



**SPECIAL PLANNING, BUILDING AND ZONING COMMISSION MEETING
THE VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, AUGUST 12, 2014
6:00 p.m.**

MINUTES

I. Call to Order and Roll Call

Present: Chairperson Susy Rein called the meeting to order at 6:03 p.m. The following members were present: Commissioners Kaiser, Rychlik, Lindquist, LaGro, Donovan and Rein

Absent: Merkel

Staff: Donna Lobaito, Chief Administrative Officer
Erika Frable, PE, Public Works Director/Village Engineer
Michael Cassata, AICP, Planning Manager

Consultants: Lee Fell, PE, Christopher B. Burke Engineering, Ltd.
Al Maiden, Rolf C. Campbell & Associates

Trustee: Dominick DiMaggio

Attorney: Patrick Brankin

A quorum was established.

II. Opportunity for the Public to Address the Commission

None this month.

III. Approval of Minutes

A. Approval of Minutes of the May 13, 2014 Planning, Building and Zoning Commission Meeting

Motion by Kaiser, second by Donovan to approve the minutes of the May 13, 2014 Planning, Building and Zoning Commission meeting.

Commissioner Rychlik noted two corrections to the minutes.

Motion by Kaiser, second by Donovan to amend their motion to reflect the two corrections to the minutes.

Upon a voice vote, all voted aye and the motion carried.

IV. New Business

- A. Consideration, Review and Recommendation of a Request for Phase I – IV Final Plat, Final Landscape Plan, Final Improvement Plans, and Other Approvals—Hawthorn Hills Subdivision—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, Applicants and Owners

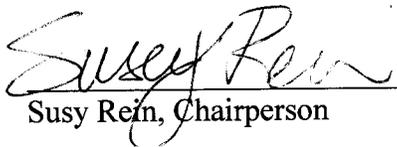
Commissioner Kaiser recused himself from all discussions and the recommendation of this applicant as he has a conflict of interest.

Transcripts of this portion of the meeting were prepared by Laura L. Babyar, C.S.R. of Q & A Reporting, Inc. and are attached hereto as Exhibit "A".

Commissioner Merkel arrived at 7:00 p.m.

V. Adjournment

Motion by Kaiser, second by Merkel to adjourn the meeting. Upon a voice vote, all voted aye, and the motion carried. There being no further business, the meeting adjourned at 8:26 p.m.



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, August 12, 2014, at the hour of 6:00 p.m.

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

1 PRESENT:

2 PLANNING, BUILDING AND ZONING COMMISSIONERS:

- 3 SUSY REIN, CHAIRWOMAN
- 4 JIM KAISER
- 5 DAVE LINDQUIST
- 6 PHIL LaGRO
- 7 JIM MERKEL (Tardy)
- 8 CHRIS DONOVAN
- 9 TOM RYCHLIK

10 ALSO PRESENT:

- 11 DONNA LOBAITO, Chief Administrative Officer/Village Clerk
- 12 DOMINICK DiMAGGIO, Trustee Liaison
- 13 AL MAIDEN, Village Planner
- 14 MICHAEL CASSATA, Planning Manager
- 15 LEE FELL, Village Engineer
- 16 ERIKA FRABLE, Public Works Directors
- 17 JENNIFER PAULUS, Chief of Police
- 18 PAMELA NEWTON, Chief Operations Officer

19 APPEARANCES:

- 20 SCHAIN, BURNEY, BANKS & KENNY, by MR. PATRICK T. BRANKIN, appeared on behalf of the Village;
- 21 MELTZER, PURTILL & STELLE, LLC, by MR. CHARLES L. BYRUM, appeared on behalf of the Applicant.

22 PUBLIC:

- 23 PETER TREMULIS
- 24 JON NELSON
- 25 GREG SAGEN
- 26 MIKE HAUSLER
- 27 JIM D'ALEXANDER
- 28 LUAY ABOONA

EXHIBIT "A"

1 CHAIRPERSON REIN: Good evening. I'd like
2 to call to order the Planning, Building and
3 Zoning Commission special meeting for the Village
4 of Hawthorn Woods for Tuesday, August 12, 2014.

5 Ms. Lobaito, can you please call the roll.

6 MS. LOBAITO: Commissioner Kaiser?

7 MR. KAISER: Present.

8 MS. LOBAITO: Commissioner Rychlik?

9 MR. RYCHLIK: Present.

06:06:01 10 MS. LOBAITO: Commissioner Lindquist?

11 MR. LINDQUIST: Present.

12 MS. LOBAITO: Commissioner LaGro?

13 MR. LaGRO: Present.

14 MS. LOBAITO: Commissioner Donovan?

15 MR. DONOVAN: Present.

16 MS. LOBAITO: Commissioner Merkel?

17 (No audible response.)

18 MS. LOBAITO: Commissioner Rein?

19 CHAIRPERSON REIN: Present.

06:06:04 20 MS. LOBAITO: You have a quorum.

21 CHAIRPERSON REIN: Thank you. First item on
22 the agenda is the opportunity for the public to
23 address the Commission. This would be on any
24 issue that is not on tonight's agenda. So if

1 you're in the audience and you wish to address us
2 on an item not on the agenda, please come forward
3 to the podium at this time.

4 Seeing none, we will move along.

5 Before we get into approval of the minutes,

6 though, I just want to do some brief

7 introductions. Our Commission has a new member

8 this evening for his first meeting,

9 Mr. Tom Rychlik. And if each of you guys want to

06:06:39 10 go around and briefly introduce yourselves and

11 Tom introduce himself and his background, I think

12 that would be instructive for us all.

13 MR. KAISER: I'm Jim Kaiser and I have been

14 in the community about 15 years. Been on the

15 Plan Commission what? For four and half? I'm an

16 attorney in Wauconda and I do a lot of planning

17 and zoning with Wauconda.

18 MR. RYCHLIK: Thanks. Tom Rychlik. I'm a

19 senior civil engineer with Gewalt Hamilton

06:07:05 20 Associates for about 20 years. Former and now

21 current Hawthorn Woods resident. My dad built a

22 house on the far east end of the town in 1978. I

23 recently kicked my mom out, moved in there for

24 the last year. So sending our kids to the local

1 schools. Look forward to participating. Thank
2 you.

3 MR. LINDQUIST: Dave Lindquist. I'm a
4 45-year resident of Hawthorn Woods. I think that
5 makes me the winner. I have been on the Plan
6 Commission with separate shifts a total of -- I
7 don't know how many years. Probably around
8 20 years. I'm an architect in private practice
9 since 1976. And Hawthorn Woods has been good to
06:08:07 10 us.

11 CHAIRPERSON REIN: And I'm Susy Rein, the
12 Chairman of the Planning, Building and Zoning
13 Commission and been serving for 14 years, both as
14 a Village Board member initially and then on the
15 Planning, Building and Zoning Commission. I've
16 lived in Hawthorn Woods for 19 years. And I'm a
17 consultant in mergers and acquisitions.

18 MR. LaGRO: I'm Phil LaGro. I have been a
19 resident for 31 years now. On the Plan
06:08:35 20 Commission one way or another for nearly 15. And
21 I'm a retired product design engineer.

22 MR. DONOVAN: Hi. Chris Donovan. I'm a
23 village resident for nine years now. I'm a
24 partner at an IT staffing and consulting firm.

1 MR. DiMAGGIO: Dominic DiMaggio. I'm a
2 Trustee Liaison to the Board.

3 CHAIRPERSON REIN: And Pat Brankin is our
4 legal counsel. And Donna Lobaito is our Chief
5 Administrative Officer and the Village Clerk with
6 our building department. So we are ready to
7 proceed with our meeting. Thanks for the
8 introductions, guys. And welcome, Tom.

9 First item on our agenda is
06:09:17 10 approval of the minutes of the May 13th, 2014
11 Planning, Building and Zoning Commission meeting.
12 Do we have a motion?

13 MR. LINDQUIST: Motion to approve.

14 CHAIRPERSON REIN: Mr. Lindquist.

15 MR. KAISER: I will second.

16 CHAIRPERSON REIN: Mr. Kaiser.

17 Is there any discussion?

18 MR. RYCHLIK: I had two questions. In my
19 review, second page -- right underneath the
06:09:42 20 public hearing (inaudible), should that be two
21 words? And the second is the third page, second
22 paragraph, second sentence stated that the zoning
23 ordinance is in need of updating and the
24 staff will (inaudible). I would presume that was

1 meant to be resume.

2 CHAIRPERSON REIN: Okay. Did everybody hear
3 those two suggestions for typo corrections?

4 Okay. Donna, did you get it?

5 MS. LOBAITO: Yes, I did. Thank you.

6 CHAIRPERSON REIN: Is there any other
7 discussion? Thank you, Mr. Rychlik. Hearing no
8 further discussion, all in favor of approving the
9 minutes as -- oh, sorry. I need an amended
06:10:32 10 motion.

11 MR. KAISER: So amended.

12 MR. DONOVAN: Second.

13 CHAIRPERSON REIN: Let's see. Dave made the
14 initial motion. Do you agree with the
15 amendments, Dave?

16 MR. LINDQUIST: I do.

17 CHAIRPERSON REIN: And you seconded. So
18 both of you agree to amend the motion and it has
19 been agreed to as stated. All in favor say aye.

06:10:48 20 (All ayes heard.)

21 CHAIRPERSON REIN: Any opposed?

22 (No audible response.)

23 CHAIRPERSON REIN: Okay. Those minutes are
24 approved. Next on the agenda under new business

1 is consideration, review and recommendation of a
2 request for Phase I through IV Final Plat, Final
3 Landscape Plan, Final Improvement Plans and Other
4 Approvals - Hawthorn Hills Subdivision - Pulte
5 Home Corporation, AGP Investments, LLC, and
6 Chicago Title Land Trust Company, as Successor
7 Trustee to Grand Premier Trust and Investment,
8 Inc. NA, a Successor Trustee to Grand National
9 Bank as Trustee under Trust Agreement dated
06:11:33 10 March 7th, 1996, and known as Trust No. 8963633,
11 Applicants and Owners.

12 Before we hear from Ms. Lobaito on
13 this project, Mr. Kaiser, do you wish to recuse
14 yourself from this portion of the agenda?

15 MR. KAISER: Yes, I do.

16 CHAIRPERSON REIN: Okay. Are you going to
17 stay with us this evening?

18 MR. KAISER: I'll stick around for a little
19 while.

06:11:56 20 CHAIRPERSON REIN: We still have a quorum
21 for voting purposes. And as stated at previous
22 meetings, Mr. Kaiser is recusing himself for a
23 prior relationship with one of the parties in
24 this application. Is that correct?

1 MR. KAISER: (Indicating).

2 CHAIRPERSON REIN: Thank you. Ms. Lobaito,
3 can you please bring us up to speed on this
4 issue?

5 MS. LOBAITO: Yes. Tonight's agenda
6 consists of Pulte Homes' final PUD plat, final
7 engineering, final landscape plan, and other
8 approvals for the development of the Hawthorn
9 Hills Subdivision located at the intersections of
06:12:27 10 Gilmer and Midlothian Roads. Hawthorn Hills
11 Subdivision consists of 220 single-family lots on
12 approximately 117 acres, and one commercial site
13 of approximately seven acres.

14 On February 25th of this year, the
15 public hearing for the Pulte Homes Preliminary
16 PUD was concluded after two evenings of testimony
17 and discussion. On that evening, the Planning,
18 Building and Zoning Commissioners forwarded their
19 recommendations regarding the preliminary PUD
06:12:56 20 documents and departures to the Village Board.

21 The Planning, Building and Zoning Commission is
22 an advisory body. And as such, the Village Board
23 considered the recommendations and incorporated
24 some of them into the preliminary PUD ordinance.

1 At this evening's meeting, it is
2 the role of the Planning, Building and Zoning
3 Commission to make a determination as to whether
4 the final development plans are in substantial
5 conformity to the preliminary plans and
6 departures approved by the Village Board and
7 bound under Ordinance No. 1491-14, which is
8 included in the Planning, Building and Zoning
9 packet for this evening. It is the opinion of
06:13:32 10 the staff and the consultants that the final
11 development plans are in substantial conformity
12 to the preliminary plans and departures approved
13 by this Village Board.

14 At this time I'm going to turn the
15 microphone back over to Chairperson Rein who's
16 going to go over the rules of order for this
17 evening's meeting.

18 CHAIRPERSON REIN: Thank you, Ms. Lobaito.
19 For those of you who were with us for the
06:13:55 20 meetings that lead up to this point where we
21 worked on the preliminary plat, this one will be
22 a little bit different and less formal. Those
23 prior meetings were, by their nature, public
24 hearings. This one is not a public hearing. So

1 it will go a little differently.

2 Our order of proceedings for
3 tonight is that the Applicants will give a
4 presentation regarding their final plat plans
5 that they have before us. When they have
6 concluded their presentation, anybody in the
7 public, in the audience will then be given an
8 opportunity to come to the microphone and make a
9 comment or a statement regarding what they have
06:14:29 10 heard this evening from the speakers. And then
11 after that, once everybody in the audience has
12 had their opportunity to speak, then the
13 Commissioners -- we will start with a motion. We
14 will put a motion on the table. As
15 Commissioners, we will move forward and ask our
16 questions and make our comments as part of our
17 session related to the motion. And then if you
18 need to amend the motion or anything after that,
19 you will have an opportunity to do so.

06:14:57 20 And then when that is completed,
21 when we have exhausted our discussion, then we
22 will take a vote on our recommendation which
23 would then be forwarded to the Village Board for
24 their review and approval. All right. So with

1 that said, I think we can turn it over to the
2 Applicants for their presentation this evening.

3 Mr. Byrum.

4 MR. BYRUM: Can you hear me?

5 CHAIRPERSON REIN: Yes.

6 MR. BYRUM: Thank you, Madam Chair. I'm
7 Chuck Byrum. I'm a lawyer with the firm of
8 Meltzer, Purtill & Stelle. And if I look like a
9 familiar face to you, I am. Starting in January,
06:15:36 10 you have spent a lot of time with me, the folks
11 with Pulte and our consultants to bring this
12 project into being and to refine it to a point
13 where you were satisfied with it and could
14 recommend it to the Board of Trustees. It went
15 to the Board of Trustees. They made a few
16 changes, but pretty much accepted the result of
17 your hard work and adopted an ordinance that
18 granted approval of our preliminary PUD and
19 preliminary plats.

06:16:12 20 So we are now in the last step of
21 the effort, and that is to come up with our final
22 plats and final PUD plans and show them to you
23 and, hopefully, get an approval followed up by
24 approval of the Village Board. And it's our

1 intention to close on this land shortly and start
 2 our development and construction this fall. So
 3 we are really at the edge of doing what we
 4 accomplished to do. But we wouldn't have been
 5 able to do it without all the hard work of you
 6 folks, the Village Board, village staff and your
 7 consultants. And this is really kind of a
 8 collaborative effort.

9 And knowing that, we're not going

06:16:55 10 to take up a lot of your time tonight as far as
 11 presentations are concerned. Your job, as
 12 Ms. Lobaito said, is to take a look at our final
 13 plans and see if they conform -- substantially
 14 conform with the preliminary plans and the
 15 preliminary PUD that were acted upon by the
 16 Village Board and the ordinance. So what we're
 17 going to do, we have the same team together to
 18 give the presentation. And what they're going to
 19 do is talk about each area that they were
 06:17:26 20 responsible for and let you know what has
 21 happened since the Village Board approved the
 22 preliminary PUD plan and the preliminary plat.

23 Although they are familiar faces to
 24 you, I will reintroduce them. Our presenters

1 tonight are Jon Nelson of Jen Land who's going to
 2 present the final PUD plan. Greg Sagen of
 3 Signature Landscaping who's going to review the
 4 landscaping for you and the bike path that's
 5 going through the commercial parcel at Midlothian
 6 and Gilmer. Peter Tremulis from Pulte who's
 7 going to cover several things: the lighting
 8 plans, the marketing signs, Kruckenberg Road
 9 which is a very exciting development, which I
 06:18:13 10 will let -- go back to in a second, and then the
 11 final plats of subdivision. And finally,
 12 Mike Hausler of Pulte is going to present the
 13 elevations of the homes that are actually-going
 14 to be built within the community.

15 But to go back for a second,
 16 probably the most significant thing that's
 17 happened since our petition left your commission
 18 is the agreement that was reached when we were
 19 going through preliminary plan approval with the
 06:18:45 20 Village Board that we would enlist the help of
 21 some of our neighbors who own neighboring
 22 properties and get plats of dedication signed and
 23 recorded so that we could extend Kruckenberg Road
 24 south and -- where it turns and goes into

1 Midlothian Road. So when we do our work, you
 2 will have a new access to this site which is a
 3 very, very important thing you will recall from
 4 the testimony from neighbors and from a number of
 5 people who are interested in, you know, how this
 6 site was going to operate. So this will be a
 7 very interesting thing for you to hear.

8 I think Donna mentioned this, is
 9 that your task tonight -- and we all have to
 06:19:35 10 remember this -- but we're not starting over.
 11 We're departing -- our departure point is the
 12 preliminary PUD plan, the preliminary plat of
 13 subdivision, and our final -- your job tonight is
 14 to compare our final that we have tonight with
 15 what was approved by the Village Board. So
 16 that's what we will do.

17 So let's start with our first --
 18 it's not a formal hearing. It could be informal.
 19 So we don't have to be sworn, but we will still
 06:20:06 20 tell the truth. We promise. First I'd like to
 21 introduce Jon Nelson. Jon?

22 MR. NELSON: Good evening. As mentioned, my
 23 name is Jon Nelson, Jen Land. Basically, I don't
 24 have a whole lot to say because I think we have

1 accomplished everything that you requested of us
 2 when we were at the preliminary. When you
 3 approved our preliminary plan, you had a series
 4 of conditions. A lot of those conditions had to
 5 do with a system of variations that we were
 6 requested to make throughout all of the hearing
 7 process.

8 All of the recommendations that
 9 were in the Planning Commission Findings of Fact
 06:21:13 10 that went to the Village Board, all of those that
 11 affected the plan had been incorporated into the
 12 final. There's a laundry list. I don't think
 13 it's necessary for me to go through all of them.
 14 There was one exception, however. And that was
 15 if everybody recalls, there was a linear park
 16 which used to run at this location at the
 17 entrance along Hawthorn Hills Drive. It was
 18 called Park Site L. It was linear. At the time,
 19 it was anticipated it was going to be a private
 06:21:48 20 open space. And so the request from the Planning
 21 Commission was to make sure the document labeled
 22 it as to be maintained by the homeowner's
 23 association.

24 The reason why we didn't comply

1 with that is, is that this area was reshaped and
 2 that linear park was consolidated in this
 3 location and now becomes a functional public
 4 park. So the open space is there, but it's
 5 public park versus a private park. So that's the
 6 one area we did not totally comply with by
 7 circumstance.

8 The other slight changes of the
 9 plan are changes that were made that were not
 06:22:32 10 part of your recommendation, but occurred after
 11 your recommendation, between that time and what
 12 ultimately got approved at the Village Board
 13 level. You approved the plan at 221 units. We
 14 wound up at 220. So one unit was lost through
 15 the process. That unit was dropped along the
 16 west end adjacent to this park, Park A, I
 17 believe. So that park site got larger. That
 18 park was part of the plan, but it's now larger
 19 than what it was.

06:23:02 20 Also, if you recall during the
 21 process, certain neighborhoods had adjustments
 22 made to them. Neighborhood 1, for example, had a
 23 minimum lot size increase, minimum lot width
 24 increase. On the approved plan, the minimum lot

1 size for Neighborhood 1 was 10,430 square feet,
 2 something like that. The final plat wound up
 3 with a minimum lot size of 11,050 square feet.
 4 Substantially larger. So we changed the
 5 departure to include the minimum to be larger
 6 than what was approved because that's the way the
 7 final plat worked out. I believe these are
 8 positive. But for your benefit, those were
 9 changes that were made to the plan.

06:23:45 10 You had asked us to make sure that
 11 the commercial was increased. Well, staff took
 12 that further. And as we have gone through the
 13 process, the commercial got even further
 14 increased. I think it was 6.84 gross acres when
 15 you saw it. 7.07 when the Trustees approved it.
 16 And when staff got done with us, it now is
 17 7.43 acres. So those are all positive steps.
 18 But you set the precedent and the direction and
 19 everybody picked up on it. And that all had to
 06:24:14 20 do with those adjustments to that major open
 21 space. Shifting the linear park, reworking
 22 detention to buy more buildable land that got
 23 allocated essentially to the commercial.

