind boggling. It doesn't
09:23:57 20 seem to be -- well, I guess we don't know what
21 the timeline is on it, but, you know, this is a
22 few hundred feet south of the Shell Station.
23 Picture that. And this is what -- you know, this
24 development, we're going to be directing all that

1 I just talked about and more into that funnel,
2 into that bottleneck for --

3 CHAIRWOMAN REIN: That's the challenge with
4 an infill property. You know, when the stuff
5 outside develops first, it has to come from
6 somewhere. I totally relate to what you're
7 saying. But at the same time, I don't want to
8 say traffic should go impact somebody else's
9 home.

09:24:42 10 MR. LaGRO: No, no. I guess I just want to
11 make sure that we all realize what that's going
12 to look like for some extent. Who knows at what
13 extended period of time.

14 CHAIRWOMAN REIN: Yeah, until you fill in
15 the infill.

16 MR. LaGRO: In and out all day long for
17 months to years. I don't know.

18 CHAIRWOMAN REIN: Does anybody see any other
19 solution?

09:25:05 20 MR. LaGRO: I don't myself, no. It is what
21 it is.

22 MR. LINDQUIST: The developer may have to
23 deal with that.

24 MR. BRANKIN: It will be continually

1 evaluated by staff and the village with any
2 construction project.

3 MR. LaGRO: And it's a non-signalized
4 location a few hundred feet short of the main
5 intersection. Wow.

6 I had a question about 15, also.

7 CHAIRWOMAN REIN: Okay.

8 MR. LaGRO: What is that?

9 CHAIRWOMAN REIN: 15 reads execution of a
09:25:37 10 subdivision improvement agreement for on-site and
11 off-site improvements prior to final plat
12 approval. Counsel, could you please advise?

13 MR. BRANKIN: Sure. As with any
14 subdivision, there is a subdivision improvement
15 agreement that's executed by the developer that
16 sets forth what their responsibilities are going
17 to be as it relates to improvements. In this
18 case, it will also set forth, you know, issues
19 about fees, contributions, otherwise.

09:26:06 20 So that's just -- it's a
21 placeholder, essentially, so that, you know, it's
22 in there. So that between now and final, that's
23 made known that that's another element of this
24 that has to be executed. It's something that's

1 approved by the Village Board.

2 CHAIRWOMAN REIN: Page 11?

3 MR. LaGRO: I'm just taking another look at
4 19.

5 CHAIRWOMAN REIN: 19 reads, "No construction
6 traffic will be allowed access to and from the
7 subject property via Kruckenberg Road, Andrew
8 Lane and Deerfield Drive. The village reserves
9 the right to limit access to the subject property
09:27:05 10 through Kruckenberg Road, Andrew Lane and
11 Deerfield Drive during construction."

12 So that kind of speaks to the other
13 side of what I was saying a minute ago is that,
14 that other access point -- the main access point
15 remains the only access point.

16 MR. LaGRO: Yeah. Is that saying the same
17 thing in two different paragraphs?

18 CHAIRWOMAN REIN: I think so, but I think
19 what they're doing is they're further
09:27:27 20 memorializing that these lanes are off limits.

21 MR. LINDQUIST: Kruckenberg Road, now with
22 this latest memo from Donna, where Kruckenberg
23 Road becomes more of a mandate, not a total
24 mandate, maybe it's not a good idea to exempt it

1 because it could be another avenue if the -- it's
2 not going to take a lot of heavy traffic, but it
3 depends on when that would be improved, the
4 extension of Kruckenberg.

5 Usually these roads are improved to
6 the point where the base materials go in,
7 possibly concrete ribbons on the sides and that
8 handles construction traffic. It's good enough
9 to handle construction traffic, but you're not
09:28:36 10 beating up finished pavement which would be
11 placed after the construction is put in.

12 CHAIRWOMAN REIN: I'm trying to remember if
13 at present -- and I don't know if we can ask
14 anybody. But I'm trying to remember if presently
15 that entire run of Kruckenberg Road is unimproved
16 as it is, even as a village right-of-way. You
17 know what I mean? I'm not sure that some of it
18 isn't private.

19 MR. LINDQUIST: The first leg of it is fully
09:29:01 20 improved. Where it turns a corner, it has
21 macadam on it. But it doesn't really meet our
22 standards and then it degrades as it continues.

23 MR. BRANKIN: The staff is reserving their
24 right to address that, so --

1 CHAIRWOMAN REIN: So do you think the way 19
2 reads currently, that those sentences gives staff
3 flexibility should that be approved? Give them
4 that opportunity?

5 MR. BRANKIN: I do.

6 MR. LINDQUIST: Uhm-uhm.

7 CHAIRWOMAN REIN: Okay. So are you
8 gentlemen comfortable with the way it reads now
9 based on Counsel's advice?

09:29:45 10 MR. LaGRO: Yes.

11 CHAIRWOMAN REIN: Okay. We are still on
12 Page 11. Are there other issues you want to
13 address on Page 11?

14 (No audible response.)

15 CHAIRWOMAN REIN: Okay. Then I'm going to
16 turn to Page 12. We've already made an addition
17 to 26-C per Mr. Merkel's suggestion, which we
18 talked about a minute ago. Is there any other
19 issue on that page that you want to question or
09:30:19 20 modify?

21 (No audible response.)

22 CHAIRWOMAN REIN: Okay. So I have another
23 condition that I want to include as an individual
24 condition or suggest for your consideration. And

1 that is the developer shall install additional
2 landscaping on Osman Ahmed's property at 43
3 Deerfield Drive in The Summit, if he wants it,
4 once the homes and Hawthorn Hills landscaping go
5 in behind his home.

6 This was a comment raised by the
7 developer. It shows kind of on the landscape
8 plan in a plant-like fashion as optional. But I
9 wanted to memorialize it so that it might not get
09:31:02 10 forgotten about when the time comes. Any
11 questions or concerns on that? Hopefully I have
12 pronounced his name correctly.

13 All right, you gentleman amenable
14 to amending the motion to include that?

15 MR. LaGRO: Yes.

16 CHAIRWOMAN REIN: Okay. Are there any other
17 individual conditions you want to put on the
18 table? This is the time to do it.

19 MR. LaGRO: I have none.

09:31:38 20 CHAIRWOMAN REIN: Dave?

21 MR. LINDQUIST: No.

22 CHAIRWOMAN REIN: Jim?

23 MR. MERKEL: My only comment -- additional
24 condition would be, and I don't think we've

1 touched on it anywhere after our last forum, was
2 if the Kruckenberg Road improvement does go in
3 and we do have traffic open between Andrew --
4 from the development through Deerfield Road, that
5 as we discussed last time, we either add
6 sidewalks or a contribution to the village to add
7 sidewalks wherever applicable on Forest View
8 Drive and Deerfield Drive.

9 CHAIRWOMAN REIN: And I like that idea, but
09:32:22 10 I think there might be a lot of trees in the way.
11 Then you might be trading trees for cement.
12 It's -- so I don't know how you feel about that.

13 MR. LaGRO: Would sidewalks end up on
14 private property?

15 CHAIRWOMAN REIN: To me, I think roads have
16 a right-of-way or an easement where normally a
17 sidewalk would go.

18 MR. LINDQUIST: There's probably a 66-foot
19 right-of-way and maybe the road is 24 feet wide.

09:32:52 20 MR. LaGRO: But I mean, is it -- I don't
21 remember when I drove it out there if it's -- the
22 roadway went to the ribbons, concrete ribbons and
23 then there's drainage swales on either side? And
24 then usually the private property starts at the

1 shoulder of that drainage swale almost exactly.
2 So you wouldn't place the sidewalks in a drainage
3 swale.

4 MR. LINDQUIST: There's like, nine feet past
5 the end of the pavement, roughly. Nine or
6 ten feet.

7 MR. LaGRO: That could be utility easement
8 in there.

9 MR. LINDQUIST: Yeah.

09:33:25 10 MR. LaGRO: I was just thinking sidewalks
11 don't have to be linear. They can be curved.
12 You often see sidewalks meandering and going
13 around trees and stuff.

14 CHAIRWOMAN REIN: Don't get me wrong. All
15 for the sidewalk idea. The one who kind of
16 challenged it the last time. And I -- again, I'm
17 just worried about unintended consequences with
18 the trees. So I don't know that we know enough
19 information right now to know if it fits, you
09:33:50 20 know, without interfering with the trees. So I
21 don't know how we word it.

22 MR. MERKEL: I guess I'm more worried about
23 safety. People walking their dogs. Kids on
24 their bikes than a tree. So I hear you.

1 CHAIRWOMAN REIN: I agree. Just don't want
2 to deforest the neighborhood.

3 MR. MERKEL: Understand that.

4 CHAIRWOMAN REIN: So we could try and word
5 it in a way that -- what's your suggestion? I
6 mean, I like the idea overall, if it works.

7 MR. LaGRO: Part of the reason that I
8 brought that up, the right-of-way and placement
9 of sidewalks is I was wondering if to avoid trees
09:34:31 10 and avoid the drainage swales and et cetera, if
11 they would wind up on private property. Would
12 that get into the realm of them having to have
13 easements?

14 CHAIRWOMAN REIN: Yeah, they'd probably have
15 to get permission from every resident and maybe
16 that wouldn't be hard to do. I have no idea.

17 MR. LINDQUIST: It's hard to get everybody
18 to agree to anything.

19 CHAIRWOMAN REIN: So let's see how we would
09:34:55 20 word that. I mean, this is a if Deerfield Drive
21 is open, right? If this, then that?

22 MR. MERKEL: Exactly.

23 CHAIRWOMAN REIN: If Deerfield Drive
24 qualifies -- because we've already put a

1 qualifier before this -- to be open to vehicular
2 traffic, then -- how about if we say, then the
3 developer shall collaborate with the neighborhood
4 on an appropriate sidewalk solution for safety
5 purposes. Or collaborate and fund or -- I mean,
6 again, we don't know what the -- I want to make
7 sure we are specifying who's responsibility is
8 this, you know.

9 MR. LaGRO: Seems like it would -- might be
09:36:03 10 more effective if the developer worked directly
11 with the village rather than several, many
12 homeowners.

13 CHAIRWOMAN REIN: I've got part of this
14 figured out. Then I need some guidance on the
15 financial responsibility. So here's kind of how
16 it -- I think it reads so far. If Deerfield
17 Drive qualifies to be open to vehicular traffic,
18 then the developer shall work with the village to
19 reach an agreement on placement and installation
09:36:59 20 of sidewalks in The Summit. It's like the
21 Deerfield Drive to Forest View Run, isn't it?

22 MR. MERKEL: Uhm-uhm.

23 CHAIRWOMAN REIN: From the top of Deerfield
24 Drive to the bottom of Forest View. Is that said

1 correctly?

2 MR. MERKEL: Yes. Not the entire Deerfield,
3 just the --

4 MR. LINDQUIST: This is still open for
5 discussion, right?

6 CHAIRWOMAN REIN: Yeah. I'm just trying to
7 write something down so we can modify it. As I
8 said, that doesn't mention how it gets paid for
9 either. I mean, reaching an agreement is one
09:37:34 10 thing, but --

11 MR. LINDQUIST: I know this from what we
12 have heard already. We're not going to get both
13 Kruckenberg Road and the sidewalk. The sidewalk,
14 there's an expense of \$100,000?

15 CHAIRWOMAN REIN: Yeah, but it isn't either/
16 or. Because if Kruckenberg didn't go through,
17 then that other street would be open as a
18 connection. Then they would need the sidewalk.

19 MR. LINDQUIST: No. Wait. The answer is we
09:38:06 20 still don't have connection. In other words, we
21 go with the bike path and emergency, it's much
22 less expensive than doing a sidewalk. Leave the
23 subdivision the way it is now, the way they built
24 it and the way they moved into it, but let's get

1 Kruckenberg Road done and not have to load the
2 developer with another \$100,000 expense for
3 sidewalks that are only required if we open up
4 the traffic lane through there, which we don't
5 have to do.

6 CHAIRWOMAN REIN: So what you're proposing
7 is to, no matter what, not open that traffic
8 lane?

9 MR. LINDQUIST: Yeah, exactly.

09:38:45 10 MR. MERKEL: Is that on the table?