24 The commercial also had a lift

1 station internal. It was an easement. It got
 2 relocated across the street so that we're not
 3 encumbering the development of the commercial
 4 site.

5 That's the extent of what we did to
 6 accommodate your criteria and what's transpired
 7 since. With that, I'm done, unless anybody has a
 8 specific question for me.

9 CHAIRPERSON REIN: I think we'll hold our
 06:24:54 10 questions until the end. We'll just let you all
 11 continue with your presentation. Thank you, Jon.

12 MR. BYRUM: Our next speaker is Greg Sagen
 13 of Signature Landscaping. As you recall, Greg's
 14 office did the landscaping plan for this
 15 development. He's going to talk about
 16 landscaping and he's also going to talk about the
 17 bike path that's planned to go through the
 18 commercial parcel at Midlothian and Gilmer.

19 Greg?

06:25:31 20 MR. SAGEN: Thank you, Chuck. For the
 21 record, again, my name's Greg Sagen. I'm a
 22 landscape architect. President of Signature
 23 Design Group. Office is 132 North Washington
 24 Street, Naperville, Illinois. As Chuck said, we

1 have been involved in this project on the tree
 2 survey work, landscape architectural design,
 3 signage, and some of the other site amenities
 4 throughout the project. It's been a very
 5 exciting project. And as the project evolved,
 6 like Jon said, our landscaping is basically in
 7 substantial conformance with the preliminary
 8 plans, just evolved, more finalized.

9 As the plans have evolved through
 06:26:07 10 everybody's input through both public hearing,
 11 commission and staff, the project, I think, has
 12 really developed into a very well-landscaped and
 13 nicely-appointed community. As we developed into
 14 final plans consistent with the preliminary plan
 15 and planting concepts, this site currently
 16 contains, in the final plans that you have on
 17 record in front of you, contained in common areas
 18 and buffer areas only, excluding parkways,
 19 excluding park sites and excludeing cul-de-sacs,
 06:26:38 20 there is over 500 shade trees, new shade trees to
 21 be planted on this site. Over 500 new evergreen
 22 trees to be planted on this site. And over 360
 23 new ornamental trees to be planted on this site.
 24 And again, these are just some common areas, open

1 spaces between lots, open space buffers between
2 ourselves and our neighbors.

3 So I think through this process,
4 this site is really evolved into a real beautiful
5 and will be a beautiful amenity to the community.
6 The buffers, as I mentioned through the
7 development of the process, have been increased,
8 heavily planted through input by staff and this
9 Board. The evergreen component of this site has
06:27:20 10 been significantly increased. Planting plants
11 are consistent, but Madam Chair had a preference
12 for evergreens. And I think they bode well for
13 the overall final development of this community.

14 Now again, this is a naturalized
15 community. We tried to complement the rolling
16 hills and natural landscape that we currently
17 have out here. To that end, all of our
18 stormwater basins are natural stormwater basins.
19 As you recall from prior testimony, those are
06:27:45 20 going to be wetland type basins featuring
21 meandering open water pools and sedimentation
22 basins within them, planted with a tapestry, if
23 you will, of flowering forbs, native grasses and
24 ornamentals coming up the sides.

1 To augment the seeding, the seeding
2 and blanket will stabilize all these basins.
3 There's over 20,000 new plugs planned as part of
4 the initial installation. What these plugs will
5 do is to insure the establishment of these basins
6 and to insure that this community and the
7 environmental ecosystems we're developing will be
8 successful as designed.

9 A couple other unique elements to
06:28:23 10 this site which are not changes from our original
11 design, but just to highlight, are the two
12 bioswales. And there was input by the Chair and
13 Commission Member Lindquist to have some of these
14 natural features. The site features two
15 bioswales that are detailed on Sheet L-112, and
16 they run between two of our neighborhoods. And
17 they provide stormwater management. They provide
18 infiltration. So they will reduce the amount of
19 runoff that directly goes to your storm sewer
06:28:51 20 systems. They will infiltrate this water and by
21 their nature, they will also purify this water
22 running our stormwater through native vegetations
23 in lieu of running it through hard concrete
24 pipes. So taking the slow approach, the

1 conservation design approach which this community
2 also features and just as a reminder on where
3 we're at and how the community evolved.

4 One of the things on the screen is
5 our illustrative plan for this site. And Jon
6 mentioned the change in the park site from the
7 linear park site amphitheater to a park site now
8 known as N-1. I will point that out. It's right
9 in this area here (indicating). The function of
06:29:30 10 the primary or the previous linear park site was
11 Bright Amphitheater (phonetic) who will overlook
12 an amphitheater function for the community. This
13 new park site has accommodated that and maybe
14 even to a better capacity. It has a little bit
15 more useable room. We're able to create a more
16 meaningful amphitheater around it.

17 The view is to the south and
18 southeast overlooking the overlook and our
19 stormwater basin beyond. And then it has ample
06:29:55 20 room for passive play at the north end. And then
21 this site is also extensively screened between
22 itself and the neighbors to the immediate north
23 with primarily large evergreen plantings and
24 continuous evergreen plantings mixed in with some

1 shade trees and ornamentals. So this feature is
2 an adjustment of the location which is a change
3 of what you previously saw. But all the function
4 of this site is still there and probably in a
5 site that affords it even a better opportunity.
6 So we are real excited about the way that will
7 play out.

8 There will be a decorative pavement
9 patio sitting area with a pergola backdrop to it.
06:30:30 10 So even when not in performances, it will be a
11 very nice sitting area for the community. But it
12 can be programmed for small performances,
13 gatherings, concerts. And a trail system around
14 to provide for paved seating on -- above the
15 overlook hill. And it will also have an
16 opportunity for a platform for follow spots,
17 sound equipment, et cetera, in the event it's
18 used for a program. So a very nice amenity and
19 asset that will be added to the community.
06:30:55 20 Again, the landscaping is consistent.

21 I guess the only other thing that
22 has evolved through the process was some of the
23 concerns on the street alignments and the
24 comments made on breaking up front yards and the

1 linearness of some of the roads, specifically in
 2 Neighborhood 4. At the request, we have added
 3 additional parkway trees as a traffic calming
 4 measure and to break up the facade in this
 5 corridor. So as you'll see in your landscape
 6 plan periodically, every two to three
 7 hundred feet, there's groupings of three trees
 8 which continue from the parkway into the front
 9 yards of these residents. So again, to create an
 06:31:29 10 enclosure, an immediate enclosure and more impact
 11 along the streetscape to help break this up, in
 12 addition to the additional landscaping that has
 13 been added to all these typical packages per the
 14 input of this Board. So overall, I'm very happy
 15 to -- and very proud of the landscaping as it's
 16 evolved. And I will be happy to answer questions
 17 specific to the landscaping as we go forward.

18 Just a couple other things that I'm
 19 going to speak to this evening. This is
 06:31:53 20 Kruckenberg Road. And Peter's going to talk more
 21 to Kruckenberg Road in a minute. My only comment
 22 on it was one of staff's -- one of the
 23 recommendations or requests since this Board
 24 viewed this plan was along Kruckenberg, as you go

1 south, the new geometry makes a little bit of a
 2 bend. Lot 52 which is right here can or could
 3 potentially get a little headlight flash and be
 4 impacted because the geometry sticks out into the
 5 right-of-way a little bit. The right-of-way
 6 makes a jog.

7 So what we have done is provided
 8 landscape screening within the right-of-way
 9 providing evergreens to mitigate this
 06:32:32 10 headlight -- potential headlight flash. There's
 11 two large trees to be preserved. We're
 12 respectful of those. There will be a low hedge
 13 and then a dense planting of ornamental trees.
 14 We looked at doing evergreens in this location,
 15 but it potentially could be a swale or a
 16 conveyance area. It could be kind of wet. So
 17 the evergreens might suffer. So we're looking at
 18 serviceberry or river birch or something of that
 19 nature to provide for that screening. And then a
 06:32:55 20 swamp white oak at the end to transition into the
 21 landscaping that's associated with that in the
 22 existing fire lane. So landscape plantings have
 23 been put in to help mitigate any impacts on this
 24 one particular Lot 52.

1 The next item is the lift station.
 2 Again, Jon had mentioned the original lift
 3 station, by design, was on the east side of our
 4 main entrance boulevard, the location right about
 5 here (indicating). That has been moved across
 6 the street to the west side of the street. And
 7 personally, I think it's probably a better
 8 location. In the overall design of the
 9 community, we see Hawthorn Woods Boulevard as we
 06:33:32 10 come up and really design it around a long view
 11 to the pond to the northeast. Working in the old
 12 lift station and wanting to amply screen it, we
 13 were finding ourselves to have this large
 14 evergreen mass, if you will, between the
 15 commercial site and our ponds, you know, a
 16 wonderful view, and then also along the entrance
 17 track.

18 So by moving it over -- what we had
 19 previously, we had gateway fencing and columns
 06:33:54 20 creating an entrance to the neighborhood
 21 community, to the residential community. But
 22 again, you're going to be leaving the commercial
 23 frontage, transitioning in and we wanted to
 24 create an architectural enclosure that's

1 supported by landscaping as a welcoming gateway
 2 to this residential component. So we always had
 3 substantial plantings, evergreen plantings behind
 4 this to create a background.

5 Furthermore, the grade goes up
 6 significantly to Lot 195. And we had extensive
 7 landscaping along the back edge of 195 to provide
 8 for screening and buffering for this neighbor.
 9 But we always ended up with a little bit of a
 06:34:27 10 hole or pocket, if you will, right in this
 11 location (indicating). So when Manhard came to
 12 me and said what about moving it across the
 13 street, I thought it was a wonderful idea. It
 14 was an unused space. It's a space that's not
 15 going to be viewed. And just in the nature of
 16 the existing plantings, we propose additional
 17 plantings recommended by your staff and
 18 consultants.

19 This lift station will now be
 06:34:47 20 buried with between eight- to ten-foot evergreens
 21 and an existing or a proposed hedge along the
 22 north and west side of it. And it will be
 23 enclosed with some decorative iron or decorative
 24 metal fencing at the request of Aqua for

1 security. This will be a nice location for this
2 and probably a better location than what it had
3 previously. So that's a change from the prior
4 plans.

5 Looking back and finally the trail
6 corridors in and around the commercial site.
7 Using this Manhard exhibit, again, our
8 community's intended to be very walkable. For
9 many reasons, the walkability is very important
06:35:23 10 to us and having a pedestrian connection to the
11 future commercial site is very important.

12 So what the design provides for is
13 a meandering walkway that comes out of the
14 neighborhood park site one, which is immediately
15 across the street from neighborhood park site
16 two, taking an asphalt trail down along the
17 wetland edge to the commercial site corridor.
18 Ultimately, when designed, we would anticipate
19 there being an integral connection through the
06:35:50 20 commercial site to the retail corridor. This
21 also has a parallel city sidewalk which is
22 designed and meanders back out into this site to
23 again, bring it into the landscaping a little bit
24 and break up just a traditional streetscape in

1 this area (indicating).

2 And then furthermore, the
3 commercial site is enclosed by a ten-foot asphalt
4 bike path along both Gilmer and Midlothian Road
5 basically creating the eastern terminus, if you
6 will, to your water walk. So this is where the
7 water walk will begin, the bike trail that
8 accesses our residents, as well as the commercial
9 residents, taking people further to the west down
06:36:25 10 to the water park and other destinations beyond.
11 So this is a very important amenity that we have
12 developed as part of our site and, again, leading
13 into it and encouraging the walkability component
14 of this site and of some of the amenities we are
15 proposing.

16 So with that, I'm going to turn it
17 over to Peter and he's going to talk about
18 several other components of our community. Thank
19 you.

06:36:49 20 MS. LOBAITO: Before we turn it over to
21 Peter, I want to apologize to the people in the
22 audience for the technical difficulties that we
23 are having with our screen up here. So anybody
24 who needs to see the screen, please feel free to

1 move your chair or come on up. We don't want
2 anybody to miss this opportunity to see what
3 they're putting on the screen. So I apologize
4 once again for that.

5 MR. TREMULIS: Good evening. My name is
6 Peter Tremulis. I'm vice president of land for
7 Pulte Homes. And I'm going to cover a couple
8 items for you this evening starting with the
9 street lights. The Plan Commission had advised
06:37:25 10 us that it would be a beneficial inclusion in the
11 plan for a street light that complies with the
12 Dark Skies Initiative. So we did some research.
13 We did come up with a luminaire that does meet
14 those requirements, and a decorative pole to
15 accompany it.

16 So what's on the screen right now
17 is a cut sheet for the luminaire itself. And
18 this, I believe, will also be in the future
19 considered as a light standard for the village.

06:37:58 20 So any new subdivisions that are approved with
21 street lights will have this street light and the
22 accompanying pole that I will show you as part of
23 the recommended subdivision improvement
24 requirements and adopted by the village in the

1 future. So we are going -- I have done some
2 research on this and it was something the village
3 found to be acceptable.

4 This Exhibit illustrates, in the
5 upper left-hand corner, the pole itself. It's a
6 decorative fluted pole with an ornamental
7 armature that supports the street light feature.
8 So that's included in your final engineering plan
9 set.

06:38:39 10 And then I'm also going to talk a
11 little bit about the platting. We have prepared
12 four plats of subdivision that are included in
13 your kit. The first one includes the retail
14 site. The bike path as proposed that Greg had
15 suggested as the area around Gilmer and
16 Midlothian, that is going to be a public bike
17 path. It's presently a feature that's included
18 in your intergovernmental agreement with Lake
19 County on an 80/20 split between the county and
06:39:17 20 the village in terms of funding. Pulte is going
21 to make the contribution for the village on that.
22 That's a 20 percent contribution of the cost of
23 that bike path. And we were also asked and we
24 will seek approval from the adjoining property

1 owner, Mrs. Radtke (phonetic) to have that
2 extended up through her property to the north end
3 of her site.

4 We have not yet talked to her, but
5 we believe she will cooperate and we will be able
6 to make that additional contribution. So this
7 particular portion of the site you're looking at
8 incorporates the commercial retail site. I will
9 indicate -- I know it's difficult to see -- that
06:40:02 10 this is part of the lighting plan. So the
11 individual locations within this plan are
12 probably impossible to kind of see from where
13 you're sitting. But be assured there are
14 lighting standards and details included in your
15 final engineering plan that do show the actual
16 indications for those street lights and they have
17 been reviewed by staff. So that's exactly what
18 these plans are intended to show. So I will
19 click through these just so we can move on to
06:40:31 20 Kruckenberg Road.

21 Through a series of negotiations
22 with Aqua Illinois and Toll Brothers, we were
23 able to have them agree to dedicate a
24 right-of-way for Kruckenberg Road. Those plats

1 of dedication, along with the fee ownership that
2 we're acquiring from the Alberts, will be
3 accumulated and, as part of the closing on this
4 property, will be recorded. So that our
5 anticipation is that we'll have the final
6 accumulated plats of dedication that will allow
7 for the construction of Kruckenberg Road. With
8 approval of the plan by the Village or the
9 geometry by the Village, we will start final
06:41:20 10 engineering on Kruckenberg Road. That geometry
11 is in for approval at the staff level. And as
12 soon as we have that, we'll start.

13 There's an extensive amount of
14 relocation of public utilities that exist within
15 that right-of-way today, including Commonwealth
16 Edison and NiGas. So we will be working with
17 those utility companies to have those utilities
18 cleared and relocated so that the improvements
19 that we're proposing can be constructed.

06:41:50 20 The road itself is planned to be a
21 26-foot back-to-back street. It does neck down
22 to 24 feet in the area that Greg had indicated, a
23 small slight-pitched area adjoining the lot.
24 that's within Hawthorn Woods Country Club. And

1 then it will transition into the existing
2 Kruckenberg Road at the park site where there is
3 kind of a flare there that allows for a
4 transition to the existing Kruckenberg Road.
5 This improvement will include storm sewer and
6 some additional landscaping that's been
7 referenced. And the village still, in fact, has
8 the opportunity to approve whether or not a
9 street light, in addition to the one that's
06:42:35 10 already at the park site intersection, should be
11 included as part of the overall improvement.

12 It will also provide permanent
13 access to the Aqua facility that today does not
14 have a publicly-dedicated street in front of it.
15 So we think this is a benefit not only to the
16 village, it's also a significant benefit to Aqua
17 Illinois to have a publicly-dedicated access to
18 their pumping facility for their permanent use.
19 So they were convinced of that themselves and
06:43:06 20 they are going through the process of having that
21 plat of dedication approved internally. And we
22 expect to have that shortly.

23 You do have marketing plans in the
24 plats. Part of the marketing package includes

1 the permanent trail markers, as well as entry
2 monumentation that's shown on the final landscape
3 plans that Greg Sagen's firm has designed. And
4 then you also have a package of what we will
5 consider temporary signage for marketing purposes
6 that Heather Diehl prepared on behalf of Pulte
7 and submitted. That marketing package actually
8 has not changed since the -- Heather's package
9 has not changed at all since the preliminary plan
06:43:51 10 approval. We have been asked to potentially
11 detail that out with some more information for
12 your new planning staff member Michael. So we
13 will be working with him to provide some more
14 details, most of which are now in your packet.
15 There's a series of comments regarding dimensions
16 in relation to future right-of-way we are
17 proposing. So he is interested in seeing that.
18 And we'd be happy to prepare that. So Greg Sagen
19 will be working with him to kind of detail some
06:44:20 20 of the dimensions on some of the additional items
21 he was interested in.

22 We can move on to a discussion of
23 architecture. I'm going to kind of take a moment
24 and remove one of these drives and hopefully pick

1 the right one so that it doesn't dislodge the
2 entire program, but it's coming up.

3 Mike Hausler's our vice president
4 of construction. And you had an opportunity to
5 meet him during the preliminary plan approval
6 process. And he is here today to present the
7 architecture for you again. And that was
8 something that the Village Board had asked us to
9 do is to bring that architecture back for your
06:45:13 10 review this evening.

11 CHAIRPERSON REIN: While we've got a little
12 lull in the action, I want to back up and
13 introduce one of our newest consultants who's
14 actually a new staff member for the Village of
15 Hawthorn Woods. For those of you who aren't
16 familiar with the group of people sitting over
17 here, they're either directly employed by the
18 Village of Hawthorn Woods on staff or are hired
19 expert consultants for us. They do all the
06:46:19 20 review of our plans in extensive detail and have
21 not only gone through the preliminary plat
22 paperwork, but also the final plat numerous times
23 as little changes occur.

24 One of our newest members on the

1 panel over here is Michael Cassata. And he just
2 joined the staff, the Village of Hawthorn Woods
3 as the Village Planner. And that is a skill set
4 that we have not had on staff, at least during my
5 tenure. So we are really looking forward to
6 having you, Michael, participate with us and lend
7 us your expertise on a daily basis.

8 MR. CASSATA: Thank you.

9 MR. HAUSLER: Good evening. Thank you for
06:47:06 10 having us. Before I jump into this, I'd like to
11 thank the staff here for working with our staff
12 to get us to where we're currently at this
13 evening with our -- what we believe is our final
14 house line product submittal. So with that said,
15 Mike Hausler with Pulte Homes. I apologize.

16 We have four different series of
17 homes here this evening. So we will get this
18 started off here with Neighborhood 1. Our
19 Bradbury Collection is our largest series of
06:47:38 20 homes ranging from 3400 to 4,000 square feet, and
21 we're including four different plans. So this is
22 our Bradbury Collection (indicating). Again,
23 3200 -- or 3400 to 4,000 square feet will be in
24 Neighborhood 1.

1 Then as we move on to Neighborhood
 2 2, we have our Brentwood Collection which is a --
 3 sorry, it's not moving on the computer, but it's
 4 moving on the screen here. Which is a three-car
 5 home with the third car being a tandem. They
 6 range in bedroom count from three to four
 7 bedrooms. And it's geared more towards our
 8 families that are busy and eager to take
 9 advantage of the local schools.

06:48:51 10 Our Neighborhood 3 product offering
 11 is anywhere from -- it ranges from 2300 to
 12 3,000 square feet. It's our Hillcrest Collection
 13 geared more towards the younger families that
 14 have younger children. And there are a variety
 15 of different elevations, five plans with four or
 16 five different elevations per plan. You can see
 17 the different architectural styles as a very
 18 quick sample of how we have worked with staff to
 19 get different architectural features that are
 06:49:28 20 desired and to really round it up.

21 Neighborhood 4, which is our
 22 Wilshire Collection, is a single-story building
 23 geared more towards our empty nester buyer,
 24 ranging anywhere from two to three bedrooms.