11 CHAIRWOMAN REIN: It wasn't, but it is now.
12 So, I mean, it's --

13 MR. LINDQUIST: It's another consideration.
14 Because I don't think we're going to get both. I
15 mean, maybe I'm -- well, that's what I heard.
16 Because we have made the suggestion and it has
17 not been accepted.

18 CHAIRWOMAN REIN: We have heard all sorts
19 of -- well, not all sorts. We have heard some
09:39:14 20 response from experts on that road.

21 MR. LINDQUIST: We have to prioritize, I
22 think, what we want. Because I don't think we're
23 going to get all of it. And I think -- I really
24 want to see Kruckenberg Road improved because

1 that's the real answer. I don't think it's
2 important to open up that lane of traffic through
3 there even though the police -- see, Kruckenberg
4 Road takes care of the police department's
5 concerns, too, as a secondary access. So we take
6 care of the police department. They're the ones
7 that made the statement, and the fire department,
8 about having the additional access.

9 Hope we're not -- and even at that,
09:39:55 10 there still would be emergency access through
11 that. But there would be no public access other
12 than bicycles.

13 CHAIRWOMAN REIN: Feedback on Dave's
14 comments?

15 MR. LaGRO: I agree.

16 MR. MERKEL: What you're saying, there's no
17 option to have vehicular traffic through --

18 CHAIRWOMAN REIN: Yeah, that's what he's
19 proposing.

09:40:28 20 MR. MERKEL: We're taking that off the
21 table?

22 CHAIRWOMAN REIN: So then that would modify
23 the other condition.

24 MR. MERKEL: Correct.

1 MR. LINDQUIST: Yep, the one that's already.

2 CHAIRWOMAN REIN: Okay, one question I have,
3 just to think through this whole thing, is if you
4 take -- if you close that no matter what and then
5 you go back and modify the Kruckenberg condition,
6 does that give the developer any incentive to
7 fight hard to make those Kruckenberg Road
8 improvements? Other than it helps their
9 neighborhood be a better neighborhood because
09:41:05 10 they can get out a lot easier.

11 MR. LINDQUIST: Right. Well, I think we're
12 proposing -- our staff is proposing this or
13 putting a high priority on it. And I think the
14 more we enable that as a priority by not
15 promoting other expenses on the developer, the
16 more likely we are to make it happen. That's my
17 opinion.

18 CHAIRWOMAN REIN: Additional comments?

19 MR. MERKEL: Obviously, if we improve
09:41:47 20 Kruckenberg Road, we don't need these other
21 options. We don't need the sidewalk. We don't
22 need the other things.

23 CHAIRWOMAN REIN: Right. But we're looking
24 at the moment of wording this as -- we can take

1 the whole sidewalk topic off the table, but you
2 still have to word two separate conditions.
3 Sounds like taking a definitive position on
4 Deerfield Drive separate from Kruckenberg. Am I
5 correct?

6 MR. LINDQUIST: Separate from what's in
7 the --

8 CHAIRWOMAN REIN: Right. Like, this is an
9 additional condition to what -- I don't even know
09:42:20 10 if the right word is to vacate Deerfield Drive
11 or -- that's probably the wrong word.

12 MR. LINDQUIST: These are staff
13 recommendations here, aren't they?

14 MR. BRANKIN: Yes.

15 MR. LINDQUIST: So we're disagreeing with
16 that staff recommendation.

17 CHAIRWOMAN REIN: When you're saying staff,
18 you're talking about the e-mail?

19 MR. LINDQUIST: Yeah.

09:42:40 20 CHAIRWOMAN REIN: The whole Kruckenberg
21 thing was my thinking about the -- I'm saying
22 staff typed that in there because I sent it to
23 them. But they started out with the part about
24 the traffic study and I tagged on the rest.

1 MR. LINDQUIST: Okay.

2 CHAIRWOMAN REIN: So I'm not -- but what I
3 want to do is find a solution. So I'm open to
4 modification.

5 MR. LINDQUIST: Oh, okay. Well, let's
6 just --

7 CHAIRWOMAN REIN: And just looking for
8 people to tell what their true preferences are.
9 We are talking about two different streets.

09:43:16 10 MR. LINDQUIST: This would simplify the
11 whole thing.

12 CHAIRWOMAN REIN: Okay. So is there
13 consensus in this group? Is the cut-through
14 traffic and all that goes with it a major concern
15 to where you're taking -- where you don't want
16 vehicular traffic at all on Deerfield Drive? I
17 mean, the connection?

18 MR. LINDQUIST: Uhm-uhm.

19 MR. MERKEL: Uhm-uhm.

09:43:38 20 CHAIRWOMAN REIN: Is that everybody's
21 opinion?

22 MR. LaGRO: I would just like to hear the
23 why, just the thoughts on why. We've got --

24 MR. LINDQUIST: Because of the concerns of

1 the people that live in there with the additional
2 traffic that would be coming through there. So
3 basically, we still provide access -- we still
4 provide secondary access into Hawthorn Hills.
5 And we still have pedestrian access between the
6 two subdivisions, which is, you know,
7 neighborhood friendly. We may or may not even go
8 with the emergency access, emergency vehicle
9 access because if we have Kruckenberg, that might
09:44:37 10 not even be necessary to have that. So

11 basically, there's not much reason to create the
12 vehicular connection if we have Kruckenberg.

13 So allowing them to have full
14 access through there in addition to Kruckenberg,
15 I think, is unnecessary. And if Kruckenberg
16 wasn't going to be finished, then it was going to
17 be just emergency traffic and pedestrian traffic
18 only, which basically is really blocking up
19 egress from the new subdivision.

09:45:18 20 CHAIRWOMAN REIN: Well, the nearest egress
21 point is just a few feet from there, you know
22 what I mean? So if Kruckenberg isn't opened and
23 you look at the map, if people are coming out of
24 the back end of the neighborhood and they're

1 trying to get onto Midlothian, if they can't get
2 out on Deerfield Drive, they go two lots over and
3 they get out the main driveway onto Midlothian
4 instead of cutting through The Summit to get
5 down. If they cut through The Summit, what they
6 gain is less traffic and they come out at a lower
7 point farther away from the corner.