1 There are various options to go to a second story
 2 with lofts and dens, et cetera. And with, again,
 3 a variety of different elevations ranging from
 4 three to four -- I'm sorry, four to five
 5 different elevations per plan.

6 I'm sure there will be questions on
 7 product which I can answer here shortly. Thank
 8 you.

9 I jumped over the square footage of
 06:50:41 10 Neighborhood 3. Let me go through them again.
 11 Neighborhood 1 is our Bradbury Collection ranging
 12 from 3400 to 4,000 square feet. Neighborhood 2
 13 is our Brentwood Collection which ranges from
 14 2500 to 3300 square feet. Neighborhood 3, which
 15 is our Hillcrest Collection, ranges from 2300 to
 16 3200 square feet. And Neighborhood 4, which is
 17 our Wilshire Collection, ranges from 1700 to
 18 2,000 square feet.

19 MR. BYRUM: Thanks, Mike. Also included in
 06:51:16 20 your packet are the four separate plats of
 21 subdivision that you probably reviewed in looking
 22 at your materials. But I want to say they all
 23 conform to the PUD plan, the current PUD plan
 24 that was designed by Jon. And they all are the

1 same size and line up with the same configuration
 2 as shown on the PUD plan. And they will be
 3 recorded, all recorded shortly and will be -- the
 4 infrastructure will be built at the same time.
 5 But it coordinates with the neighborhoods that we
 6 have planned.

7 That pretty much is a wrap-up of
 8 what we wanted to bring to you tonight. And we
 9 certainly welcome your questions and we are
 10 prepared to answer.

06:52:08

11 CHAIRPERSON REIN: Thank you, Mr. Byrum.
 12 Thank you all for your presentation. At this
 13 point in our proceeding we will welcome comments
 14 from any members of the audience, any residents
 15 or neighboring -- the neighbors of Hawthorn Woods
 16 who wish to comment on what they've heard this
 17 evening or make a statement. If that pertains to
 18 you, I would advise you to please come forward to
 19 the podium, state your name and address just
 20 prior to sharing with us what you want us to
 21 hear.

06:52:39

22 Is there anybody out there who
 23 wishes to give public comment tonight? Looks
 24 like we have a lot of consultants in the

1 audience. Okay, hearing none, then we will move
 2 on with the Plan Commission portion of the
 3 evening.

4 Gentlemen, I'd like to start with a
 5 motion prior to our questions, comments and
 6 discussion. And I recommend we begin with the
 7 general motion for the recommended action as
 8 spelled out in the staff memo. And then later,
 9 if you want to amend that in some way following

06:53:20

10 your discussion, you can certainly do so. So I
 11 think -- start thinking about who wants to make a
 12 motion and a second.

13 For the purpose of the record, I
 14 move to read this entire document into the record
 15 as the preliminary motion. Chair is seeking a
 16 motion to recommend action for Phase I through IV
 17 Final PUD plats, recommended for approval subject
 18 to: 1, approval of the Phase I through IV final
 19 PUD plats by the Village Board. 2, approval of
 20 Kruckenberg Road plat of dedication by the
 21 Village Board. 3, approval of the final
 22 subdivision engineering plans by the village
 23 engineer. 4, plan review comments provided by
 24 Christopher B. Burke Engineering dated June 13th,

06:53:59

1 2014; July 1st, 2014; July 25th, 2014; and
 2 August 5th, 2014. 5, plan review comments
 3 provided by Erika Frable, PE dated June 17th,
 4 2014, revised July 1st, 2014; July 25th, 2014;
 5 and August 5th, 2014. 6, plan review comments
 6 provided by Rolf C. Campbell & Associates dated
 7 June 16th, 2014; July 1st, 2014; July 25th, 2014;
 8 and August 5th, 2014. 7, plan review comments
 9 provided by Lake Zurich Fire Rescue Department
 06:54:56 10 dated July 1st, 2014, and contribution agreement
 11 dated June 30th, 2014. 8, plan review comments
 12 provided by Countryside Fire Protection District
 13 dated June 12th, 2014; June 30th, 2014;
 14 July 24th, 2014, and contribution agreement dated
 15 June 30th, 2014. 9, plan review comments
 16 provided by Michael Cassata, AICP dated
 17 August 5th, 2014. 10, plan review comments
 18 provided by Lake County Division of
 19 Transportation dated August 5th, 2014. 11, any
 06:55:33 20 approvals necessary by all federal, state, and
 21 local regulatory agencies. 12, additions and
 22 alterations to the engineering plans as required
 23 by the Village Engineer. 13, execution of the
 24 Hawthorn Hills Subdivision Improvement Agreement

1 subject to approval by the village attorney
 2 providing for the completion and guarantee of all
 3 required improvements in accordance with the
 4 approved plan and specifications therefore. Said
 5 completion of all required improvements and
 6 submission of as-built plans therefore to occur
 7 as provided for in such agreement. 14, review
 8 and approval of any necessary documents or
 9 agreements by the village attorney. 15,
 06:56:14 10 execution of a park land cash donation agreement.
 11 16, approval of open space exhibit. 17,
 12 submission of an irrevocable letter of credit in
 13 the amount of 125 percent of the developer's cost
 14 estimate of all required improvements, subject to
 15 approval by the village attorney and the village
 16 engineer. 18, approval of the off-site roadway
 17 improvement plans by the Lake County Division of
 18 Transportation and the Illinois Department of
 19 Transportation.
 06:56:46 20 Final subdivision engineering plans
 21 recommended for approval subject to: 1, approval
 22 of the Phase I through IV final PUD plats by the
 23 Village Board. 2, approval of Kruckenber Road
 24 plats of dedication by the Village Board. 3, any

1 approval necessary by all federal, state, and
 2 local regulatory agencies. 4, plan review
 3 comments provided by Christopher B. Burke
 4 Engineering dated June 13th, 2014; July 1st,
 5 2014; July 25th, 2014; and August 5th, 2014. 5,
 6 plan review comments provided by Erika Frable, PE
 7 dated June 17th, 2014, revised July 1st, 2014,
 8 July 25th, 2014; and August 5th, 2014. 6, plan
 9 review comments provided by Lake County Division
 06:57:39 10 of Transportation dated August 5th, 2014. 7,
 11 approval of the final engineering plans by the
 12 village engineer. 8, approval of the (inaudible)
 13 water and sewer (inaudible) of Illinois and Lake
 14 County.

15 Landscape plan recommended for
 16 approval subject to: 1, plan review comments
 17 provided by Rolf C. Campbell & Associates dated
 18 June 16th, 2014; July 1st, 2014; July 25th, 2014;
 19 and August 5th, 2014. 2, plan review comments
 06:58:09 20 provided by Michael Cassata, AICP, dated
 21 August 5th, 2014. 3, approval of the Phase I
 22 through IV final PUD plats by the Board of
 23 Trustees. 4, approval of final subdivision
 24 engineering plans by the village engineer.

1 Landscape screening exhibit/
 2 revised lift station exhibit recommended for
 3 approval subject to: 1, plan review comments
 4 provided by Rolf C. Campbell & Associates dated
 5 August 5th, 2014.

6 PUD land use and site plan
 7 recommended for approval subject to: 1, plan
 8 review comments provided by Christopher B. Burke
 9 Engineering, Ltd. dated July 25th, 2014. 2, plan
 06:58:54 10 review comments provided by Rolf C. Campbell &
 11 Associates dated June 16th, 2014; July 1st, 2014;
 12 July 25th, 2014; and August 5th, 2014.

13 Preliminary Kruckenber Road
 14 documents: preliminary improvement plans,
 15 roadside hazard guardrail analysis, plats of
 16 dedication, Aqua Illinois, Toll Brothers,
 17 Hawthorn Woods Country Club Homeowners
 18 Association, Village of Hawthorn Woods, Pulte.

19 Landscape screening for Lot 52
 06:59:27 20 Hawthorn Woods Country Club recommended for
 21 approval subject to: 1, approval of final
 22 improvement plans by the village engineer and
 23 village attorney and village board. 2, approval
 24 of final roadside hazard guardrail analysis by

1 village engineer, village attorney and village
 2 board. 3, approval of plats of dedication by
 3 village engineer, village attorney and village
 4 board. 4, approval of landscape screening for
 5 Lot 52 Hawthorn Woods Country Club by the village
 6 planner, village attorney and village board. 5,
 7 review comments provided by Christopher B. Burke
 8 Engineering, Ltd. dated July 25th, 2014 and
 9 August 5th, 2014. 6, review comments provided by
 07:00:10 10 Erika Frable, PE, dated July 9th, 2014;
 11 July 25th, 2014; and August 5th, 2014.

12 Building elevations recommended for
 13 approval subject to: 1, plan review comments
 14 provided by Rolf C. Campbell & Associates dated
 15 June 16th, 2014; July 1st, 2014; July 25th, 2014;
 16 and August 5th, 2014.

17 Pulte marketing signage plans
 18 recommended for approval subject to: 1, plan
 19 review comments provided by Rolf C. Campbell &
 07:00:44 20 Associates dated June 16th, 2014; July 1st, 2014;
 21 July 25th, 2014; and August 5th, 2014. 2, plan
 22 review comments provided by Michael Cassata,
 23 AICP, dated August 5th, 2014. Lighting plan
 24 included in the final subdivision engineering

1 plans recommended for approval. Construction
 2 schedule recommended for approval. Departures,
 3 exclusions and exemptions from zoning ordinance,
 4 subdivision control ordinance and building
 5 regulations ordinance dated August 7th, 2014,
 6 recommended for approval.

7 Action by Planning, Building and
 8 Zoning Commission to certify to the Board of
 9 Trustees that the final development plan is in
 07:01:27 10 conformity with the previously approved
 11 preliminary development plan.

12 (Enter Mr. Merkel.)

13 CHAIRPERSON REIN: The Chair is seeking a
 14 motion as stated and a second.

15 MR. LINDQUIST: I move to recommend approval
 16 to the Village Board of Trustees of the
 17 Petitioner's application.

18 CHAIRPERSON REIN: As according to the
 19 record?

07:02:03 20 MR. LINDQUIST: Yeah. Can you just read it
 21 one more time?

22 CHAIRPERSON REIN: Do we have a second?

23 MR. LaGRO: Second.

24 CHAIRPERSON REIN: Who seconded that? Phil?

1 MR. LaGRO: Yes.

2 CHAIRPERSON REIN: Thank you, Mr. LaGro.

3 Okay, we have a motion and a second. So at this
4 point we will discuss. The session this evening
5 will include questions and comments of the
6 speakers, make sure that we're at a full
7 understanding of what we're voting on. And
8 perhaps we can go by topic, if that works for you
9 guys, so we don't jump all around in bringing a
07:02:35 10 speaker to the microphone.

11 Why don't we start with -- we had
12 Mr. Nelson speaking with us first. So do you
13 have any questions of Jon Nelson? Anything
14 related to the land plat, grading plan, those
15 sorts of issues that he can speak to? While you
16 guys are looking at your notes, I will get us
17 started.

18 Mr. Nelson, just a couple quick
19 questions for you. On the plats, especially that
07:03:19 20 big 59-page version that we have, I know it's --

21 MR. NELSON: The final plat?

22 CHAIRPERSON REIN: The final plat. I know
23 it says Manhard Consulting on it, but I'm
24 wondering -- since I don't know if they're

1 here -- are the dark outlines around the house
2 boxes, do those signify walkout basements?

3 MR. NELSON: I can't answer that. Sorry.

4 CHAIRPERSON REIN: Is anybody here from
5 Manhard? I'm wondering, for example, on Page 21
6 of 59 of the really big -- this big thing here, I
7 see dark heavy outlines around the backs of some
8 houses which I don't recall seeing before. Is
9 that signifying a walkout basement?

07:04:04 10 THE REPORTER: And tell me your name.

11 MR. D'ALEXANDER: Jim D'Alexander with
12 Manhard Consulting. It represents three
13 different scenarios in dropped siting condition
14 which is typically two feet below the top of
15 foundation. So the back of the house would be --
16 finished grade would be two feet below or the
17 lookout condition which I believe is about
18 5.5 feet below from the top of the foundation
19 elevation. And then the walkout scenario which
07:04:33 20 was roughly eight to nine feet.

21 CHAIRPERSON REIN: Okay. So the dark line
22 covers all three of those possibilities.

23 MR. D'ALEXANDER: It's designated on each
24 house specifically, but that's generally what the

1 concept is.

2 CHAIRPERSON REIN: Thank you. And I don't
3 know which of you gentlemen this is a question
4 for. I noticed on the front of this plan, it
5 says that this is a land survey from 2004 and any
6 changes that come up at construction would be
7 immediately reported. Is it common to start this
8 sort of thing with a land survey that is ten
9 years old?

07:05:06 10 MR. D'ALEXANDER: Our survey department --
11 there was an initial topographic survey that was
12 done back in 2004 by Thompson Survey Company.
13 And our survey department went out there and did
14 a field verification of that topographic survey
15 on top of doing additional survey along Gilmer,
16 Midlothian, Kruckenberg Road. And then we
17 supplemented that topographic survey with
18 additional overlapping along the adjacent -- the
19 perimeter of the site. So we put -- with the
07:05:36 20 topographic check, everything, you know, pretty
21 much was verified that it stayed the same.

22 CHAIRPERSON REIN: So you have a high degree
23 of confidence in that? I figured you put all the
24 money in these drawings, that it --

1 MR. D'ALEXANDER: Absolutely.

2 CHAIRPERSON REIN: Okay, thank you for
3 clarifying that. Anybody else have any grading
4 or land plat type questions? Tom?

5 MR. RYCHLIK: So I reviewed the documents.
6 Again, I apologize for bringing this up later.
7 Four locations -- we can look at one specific.
8 Sherman Court between Lots 23 and 22 and about
9 three other locations that I found, the plan may
07:06:21 10 have overflow routes from the stormwater
11 management between those. And the house that I
12 lived in before in Hawthorns Woods, they had the
13 same condition and we had some flooding where a
14 neighbor was pulled into that.

15 Something that I find -- Page 15,
16 they have a note about how that's supposed to be
17 maintained. I'm wondering how that gets enforced
18 by the village. Is there any other way to manage
19 that fen to prevent localized flooding?

07:06:51 20 MR. NELSON: I'll have to defer that to the
21 engineers. Sorry.

22 MR. D'ALEXANDER: I can't speak on behalf of
23 the village in terms of how it gets enforced.
24 But I can tell you that on a lot of those

1 scenarios where we are going between the houses
2 with some emergency flood routes, we have
3 designed the storm sewer to be for the 100 Year
4 Flood event and did the capacity calculations on
5 those as well. So it's really a true emergency
6 scenario where it would flow over the top and go
7 in those side yards. So I think we've kind of
8 addressed it, at least with the storm sewer.

9 And then with the plans, we do have
07:07:34 10 detailed cross-sections which would get staked in
11 the field and ultimately, hopefully, you know,
12 flow that way.

13 MS. LOBAITO: And I was going to say, Erika
14 or Lee, do you have anything else to add about
15 enforcement?

16 MR. FELL: Technically, anything that would
17 change once the subdivision's done, they would
18 have to come in for a permit anyways. So
19 theoretically, we'd be looking at that and
07:08:10 20 reviewing that as the submittals come in. And
21 then also, when an individual grading lot plan
22 comes in, we make sure it conforms to the overall
23 grading of the subdivision.

24 MR. D'ALEXANDER: Just one last comment.

1 All those overflow routes will be contained
2 within an easement. So, I mean, technically, as
3 Lee said, they won't be able to make any
4 modifications to those.

5 CHAIRPERSON REIN: Any other questions or
6 comments in this category? Dave?

7 MR. LINDQUIST: I'm not sure if this is in
8 your sphere of influence, talking about the
9 calming devices that are related to the two
07:09:03 10 adjacent subdivisions?

11 MR. NELSON: Which devices? The traffic
12 calming devices?

13 MR. LINDQUIST: Yeah. Now, those permit
14 traffic to flow freely. Well, relatively freely
15 between the three subdivisions.

16 MR. NELSON: Yes. They weren't designed to
17 block movements. They were designed to be a
18 definition, if you will, that you're going
19 between neighborhoods. They were never intended
07:09:30 20 to prevent cross access between the adjoining
21 subdivisions.

22 MR. LINDQUIST: Right. Earlier on in the
23 public hearings, we had a lot of comments from
24 the public that were not happy. I understand

1 that it is a part of our subdivision
 2 requirements. However, we are doing a PUD here
 3 which pretty much opens the door. But is there
 4 any further consideration given to the residents
 5 of the adjacent subdivisions regarding opening up
 6 the traffic?

7 MR. NELSON: I'll be happy to try and answer
 8 that. But essentially, there was the issue.
 9 There was concern. And I think it was pretty
 07:10:21 10 clear that it was going to be village policy that
 11 the connections remain. And so it was our
 12 responsibility to provide them, to ensure that
 13 there was definition, that there was a way to
 14 slow down the traffic and to have some
 15 enhancement between the developments. So we were
 16 essentially doing what was resolved to be the
 17 appropriate solution.

18 MS. LOBAITO: And if I could just add to
 19 that. That's really not a village policy. It's
 07:10:50 20 a village ordinance that those roads shall
 21 connect. And, furthermore, the Village Board put
 22 an additional condition upon this plan and that
 23 was a connection of Kruckenberg Road. And that
 24 really seemed to alleviate a lot of the concerns

1 that residents in the Countryside Meadows and The
 2 Summit Subdivision had about the concern about
 3 the cut-through traffic.

4 Obviously, it's not going to
 5 prevent all of it. Roads are supposed to
 6 connect. Subdivisions are supposed to connect.
 7 But that addition of the connection of
 8 Kruckenberg Road, I think, calmed that issue down
 9 quite a bit.

07:11:26 10 MR. LINDQUIST: That's all I have in that
 11 category.

12 CHAIRPERSON REIN: Jon, this may be one of
 13 your questions, too. I noticed in reviewing all
 14 materials for this the requested Midlothian
 15 right-in to Lot 1 commercial lot, but I want to
 16 verify. Is still the access that goes into
 17 Hawthorn Hills Drive, that entrance off
 18 Midlothian goes both left or right on Midlothian,
 19 correct?

07:11:53 20 MR. NELSON: Hawthorn Hills Drive is a full
 21 access.

22 CHAIRPERSON REIN: And then that other one
 23 that just goes to the commercial site is right
 24 only from the north?

1 MR. NELSON: That was for southbound to just
2 be able to make a right in and avoid going to the
3 main entrance.

4 CHAIRPERSON REIN: So that's just an
5 additional way to get into the commercial?

6 MR. NELSON: Right. It's kind of a diverter
7 to reduce some of the traffic at our main
8 intersection, but just to get in essentially.

9 CHAIRPERSON REIN: Okay.

07:12:18 10 MR. LINDQUIST: I just want to say how much
11 I appreciate the decision to connect -- to make
12 the connection to Kruckenberg Road. That was --
13 in my opinion, that was the most essential
14 decision that was made to the original plans. So
15 I want to thank you for implementing that.

16 CHAIRPERSON REIN: And I think that this
17 will be a good moment to ask any questions we
18 have regarding the Kruckenberg Road preliminary
19 plans that we have before us. Everything else is
07:12:48 20 in final plan stage. If any of you have any
21 questions listed regarding Kruckenberg, perhaps
22 Jon or Peter could answer those for us. Anybody?
23 Dave?

24 MR. LINDQUIST: Yes. Is there something

1 comprehensive? This is in a bunch of pieces,
2 looking at the drawings, and it's hard to connect
3 the whole thing. This drawing here which shows
4 the full length of that extension, that is broken
5 up into several different locations here because
6 of the variable ownership.

7 MR. TREMULIS: Yeah, there's four
8 ownerships. One that's today owned by our
9 seller, the Alberts. It's a 16-1/2-foot wide
07:13:46 10 strip that runs the entire length of what you see
11 on the screen. Then Toll Brothers owns a
12 portion. Aqua Illinois owns a portion. And then
13 the Hawthorn Hills Homeowners Association or,
14 actually, Hawthorn Country Club Homeowners
15 Association owns a small segment. And Hawthorn
16 Woods Country Club is still under the control of
17 Toll Brothers as declarants. So they have agreed
18 to expedite the dedication of that portion as
19 public right-of-way for future Kruckenberg Road.

07:14:24 20 MR. LINDQUIST: Thank you.