8 So, like, my reasoning for shutting
9 off that access if Kruckenberg weren't open was I
09:46:00 10 didn't want to see armies of people flowing
11 through and cutting through this neighborhood and
12 out to Midlothian down there instead of going out
13 the main entrance. Because I felt it would be a
14 burden to The Summit neighborhood. I think no
15 matter what, if we limit vehicular traffic, I
16 still think it's prudent to have the bollards
17 there that could be used for fire truck and
18 police access. I see no reason to not have that.
19 It's an additional safety feature.

09:46:41 20 MR. LINDQUIST: As far as I'm concerned,
21 that's important. But it's a detail. But it's
22 not a big expense for the developer.

23 CHAIRWOMAN REIN: But I think it's a detail
24 that would have to be memorialized to make sure

1 it happens, you know, for people's safety.

2 MR. LaGRO: If nothing else but for equal
3 time, why hasn't the connection into Countryside
4 Meadows come up?

5 AUDIENCE MEMBER: Thank you.

6 CHAIRWOMAN REIN: First of all, they already
7 had a connection. Their connection on the north
8 side of the neighborhood has already had this
9 treatment. They already have been granted that
09:47:19 10 on their north side of the neighborhood. So if
11 they were closed off on the south side of the
12 neighborhood, they're completely isolated. Do
13 you see what I mean? Other than coming off
14 Gilmer, they have no other secondary connection.

15 And so what I'm trying to preserve
16 here is to have everybody have two ways in or out
17 and to make it, I guess, sort of a more balanced
18 treatment. I also think if you close off one
19 end, you significantly reduce the cut-through
09:47:49 20 traffic for either neighborhood. Do you see what
21 I mean? Because there isn't a clear path to cut
22 off the corner by cutting through the
23 neighborhoods in total or in combination. So I
24 thought that that would actually benefit both

1 neighborhoods in terms of less cut-through
2 traffic if you reduce that flow.

3 I'm all about connectivity of
4 neighborhoods and community here. I'm just
5 trying to prevent against what I really thought
6 would be a big traffic and safety issue.

7 MR. LINDQUIST: I guess I don't fully
8 understand. If we limit access at this point --

9 CHAIRWOMAN REIN: Uhm-uhm, Deerfield Drive.

09:48:53 10 MR. LINDQUIST: Limit access here, these
11 guys don't go out here. These guys do not go out
12 here.

13 CHAIRWOMAN REIN: Right.

14 MR. LINDQUIST: These guys have what they
15 have now.

16 CHAIRWOMAN REIN: Right. But they have
17 another emergency access point. For example, if
18 they -- if something happened here to block the
19 entrance to their neighborhood, they would gain
09:49:12 20 the advantage of an emergency vehicle being able
21 to come right through here. And that's the way
22 it is now. But we'll be improving their
23 situation with emergency access.

24 MR. LINDQUIST: That's what I'm saying. We

1 do have the emergency access.

2 CHAIRWOMAN REIN: Right. I thought you were
3 saying you didn't want bollards memorialized in
4 that section.

5 MR. LINDQUIST: No. If I did, I didn't mean
6 it. What I didn't want was through traffic here
7 if we have it here (indicating).

8 CHAIRWOMAN REIN: Right. Okay, guys, we got
9 to resolve this. Is everybody clear on what
09:49:51 10 we're talking about? I still think we're on two
11 different issues and we have to understand
12 whether we're still talking about sidewalks or
13 whether that topic's off the table. Again, we
14 kind of got three things going on here.

15 MR. LINDQUIST: I thought you ran the white
16 flag up.

17 CHAIRWOMAN REIN: Looking for clarification.

18 MR. MERKEL: I assume, Dave, you were just
19 asking about Summit, if you close it off to a
09:50:15 20 bollard there, right? That was your question?
21 You have two entrances or two access points?

22 MR. LINDQUIST: Yeah.

23 MR. MERKEL: Is that what your question is?

24 CHAIRWOMAN REIN: What Dave and I were

1 discussing is that that Deerfield connection at
2 the top of The Summit where it connects to
3 Hawthorn Hills would be, yeah, people and the
4 bikes get through there, but there's the bollards
5 with the key so that the fire truck and the
6 police cars could get through there, or an
7 ambulance if they needed to. And they could kind
8 of zip right in around this Midlothian entrance
9 to the subdivision, turn left and boom, they're
09:50:49 10 in.

11 MR. MERKEL: I'm just trying to comprehend
12 what you said before. The top of Countryside
13 Meadows, is that the same thing?

14 CHAIRWOMAN REIN: Yep. They already have
15 that at the top of Countryside Meadows on their
16 north. I don't know if you call it north. I
17 think it's their north boundary.

18 MR. MERKEL: So the comments before, that
19 they only have one entrance, ingress and egress,
09:51:13 20 they do have a bollard up top on the north side.
21 So that what we just talked about doesn't --

22 CHAIRWOMAN REIN: They have a connection --
23 you're right. Yeah. They have no connection to
24 another neighborhood, I guess, like, for cars.

1 Yeah, there is a bollard up there.

2 MR. MERKEL: They have The Summit, then, is
3 what you're saying now?

4 CHAIRWOMAN REIN: Summit has a connection to
5 the country club. Summit has a connection to the
6 country club right now. I have driven it myself.
7 You go in on Kruckenberg and into the Heritage
8 Park and whatnot and Tournament Drive East,
9 South, whatever those are, and you can drive from
09:51:51 10 one neighborhood to the other.

11 MR. MERKEL: You can't drive from Summit to
12 the country club. You can drive to the park.

13 CHAIRWOMAN REIN: I get to the country club
14 through the park.

15 MR. MERKEL: No. They're parallel streets.
16 They do not connect. You can't get to the
17 country club from Kruckenberg Road. You can't
18 jump over the -- I do on my bike, but you can't
19 on your -- you're not supposed to.

09:52:15 20 CHAIRWOMAN REIN: I thought you could drive
21 into the country club from the park.

22 MR. MERKEL: You cannot.

23 CHAIRWOMAN REIN: Okay. So I apologize. I
24 thought I had done that. But what do you guys

1 want to do here? We are at a quarter to ten. We
2 still have some other business to conduct. So we
3 have got to resolve this issue.