21 CHAIRPERSON REIN: Peter, are there any --
22 besides the acquisition of the land and the
23 right-of-way measurements that we talked about
24 and are detailed on here, I didn't see anything

1 regarding sidewalks or bike paths or intersection
 2 improvements at Midlothian. Is there any --
 3 besides putting the road in, are there any other
 4 improvements planned for that road or amenities
 5 planned?

6 MR. TREMULIS: For the existing Kruckenberg
 7 Road?

8 CHAIRPERSON REIN: The entire length, I
 9 guess I would say. Is there any bike path or
 07:14:55 10 sidewalk or -- let's start with that.

11 MR. TREMULIS: No, there's not.

12 CHAIRPERSON REIN: Okay. If there were ever
 13 to be a need for those to be added, is the
 14 right-of-way -- does that provide enough space to
 15 do so in the future, do you know?

16 MR. TREMULIS: You mean the existing
 17 right-of-way? We took a cursory look at it.
 18 That right-of-way dates back quite a while ago.
 19 So it appears to be a 66-foot right-of-way.
 07:15:26 20 However, it doesn't look like all the
 21 improvements are squarely within the
 22 right-of-way. So it looks as though that there
 23 is a disproportionate dedication on the north
 24 side of Kruckenberg Road whereas on the south

1 side of Kruckenberg Road, there are power poles
 2 and roughly about, what looks to be five or
 3 seven feet of area between the back of the curb
 4 and the edge of the right-of-way. It's just the
 5 way it looks to me without any field markers.
 6 So, you know, that road's been there for quite a
 7 while.

8 And we did have some questions as
 9 to whether or not the jurisdiction of that road
 07:16:05 10 was actually township. But it appears, through
 11 the annexation of The Summit, which is the
 12 subdivision that adjoins us, that at that time
 13 those plats of subdivision did include
 14 right-of-way dedication for Kruckenberg Road.
 15 And in researching the annexation agreement for
 16 The Summit, there were improvements that were
 17 required and installed by Hummels (phonetic)
 18 Development Company for the improvement of
 19 Kruckenberg Road, including the left and right
 07:16:37 20 turn lanes that are at Kruckenberg and Midlothian
 21 Road and a significant improvement to the under-
 22 road structure for stormwater conveyance from
 23 their detention pond to the creek that runs
 24 underneath Kruckenberg Road, as well as other

1 landscaping and, I would say, plantings that they
2 put in as part of that infrastructure for their
3 subdivision and entry implementation. So that
4 road seems to have been a responsibility for The
5 Summit between Midlothian Road and the park site.

6 The limits of their improvements
7 seem to run from Midlothian past Deerfield Road
8 for a ways, and included an overlay of
9 Kruckenberg Road at that time.

07:17:20 10 CHAIRPERSON REIN: And you mentioned some
11 improvements to that intersection, landscaping,
12 et cetera, that were done, what you just
13 mentioned. Are you planning any other necessary
14 improvements?

15 MR. TREMULIS: No, we are not planning any
16 other improvements for that intersection.

17 CHAIRPERSON REIN: Did you do any -- I saw
18 in one of the documents, I don't know which it
19 was. I thought I saw something about a request
07:17:41 20 for a traffic study related to Kruckenberg Road.
21 Was anything like that done?

22 MR. TREMULIS: We do have our traffic
23 engineer here this evening. So if you'd like to
24 hear from him and he can explain what he did in

1 evaluating that intersection.

2 CHAIRPERSON REIN: I think that would be
3 appropriate at this time while we're on this
4 subject. Thank you.

5 MR. TREMULIS: Sure.

6 MR. ABOONA: Good evening. My name is
7 Luay Aboona. I'm a principal with KLOA. And we
8 did do a traffic evaluation of the intersection
9 and we took traffic counts at the intersection of
07:18:17 10 Kruckenberg and looked at different scenarios as
11 far as connections to Deerfield Road and
12 connection to Kruckenberg Road and looked at, you
13 know, the traffic from the proposed development,
14 as well as growth in the background traffic.

15 And what we found is that the
16 addition of the traffic at this intersection,
17 which will be primarily in the morning, traffic
18 that will be turning right to go south out to
19 Midlothian and the evening traffic coming back
07:18:49 20 and making a left-hand turn, that the addition of
21 traffic to these two movements will not alter the
22 operation of the intersection, that there is
23 adequate capacity to accommodate and absorb this
24 additional traffic. That Kruckenberg, with its

1 two exiting lanes on Midlothian Road, there's a
 2 right-hand turn lane and a left-hand turn lane,
 3 both of those are adequate in terms of length and
 4 storage due to handle the additional traffic.

5 So like Peter said, you know, we do
 6 not anticipate for any improvements even with the
 7 full buildout of the development.

8 CHAIRPERSON REIN: Thank you. Anybody have
 9 any other questions for the traffic engineer?

07:19:29 10 Phil?

11 MR. LaGRO: Just to clarify, northbound on
 12 Midlothian, is there a left-turn lane into
 13 Kruckenberg Road?

14 MR. ABOONA: There is not.

15 MR. LaGRO: There is not?

16 MR. ABOONA: No.

17 MR. LaGRO: So Midlothian at that location
 18 is just one lane in each direction?

19 MR. ABOONA: Yes.

07:19:47 20 MR. LaGRO: Thank you.

21 CHAIRPERSON REIN: Mr. Sagen, you
 22 commented -- regarding Kruckenberg Road, you
 23 commented about adding buffering landscaping for
 24 Lot 52 in the Hawthorn Woods Country Club for the

1 headlight wash, which I'm sure is much
 2 appreciated by that lot owner. Just wanted to
 3 ask going in either direction, is there any --
 4 will there be any impact on the houses in The
 5 Summit regarding headlights or anything like
 6 that? Is it in your opinion that it's only that
 7 one lot that gets impacted?

8 MR. SAGEN: Again, Greg Sagen with Signature
 9 Design Group. Given the geometry, we felt that
 07:20:32 10 location was the primary location. And I think
 11 that request came from staff or one of your
 12 consultants to specifically look at that area.
 13 There is additional vegetation out there that
 14 provides a certain amount of buffering and
 15 screening for other lots. But that was the one
 16 that was pointed out.

17 CHAIRPERSON REIN: Okay, thank you.

18 MR. MERKEL: Can I ask a question on that,
 19 too, on the same Exhibit you had? Is there -- I
 07:20:54 20 think I know the answer, but is the reason we
 21 can't continue the buffering to the left because
 22 of potential for emergency vehicles to go that
 23 route?

24 MR. SAGEN: Yeah. I believe there's a fire

1 lane right just to the left there. So it necks
2 down. The grade falls off significantly there.
3 Then we have a fire lane through there.

4 MR. MERKEL: But not for the public,
5 obviously. Just for emergency vehicles.

6 MR. SAGEN: Emergency access I'm sure.

7 CHAIRPERSON REIN: So Erika and Lee, I know
8 Erika, you and I had a brief conversation before
9 the meeting that you and Lee feel everything has
07:21:30 10 been satisfied with the comments. You're
11 comfortable with this landscape screening and the
12 Kruckenberg Road improvements as they -- even the
13 narrowing part?

14 MS. FRABLE: When we spoke -- can everyone
15 hear me all right?

16 CHAIRPERSON REIN: A little bit louder.

17 MS. FRABLE: When we spoke, I was commenting
18 primarily on the plats. All the plats are in
19 order. The only thing we are looking for is the
07:21:56 20 comments from D.O.T. that we need to rectify. I
21 mean, with regards to Kruckenberg, there -- I
22 think the goal of the village is to have a
23 village standard road that goes through. And it
24 doesn't meet village standards from the

1 perspective of right-of-way width, but
2 geometrically you can't really do it because of
3 that emergency access where the island cul-de-sac
4 is there. So it doesn't meet village standards
5 in the width of the right-of-way, but it does
6 from the standpoint of bringing a road through.

7 One of the other things -- but I
8 think that this is acceptable. It just doesn't
9 meet the village standards in regards to
07:22:43 10 right-of-way. The other thing is the width --
11 the standard width of a right-of-way for the
12 village is 27 feet back to back, and it does
13 narrow down to 24 as they pointed out. So that's
14 one other criteria that it doesn't meet our
15 village standards. So --

16 CHAIRPERSON REIN: If we ever had an
17 opportunity to do further improvements to
18 increase walkability to connect say, that to the
19 water walk from that point, you know, without
07:23:15 20 having people walk on the road, even with that
21 right-of-way issue, can you envision would it
22 ever be possible to add a walkway besides the
23 road? A safe walkway do you think?

24 MS. FRABLE: Well, you know, your original

1 question about whether there's a walkway or
2 pedestrian access, was it for the whole stretch
3 of Kruckenberg or just the east/west portion?

4 CHAIRPERSON REIN: No, the whole stretch.
5 So you could come out of the neighborhood from
6 that point and head all the way to Midlothian to
7 connect to what we hope some day will be retail
8 and other common enjoyment activities on that
9 road.

07:23:45 10 MR. FRABLE: So what they do have and what
11 they have included in this plan is a five-foot
12 concrete sidewalk that goes from the new Hawthorn
13 Hills where we connect Kruckenberg and the new
14 Kruckenberg, the new stretch that they're adding.
15 So that north/south portion does have a five-foot
16 sidewalk that runs the whole length of it on one
17 side, the country club side. And then when you
18 get to the existing Kruckenberg, at that point
19 there is no pedestrian access.

07:24:12 20 So what they are improving with the
21 new street does include a five-foot sidewalk that
22 gets you to Heritage Oaks Park and it gets you to
23 Kruckenberg. And then in the future, the
24 village, you know, if we decide to make

1 Kruckenberg existing east/west to curb and gutter
2 road, then it's more likely you could put a
3 sidewalk or bike path along. Right now with the
4 ditches and everything, it's more difficult to
5 do.

6 CHAIRPERSON REIN: Lee seems to have
7 additional comment.

8 MR. FELL: Only thing I was going to say is
9 it is on the west side of the street. There
07:24:47 10 would not be room on the east side because of the
11 right-of-way narrowing up and then you've got the
12 retaining wall. But the idea would be then you
13 could add a crosswalk over at the park site.
14 Then take, you know -- if we had a walkway or
15 anything, we would take it along east/west
16 Kruckenberg on the south side of Kruckenberg and
17 tie it back then into Midlothian.

18 CHAIRPERSON REIN: All right. So it is --
19 there is a feasible concept of doing that
07:25:16 20 perhaps. I just didn't see the sidewalk on the
21 plat. I didn't recognize it. So thank you for
22 clarifying that.

23 Anybody have any other questions
24 regarding the Kruckenberg plans that are before

1 us? Tom?

2 MR. RYCHLIK: So for the retaining wall
3 section where the guardrail is proposed, from the
4 staff's perspective and from the developer, would
5 it make sense to consider a wood guardrail with
6 steel plate backed? I know Kildeer has this and
7 I have used it in some cases. I don't know if
8 it's more appropriate.

9 MR. FELL: Yeah, we definitely can look at
07:25:57 10 that. Again, this was their preliminary design.
11 And we could look at other things. Because I
12 know a steel guardrail is probably not the most
13 best looking type, especially on a retaining wall
14 in that neighborhood. But it is definitely
15 something once we get to final engineering.

16 MR. LINDQUIST: Just briefly. On Miller
17 Road between 59 and 12, and there's a low area in
18 there, and they did put up a steel rail and faced
19 it with half log, I believe. So it has the
07:26:36 20 appearance of being a functional scale.

21 MR. FELL: I'm sure we can work with the
22 engineer or the developer and find something.

23 CHAIRPERSON REIN: Good idea, guys. Any
24 other questions on that topic before we perhaps

1 switch over to landscaping related questions?

2 MR. DONOVAN: What about some engineering
3 like sewer and water?

4 CHAIRPERSON REIN: Sure. Why don't we jump
5 into that before we get to another topic.

6 MR. DONOVAN: So I had some questions
7 regarding there was some comments in here
8 regarding the PE from Lake County and if that had
9 been obtained. And also, I believe from
07:27:16 10 Christopher Burke's office on if Aqua Illinois is
11 going to be provided; and if not, what would the
12 cost of any improvements they needed to get. Do
13 we have any response from them?

14 MR. TREMULIS: I will give you a brief
15 overview of maybe the utility and we can talk
16 about water and sewer. So the village water
17 system today is all Aqua Illinois. So our water
18 system will also be Aqua Illinois for public
19 water supply. You still have several, you know,
07:27:49 20 subdivisions that are on well and septic. But
21 this is proposed to be public water and sewer.

22 So Aqua -- we have submitted and
23 paid our fees to Aqua for their initial review
24 and inspection of our design plans. They have

1 also signed our water and sewer agreements, so --
 2 and issued letters to us for both water and
 3 sewer. They have indicated to us that -- and
 4 through tests, that we do meet the fire code
 5 requirements for the districts. We do have
 6 letters from them that have now been presented to
 7 the village as well as the fire districts. So we
 8 expect that the fire districts will be satisfied
 9 with the results of that as to fire flow for the
 10 development.

07:28:38

11 As to sewer, the one item that
 12 stills remain that we are working on actually for
 13 both water and sewer are the recapture agreements
 14 with Toll Brothers for the reimbursement for them
 15 for the installation of system improvements that
 16 they made to both water and sewer. Those are
 17 near their final form. We should have those
 18 signed shortly. Those also include the
 19 dedication of Kruckenber Road. So they're
 20 important documents that we want to see signed
 21 quickly.

07:29:01

22 As to PE, we're proposing 770 PE
 23 that would be assigned from the village's
 24 reserved capacity to Hawthorn Hills for the

1 residential portion of the development at 3.5 PE
 2 per household. And then an additional 23-1/2 PE
 3 which is the balance of the village's reserve
 4 capacity that will, on a temporary basis, provide
 5 sewer capacity for a portion of the retail site
 6 that is not within the county's current sewer
 7 service area under the agreement between the
 8 village and the county for retail sewer service.
 9 The village is seeking to amend that agreement
 10 with the county such that 100 percent of the
 11 retail site will then be served by the county
 12 sewer system, at which point the 23-1/2 PE we
 13 expect will come back to the village and then be
 14 put back into your reserve capacity. So it's
 15 kind of a temporary assignment. We look at it
 16 that way.

07:29:47

17 As to sewer improvements, there may
 18 be some improvement to the Countryside lift
 19 station. The engineers went through a bit of an
 20 evaluation of that and found that there were
 21 potentially 115 PE that could be coming from the
 22 Hawthorn Woods Country Club that are yet to be
 23 tributary to that lift station. Those lots are
 24 currently vacant. They're not providing any flow

07:30:17

1 to the lift station, but they have been permitted
 2 to provide flow for that lift station. So some
 3 of that capacity in that lift station has been
 4 earmarked for those lots in Hawthorn Woods
 5 Country Club.

6 We had a thorough discussion with
 7 Aqua Illinois on that and under Aqua Illinois'
 8 authority from the Illinois Commerce Commission
 9 and the department that they're required to
 07:30:59 10 adhere to, the cost for that lift station and the
 11 timing for its installation, if there's going to
 12 be a pump upgrade or any other improvements, we
 13 believe today rests with Aqua Illinois. And they
 14 are not extraordinary improvements. They are
 15 what would be considered routine improvements to
 16 provide service. As long as they don't affect
 17 the rate base, Aqua Illinois has to make those
 18 improvements. And it's our opinion that they do
 19 not and that consequently won't constitute
 07:31:30 20 extraordinary improvement. Long-winded answer,
 21 but that's where we are on water and sewer.

22 CHAIRPERSON REIN: Any other engineering
 23 questions, Chris?

24 MR. DONOVAN: No, that was it.

1 CHAIRPERSON REIN: How about any of you
 2 other guys? Any engineering specific questions?
 3 We have it all covered? Okay. All right. Thank
 4 you, Peter.

5 I think the next person we may have
 6 some questions of is Greg. Mr. Sagen handles
 7 landscaping on this project. Does anybody have
 8 any landscaping questions? Comments?

9 MR. MERKEL: I just had a question and maybe
 07:32:16 10 it falls into your area of expertise. Last time
 11 we talked about the far western side next to
 12 Hawthorn Woods Country Club right there. That is
 13 the highest elevation of the property, if I
 14 remember correctly? Is that correct?

15 MR. SAGEN: Yes.

16 MR. MERKEL: And we talked about raising
 17 those berms in that area and it looks like
 18 there's more lines?

19 MR. SAGEN: More contours lines.

07:32:43 20 MR. MERKEL: I couldn't count them. How
 21 much did that change from the preliminary?

22 MR. SAGEN: I'm going to let the engineer
 23 comment on that because I would be speaking from
 24 memory. But I know those berms have been maxed

1 out based on available grading. And that, as you
2 will recall through the evolution, that berm,
3 that buffer strip widened 25 to 40 feet so we
4 could maximize the height and the ability to
5 screen. But I'm going to let Jim comment.

6 MR. D'ALEXANDER: Jim D'Alexander with
7 Manhard Consulting. I believe the highest point
8 on the berm was relatively 13 feet. So from the
9 toe of the berm all the way to the top at the
07:33:24 10 highest elevation was about 13 feet.

11 MR. MERKEL: And the evergreen plans were
12 for nine feet? Does that sound right?

13 MR. SAGEN: Yes. And I think as we
14 discussed in previous testimony, while there may
15 be a foot or two more to be gained by taking
16 those berms to a sheer peak, we have rounded them
17 off to afford a nice plateau to do some
18 significant evergreen planting. And, yes, there
19 is at least a double row, staggered double row of
07:33:57 20 eight evergreens all the way across the ridge to
21 give you an effective initial height of screening
22 that's pretty effective.

23 Now, the 13 feet Jim talked to is
24 not consistent all the way across. I do want to

1 point that out. It does vary based on the
2 adjoining grades.

3 MR. MERKEL: Thank you.

4 CHAIRPERSON REIN: I have a few more
5 questions, Greg. The lift station that you gave
6 us the landscaping plan on, how tall is the lift
7 station? What does that look like?

8 MR. SAGEN: Again, I will turn that back
9 over to Jim. But the lift station itself is
07:34:28 10 fairly insignificant. It's not a large
11 structure.

12 CHAIRPERSON REIN: I think we should just
13 leave both of you up there.

14 MR. D'ALEXANDER: Actually, the lift station
15 is below grade. But the other features would be
16 the transformer, the generator, which are
17 probably only several feet height. And then I
18 think there is a six-foot fence that would go
19 around it. Again, Greg has it pretty heavily
07:34:56 20 landscaped surrounding it.

21 CHAIRPERSON REIN: Do we have a detail --
22 staff, have we seen a detail on this decorative
23 metal fencing yet for review? Okay. But that
24 would be something that we should get you guys to

1 approve, right? Before it's installed or paid
2 for?

3 MR. DONOVAN: On the topic of that fencing.

4 CHAIRPERSON REIN: Go ahead.

5 MR. DONOVAN: And that was I noticed in your
6 comments, you said you were doing some hedge
7 planting around two sides of it; is that correct?

8 MR. SAGEN: That's correct.

9 MR. DONOVAN: But not all the way around.

07:35:31 10 Is there other screening that will cover it?

11 MR. SAGEN: It's screened primarily from the
12 residential vantage point from the north and from
13 the west. The southern exposure's going to be
14 significantly buffered by evergreens from our
15 project. And by leaving that side open, it
16 affords the police a little bit of a security
17 window in there once you get beyond the evergreen
18 screening to see. So --

19 MR. DONOVAN: That was going to be my next
07:35:52 20 question. I saw mainly the evergreens, but I
21 didn't see a lot of under storage shrubbery next
22 to it.

23 MR. SAGEN: That's correct. That's the one
24 side. The south side is left open.

1 MR. TREMULIS: Let me just -- I don't think
2 Pulte actually controls the style of fence.
3 That's Aqua's purview. So that it may be a fence
4 that they're required to install around lift
5 stations. It's not intended necessarily to be
6 decorative. It's intended to be for security
7 purposes to keep any people out of there. So
8 they have governmental authority as it relates to
9 that fence and it's beyond Pulte necessarily to
07:36:40 10 choose one or to independently select one without
11 their approval.

12 MS. LOBAITO: And staff will work with Aqua
13 Illinois to get the details of that as to their
14 requirements. It's more of a security type
15 fence. I will check with Aqua Illinois regarding
16 that matter.

17 CHAIRPERSON REIN: With that particular
18 detail and the consultants' comments, does that
19 need to be a condition?

07:37:06 20 MR. BRANKIN: No. I think it's a legal
21 requirement that staff can address as part of
22 their (inaudible).