4 MR. LaGRO: I would say Kruckenberg Road
5 gets the priority for sure.

6 CHAIRWOMAN REIN: Right. But right now we
7 have a condition written about Kruckenberg Road
8 that influences the Deerfield Drive. So I guess
9 part of the question is whether we have to edit
09:53:07 10 that. We started this part of the discussion
11 because Jim brought up the sidewalk issue for
12 safety if Deerfield Drive, I guess --

13 MR. MERKEL: We should take that off the
14 table.

15 CHAIRWOMAN REIN: Take the sidewalks off the
16 table?

17 MR. MERKEL: Kruckenberg Road has to be the
18 primary focus.

19 CHAIRWOMAN REIN: Okay, so --

09:53:30 20 MR. LINDQUIST: There's no need to connect
21 other than -- there's no need to connect
22 Deerfield other than emergency and pedestrian.

23 CHAIRWOMAN REIN: So I guess where that
24 leaves us, guys, is if -- the reason that the

1 sidewalks came up was because of Jim's safety
2 concerns, which I concur with. So the only way
3 those safety concerns go away for good is if you
4 have a condition that there is no vehicular
5 traffic, right?

6 MR. LINDQUIST: That's what we're saying
7 there.

8 CHAIRWOMAN REIN: That's what I'm trying to
9 find out, if that is what you're saying. I'm not
09:54:24 10 sure I'm totaling hearing that or not because we
11 don't have that as a separate condition yet.

12 MR. MERKEL: I am struggling with the
13 equivalency of The Summit to Countryside Meadows.
14 That's what I'm struggling with right now. I
15 think we take the sidewalk thing off the table.
16 Kruckenber Road is the primary focus. That gets
17 done. We're suggesting we put a bollard at
18 Deerfield Road so then The Summit has their main
19 entrance and then the emergency exit.

09:54:57 20 My question, I guess, to the
21 Committee here, to the Commission is Countryside
22 Meadows already has that, right? So I'm just --
23 I'm trying to put my arms around that.

24 MR. LINDQUIST: No, they have a calming

1 device, unless there's been something added since
2 the last drawings.

3 MR. LaGRO: But that's what Jim's
4 questioning is, is Countryside Meadows, as far as
5 an equivalency --

6 MR. MERKEL: What we're doing for The
7 Summit.

8 MR. LaGRO: As far as The Summit, they have
9 the Cardinal entrance on Gilmer and they have the
09:55:34 10 bollard to the north. But this plan is also
11 imposing the connectivity via the calming device
12 on Andrew. So there is not subdivision
13 equivalency.

14 MR. MERKEL: Exactly. That was my point.

15 MR. LINDQUIST: Okay. I thought you said
16 that we had --

17 CHAIRWOMAN REIN: It's up here. This is
18 where they've got that is at the top of --

19 MR. LINDQUIST: Oh, that's the one they had
09:56:03 20 pictures of with the snow?

21 CHAIRWOMAN REIN: Yes.

22 MR. LaGRO: Susy?

23 CHAIRWOMAN REIN: Yes.

24 MR. LaGRO: If I can, if this is tied

1 together having to do with the connection of The
2 Summit to Hawthorn Hills, I'm looking back at the
3 condition where it says if the developer cannot,
4 for any reason, achieve the improvements on
5 Kruckenber Road, then the proposed connection to
6 Hawthorn Hills at Deerfield Drive shall not.
7 But -- and the reverse, if the developer can
8 achieve it, then your objection to the connection
9 goes away. That's --

09:56:54 10 CHAIRWOMAN REIN: Not my total objection.
11 That was my way of doing a safety compromise and
12 a traffic backup compromise. It was also seeking
13 to, you know, when I study the two different
14 neighborhoods -- well, first of all, I'm trying
15 to look at it in its totality. I feel like if
16 one end is open and the other isn't, you're not
17 going to have as much cut through. You know what
18 I mean? You're going to provide some
19 connectivity, but it isn't going to be let's cut
09:57:19 20 off that corner kind of deal. You open both
21 ends, I think that might be the case.

22 Where I get most concerned is when
23 I look at the topography in The Summit, for
24 example, versus the topography in Countryside

1 Meadows, Countryside Meadows strikes me as pretty
2 level when I drive through it. I really don't
3 feel a sense of I'm going down a hill and winding
4 around a curve and backing up on that Forest View
5 Drive at Kruckenberg and intersecting with all
6 that traffic at Kruckenberg and out to
7 Midlothian. It's a very different scenario, in
8 my mind. I don't know how you can do equality in
9 this situation. We've got different topography,
09:57:59 10 different road shapes, different neighborhoods
11 and different connectors down here.

12 So I guess I was seeking to solve a
13 situation for the whole and also solve some of
14 the safety situations on those Summit roadways
15 which I consider a little different. And that's
16 basically everything I can tell you. I mean,
17 that's just my opinion. But from here, we have
18 to reach a consensus on some conditions.

19 MR. LaGRO: So we have your initial
09:58:37 20 condition written down now. That's established
21 for now.

22 CHAIRWOMAN REIN: Uhm-uhm.

23 MR. LaGRO: Sidewalks are off the table.
24 The desire is for Kruckenberg Road as the

1 priority. And does that bring us down to the
2 discussion about whether there is no vehicular
3 traffic between The Summit and Hawthorn Hills?
4 That's where we're at right now?

5 CHAIRWOMAN REIN: Yes. I think that's the
6 remainder of our discussion at this moment.

7 MR. LINDQUIST: We are talking about
8 pedestrian and emergency access.

9 MR. LaGRO: So it sounds like thumbs up or
09:59:12 10 thumbs down.

11 MR. MERKEL: Thumbs up in terms of --

12 CHAIRWOMAN REIN: What are you saying, Jim?

13 MR. MERKEL: I was looking at Dave. So no
14 connectivity. No vehicular connectivity.

15 MR. LINDQUIST: Exactly, yes. And then
16 if -- see, what now is we're extrapolating it up
17 into the next subdivision. And as far as I'm
18 concerned, we should deal with this and then deal
19 with that. Let's just do this.

09:59:44 20 MR. MERKEL: That's fine.