23 CHAIRPERSON REIN: Actually, I have a
24 question for you, Chris, related to this

1 development. We had conversation maybe a month
2 ago about another Pulte community that you
3 visited, that you visit regularly in the area and
4 the plant selection based on the --

5 MR. DONOVAN: Those were foundation
6 plantings we were talking about. So my
7 mother-in-law just recently moved in to Del Webb.
8 And my background is in landscaping architecture
9 and that was one of my comments. And I noticed
07:37:54 10 in some of the foundation plantings, there's
11 fairly standard plantings for the most part in
12 terms of really more of the plant choice.

13 I'm sure it's consistency for the
14 large amount of plants they're using, but I was
15 hoping to see a little more variety of the plant.
16 I think that might be a little more consistent
17 with the development you're doing which is a very
18 nice conservation design. And the tree choice
19 and the other choices are really good and have a
07:38:31 20 great variety of trees. But I thought it was
21 kind of a little limiting when it got down to the
22 smaller foundation type plantings and not as many
23 perennial choices. It didn't look like there was
24 a lot of perennial plantings with the foundation

1 plantings keeping it more simple.

2 MR. SAGEN: I think the philosophy behind
3 that was the initial landscaping we will be doing
4 on behalf of Pulte would be more of a structural
5 landscaping to make sure that there is a backbone
6 out there. Some of the second and third layers
7 of plantings, the perennials, the ornamental
8 grasses on some of the fringes would be things
9 typically the homeowners would install. But we
07:39:05 10 wanted to make sure that they had a good
11 structure and basic structural plants for it as
12 part of that.

13 Definitely as far as plant
14 diversity, we will gladly look at that. We can
15 add more diversity to that. Again, you pointed
16 out in larger communities where plant
17 availability and marketed shortages for some
18 unique things come into place. But we can
19 definitely look at that.

07:39:28 20 MR. DONOVAN: That would be definitely
21 something I think would be helpful overall in
22 that one particular area, foundation plantings.

23 CHAIRPERSON REIN: So I guess to clarify,
24 because I'm a little confused myself. The

1 foundational plantings aren't even evident in the
2 final landscaping plans here, is it?

3 MR. SAGEN: They are on the final landscape
4 plans. There's typical landscape plans. You
5 look at -- those would be Sheet L119 have the
6 typical landscape packages. And that's going to
7 be consistent with the plans that you saw
8 evolving through this process which were
9 augmented. Additional shade trees put in the
07:40:15 10 front yards, I believe, in Neighborhood 4.
11 Additional evergreen material added in. Some
12 additional side yard shrubbery added in. So
13 there were a number of things added as per your
14 suggestions and recommendations on this.

15 The plant pallet would be in the
16 upper left-hand corner which identifies the types
17 of materials that would be used. And in that
18 list is obviously things that would do well in
19 either sun exposure, shade exposure, because we
07:40:40 20 need that flexibility depending on the
21 orientation of the house in the community.

22 CHAIRPERSON REIN: So when we're talking
23 about the possibility of looking at additional
24 diversity, you know, this is where that would

1 come into play? Is that the discussion you two
2 were having?

3 MR. SAGEN: Yes.

4 CHAIRPERSON REIN: Staff or consultants who
5 review this, is that something that you would be
6 open to? A little bit more diversity in the
7 foundational plantings and taking a look at that
8 and approving that as it goes forward or not?

9 MR. MAIDEN: We did recognize these as being
07:41:20 10 typical plantings. We usually find when they get
11 into their marketing giving the homeowners
12 choices, they do tend to get diversified. But we
13 can look at that with them on the plant pallet
14 and include more listings. But a lot of it does
15 get customized when they really get into the sale
16 for the homes.

17 MR. SAGEN: And then the last note on
18 diversity, at the bottom of the legend you will
19 see it called out that adjacent models need to
07:41:48 20 differ by at least 50 percent in plant materials
21 selected so you don't get a row of spireas down
22 40 houses in a row. I'm sure Commissioner
23 Donovan would appreciate that.

24 MR. DONOVAN: I think that is one of the

1 things that could give it more diversity is break
2 it down by plan. A lot of homeowners' concerns
3 are that the houses are going to be looking the
4 same and landscaping certainly can change the
5 appearance greatly. And I think there's some 18
6 home styles. So there's going to be a fair
7 amount of home styles. But landscaping would
8 certainly accent that to create more diversity in
9 the home style.

07:42:25 10 So when we drive to my
11 mother-in-law's and telling people look for the
12 one with the gable, there's nothing really else
13 to differentiate it. So I think that's what I'm
14 trying to go with.

15 CHAIRPERSON REIN: And that will give us the
16 feel Hawthorn Woods evolved as, as custom homes,
17 you know. Local builders, custom homes, one
18 here, one there. So I think that would help us
19 retain that feel a little bit more if it's not
07:42:49 20 all cookie-cutter plantings, too. Just an
21 observation. Chris, thank you.

22 Anybody else have any other
23 landscaping related questions for Mr. Sagen?

24 MR. DONOVAN: I do have a couple more. And

1 that was at Andrew Lane, I was unable to identify
2 in the traffic control plan what were the plant
3 materials that you're actually using in that. I
4 was able to identify the planting material around
5 it, but it's kind of a focal point. So I would
6 think by probably using some sort of ornamental
7 rows or something.

8 MR. SAGEN: Those two entrance areas, the
9 traffic calming, our neighborhood connections
07:43:28 10 will be evolved as the signage is finalized in
11 those areas, the landscaping in conjunction with
12 that. I think that was a point brought up by
13 staff as well as the planning director. And we
14 will be working with Michael on those final
15 details at those two entrance areas. But yes,
16 they should and will be highly-appointed areas.

17 CHAIRPERSON REIN: Thank you for that
18 clarification, Mr. Sagen. Any other landscaping
19 questions, Chris? Anybody else?

07:43:57 20 MR. RYCHLIK: Along the same lines, if I
21 could add, those entrances have a concern, with
22 the adjacent properties, about traffic control.
23 One thing that you mentioned also with your
24 presentation, a good way to break it up is to

1 block the line of sight a little bit. And in
2 this case, the views of the island and the
3 narrowing of the roads there, you have the
4 opportunity to allow landscaping to create a
5 visual gateway.

6 MR. SAGEN: Absolutely. And that's what
7 that island affords us. And to your point would
8 be, you know, forcing a driver to make a
9 maneuver, be conscious making maneuvers to lower
07:44:30 10 the speed. And then also by bringing landscaping
11 in to create that further enclosure, creates that
12 definition and gives that traffic calming of that
13 similar to what we did in Neighborhood 4. So
14 your point is well-taken. The structural
15 landscaping already starts addressing that. The
16 supplemental landscaping will further that.
17 That's a very good point.

18 CHAIRPERSON REIN: Anybody else?
19 Landscaping questions? Comments? Okay, I think
07:44:58 20 that might be it for you, Mr. Sagen.

21 Anybody have any questions or
22 comments regarding house elevations? I knew you
23 would. All right, Mike, why don't you come up to
24 the mic and we'll let Mr. Lindquist start us off

1 with this.

2 MR. HAUSLER: Mike Hausler, Pulte Homes.

3 Yes, sir.

4 MR. LINDQUIST: In the preliminary design at
5 locations, there were recommendations that we
6 recognize that these buildings have more than one
7 elevation. And that typically, this village has
8 required that the materials on the homes be
9 distributed around the building just in case
07:45:53 10 somebody else might happen to see the back of a
11 building or maybe the side of a building. And I
12 think the answer at the time was that buildings
13 that backed up to other homes or I don't know if
14 this is around the outer perimeter.

15 I'd like to know what the status of
16 that is regarding other elevations. If I look at
17 these drawings here, we are only seeing front
18 elevations. There's a sliver of a side elevation
19 that looks like slab siding.

07:46:22 20 CHAIRPERSON REIN: Dave, this last page in
21 this big booklet, they call it out. They have
22 some sample pictures. Because this was one of
23 the conditions that you raised and this is how
24 they are addressing it in final.

1 MR. LINDQUIST: Those are the locations for
2 it. So it's in this --

3 MR. HAUSLER: Yes, we do have a key lot
4 program which does provide additional masonry
5 around the sides of the homes, along with various
6 other -- where we can add different shutter
7 types, et cetera.

8 MR. LINDQUIST: So it's taken care of in the
9 adjoining subdivisions. But as far as Hawthorn
07:47:11 10 Hills is concerned, I'm concerned about the
11 people who live there.

12 MR. HAUSLER: Yeah. Well, at this point in
13 time that's what we're submitting. Just to
14 provide additional side yard and rear yard
15 materials on the key lots only. Sorry. I'm
16 trying to pull this up so we can see what you're
17 saying.

18 CHAIRPERSON REIN: While you're trying to
19 pull it up, I'd like to compliment you on having
07:47:40 20 this page in your literature. It's very
21 instructive and informative, especially to see
22 you took it a step further with the shutters,
23 those sorts of things which I think adds value to
24 the situation.

1 MR. LINDQUIST: You're thinking about adding
2 or making this available to any customers that
3 might be interested in what the rest of the house
4 looks like?

5 MR. HAUSLER: Yes. There will be marketing
6 literature available when we do our models, yes,
7 sir.

8 MR. LINDQUIST: This is a very small
9 percentage of these homes that actually have --
07:48:28 10 that are actually recognized in the four
11 elevations.

12 MR. HAUSLER: Those will be offered as an
13 option to any homeowner who wants to purchase
14 them, if they're not already available. So any
15 interior lot viewpoint, a homeowner can purchase
16 those building materials if they choose to do so.

17 MR. LINDQUIST: Okay, that's my question.

18 CHAIRPERSON REIN: Any other questions
19 regarding house plans or elevations? All right,
07:49:01 20 I have a couple as usual. By my count, you've
21 got about 76 different home elevations or
22 exterior looks based on 18 different floor plans.
23 Does that sound about right?

24 MR. HAUSLER: That sounds correct.

1 CHAIRPERSON REIN: So with that, with 220
2 homes, there's potential to use each nearly three
3 times. I'm just wondering how is this regulated
4 so that we don't have monotony? I don't remember
5 the prior discussions on anti-monotony rules
6 within the development. And again, 76 designs,
7 220 homes, how do you plan on regulating this so
8 that we aren't seeing a lot of the same thing?

9 MR. TREMULIS: We did craft a unique
07:49:42 10 monotony code for the development that was
11 reviewed and approved as part of the preliminary
12 PUD plan. Essentially, it takes two lots on
13 either side of a home and the lot immediately
14 across the street and it restricts those to a
15 different plan or a different elevation or color
16 package so that they -- you can't repeat homes
17 within a certain proximity of an existing home.

18 CHAIRPERSON REIN: There's nothing, though,
19 in that anti-monotony policy that would
07:50:16 20 prevent -- I mean, you've got those restrictions
21 within an immediate area; but conceivably, one of
22 these 76 elevations could be reused way more than
23 three times. In other words, it wouldn't be
24 divided evenly throughout the subdivision.

1 MR. TREMULIS: Well, you have to remember,
2 there's four neighborhoods, each with distinct
3 floor plans in each neighborhood. So what we
4 have designed is in essence four individual
5 subdivisions within the overall community. So --
6 and we've also intended to price the products
7 such that we get a relatively even distribution
8 of sales within each neighborhood by model. So
9 we think between four or five elevations is the
07:50:59 10 right number of elevations, given the size of
11 each of the communities, to meet the monotony
12 code that we devised and the village reviewed and
13 approved to make sure that we don't have
14 situations where we can't offer a home with a
15 specific elevation or color package on a given
16 lot.

17 So I think the math on it turned
18 out to be something like 300 different -- between
19 all the paint colors and elevations, there were
07:51:36 20 several hundred different potential combinations
21 within each of the neighborhoods. So I think we
22 had looked at that and felt like we had in
23 fact --

24 MR. LINDQUIST: But you're not really saying

1 that there's an even distribution of these. It's
2 going to be --

3 MR. TREMULIS: Not intended to be an even
4 distribution because again, it's market driven.
5 So it depends. If we can't meet our own monotony
6 code and we find that we are, you know, out of
7 whack with that, then we have to go and design
8 some new elevations. But our first attempt at
9 the pallet of elevations is designed to provide

07:52:20 10 what we think is a market-driven approach to
11 selling homes in the community and offering
12 enough variations to a homeowner to personalize
13 his elevation, in addition to making sure that we
14 can move through the community quickly with the
15 designs that we are proposing.

16 MR. RYCHLIK: Is there opportunity within
17 the spacial layout how the buildings are going to
18 lay out, especially the longer sections of the
19 back of Neighborhood 4 so you don't end up with a
07:52:48 20 row of houses all spaced in the same spot?

21 MR. TREMULIS: Yeah. I think you will
22 recall there was substantial discussion about
23 doing a staggered setback for especially N-4.
24 And at that time we could accommodate that, but

1 there were some minor encroachments into rear
2 yards for decks and patios. The village
3 ordinance is a 20-foot limitation on decks and
4 patios. We had asked for an additional five
5 foot, up to five foot. I think most of those
6 patio encroachments are giving us maybe a foot or
7 so. And we look forward to bringing something
8 back to the Plan Commission to illustrate that in
9 the future as to N-4.

07:53:33 10 CHAIRPERSON REIN: On that subject, I wonder
11 from our staff's perspective, how do we regulate
12 or police that as building permits are issued for
13 different lots? Lots are sold at different rates
14 here and there. How do you ensure that some
15 staggering does go on, on those long runs in
16 Neighborhood 4, in particular along Pacific
17 Drive?

18 MR. MAIDEN: Well, I think some of that's
19 addressed at the building permit stage. We did
07:54:02 20 look at their various models that they have and
21 the size and dimensions. And there is the option
22 for moving some of them within the lots and still
23 meeting the setback requirements and the lot
24 coverage requirements. But it is something you

1 will have to make sure that your building
2 department does, you know, include some of these
3 details in their review.

4 MR. TREMULIS: Jon just wanted me to clarify
5 it was Neighborhood 3 that was the concern for
6 the rear setback. Which is the northwest corner
7 where the homes are not so deep and we had extra
8 yard area to create the variation.

9 CHAIRPERSON REIN: And actually, when I read
07:54:39 10 the plans, all the paperwork that came for
11 tonight, I was a bit confused. Because I was
12 thinking that as a Plan Commission -- and maybe
13 the Board had a different opinion. But I was
14 thinking as a planning commission, we had a bit
15 more concern about it than the Board to the
16 linear and lined up like soldiers, you know.

17 MR. TREMULIS: Yeah. So what we did was we
18 increased the amount of landscaping along the
19 main road. I think that was what we had tried to
07:55:03 20 do to try to mitigate that. Those homes as you
21 recall are deeper. So although we do have a, I
22 think an ample setback, I think there's some
23 opportunity to kind of make sure that we work
24 with staff and continue to address that concern

1 as we go through the buildout of the community.

2 MR. MAIDEN: Susy, if I could just add,
3 Donna will call me on occasion when the building
4 department has questions. Now that you have
5 in-house staff that can work with your building
6 department, I think you will find more attention
7 to that opportunity in the future.

8 CHAIRPERSON REIN: I look forward to that.
9 That will be great. I think, you know, this is
07:55:41 10 one of the biggest developments this village has
11 seen, you know, in terms of a Planned Unit
12 Development. So I think it would be definitely
13 worthwhile to come up with a method for, as the
14 permits are issued, to make sure that some
15 staggering does occur and we know what went on
16 this lot before we approve the next as we are
17 sitting in the office. So I would truly
18 appreciate that.

19 MR. TREMULIS: We will be happy to work with
07:56:05 20 the building department on siting individual
21 homes.

22 CHAIRPERSON REIN: That's great. Thank you.

23 MR. LINDQUIST: If we look at the south end
24 of the development, we have a lot of areas where

1 we have the rear -- three different homes coming
2 together. And I'm sure we don't get three
3 different options on what the rear of those homes
4 are going to look like. There might be a dozen
5 and -- where the back sides of all those homes
6 come together. I see real monotony in there. I
7 don't know how you're going to control that
8 unless you force people to continue materials
9 around. I have seen a lot of --

07:56:47 10 MR. TREMULIS: Dave, you want to kind of
11 point out a couple lots that we can talk about?

12 MR. LINDQUIST: Yeah. Well, let's say 72
13 73, 74, 115, 116, 123, 124. A lot of backs of
14 homes that are all coming together there. And
15 then right across the way on the small
16 cul-de-sac -- by the way, I compliment you for
17 reorientating those properties so the fronts of
18 the homes are not on Street H, but looking at
19 side yards. I think that's good.

07:57:23 20 But again, we have got a lot of --
21 if we look at 78, 79, 76, 77, 78, 114 through
22 109, all of those back sides are going to be
23 looking at each other and how many options are
24 there for siding?

1 MR. TREMULIS: Are you talking in here
2 (indicating)?

3 MS. LOBAITO: No. In Neighborhood 4. So go
4 to the west. Yep, right in there.

5 MR. LINDQUIST: 3 and 4, I think, is where
6 we have --

7 MR. TREMULIS: So you're talking about on
8 the cul-de-sac islands themselves?

9 MR. LINDQUIST: I don't have a laser. In
07:58:12 10 through here (indicating). Lots of backs in
11 through here (indicating).

12 MR. TREMULIS: Oh. So, okay, I understand
13 the issue.

14 CHAIRPERSON REIN: What you're saying is we
15 can see the front elevations of these homes in
16 the materials you provided us this evening. But
17 we don't know what the backs are going to be.
18 All similar or the same?

19 MR. LINDQUIST: We don't have large open
07:58:39 20 spaces there, but some open space. But I have
21 been in these developments and I have seen what
22 happens on the back sides of the building when
23 the materials aren't brought around. It's a
24 poster child for monotony. Sorry.

1 MR. TREMULIS: And maybe there's a couple
2 things that can help a little bit. As you'll
3 recall, we had -- these areas are not just open
4 space. They are landscaped open space. So
5 there's landscaping to separate the
6 neighborhoods. Greg can go through in some
7 detail the planting schemes that are in there.
8 But in addition to kind of the naturalized areas,
9 he has some ornamental trees and shade trees, as
07:59:23 10 well as some Spruce that provide for some
11 buffering along rear yards in the open space.

12 But as it relates to the individual
13 home, since the area to the north is N-3 and the
14 area to the south is N-4, you're actually looking
15 at two different product types.

16 MR. LINDQUIST: Right. But the back sides
17 of these buildings don't -- you know, the front
18 elevations, we're seeing a variation in the
19 elevations. We're not seeing that in the
07:59:50 20 backside.

21 MR. TREMULIS: No. The sides and rears I
22 would consider to be fairly standard by plan.
23 The materials do match the front, on the front
24 elevation. But again, most -- and most of the

1 effort is really on the front. So if someone
2 wants to have the variation on the side, they
3 could select the kind of wainscoting or key lot
4 design provisions for those lots.

5 MR. LINDQUIST: Let me ask it this way: On
6 the sides and back, how many color options are
7 there for the siding will be there, assuming that
8 the people don't choose to invest in the
9 additional material?

08:00:29 10 MR. TREMULIS: Sure. They are already
11 preselected with the front elevation. So the
12 sides and rears are already part of a color
13 package for that home. They can't vary. They
14 have to go with the color package that's selected
15 for the front elevation. So I guess my --

16 MR. HAUSLER: Six to seven different colors
17 of siding.

18 MR. LINDQUIST: Yeah, that's what I was
19 afraid of.

08:00:59 20 MR. HAUSLER: And then we also do have a
21 variety of different four-season rooms, garden
22 rooms and hope to bump out the rear elevations.

23 MR. LINDQUIST: Okay. I just wanted
24 everyone to be aware of what we're looking at

1 here. If we ever penetrate that front elevation,
2 get it to the exterior to these open spaces or
3 even in the backyards of homes.

4 MR. TREMULIS: Any other questions on that,
5 Dave? Have any other thoughts on that?

6 MR. LINDQUIST: That's all I have.

7 CHAIRPERSON REIN: I have a related color
8 question. On the color packages, I have a lot of
9 what's displayed in the booklet here. There's an
08:01:55 10 abundance of say, white garage doors, which on
11 the smaller lots, when they're all in a line, can
12 tend to look a bit monotonous. Are there -- I
13 see an occasional brown one.

14 Are the majority of your color
15 packages, the majority of them involve white
16 garage doors or something else? Or is it just
17 what happened to show up in here?

18 MR. TREMULIS: I think that's more or less
19 what happened to show up in there. There are a
08:02:24 20 variety of other color packages that are to be
21 included in what we offer the customers. So we
22 recognized early on that color was a major
23 component for the elevations. And I think Walden
24 provided a series of different color packages.

1 But to illustrate all of them, there would be a
2 tremendous amount of material that you would have
3 to look at and review. And I think that would be
4 overwhelming. So we provided what we think is a
5 sample that we think is representative.

6 But the white garage doors are what
7 we started with. And then as we work through the
8 system, we introduced some additional colors.
9 But it's just how the evolution of that material
08:03:07 10 took place. There is actually many more
11 variations of color available to a homeowner,
12 should they choose to make those selections.

13 MR. HAUSLER: I'd like to add to that as
14 well. There are a variety of different garage
15 doors that come along with the actual elevation,
16 specific elevation. And to Peter's point, there
17 are three different garage door colors. We have
18 white, off-white, and brown, which do not show up
19 in that literature packet.

08:03:38 20 CHAIRPERSON REIN: There is a few of those.
21 I noticed the difference in style more than the
22 variety of colors. And I do appreciate that.

23 MR. TREMULIS: Unfortunately, the artwork is
24 done by a single firm. They do not actually

1 match the actual colors that are used on the
2 site. They do their best. But it even depends
3 on which printer we use in terms of how rich the
4 colors look or whether they are washed out. So
5 unfortunately, that's just the technology we are
6 working with. It's not perfect today.

7 CHAIRPERSON REIN: Okay, thank you. Do

8 you -- Mike, you spoke earlier about the square
9 footage on each of the neighborhoods and the home
08:04:18 10 packages for each of the neighborhoods. Can you
11 speak to the proposed price points for those
12 neighborhoods? I know, you know, occasionally
13 people are interested in the public development.
14 They're asking what these homes will cost.

15 MR. HAUSLER: Peter's probably better to
16 speak to that.

17 MR. TREMULIS: We did actually provide a
18 pricing sheet for the village's preliminary
19 approval. It was by neighborhood and it was by
08:04:45 20 house. The empty-nester product was the most
21 affordable and it started in the high threes with
22 options into the low fours. Neighborhood 3 was
23 the next most expensive and then Lake Zurich
24 schools, and that was in the low fours to mid

1 fours and with options up to 500,000. And then
2 N-2, which is in the Stevenson side of the
3 project and is also a family-oriented project,
4 that's high fours to low fives. And then the N-1
5 neighborhood, which is our most expensive
6 product, runs up in the fives to low sixes and
7 with options, would be in the sevens to
8 potentially 800,000.

9 CHAIRPERSON REIN: Thank you. Now that
08:05:30 10 you've mentioned it, I do remember seeing that a
11 long time ago and perhaps I just overlooked it
12 this time. Thanks.

13 Any other questions on house
14 elevations, floor plans, any of that? How about
15 any other categories we haven't covered?

16 MR. MERKEL: One recommendation we made last
17 time was one of the things that concerned me that
18 they wanted was Street H, which you're now
19 calling Pacific Drive, one of the things the
08:06:06 20 recommendation made last time was two things:
21 One, reduce lots. Obviously there's no reduction
22 of lots. And two, do something with that street
23 to put some curvature in it or something
24 different to add so we're not looking down --

1 again, I'm thinking of the houses on Tournament
2 Drive and some of these other ones. And I drove
3 through Del Webb, too, and it's a sea of garage
4 doors. You didn't change any of that, obviously,
5 but --

6 MR. TREMULIS: What we presented for final
7 or preliminary plan approval is actually what --
8 very close to what you see here. So -- and
9 that's what was approved by the Village Board.

08:06:43 10 MR. MERKEL: I understand the Village Board.
11 Our recommendation was to make a change.

12 MR. TREMULIS: That's true, right. So I
13 will defer to the Chair to kind of --

14 CHAIRPERSON REIN: Tonight we are left with --

15 MR. MERKEL: I get that. My question -- I
16 guess, back to my question. What can we do on
17 the front landscaping along the street line? I
18 saw some of that, a couple trees here and there.
19 Is there a way to --

08:07:09 20 MR. TREMULIS: Let me bring Greg up and
21 maybe he can provide some more detail in terms of
22 what he's done. Because I know you got here just
23 a little bit late. So I think he did cover some
24 of that before you arrived, so --

1 MR. MERKEL: You don't need to repeat it,
2 then.

3 MR. TREMULIS: I think it's important that
4 he does. So let me bring him up so he can --

5 MR. NELSON: Before Greg gets up, I know we
6 spent a lot of time at the public hearings on
7 both Neighborhood 3 and 4. And I just want to
8 refresh everybody's memory as to what we did to
9 the plan based on Planning Commission staff
08:07:42 10 recommendation. That's what shows on here. Now
11 what Greg will go over will be any enhancements
12 that you're asking for.

13 But if you recall, three -- we
14 wound up changing the orientation of lots in this
15 location. We added the park which wasn't there
16 before. There was still a little bit of concern
17 about that. So that was the one area where we
18 specifically requested to vary the front yards.
19 So if you notice on the departures, that
08:08:10 20 neighborhood is required and has built into it a
21 minimum of a 25-foot front yard up to a 30. So
22 we've already accommodated the ability to adjust
23 housing without impacting decks or anything like
24 that.

1 The southern area, although there
 2 was similar concern, there was some suggestions
 3 by staff that we managed to accomplish. And that
 4 was to totally reorient the lots on the north
 5 side. Before we did have some lots that were
 6 across from each other. All of the lots on the
 7 north side of this road are either open space or
 8 side oriented. So we built in a complimentary
 9 streetscape. When you look down that street, you
 08:08:52 10 are not looking at houses on both sides. You're
 11 looking at houses on one side and side yards on
 12 the other.

13 So I didn't mean to step in except
 14 just to point out that there was a lot of
 15 discussion on that and we accommodated the
 16 comments as we received them and made the plan
 17 changes. This wasn't a board decision. This was
 18 your decision that we incorporated into the plan.
 19 So I just wanted to clarify that. So, sorry.

08:09:19 20 MR. MERKEL: No, not at all. Thanks for
 21 your help.

22 CHAIRPERSON REIN: Thank you, Jon. Greg,
 23 would you like to add to this?

24 MR. SAGEN: Again, just to repeat my

1 previous comment. In that area, also, from a
 2 landscape perspective, what we did do is continue
 3 the parkway trees. We clustered, I will call
 4 them, parkway tree front yards into the
 5 landscaping along that road. And if you look at
 6 your landscape plan sheet 102 and 104, you will
 7 see clusters of either two or three trees on the
 8 private side of the lots for that specific
 9 purpose. So as you look down, you see these
 08:09:58 10 enclosures, if you will, of shade trees. And
 11 they're planted in fairly close proximity.
 12 They're probably 12 or 15 feet on center and upon
 13 additional planting in conjunction with parkway
 14 trees. So what they're going to do is create
 15 these little additional walls, if you will. And
 16 they occur at several locations down the road.

17 CHAIRPERSON REIN: Any other questions from
 18 the Plan Commissioners? Questions or comments on
 19 whether or not this is in substantial conformance
 08:10:44 20 with the preliminary plat and the Board's -- what
 21 the Board approved? Any comments?

22 MR. LINDQUIST: I have noted the light bulbs
 23 in the lighting. That looks pretty good. In the
 24 preliminary design they were listed as LED

1 lights. Are they still LED lights? Or who
 2 maintains them? Who changes the light bulbs in
 3 there? Is that Hawthorn Woods? Is that public
 4 works? Are we still doing LED lighting?

5 MR. TREMULIS: We are.

6 MR. LINDQUIST: Okay, thanks.

7 CHAIRPERSON REIN: Any other lighting
 8 questions?

9 MR. DONOVAN: On that same line, on the
 08:11:36 10 maintenance line, I know that the village had
 11 incorporated previously some -- regarding the
 12 homeowner's association. And there was an issue
 13 with them for funding and maintaining the
 14 properties. And on this particular site, I think
 15 it's fairly unique for the village. I think
 16 we're what? 40 percent plus open space?
 17 Something like that?

18 MR. LINDQUIST: 38.

19 MR. DONOVAN: So pretty close to that. And
 08:12:01 20 there's going to be, I think, some unique
 21 maintenance with the plantings. I mean, it's the
 22 village -- I mean, since this is something new
 23 with us, have we thought about incorporating some
 24 long-term maintenance? Because I mean, the

1 developers and the village are investing a lot of
 2 money for over a thousand trees and a lot of
 3 wetlands. And I'm curious how it's going to be
 4 maintained once the developer walks away.

5 A lot of times homeowner's
 6 associations -- I live behind the barn. We have
 7 a lot of issues with our ponds because those
 8 were -- it's not properly maintained for years.
 9 How's that going to be handled? Is there any --

08:12:35 10 CHAIRPERSON REIN: I believe we have a
 11 backup SSA provision built into this. Is that
 12 correct? Could somebody on staff or counsel
 13 please explain that?

14 MR. BRANKIN: It's contemplated there will
 15 be backup SSA's that will be put in place to
 16 backstop any maintenance responsibilities that
 17 would fall on the association. So in the event
 18 there wasn't an association funding for something
 19 or they fell on hard times, we'd be able to
 08:13:01 20 employ that.

21 MR. DONOVAN: That would be for the funding.
 22 But I'm talking about the actual maintenance.
 23 Does the village have an ordinance regarding
 24 maintaining wetlands and the bioswales and stuff

1 like that? Do we have anything on that?

2 MR. TREMULIS: Yeah, you do actually. It's
3 in your subdivision control ordinance and the
4 village is a regulated entity through the
5 county's stormwater management ordinance.
6 They're available to manage your own requirements
7 under that. But it does in fact require that
8 those stormwater improvements be maintained to a
9 high standard. They're also incorporated into
08:13:40 10 our homeowner's declaration.

11 MR. DONOVAN: That's kind of where I was
12 going.

13 MR. TREMULIS: And we also use professional
14 management not only during the time that we are
15 in control of the association, but we find that
16 the vast majority of our associations retain
17 professional landscape maintenance companies to
18 manage their open space requirements on a
19 contractual basis, on a go-forward kind of after
08:14:08 20 turnover to the residents. So given the amount
21 of landscaping, I'm fairly confident that the
22 association's not going to be self-managing those
23 improvements. It's a complicated landscape plan
24 and very high detail. So it's intended that that

1 be managed by an outside third-party landscape
2 company.

3 CHAIRPERSON REIN: Pam or Erika, do you have
4 anything you wanted to add to that?

5 MS. FRABLE: Yeah, I have some more to add
6 to that. So as far as what's going to be public
7 improvements, it's going to be like the trees in
8 the right-of-way are going to be ours. The
9 streets are going to be ours. The two parks are
08:14:48 10 going to be the village's to maintain.

11 And some of the things we did to
12 help with this project is the things that are
13 going to be HOA, homeowner's associations, we
14 have added language into the plats that say if
15 they don't maintain them by the standard that
16 they need to, the village can come in and they
17 can do the work to put things in place the way
18 they're supposed to and charge the individual
19 residents in the HOA to get that work done. So
08:15:15 20 if it's not maintained the way it's supposed to
21 be, the village can step in before it ends up
22 being a backup SSA and say, hey, this pond isn't
23 being maintained the way it needs to. We need to
24 do this, this, and this.

1 We also want to develop some
 2 language that ends up being in one of the HOA
 3 documents that say this is the schedule we are
 4 asking the HOA to maintain on a regular basis.
 5 And the village isn't going to maintain it
 6 because it's private property, but they're going
 7 to check and see are they doing that regular
 8 maintenance or not. Because if you leave some of
 9 these things to the HOA's, you don't want them to
 08:15:52 10 forget that it is their responsibility.

11 So my hope is on an annual basis,
 12 we'll be able to say, did you do your inspection
 13 for the detention ponds. Did you do this. Did
 14 you do that. We're not going to do it for them.
 15 We're just going to check to see that they're
 16 being done.

17 CHAIRPERSON REIN: You're going to hold them
 18 accountable.

19 MS. FRABLE: Yes. And then the other thing
 08:16:09 20 I want to mention is the landscaping in the
 21 island cul-de-sacs or in the traffic calming
 22 areas will be the HOA's responsibility and not
 23 the village's. But again, it falls under that
 24 same, you know, umbrella that if they're not

1 being taken care of, we do have some ability to
 2 ask them to.

3 CHAIRPERSON REIN: Thank you, Erika.

4 Pam, did you have anything you
 5 wanted to add to that?

6 MS. NEWTON: I really appreciate that
 7 question, Mr. Donovan, because we have been
 8 struggling with that internally, too, with the
 9 limited staff capacity that we have here. So the
 08:16:59 10 38 percent open space that you see presented in
 11 perpetuity to the village won't be under our
 12 exact municipal care. There will actually be
 13 three properties that we'll accept, along with a
 14 donation of cash that assists us in long-term
 15 maintenance for the three parks.

16 There are two parks along the
 17 entrance when you come in. One will be an active
 18 recreational area. One will be a passive pergola
 19 that gently slopes down towards the water body
 08:17:31 20 for performance arts. Those will be able to have
 21 some performances, some village-wide recreational
 22 programs and amenities brought on-site, as well
 23 as open to the entire municipality. And then the
 24 third area back in the N-3, N-4 area will be

1 dedicated to the municipality as well. And
 2 that's a very small passive breeding area, small
 3 natural outcrop of rock feature for grand kids
 4 who may be coming to visit.

5 So the municipality, I believe, the
 6 total acreage of the parks that we're accepting,
 7 I'm going to guess it's around four acres. I
 8 don't have it right in front of me. But it's not
 9 a massive commitment. There was originally

08:18:13 10 discussion about the village taking the
 11 entranceway, the open vistas that you come in --
 12 I got the thumbs up. So I think I'm about right
 13 with the four-acre guess.

14 But there was a larger proposition
 15 that we would maintain and manage and we opted
 16 not to. The lineal parkways that you come in,
 17 the wetlands that you just referenced, the water
 18 features that are designed elements within this
 19 site plan will not be our responsibility. We
 08:18:39 20 absolutely recognize that this development will
 21 increase our population by approximately ten
 22 percent.

23 We also recognize that the
 24 responsibilities of the village are going to be

1 challenged in terms of staff materials and
 2 equipment. And therefore, we have development
 3 agreements in place where this development will
 4 be assisting the village in all of those areas,
 5 both in terms of keeping the maintenance of this
 6 project for probably three years until the
 7 village takes it over and we can acquire
 8 additional personnel or equipment as needed as we
 9 will be acquiring three new parks. So the 38
 08:19:19 10 percent open space will not be entirely our
 11 responsibility. Just the three parks that total
 12 about four acres.

13 CHAIRPERSON REIN: Thank you for that
 14 additional information, Pam. Are there any other
 15 questions? Comments? Phil?

16 MR. LaGRO: I think, Madam Chairman, as you
 17 may be the best one to get to the bottom line on
 18 this, but it's an issue that's bothered me since
 19 the beginning. And the question is why aren't
 08:19:51 20 the intersections of Kruckenberg and Midlothian
 21 and the main entrance to the development
 22 signalized?

23 MR. TREMULIS: Kruckenberg and Midlothian?
 24 Or are you talking about Hawthorn Hills and

1 Midlothian?

2 MR. LaGRO: Both.

3 MR. TREMULIS: Well, would you like our
4 traffic engineer to come up and address them?

5 MR. LaGRO: No.

6 MR. TREMULIS: Okay. Then I will tell you
7 it's not warranted. We don't meet warrants for
8 traffic signalization at Hawthorn Hills Drive and
9 Midlothian.

08:20:25 10 MR. LaGRO: And that's in the judgment of
11 Lake County?

12 MR. TREMULIS: That's in the judgment of
13 IDOT, as well as our traffic engineer. So we
14 have already provided IDOT with that information
15 and it's already been determined that it's not
16 required. So our final engineering does not
17 include signalization at our entrance.

18 MR. LaGRO: I think it's reasonable to ask
19 that everybody on staff and up here realize --
08:20:50 20 and I just heard you talking about approximately
21 a ten percent increase in the population of this
22 village -- using two unsignalized intersections
23 onto a major road that already has difficulties,
24 and we're just talking about the residents, not

1 all the support vehicle infrastructure of
2 everyday life from UPS trucks to delivery trucks
3 of every imaginable kind turning left and right
4 onto Midlothian all day long, 24/7.

5 MR. TREMULIS: Yeah. So why does -- why
6 aren't we required to provide signalization?
7 Maybe that's the better question.

8 MR. LaGRO: Bad judgment.

9 MR. TREMULIS: No. I will give you a quick
08:21:32 10 answer from a traffic engineering perspective.
11 The intersection of Gilmer and Midlothian is
12 already a signalized intersection. There was two
13 alternatives that were being considered by the
14 county. One was an enhancement for a future
15 signalized intersection, larger, more laneage,
16 more turn lanes. The second was a roundabout
17 design that would potentially provide for two
18 lanes of traffic around a central island feature.

19 The county went through their
08:22:06 20 analysis of that and determined that it was best
21 to go with a signalized intersection. Why is
22 that important for Hawthorn Hills, the
23 development and our entrance? It's because it
24 does provide for traffic control at the

1 intersection and it does provide for the traffic
 2 to come to a complete stop in all four directions
 3 at various times during the sequencing of the
 4 lights. That gap in traffic along Midlothian
 5 Road that's provided by both those signals
 6 actually enhances our ability to get our
 7 residents into and out of Hawthorn Hills, our
 8 subdivision. So those gaps are what provides for
 9 the opportunity for us to not have to have a
 08:22:50 10 signal.

11 The other reason is a signal here
 12 would be too close to the signals that are
 13 existing today, as well as the improvements that
 14 are proposed at the intersection of Gilmer and
 15 Midlothian. So they are also counting on the
 16 shadow effect of that signalization to provide
 17 for turning movements into and out of our main
 18 entrance. And we are at a benefit. We are a
 19 beneficiary of that signalized intersection, as
 08:23:16 20 are our residents because it provides gaps of
 21 traffic flow in front of the property.

22 It's a very simplistic answer, but
 23 it goes to the heart of what traffic engineers do
 24 in trying to provide a safe way to enter and exit

1 a community, as well as how they design
 2 intersections that are more heavily traveled like
 3 Gilmer and Midlothian.

4 So it's Lake County doing their
 5 work to develop an overall plan for the
 6 improvement of that intersection. And we are
 7 making our contribution to our widening and
 8 turning lanes into and out of our community, as
 9 well as making a contribution to Lake County for
 08:23:56 10 improvements to Gilmer Road that will help
 11 facilitate the ultimate improvement for the
 12 intersection.

13 MR. LaGRO: I hope that the judgment
 14 involved here looking back ten years from now
 15 sees that the right thing was done.

16 MR. TREMULIS: I'm very confident the right
 17 thing's being done for our development. And
 18 based upon the final plans that are being
 19 developed by the county and IDOT for the
 08:24:23 20 intersection improvement, we're also very
 21 confident that they're doing the right thing for
 22 the village and for the residents at large in
 23 terms of improvements that they now are proposing
 24 there. So it's a very significant investment of

1 taxpayer dollars for the intersection improvement
 2 as well as the contributions that Pulte's making
 3 to both Gilmer and to our entrance off Midlothian
 4 Road. And I think all of that combined is a good
 5 event for the village.

6 CHAIRPERSON REIN: Speaking of
 7 contributions, Peter, you mentioned earlier the
 8 bike path contribution that the Village combining
 9 with Lake County 20 percent, 80 percent I believe
 08:25:00 10 is what you said and that Pulte was going to make
 11 the 20 percent contribution on the village's
 12 behalf. Is that a land contribution? Or is
 13 there a dollar figure associated with that in
 14 terms of buildout?

15 MR. TREMULIS: Well, it's probably both.
 16 The gross size of the retail site is seven and a
 17 half acres after dedications to Lake County and
 18 to Illinois Department of Transportation or IDOT.
 19 The net side of the retail site is about six and
 08:25:28 20 a half acres. So that one acre of right-of-way
 21 that we're essentially donating to both of those
 22 regulatory agencies is something we are
 23 contributing.

24 But the bike path itself is to be

1 set outside the right-of-way within an easement.
 2 And that's an additional area that we're making
 3 available through a public easement that will be
 4 in perpetuity for that bike path. And then the
 5 bike path future will be remained by public
 6 agencies.

7 CHAIRPERSON REIN: So the actual buildout of
 8 the pike path is not what you're contributing or
 9 the pouring of the asphalt. It is the land
 08:26:01 10 contribution through the easements and
 11 dedication.