21 CHAIRWOMAN REIN: So it sounds like what
22 we're taking a straw poll on --

23 MR. LINDQUIST: We're not going to allow
24 them or we're not going to allow defeat on the

1 Kruckenberg Road thing. We should be able to do
2 that.

3 CHAIRWOMAN REIN: Well, we don't know what's
4 in anybody's control on that, but we are showing
5 it as a priority. So as an additional condition
6 that you wanted added to your motion, that there
7 be no vehicular traffic connection between
8 Deerfield Drive and the Hawthorn Hills
9 subdivision. That it be a bike path/pedestrian
10:00:25 10 path with emergency access via bollards.

11 MR. LINDQUIST: Correct.

12 CHAIRWOMAN REIN: Does that correctly
13 reflect your intent?

14 MR. LaGRO: Well, I personally am confounded
15 by it because back in January, we heard
16 Donna Lobaito tell us that staff considered it
17 highly desirable to have wide open connectivity
18 between the three subdivisions. I think we -- I
19 don't remember exactly what it was, but I think
10:00:56 20 we heard a similar position by the two fire
21 departments and I think our police chief.

22 MR. LINDQUIST: But Kruckenberg Road is in
23 the equation now and that changes everything,
24 because that's a separate means of connection.

1 And a connection between the neighborhoods was
2 not being able to drive your car into the next
3 neighborhood. It's being able to have sidewalks
4 and bike paths so that you can communicate as a
5 pedestrian or a biker into those neighboring
6 communities.

7 MR. BRANKIN: I would just note in the
8 absence of Donna Lobaito, I think she also
9 commented that the village code requires
10:01:34 10 connectivity between neighborhoods as well.

11 MR. MERKEL: Vehicular connectivity?

12 MR. BRANKIN: Yes. Keep that in mind.

13 CHAIRWOMAN REIN: So you're saying this is a
14 moot point?

15 MR. BRANKIN: Well, I think there's -- it
16 encourages that connection that's set forth here.

17 MR. MERKEL: I think that's a big issue if
18 that's --

19 MR. LINDQUIST: I didn't get that. I think
10:02:01 20 it was a priority. I didn't know that it was an
21 ordinance, though.

22 MR. BRANKIN: It's in the code of ordinances
23 as to designing subdivisions.

24 MR. MERKEL: But not just bike paths and --

1 MR. BRANKIN: Yeah. It's to encourage
2 connectivity between neighborhoods. But again,
3 if you want to impose a condition, you know, it's
4 a planned development. You could recommend
5 departures to that. But I'm just recalling I
6 think what Donna said at that point, so --

7 CHAIRWOMAN REIN: And anything -- you know,
8 we can make recommendations, departures,
9 conditions. And just so you know, the Board can
10:02:53 10 do something different, but --

11 MR. LINDQUIST: How do you feel about this?

12 MR. BRANKIN: I don't think it would be --
13 he is the liaison. He's going to be called upon
14 to vote before the Village Board. I don't think
15 it would be appropriate to --

16 MR. DiMAGGIO: I'd love to, but, you know.

17 CHAIRWOMAN REIN: Guys, we got to keep it
18 moving. So we've got to make a decision here on
19 this.

10:03:18 20 MR. LINDQUIST: Well, we make recommendations.
21 We don't make ordinances. So my suggestion is
22 that we strongly recommend a connection of
23 Kruckenber Road to a village-approved
24 thoroughfare to Hawthorn Hills and that we

1 provide a non-vehicular access between --

2 CHAIRWOMAN REIN: Deerfield Drive and
3 Hawthorn Hills subdivision?

4 MR. LINDQUIST: Yes. Provide pedestrian,
5 bicycle, and emergency vehicular access points.

6 CHAIRWOMAN REIN: So you're leaving the
7 other condition as it stands, the Kruckenberg
8 condition with all those things about improving
9 Kruckenberg, right? Or is this part --

10:04:34 10 MR. LINDQUIST: We can do that, yeah.

11 CHAIRWOMAN REIN: We can change it if you
12 want. I'm just --

13 MR. LINDQUIST: No.

14 CHAIRWOMAN REIN: Okay. So then --

15 MR. LINDQUIST: Just taking out the part
16 about if it can't be done.

17 CHAIRWOMAN REIN: So non-vehicular
18 connection between Deerfield Drive and Hawthorn
19 Hills subdivision, connection limited to -- or
10:05:02 20 connection to include --

21 MR. LINDQUIST: Say limited to pedestrian,
22 bicycle and emergency.

23 CHAIRWOMAN REIN: Limited to pedestrian,
24 bicycles and emergency vehicles. I almost think

1 that because they cancel each other out, if
2 perchance the Board were to change this, that
3 they cancel each other out automatically on that
4 one sentence on the Kruckenberg Road deal. That
5 if we leave the sentence in so it states if one
6 condition gets dropped, the other still has the
7 teeth in it? Does that make sense?

8 I'm just saying take it out, then
9 the other thing doesn't have a backup plan in it.

10:06:04 10 It's redundant at the moment. But if you take
11 out --

12 MR. LINDQUIST: We take out Kruckenberg
13 Road, it changes everything.

14 CHAIRWOMAN REIN: Is anybody clear or
15 unclear on what we're trying to determine here?

16 MR. LaGRO: I'm clear.

17 CHAIRWOMAN REIN: Okay. What do you think
18 we're doing, Phil? Restate it just so I
19 understand we are all on the same page.

10:06:27 20 MR. LaGRO: We're only going to allow
21 pedestrian, bicycle, emergency vehicle access
22 between The Summit and Hawthorn Hills subdivision
23 period.

24 CHAIRWOMAN REIN: That was well said. Did

1 you get that? Okay. Is there any other
2 discussion on that issue? I'm getting ready to
3 take a straw poll.

4 MR. MERKEL: No.

5 CHAIRWOMAN REIN: Okay. So straw poll. Is
6 everybody comfortable including that condition in
7 the motion?

8 MR. LaGRO: Yes.

9 CHAIRWOMAN REIN: Okay. So you gentlemen
10:07:05 10 would amend your motion. All right. So that's
11 an additional condition beyond the Kruckenberg
12 condition. Any other individual conditions? I
13 know you talked about up here. Is there
14 anybody --

15 MR. LINDQUIST: Phil talked about that. I
16 just wanted to separate.

17 CHAIRWOMAN REIN: Yeah.

18 MR. LaGRO: Well, I guess I did open that up
19 for any questions anyway. If we -- in
10:07:45 20 Countryside Meadows, if we have the bollard to
21 the north and the Gilmer, then why did we say we
22 need the connection between those two
23 subdivisions?

24 CHAIRWOMAN REIN: Here's another thing. If

1 Kruckenberg connects to The Summit, then they go
2 in, you know what I mean? They get into that
3 neighborhood, too. It's about having a
4 neighborhood linked by more than itself, I guess,
5 and recommended by the fire district. But I see
6 some equity and balance in the equation.

7 Particularly given the topography and that it's
8 not all going to come and go through to the
9 corner and circle. But that's just my personal
10:08:28 10 opinion.

11 MR. MERKEL: State your opinion again, Susy.
12 I'm sorry.

13 CHAIRWOMAN REIN: I guess I have a bias
14 toward I don't want any neighborhood on an island
15 as far as cars are concerned, okay? The Summit
16 potentially is not going to be on an island
17 anyway if Kruckenberg's improved. They already
18 can swing out to Kruckenberg from their
19 neighborhood. And I know I even asked Jennifer
10:08:51 20 if she could get from the country club to The
21 Summit with her cop car already, and she said
22 yes. But --

23 MR. MERKEL: She is jumping the curb.

24 CHAIRWOMAN REIN: I must have jumped the

1 curb, too, allegedly. I envision that The Summit
2 can flow in another direction towards other
3 residents, particularly if Kruckenberg is
4 improved. They can already get through half of
5 Kruckenberg already. If you cut off Andrew Lane,
6 then Countryside Meadows is literally a stand-
7 alone neighborhood for cars. And I'm not talking
8 about emergency right now. I am just talking
9 about connecting with your neighbors, driving to
10:09:37 10 your neighbor's house, some neighbor's house
11 outside your neighborhood.

12 MR. MERKEL: I'm still fuzzy on it. What
13 else can you connect to in The Summit? There's
14 nothing.

15 CHAIRWOMAN REIN: You can come out Forest
16 View and turn right on Kruckenberg.

17 MR. MERKEL: To where?

18 CHAIRWOMAN REIN: Well, if Kruckenberg gets
19 improved, it's going to go into the neighborhood.
10:10:01 20 So in other words, two neighborhoods would be
21 connected by car, you know, in either condition.

22 MR. MERKEL: But going outside onto a
23 street, not going through the neighborhoods.
24 So --

1 CHAIRWOMAN REIN: I'm just talking about
2 visiting people. You know, going over to
3 somebody else in another neighborhood as opposed
4 to having your neighborhood be an island kind of
5 thing.

6 MR. LINDQUIST: Yeah. The people that live
7 here, though, didn't let on that they wanted
8 that. Because the down side to that is that now
9 you can have your cut-through traffic when this
10:10:36 10 intersection backs up. So I don't think anybody
11 that spoke to us -- and there were several
12 residents here -- that spoke to this. They were
13 not happy with this.

14 CHAIRWOMAN REIN: They weren't happy with it
15 being open, correct.

16 MR. LINDQUIST: So they should be happy now
17 if this happens.

18 CHAIRWOMAN REIN: Okay. So it's 10:05. So
19 we got to keep moving here. Is there another
10:11:08 20 condition you wanted to add, Phil? Or are you --

21 MR. LaGRO: No.

22 CHAIRWOMAN REIN: Okay. All right. So at
23 this point in time you're getting ready to vote
24 on the motions before us before we make another

1 vote. Mr. Lindquist?

2 MR. LINDQUIST: Aye.

3 CHAIRWOMAN REIN: Chair Rein? Aye.

4 Mr. LaGro?

5 MR. LaGRO: Aye.

6 CHAIRWOMAN REIN: Mr. Merkel?

7 MR. MERKEL: Aye.

8 CHAIRWOMAN REIN: Okay, that motion passes.

9 Motion No. 2, zoning of a certain portion of the
10:12:59 10 subject property to be Retail Business/
11 Commercial District. Any further discussion?

12 (No audible response.)

13 CHAIRWOMAN REIN: A roll call vote.

14 Mr. Lindquist?

15 MR. LINDQUIST: Aye.

16 CHAIRWOMAN REIN: Chair Rein? Aye.

17 Mr. LaGro?

18 MR. LaGRO: Aye.

19 CHAIRWOMAN REIN: Mr. Merkel?

10:13:17 20 MR. MERKEL: Aye.

21 CHAIRWOMAN REIN: That motion passes.

22 Motion No. 3, which was generally stated as a
23 Special Use Permit for Planned Unit Development
24 and Preliminary PUD Plan, Preliminary PUD Plat,

1 subject to the conditions set forth in the
2 findings -- the draft Findings of Fact document,
3 today's e-mail from Donna entitled additional
4 conditions slash departures for PB&Z tonight, and
5 the amendments that we made to it through
6 additional individual conditions or modifications
7 to the conditions in these documents, each of
8 which we confirmed individually.

9 Okay, that is the motion before us.

10:14:03 10 Is there any further discussion?

11 MR. MERKEL: That includes all of the Street
12 H and all that we talked about, correct?

13 CHAIRWOMAN REIN: Yes.

14 MR. MERKEL: Would you mind reading that
15 Street H and F one more time? I'm sorry.

16 CHAIRWOMAN REIN: Here we go. That Street H
17 be redesigned with respect to monotony and lineal
18 concerns with the possible elimination of some
19 lots. Street F. Street F be redesigned with
10:15:31 20 respect to monotony and lineal concerns with the
21 possible elimination of some lots that are
22 adjacent to Lot 63 on Crystal Downs Drive.

23 MR. MERKEL: I would propose we take out the
24 word "possibly" in both of those two statements.

1 CHAIRWOMAN REIN: Use your microphone,
2 please.

3 MR. MERKEL: I would propose we take out the
4 word "possibly" in those two statements.

5 CHAIRWOMAN REIN: So you would want it to
6 read Street H be redesigned with respect to
7 monotony and lineal concerns with respect to some
8 lots?

9 MR. MERKEL: Correct.

10:16:24 10 MR. LINDQUIST: It's just a recommendation.
11 So I will agree.