12 MR. TREMULIS: No. We're actually covering
 13 the village's share of the improvement. It's
 14 about \$14,000 for the asphalt that we are making
 15 a contribution for.

16 CHAIRPERSON REIN: Is that -- consultants,
 17 is that memorialized in all the documents that
 18 you've reviewed?

19 (Staff indicating.)

08:26:18 20 CHAIRPERSON REIN: Okay. Thank you very
 21 much.

22 MR. TREMULIS: Okay.

23 CHAIRPERSON REIN: All right. So unless
 24 there are any more questions and comments, I

1 think we are at the point of voting on our
 2 motion. There is one item -- I was taking notes
 3 as we went along. There's one item that came up,
 4 a new suggestion on what is still in the
 5 preliminary stages and that is the Kruckenber
 6 Road plan. I don't know if it's -- maybe Counsel
 7 can tell me if it's generally covered under these
 8 other categories. That the guardrail --

9 MR. BRANKIN: The guardrail is part of final

08:26:48 10 engineering.

11 CHAIRPERSON REIN: Okay. Are there any
 12 other things that in your discussion that you
 13 noted that you feel would need to be amended to
 14 the motion that's currently on the table?

15 So our job tonight is to make sure
 16 that final plat is in substantial conformance
 17 with the preliminary plat and what was voted on
 18 by the Village Board which was in your packets.
 19 And so -- and all the recommendations that were
 08:27:25 20 read into the record earlier. Are we all clear

21 on that motion, then, and what we are voting on?

22 All right. So Mr. Kaiser will not
 23 be voting. So it will be five of you at the
 24 table voting. I won't be voting either based on

1 the fact that we have a quorum present. So if
 2 there is no further discussion, we will call for
 3 a roll call vote, please.

4 MS. LOBAITO: Commissioner Rychlik?

5 MR. RYCHLIK: Yes.

6 MS. LOBAITO: Commissioner Lindquist?

7 MR. LINDQUIST: Yes.

8 MS. LOBAITO: Commissioner LaGro?

9 MR. LaGRO: Yes.

08:27:52 10 MS. LOBAITO: Commissioner Donovan?

11 MR. DONOVAN: Yes.

12 MS. LOBAITO: Commissioner Merkel?

13 MR. MERKEL: Yes.

14 CHAIRPERSON REIN: Okay, that motion has
 15 passed. So the commission has recommended
 16 approval as stated to the Village Board. And
 17 that will move on to the Village Board meeting on
 18 August 28th, which is a Thursday night. And it
 19 will be at 6:00 P.M. here at the village barn.

08:28:17 20 So August 28th, 6:00 P.M., Special Village Board
 21 meeting in order to vote on our recommendation.

22 There being no further business on
 23 our agenda this evening, I'm seeking a motion for
 24 adjournment.

1 MR. KAISER: So moved.
 2 MR. MERKEL: Second.
 3 CHAIRPERSON REIN: Kaiser and Merkel. All
 4 in favor say aye.
 5 (All ayes heard.)
 6 CHAIRPERSON REIN: Any opposed?
 7 (No audible response.)
 8 CHAIRPERSON REIN: We are adjourned. Thank
 9 you very much, everybody.

---OoO---

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

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

3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

I hereby certify that I reported in
 shorthand the proceedings at the above-entitled
 public hearing and that the foregoing reported
 proceedings, consisting of Pages 1 through 123,
 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

A	114:12 119:17,20 acted 13:15 action 37:12 42:7 42:16 48:7 active 112:17 activities 67:8 actual 33:15 100:15 101:1 108:22 120:7 add 53:14 55:18 66:22 68:13 80:15 84:21 87:6 94:2 100:13 102:24 105:23 110:4,5 112:5 added 24:19 25:2 25:13 59:13 81:11 81:12,13 104:15 110:14 adding 63:23 67:14 88:1 addition 25:12 35:9 56:7 62:16,20 91:13 97:8 additional 25:3,12 28:16 33:6 35:6 36:20 51:15,18 55:22 57:5 62:24 63:4 64:13 68:7 72:2 81:9,11,12 81:23 87:4,14 92:4 98:9 100:8 106:13,15 114:8 114:14 120:2 additions 43:21 address 3:23 4:1 41:19 78:21 93:24 115:4 addressed 53:8 92:19 addressing 85:15 86:24 adds 87:23 adequate 62:23 63:3 adhere 73:10 adjacent 17:16 51:18 54:10 55:5 82:19 84:22	adjoining 32:24 34:23 54:20 76:2 87:9 adjoins 60:12 adjourned 123:8 adjournment 122:24 adjust 104:22 adjustment 24:2 adjustments 17:21 18:20 Administrative 2:8 6:5 adopted 12:17 31:24 advantage 39:9 advise 41:18 advised 31:9 advisory 9:22 affect 73:16 afford 75:17 affordable 101:21 affords 24:5 77:16 85:7 aforesaid 124:12 afraid 98:19 agencies 43:21 45:2 119:22 120:6 agenda 3:22,24 4:2 6:9 7:24 8:14 9:5 122:23 ago 59:18 79:2 102:11 AGP 8:5 agree 7:14,18 33:23 agreed 7:19 58:17 agreement 8:9 14:18 32:18 43:10 43:14,24 44:7,10 60:15 72:7,9 agreements 44:9 71:1,13 114:3 ahead 77:4 AICP 43:16 45:20 47:23 AL 2:9 Alberts 34:2 58:9 alignments 24:23 alleviate 55:24	allocated 18:23 allow 34:6 85:4 allows 35:3 alter 62:21 alterations 43:22 alternatives 116:13 amend 7:18 11:18 42:9 72:9 amended 7:9,11 121:13 amendments 7:15 amenities 20:3 30:14 59:4 112:22 amenity 21:5 24:18 30:11 amount 22:18 34:13 44:13 64:14 79:14 83:7 93:18 100:2 109:20 amphitheater 23:7 23:11,12,16 ample 23:19 93:22 amply 27:12 analysis 46:15,24 116:20 Andrew 84:1 annexation 60:11 60:15 annual 111:11 answer 25:16 40:7 41:10 50:3 55:7 57:22 64:20 73:20 86:12 116:10 117:22 anti-monotony 89:5,19 anticipate 29:18 63:6 anticipated 16:19 anticipation 34:5 anybody 11:6 19:7 30:23 31:2 41:22 50:4 52:3 57:22 63:8 68:23 74:7 83:22 84:19 85:18 85:21 anyways 53:18 apologize 30:21 31:3 38:15 52:6	appearance 69:20 83:5 APPEARANCES 2:14 appeared 2:16,18 appears 59:19 60:10 Applicant 2:18 Applicants 8:11 11:3 12:2 application 8:24 48:17 appreciate 57:11 82:23 94:18 100:22 112:6 appreciated 64:2 approach 22:24 23:1 91:10 appropriate 55:17 62:3 69:8 approval 4:5 6:10 11:24 12:18,23,24 14:19 32:24 34:8 34:11 36:10 37:5 42:17,18,19,21 44:1,8,11,15,16 44:21,21,23 45:1 45:11,12,16,21,23 46:3,7,21,21,23 47:2,4,13,18 48:1 48:2,6,15 78:11 101:19 103:7 122:16 approvals 8:4 9:8 43:20 approve 6:13 35:8 77:1 94:16 approved 7:24 10:6 10:12 13:21 15:15 16:3 17:12,13,24 18:6,15 31:20 35:21 44:4 48:10 89:11 90:13 103:9 106:21 approving 7:8 82:8 approximately 9:12 9:13 113:21 115:20 Aqua 28:24 33:22	35:13,16 46:16 58:12 70:10,17,18 70:22,23 73:7,7 73:13,17 78:12,15 Aqua's 78:3 architect 5:8 19:22 architectural 20:2 27:24 39:17,19 architecture 36:23 37:7,9 79:8 area 13:19 17:1,6 23:9 24:9,11 26:16 30:1 32:15 34:22,23 60:3 64:12 69:17 72:7 74:10,17 79:3 80:22 89:21 93:8 97:13,14 104:17 105:1 106:1 112:18,24,24 113:2 120:2 areas 20:17,18,24 84:8,11,15,16 94:24 97:3,8 111:22 114:4 armature 32:7 arrived 103:24 arts 112:20 artwork 100:23 as-built 44:6 asked 18:10 32:23 36:10 37:8 92:4 asking 101:14 104:12 111:4 asphalt 29:16 30:3 120:9,14 asset 24:19 assigned 71:23 assignment 72:15 assisting 114:4 assists 112:14 associated 26:21 119:13 Associates 4:20 43:6 45:17 46:4 46:11 47:14,20 association 16:23 46:18 58:13,15 107:12 108:17,18 109:15 association's 109:22 associations 108:6 109:16 110:13 assuming 98:7 assured 33:13 attempt 91:8 attention 94:6 attorney 4:16 44:1 44:9,15 46:23 47:1,3,6 audible 3:17 7:22 123:7 audience 4:1 11:7 11:11 30:22 41:14 42:1 augment 22:1 augmented 81:9 August 1:19 3:4 43:2,5,8,17,19 45:5,8,10,19,21 46:5,12 47:9,11 47:16,21,23 48:5 122:18,20 authority 73:8 78:8 availability 80:17 available 75:1 88:2 88:6,14 100:11 109:6 120:3 avoid 57:2 aware 98:24 aye 7:19 123:4 ayes 7:20 123:5	98:6 103:16 112:24 118:14 back-to-back 34:21 backbone 80:5 backdrop 24:9 backed 69:6 86:13 background 4:11 28:4 62:14 79:8 backs 50:7 95:13 96:10,17 backside 97:20 backstop 108:16 backup 108:11,15 110:22 backyards 99:3 Bad 116:8 balance 72:3 Bank 8:9 BANKS 2:15 barn 108:6 122:19 base 73:17 based 75:1 76:1 79:4 88:22 104:9 118:18 121:24 basement 50:9 basements 50:2 basic 80:11 basically 15:23 20:6 30:5 basin 23:19 basins 21:18,18,20 21:22 22:2,5 basis 38:7 72:4 109:19 111:4,11 beautiful 21:4,5 bedroom 39:6 bedrooms 39:7,24 beginning 114:19 behalf 2:16,18 36:6 52:22 80:4 119:12 believe 17:17 18:7 31:18 33:5 38:13 50:17 64:24 69:19 70:9 73:13 75:7 81:10 108:10 113:5 119:9 bend 26:2 beneficial 31:10 beneficiary 117:19	benefit 18:8 35:15 35:16 117:18 berm 75:2,8,9 berms 74:17,24 75:16 best 69:13 101:2 114:17 116:20 better 23:14 24:5 27:7 29:2 101:15 116:7 beyond 23:19 30:10 77:17 78:9 big 49:20 50:6,6 86:21 biggest 94:10 bike 14:4 19:17 30:4,7 32:14,16 32:23 59:1,9 68:3 119:8,24 120:4,5 bioswales 22:12,15 108:24 birch 26:18 bit 10:22 23:14 26:1,5 28:9 29:23 32:11 56:9 65:16 72:19 77:16 82:6 83:19 85:1 93:11 93:14 97:2 99:12 103:23 104:16 blanket 22:2 block 54:17 85:1 board 5:14 6:2 9:20 9:22 10:6,13 11:23 12:14,15,24 13:6,16,21 14:20 15:15 16:10 17:12 21:9 25:14,23 37:8 42:19,21 44:23,24 45:22 46:23 47:2,4,6 48:8,16 55:21 93:13,15 103:9,10 105:17 106:21 121:18 122:16,17 122:20 Board's 106:20 bode 21:12 body 9:22 112:19 booklet 86:21 99:9	bothered 114:18 bottom 82:18 114:17 boulevard 27:4,9 bound 10:7 boxes 50:2 Bradbury 38:19,22 40:11 Brankin 2:15 6:3 78:20 108:14 121:9 break 25:4,11 29:24 83:1 84:24 breaking 24:24 breeding 113:2 Brentwood 39:2 40:13 brief 4:6 65:8 70:14 briefly 4:10 69:16 Bright 23:11 bring 9:3 12:11 29:23 37:9 41:8 103:20 104:4 bringing 49:9 52:6 66:6 85:10 92:7 broken 58:4 Brothers 33:22 46:16 58:11,17 71:14 brought 84:12 96:23 112:22 brown 99:13 100:18 buffer 20:18 75:3 buffered 77:14 buffering 28:8 63:23 64:14,21 97:11 buffers 21:1,6 buildable 18:22 builders 83:17 building 1:2,16 2:2 3:2 5:12,15 6:6,11 9:18,21 10:2,8 39:22 47:12 48:4 48:7 86:9,11,11 88:16 92:12,19 93:1 94:3,5,20 96:22
----------	---	---	--	---	---	---	--	---

buildings 86:6,12 91:17 97:17	cash 44:10 112:14 Cassata 2:10 38:1,8 43:16 45:20 47:22	107:7 108:10 110:3 111:17 112:3 114:13 119:6 120:7,16,20 120:23 121:11 122:14 123:3,6,8	cleared 34:18 Clerk 2:8 6:5 click 33:19 close 13:1 103:8 106:11 107:19 117:12	commented 63:22 63:23 commenting 65:17 comments 11:16 24:24 36:15 41:13 42:5,23 43:2,5,8 43:11,15,17 45:3 45:6,9,16,19 46:3 46:8,10 47:7,9,13 47:19,22 49:5 54:6,23 65:10,20 70:7 74:8 77:6 78:18 79:9 85:19 85:22 105:16 106:18,21 114:15 120:24	21:13,15 22:6 23:1,3,12 24:11 24:19 27:9,21,21 30:18 79:2 81:21 90:5 91:11,14 94:1 118:1,8 community's 29:8 companies 34:17 109:17 company 8:6 51:12 60:18 110:2 compare 15:14 complement 21:15 complete 117:2 124:10 completed 11:20 completion 44:2,5 complicated 109:23 complies 31:11 compliment 87:19 95:16 complimentary 105:8 comply 16:24 17:6 component 21:9 28:2 30:13 99:23 components 30:18 comprehensive 58:1 computer 39:3 conceivably 89:21 concept 51:1 68:19 concepts 20:15 concern 55:9 56:2 84:21 93:5,15,24 104:16 105:2 concerned 13:11 87:10,10 102:17 concerns 24:23 55:24 83:2 concerts 24:13 concluded 9:16 11:6 concrete 22:23 67:12 condition 50:13,17 52:13 55:22 78:19 conditions 16:4,4 86:23	confidence 51:23 confident 109:21 118:16,21 configuration 41:1 conform 13:13,14 40:23 conformance 20:7 106:19 121:16 conformity 10:5,11 48:10 conforms 53:22 confused 80:24 93:11 conjunction 84:11 106:13 connect 55:21 56:6 56:6 57:11 58:2 66:18 67:7,13 connection 29:10 29:19 55:23 56:7 57:12 62:12 connections 55:11 62:11 84:9 conscious 85:9 consequently 73:19 conservation 23:1 79:18 consider 36:5 69:5 97:22 consideration 8:1 55:4 considered 9:23 31:19 73:15 116:13 consistency 79:13 consistent 20:14 21:11 24:20 75:24 79:16 81:7 consisting 124:9 consists 9:6,11 consolidated 17:2 constitute 73:19 constructed 34:19 construction 13:2 34:7 37:4 48:1 51:6 consultant 5:17 consultants 10:10 12:11 13:7 28:18	37:13,19 41:24 64:12 82:4 120:16 consultants' 78:18 consulting 5:24 49:23 50:12 75:7 contained 20:17 54:1 contains 20:16 contemplated 108:14 continue 19:11 25:8 64:21 93:24 95:8 106:2 continuous 23:24 contours 74:19 contractual 109:19 contributing 119:23 120:8 contribution 32:21 32:22 33:6 43:10 43:14 118:7,9 119:8,11,12 120:10,15 contributions 119:2,7 control 48:4 58:16 84:2,22 95:7 109:3,15 116:24 controls 78:2 conversation 65:8 79:1 conveyance 26:16 60:22 convinced 35:19 cookie-cutter 83:20 cooperate 33:5 coordinates 41:5 corner 32:5 81:16 93:6 Corporation 8:5 correct 8:24 56:19 74:14 77:7,8,23 88:24 108:12 124:10 corrections 7:3 correctly 74:14 corridor 25:5 29:17 29:20 corridors 29:6	cost 32:22 44:13 70:12 73:10 101:14 counsel 6:4 108:12 121:6 count 39:6 74:20 88:20 counting 117:15 country 34:24 46:17,20 47:5 58:14,16 63:24 67:17 72:22 73:5 74:12 Countyside 43:12 56:1 72:18 counts 62:9 county 32:19,19 43:18 44:17 45:9 45:14 70:8 72:8 72:10,11 115:11 116:14,19 118:4,9 118:19 119:9,17 124:2 county's 72:6 109:5 couple 22:9 25:18 31:7 49:18 83:24 88:20 95:11 97:1 103:18 Court 52:8 cover 14:7 31:7 77:10 103:23 coverage 92:24 covered 74:3 102:15 121:7 covering 120:12 covers 50:22 craft 89:9 create 23:15 25:9 27:24 28:4 83:8 85:4,11 93:8 106:14 creates 85:11 creating 27:20 30:5 credit 44:12 creek 60:23 criteria 19:6 66:14 cross 54:20 cross-sections 53:10	crosswalk 68:13 Crystal 1:23 CSR 124:19 cul-de-sac 66:3 95:16 96:8 cul-de-sacs 20:19 111:21 curb 60:3 68:1 curious 108:3 current 4:21 40:23 72:6 currently 20:15 21:16 38:12 72:24 121:14 curry 59:17 curvature 102:23 custom 83:16,17 customers 88:2 99:21 customized 82:15 cut 31:17 cut-through 56:3	D	D'Alexander 2:23 50:11,11,23 51:10 52:1,22 53:24 75:6,6 76:14 D.O.T 65:20 dad 4:21 daily 38:7 dark 31:12 50:1,7 50:21 dated 8:9 42:24 43:3,6,10,11,13 43:14,16,19 45:4 45:7,10,17,20 46:4,9,11 47:8,10 47:14,20,23 48:5 dates 59:18 Dave 2:4 5:3 7:13 7:15 54:6 57:23 86:20 95:10 99:5 day 67:7 116:4 decide 67:24 decision 57:11,14 105:17,18 decks 92:2,3 104:23 declarants 58:17
C											
C 43:6 45:17 46:4 46:10 47:14,19 C.S.R 1:17 calculations 53:4 call 3:2,5 86:21 94:3 106:3 122:2 122:3 called 16:18 82:19 calling 102:19 calmed 56:8 calming 25:3 54:9 54:12 84:9 85:12 111:21 Campbell 43:6 45:17 46:4,10 47:14,19 capacity 23:14 53:4 62:23 71:24 72:4 72:5,14 73:3 112:9 car 39:5 care 87:8 112:1,12 case 85:2 86:9 cases 69:7	certainly 41:9 42:10 83:4,8 Certified 124:18 certify 48:8 124:6 cetera 24:17 40:2 61:12 87:7 chair 12:6 21:11 22:12 31:1 42:15 48:13 103:13 Chairman 5:12 114:16 Chairperson 3:1,19 3:21 5:11 6:3,14 6:16 7:2,6,13,17 7:21,23 8:16,20 9:2 10:15,18 12:5 19:9 37:11 41:11 48:13,18,22,24 49:2,22 50:4,21 51:2,22 52:2 54:5 56:12,22 57:4,9 57:16 58:21 59:8 59:12 61:10,17 62:2 63:8,21 64:17 65:7,16 66:16 67:4 68:6 68:18 69:23 70:4 73:22 74:1 76:4 76:12,21 77:4 78:17,23 80:23 81:22 82:4 83:15 84:17 85:18 86:20 87:18 88:18 89:1 89:18 92:10 93:9 94:8,22 96:14 99:7 100:20 101:7 102:9 103:14 105:22 106:17	107:7 108:10 110:3 111:17 112:3 114:13 119:6 120:7,16,20 120:23 121:11 122:14 123:3,6,8 CHAIRWOMAN 2:3 challenged 114:1 change 23:6 24:2 29:3 53:17 74:21 83:4 103:4,11 changed 18:4 36:8 36:9 changes 12:16 17:8 17:9 18:9 22:10 37:23 51:6 105:17 107:2 changing 104:14 charge 110:18 CHARLES 2:17 check 51:20 78:15 111:7,15 Chicago 8:6 Chief 2:8,11,12 6:4 child 96:24 children 39:14 choice 79:12,18 choices 79:19,23 82:12 choose 78:10 88:16 98:8 100:12 Chris 2:5 5:22 73:23 78:24 83:21 84:19 Christopher 42:24 45:3 46:8 47:7 70:10 Chuck 12:7 19:20 19:24 circumstance 17:7 city 29:21 civil 4:19 clarification 84:18 clarify 63:11 80:23 93:4 105:19 clarifying 52:3 68:22 clear 55:10 121:20	closed 34:18 Clerk 2:8 6:5 click 33:19 close 13:1 103:8 106:11 107:19 117:12 closing 34:3 club 34:24 46:17,20 47:5 58:14,16 63:24 67:17 72:22 73:5 74:12 clustered 106:3 clusters 106:7 code 71:4 89:10 90:12 91:6 collaborative 13:8 Collection 38:19,22 39:2,12,22 40:11 40:13,15,17 color 89:15 90:15 98:6,12,14 99:7,8 99:14,20,22,24 100:11 colors 90:19 98:16 100:8,17,22 101:1 101:4 columns 27:19 combinations 90:20 combined 119:4 combining 119:8 come 4:2 11:8 12:21 27:10 31:1 31:13 41:18 51:6 53:18,20 67:5 72:13 80:18 82:1 85:23 94:13 95:6 100:15 110:16 112:17 113:11,16 115:4 117:2 comes 29:13 53:22 comfortable 65:11 coming 21:24 37:2 62:19 72:21 95:1 95:14 113:4 comment 11:9 25:21 41:16,23 53:24 68:7 74:23 75:5 106:1	Commerce 73:8 commercial 9:12 14:5 18:11,13,23 18:24 19:3,18 27:15,22 29:6,11 29:17,20 30:3,8 33:8 56:15,23 57:5 commission 1:2,17 3:3,23 4:7,15 5:6 5:13,15,20 6:11 9:21 10:3 14:17 16:9,21 20:11 22:13 31:9 42:2 48:8 73:8 92:8 93:12,14 104:9 122:15 Commissioner 3:6 3:8,10,12,14,16 3:18 82:22 122:4 122:6,8,10,12 Commissioners 2:2 9:18 11:13,15 106:18 commitment 113:9 common 20:17,24 51:7 67:8 Commonwealth 34:15 communities 80:16 90:11 community 4:14 14:14 20:13 21:5	commented 63:22 63:23 commenting 65:17 comments 11:16 24:24 36:15 41:13 42:5,23 43:2,5,8 43:11,15,17 45:3 45:6,9,16,19 46:3 46:8,10 47:7,9,13 47:19,22 49:5 54:6,23 65:10,20 70:7 74:8 77:6 78:18 79:9 85:19 85:22 105:16 106:18,21 114:15 120:24 Commerce 73:8 commercial 9:12 14:5 18:11,13,23 18:24 19:3,18 27:15,22 29:6,11 29:17,20 30:3,8 33:8 56:15,23 57:5 commission 1:2,17 3:3,23 4:7,15 5:6 5:13,15,20 6:11 9:21 10:3 14:17 16:9,21 20:11 22:13 31:9 42:2 48:8 73:8 92:8 93:12,14 104:9 122:15 Commissioner 3:6 3:8,10,12,14,16 3:18 82:22 122:4 122:6,8,10,12 Commissioners 2:2 9:18 11:13,15 106:18 commitment 113:9 common 20:17,24 51:7 67:8 Commonwealth 34:15 communities 80:16 90:11 community 4:14 14:14 20:13 21:5	confidence 51:23 confident 109:21 118:16,21 configuration 41:1 conform 13:13,14 40:23 conformance 20:7 106:19 121:16 conformity 10:5,11 48:10 conforms 53:22 confused 80:24 93:11 conjunction 84:11 106:13 connect 55:21 56:6 56:6 57:11 58:2 66:18 67:7,13 connection 29:10 29:19 55:23 56:7 57:12 62:12 connections 55:11 62:11 84:9 conscious 85:9 consequently 73:19 conservation 23:1 79:18 consider 36:5 69:5 97:22 consideration 8:1 55:4 considered 9:23 31:19 73:15 116:13 consistency 79:13 consistent 20:14 21:11 24:20 75:24 79:16 81:7 consisting 124:9 consists 9:6,11 consolidated 17:2 constitute 73:19 constructed 34:19 construction 13:2 34:7 37:4 48:1 51:6 consultant 5:17 consultants 10:10 12:11 13:7 28:18	37:13,19 41:24 64:12 82:4 120:16 consultants' 78:18 consulting 5:24 49:23 50:12 75:7 contained 20:17 54:1 contains 20:16 contemplated 108:14 continue 19:11 25:8 64:21 93:24 95:8 106:2 continuous 23:24 contours 74:19 contractual 109:19 contributing 119:23 120:8 contribution 32:21 32:22 33:6 43:10 43:14 118:7,9 119:8,11,12 120:10,15 contributions 119:2,7 control 48:4 58:16 84:2,22 95:7 109:3,15 116:24 controls 78:2 conversation 65:8 79:1 conveyance 26:16 60:22 convinced 35:19 cookie-cutter 83:20 cooperate 33:5 coordinates 41:5 corner 32:5 81:16 93:6 Corporation 8:5 correct 8:24 56:19 74:14 77:7,8,23 88:24 108:12 124:10 corrections 7:3 correctly 74:14 corridor 25:5 29:17 29:20 corridors 29:6	cost 32:22 44:13 70:12 73:10 101:14 counsel 6:4 108:12 121:6 count 39:6 74:20 88:20 counting 117:15 country 34:24 46:17,20 47:5 58:14,16 63:24 67:17 72:22 73:5 74:12 Countyside 43:12 56:1 72:18 counts 62:9 county 32:19,19 43:18 44:17 45:9 45:14 70:8 72:8 72:10,11 115:11 116:14,19 118:4,9 118:19 119:9,17 124:2 county's 72:6 109:5 couple 22:9 25:18 31:7 49:18 83:24 88:20 95:11 97:1 103:18 Court 52:8 cover 14:7 31:7 77:10 103:23 coverage 92:24 covered 74:3 102:15 121:7 covering 120:12 covers 50:22 craft 89:9 create 23:15 25:9 27:24 28:4 83:8 85:4,11 93:8 106:14 creates 85:11 creating 27:20 30:5 credit 44:12 creek 60:23 criteria 19:6 66:14 cross 54:20 cross-sections 53:10	crosswalk 68:13 Crystal 1:23 CSR 124:19 cul-de-sac 66:3 95:16 96:8 cul-de-sacs 20:19 111:21 curb 60:3 68:1 curious 108:3 current 4:21 40:23 72:6 currently 20:15 21:16 38:12 72:24 121:14 curry 59:17 curvature 102:23 custom 83:16,17 customers 88:2 99:21 customized 82:15 cut 31:17 cut-through 56:3	D	D'Alexander 2:23 50:11,11,23 51:10 52:1,22 53:24 75:6,6 76:14 D.O.T 65:20 dad 4:21 daily 38:7 dark 31:12 50:1,7 50:21 dated 8:9 42:24 43:3,6,10,11,13 43:14,16,19 45:4 45:7,10,17,20 46:4,9,11 47:8,10 47:14,20,23 48:5 dates 59:18 Dave 2:4 5:3 7:13 7:15 54:6 57:23 86:20 95:10 99:5 day 67:7 116:4 decide 67:24 decision 57:11,14 105:17,18 decks 92:2,3 104:23 declarants 58:17