12 CHAIRWOMAN REIN: Phil?

13 MR. LaGRO: I would agree, too. You're not
14 going to accomplish it any other way.

15 CHAIRWOMAN REIN: So you're looking at
16 eliminating the word "possible" from Street F and
17 Street H conditions.

18 MR. MERKEL: Correct.

19 CHAIRWOMAN REIN: All right. So we've
10:16:48 20 eliminated the word "possible" from both of those
21 conditions. Are both gentlemen willing to
22 further amend the motion to reflect that?

23 MR. LaGRO: Yes.

24 CHAIRWOMAN REIN: All right. So we have

1 resolved that. Thank you. Are there any other
2 items of discussion before we take a roll call
3 vote on this motion with all of those conditions
4 that we have been discussing?

5 (No audible response.)

6 CHAIRWOMAN REIN: Okay, here we go. Voting
7 on that motion. Commissioner Lindquist?

8 MR. LINDQUIST: Aye.

9 CHAIRWOMAN REIN: Chair Rein. Aye.

10:17:32 10 Commissioner LaGro?

11 MR. LaGRO: Aye.

12 CHAIRWOMAN REIN: Commissioner Merkel?

13 MR. MERKEL: Aye.

14 CHAIRWOMAN REIN: Okay, that motion is
15 approved. Finally, we have the fourth motion
16 that we made, made by Lindquist, seconded by
17 Merkel for recommendation of a Special Use Permit
18 for Display Homes subject to the four items
19 listed in your draft Findings of Fact. Is there
10:18:08 20 any discussion?

21 (No audible response.)

22 CHAIRWOMAN REIN: Okay, hearing none, we
23 will take a roll call vote on this motion.
24 Commissioner Lindquist?

1 MR. LINDQUIST: Aye.

2 CHAIRWOMAN REIN: Chair Rein? Aye.

3 Commissioner LaGro?

4 MR. LaGRO: Aye.

5 CHAIRWOMAN REIN: Commissioner Merkel?

6 MR. MERKEL: Aye.

7 CHAIRWOMAN REIN: Okay. That too has
8 passed. Now, when I look at the agenda, as part
9 of this Old Business item, we also need to deal
10:18:31 10 with the Findings of Fact, consideration of the
11 Findings of Fact. And to do so, I would direct
12 your attention back to that 12- or 13-page
13 document. You had a chance to review --
14 obviously, this document has been edited to
15 reflect the conditions that we just discussed for
16 a few hours.

17 What I direct your attention to is
18 that Pages 1 through 3 of this document would
19 essentially remain the same and unchanged, unless
10:19:03 20 you have edits. I have a couple tiny typo type
21 edits that we might want to consider in a motion.
22 But overall, the Chair is seeking a motion to
23 approve the Findings of Fact per the scenario I
24 just stated. In other words, which would include

1 everything we talked about tonight.

2 I do -- before someone makes a
3 motion, I want to just ask, in case anybody else
4 has the same opinion, I need a motion for
5 discussion. It's not on the table yet.

6 MR. MERKEL: So moved.

7 CHAIRWOMAN REIN: Moved by Mr. Merkel.

8 MR. LaGRO: Second.

9 CHAIRWOMAN REIN: Seconded by Mr. LaGro.

10:19:48 10 The minor changes that I request consideration
11 on, if they're necessary or not, Item 2,
12 introduction, paragraph one, last sentence. I
13 think it needs the word "and". So if you start
14 over about three lines from the bottom where it's
15 talking about February 10th, 2014, and
16 February 25th, 2014, of the application
17 materials, testimony, and exhibits submitted by
18 the applicant and its consultants, I think it
19 should say "and any comments and testimony
10:20:22 20 submitted by the community." I'm not sure it
21 reads right without the "and".

22 MR. LaGRO: That's fine.

23 CHAIRWOMAN REIN: Okay. All right. And
24 then the next paragraph down, last line, I'm not

1 sure the "D" belongs on the word "referenced".
2 If you read that sentence, it says, the minutes
3 of the public hearing, including all the exhibits
4 admitted at the public hearing, is hereby
5 incorporated by referenced into these findings.
6 I think it should be "by reference" without a
7 "D". You good with that?

8 (All yeses heard.)

9 CHAIRWOMAN REIN: So Mr. Merkel and
10:20:58 10 Mr. LaGro, are you willing to amend your motion
11 to include those minor modifications on Page 21?

12 MR. LaGRO: Yes.

13 MR. MERKEL: Yes.

14 CHAIRWOMAN REIN: Is there any discussion?

15 (No audible response.)

16 CHAIRWOMAN REIN: Hearing none, we will take
17 a roll call vote. Commissioner Lindquist?

18 MR. LINDQUIST: Aye.

19 CHAIRWOMAN REIN: Chair Rein? Aye.

10:21:15 20 Commissioner LaGro?

21 MR. LaGRO: Aye.

22 CHAIRWOMAN REIN: And Commissioner Merkel?

23 MR. MERKEL: Aye.

24 CHAIRWOMAN REIN: The Findings of Fact have

1 been approved. That brings us to the end of our
2 agenda this evening. And there being no further
3 business before us, I am seeking a motion for
4 adjournment.

5 MR. LINDQUIST: So moved.

6 CHAIRWOMAN REIN: Lindquist.

7 MR. LaGRO: Second.

8 CHAIRWOMAN REIN: Second by LaGro.

9 All in favor of adjournment say
10:21:39 10 aye.

11 (All eyes heard.)

12 CHAIRWOMAN REIN: Any opposed?

13 (No audible response.)

14 CHAIRWOMAN REIN: We're out. Thank you.

15 (WHICH were all the proceedings
 had at this time.)

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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF McHENRY)

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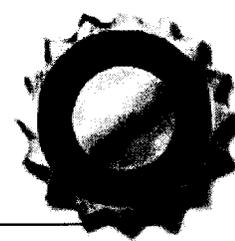
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I hereby certify that I reported in shorthand the proceedings at the above-entitled special meeting and that the foregoing reported proceedings, consisting of Pages 1 through 132, inclusive, is a true, correct and complete transcript of my shorthand notes so taken at the time and place aforesaid.

Laura L. Babyar



LAURA L. BABYAR
Certified Shorthand Reporter
CSR License #084-002601

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