declaration 109:10
 decorative 24:8
 28:23,23 31:14
 32:6 76:22 78:6
 dedicate 33:23
 dedicated 113:1
 dedication 14:22
 34:1,6 35:21
 42:20 44:24 46:16
 47:2 58:18 59:23
 60:14 71:19
 120:11
 dedications 119:17
 deep 93:7
 deeper 93:21
 Deerfield 61:7
 62:11
 defer 52:20 103:13
 definitely 69:9,14
 80:13,19,20 94:12
 definition 54:18
 55:13 85:12
 degree 51:22
 Del 79:7 103:3
 delivery 116:2
 dens 40:2
 dense 26:13
 departing 15:11
 department 6:6
 43:9 44:18 51:10
 51:13 73:9 93:2
 94:4,6,20 119:18
 departure 15:11
 18:5
 departures 9:20
 10:6,12 48:2
 104:19
 depending 81:20
 depends 91:5 101:2
 design 5:21 19:23
 20:2 22:11 23:1
 27:3,8,10 29:12
 64:9 69:10 70:24
 79:18 86:4 91:7
 98:4 106:24
 116:17 118:1
 designated 50:23
 designed 22:8
 29:18,22 36:3
 40:24 53:3 54:16
 54:17 90:4 91:9
 113:18
 designs 89:6 91:15
 desired 39:20
 destinations 30:10
 detail 36:11,19
 37:20 76:21,22
 78:18 97:7 103:21
 109:24
 detailed 22:15
 53:10 58:24
 details 33:14 36:14
 78:13 84:15 93:3
 detention 18:22
 60:23 111:13
 determination 10:3
 determined 115:15
 116:20
 develop 111:1
 118:5
 developed 20:12,13
 30:12 118:19
 developer 69:4,22
 108:4
 developer's 44:13
 developers 108:1
 developing 22:7
 development 9:8
 10:4,11 13:2 14:9
 19:3,15 21:7,13
 48:9,11 60:18
 62:13 63:7 71:10
 72:1 79:1,17 89:6
 89:10 94:12,24
 101:13 113:20
 114:2,3,21 116:23
 118:17
 developments
 55:15 94:10 96:21
 devices 54:9,11,12
 devised 90:12
 Diehl 36:6
 differ 82:20
 difference 100:21
 different 10:22
 38:16,21 39:15,16
 39:17,19 40:3,5
 50:13 58:5 62:10
 87:6 88:21,22
 89:15,15 90:18,20
 92:13,13 93:13
 95:1,3 97:15
 98:16,21 99:24
 100:14,17 102:24
 differentiate 83:13
 differently 11:1
 difficult 33:9 68:4
 difficulties 30:22
 115:23
 DiMAGGIO 2:9
 6:1,1
 dimensions 36:15
 36:20 92:21
 direction 18:18
 63:18 64:3
 directions 117:2
 directly 22:19
 37:17
 director 84:13
 Directors 2:11
 discuss 49:4
 discussed 75:14
 discussion 6:17 7:7
 7:8 9:17 11:21
 36:22 42:6,10
 73:6 82:1 91:22
 105:15 113:10
 121:12 122:2
 discussions 89:5
 dislodge 37:1
 displayed 99:9
 disproportionate
 59:23
 distinct 90:2
 distributed 86:9
 distribution 90:7
 91:1,4
 District 43:12
 districts 71:5,7,8
 ditches 68:4
 diversified 82:12
 diversity 80:14,15
 81:24 82:6,18
 83:1,8
 diverter 57:6
 divided 89:24
 Division 43:18
 44:17 45:9
 document 16:21
 42:14
 documents 9:20
 44:8 46:14 52:5
 61:18 71:20 111:3
 120:17
 doing 13:3 26:14
 51:15 55:2,16
 68:19 77:6 79:17
 80:3 91:23 107:4
 111:7 118:4,21
 15:8 94:3
 dollar 119:13
 dollars 119:1
 Dominic 6:1
 DOMINICK 2:9
 donating 119:21
 donation 44:10
 112:14
 Donna 2:8 6:4 7:4
 15:8 94:3
 Donovan 2:5 3:14
 3:15 5:22,22 7:12
 70:2,6 73:24 77:3
 77:5,9,19 79:5
 80:20 82:23,24
 83:24 107:9,19
 108:21 109:11
 112:7 122:10,11
 door 55:3 100:17
 doors 99:10,16
 100:6,15 103:4
 double 75:19,19
 dozen 95:4
 drawing 58:3
 drawings 51:24
 58:2 86:17
 drive 1:18 16:17
 56:17,20 83:10
 92:17 102:19
 103:2 115:8
 driven 91:4
 driver 85:8
 drives 36:24
 dropped 17:15
 50:13
 drove 103:2
 due 63:4

E

eager 39:8
 earlier 54:22 101:8
 119:7 121:20
 early 99:22
 earmarked 73:4
 easement 19:1 54:2
 120:1,3
 easements 120:10
 east 4:22 27:3
 68:10
 east/west 67:3 68:1
 68:15
 eastern 30:5
 ecosystems 22:7
 edge 13:3 28:7
 29:17 60:4
 Edison 34:16
 effect 117:16
 effective 75:21,22
 effort 12:21 13:8
 98:1
 eight 50:20 75:20
 eight-28:20
 either 37:17 64:3
 81:19 89:13 105:7
 106:7 121:24
 elements 22:9
 113:18
 elevation 50:19
 74:13 75:10 86:7
 86:18 89:15 90:15
 91:13 97:24 98:11
 98:15 99:1 100:15
 100:16
 elevations 14:13
 39:15,16 40:3,5
 47:12 85:22 86:16
 86:18 88:11,19,21
 89:22 90:9,10,19
 91:8,9 96:15
 97:18,19 98:22
 99:23 102:14
 emergency 53:2,5
 64:22 65:5,6 66:3
 employ 108:20
 employed 37:17
 empty 39:23
 empty-nester

101:20
 enclosed 28:23 30:3
 enclosure 25:10,10
 27:24 85:11
 enclosures 106:10
 encouraging 30:13
 encroachments
 92:1,6
 encumbering 19:3
 ended 28:9
 ends 110:21 111:2
 enforced 52:17,23
 enforcement 53:15
 engineer 2:10 4:19
 5:21 42:23 43:23
 44:16 45:12,24
 46:22 47:1,3
 61:23 63:9 69:22
 74:22 115:4,13
 engineering 9:7
 32:8 33:15 34:10
 42:22,24 43:22
 44:20 45:4,11,24
 46:9 47:8,24
 69:15 70:2 73:22
 74:2 115:16
 116:10 121:10
 engineers 52:21
 72:19 117:23
 enhancement 55:15
 116:14
 enhancements
 104:11
 enhances 117:6
 enjoyment 67:8
 enlist 14:20
 ensure 55:12 92:14
 enter 48:12 117:24
 entire 37:2 42:14
 58:10 59:8 112:23
 entirely 114:10
 entity 109:4
 entrance 16:17
 27:4,16,20 56:17
 57:3 84:8,15
 112:17 114:21
 115:17 116:23
 117:18 119:3
 entrances 84:21
 entranceway
 113:11
 entry 36:1 61:3
 environmental
 22:7
 envision 66:21
 equipment 24:17
 114:2,8
 Erika 2:11 43:3
 45:6 47:10 53:13
 65:7,8 110:3
 112:3
 especially 49:19
 69:13 87:21 91:18
 91:23
 essence 90:4
 essential 57:13
 essentially 18:23
 55:8,16 57:8
 89:12 119:21
 establishment 22:5
 estimate 44:14
 et 24:17 40:2 61:12
 87:7
 evaluating 62:1
 evaluation 62:8
 72:20
 evening 3:1 4:8
 8:17 9:17 10:9
 11:10 12:2 15:22
 25:19 31:5,8
 37:10 38:9,13,17
 41:17 42:3 49:4
 61:23 62:6,19
 96:16 122:23
 evening's 10:1,17
 evenings 9:16
 evenly 89:24
 event 24:17 53:4
 108:17 119:5
 evergreen 20:21
 21:9 23:23,24
 27:14 28:3 75:11
 75:18 77:17 81:11
 evergreens 21:12
 26:9,14,17 28:20
 75:20 77:14,20
 everybody 7:2
 11:11 16:15 18:19
 115:19 123:9
 everybody's 20:10
 104:8
 everyday 116:2
 evident 81:1
 evolution 75:2
 100:9
 evolved 20:5,8,9
 21:4 23:3 24:22
 25:16 83:16 84:10
 evolving 81:8
 exact 112:12
 exactly 33:17
 example 17:22 50:5
 exception 16:14
 excited 24:6
 exciting 14:9 20:5
 excluding 20:19
 excluding 20:18,19
 exclusions 48:3
 execution 43:23
 44:10
 exemptions 48:3
 exhausted 11:21
 exhibit 29:7 32:4
 44:11 46:2 64:19
 exhibit/46:1
 exist 34:14
 existing 26:22
 28:16,21 35:1,4
 59:6,16 67:18
 68:1 89:17 117:13
 exit 117:24
 exiting 63:1
 expect 35:22 71:8
 72:13
 expedite 58:18
 expensive 101:23
 102:5
 expert 37:19
 expertise 38:7
 74:10
 explain 61:24
 108:13
 exposure 81:19,19
 exposure's 77:13
 extend 14:23
 extended 33:2
 extension 58:4
 34:22 38:20,23
 39:12 40:12,14,16
 40:18 50:14,16,18
 50:20 60:3 66:12
 75:3,8,10,12,23
 76:17 106:12
 fell 2:10 53:16 68:8
 69:9,21 108:19
 felt 64:9 90:22
 fen 52:19
 fence 76:18 78:2,3
 78:9,15
 fencing 27:19 28:24
 76:23 77:3
 field 51:14 53:11
 60:5
 figure 119:13
 figured 51:23
 final 8:2,2,3 9:6,6,7
 10:4,10 11:4
 12:21,22 13:12
 14:2,11 15:13,14
 16:12 18:2,7
 20:14,16 21:13
 32:8 33:15 34:5,9
 36:2 37:22 38:13
 44:22 45:11,22,23
 46:21,24 47:24
 48:9 49:21,22
 57:20 69:15 71:17
 81:2,3 84:14
 86:24 103:6
 115:16 118:18
 121:9,16
 finalized 20:8 84:10
 finally 14:11 29:5
 find 52:15 69:22
 82:10 91:6 94:6
 109:15
 finding 27:13
 Findings 16:9
 finished 50:16
 fire 26:22 43:9,12
 64:24 65:3 71:4,7
 71:8,9
 firm 5:24 12:7 36:3
 100:24
 first 3:21 4:8 6:9

F

15:17,20 32:13 49:12 91:8 five 39:15,16 40:4 60:2 90:9 92:4,5 121:23 five-foot 67:11,15 67:21 fives 102:4,6 flare 35:3 flash 26:3,10 flexibility 81:20 flood 53:2,4 flooding 52:13,19 floor 88:22 90:3 102:14 flow 53:6,12 54:14 71:9 72:24 73:2 117:21 flowering 21:23 fluted 32:6 focal 84:5 folks 12:10 13:6 follow 24:16 followed 12:23 following 42:9 foot 75:15 92:5,5,6 footage 40:9 101:9 forbs 21:23 force 95:8 forcing 85:8 foregoing 124:8 forget 111:10 form 71:17 formal 10:22 15:18 Former 4:20 forward 4:2 5:1 11:15 25:17 38:5 41:18 82:8 92:7 94:8 forwarded 9:18 11:23 found 32:3 52:9 62:15 72:20 foundation 50:15 50:18 79:5,10,22 79:24 80:22 foundational 81:1 82:7 four 4:15 32:12	38:16,21 39:6,15 40:4,4,20 52:7 58:7 88:10 90:2,4 90:9 113:7 114:12 117:2 four-acre 113:13 four-season 98:21 fours 101:22,24 102:1,4 Frable 2:11 43:3 45:6 47:10 65:14 65:17 66:24 67:10 110:5 111:19 free 30:24 freely 54:14,14 fringes 80:8 front 20:17 24:24 25:8 35:14 51:4 81:10 86:17 96:15 97:17,23,23 98:1 98:11,15 99:1 103:17 104:18,21 106:4 113:8 117:21 frontage 27:23 fronts 95:17 full 49:6 56:20 58:4 63:7 function 23:9,12 24:3 functional 17:3 69:20 funding 32:20 107:13 108:18,21 further 7:8 18:12 18:13 30:9 55:4 66:17 85:11,16 87:22 122:2,22 furthermore 28:5 30:2 55:21 future 29:11 31:18 32:1 36:16 58:19 59:15 67:23 92:9 94:7 116:14 120:5	gaps 117:8,20 garage 99:10,16 100:6,14,17 103:3 garden 98:21 gateway 27:19 28:1 85:5 gatherings 24:13 geared 39:7,13,23 general 42:7 generally 50:24 121:7 generator 76:16 gentlemen 42:4 51:3 gently 112:19 geometrically 66:2 geometry 26:1,4 34:9,10 64:9 Gewalt 4:19 Gilmer 9:10 14:6 19:18 30:4 32:15 51:15 116:11 117:14 118:3,10 119:3 give 11:3 13:18 41:23 70:14 75:21 83:1,15 116:9 given 11:7 55:4 64:9 90:10,15 109:20 gives 85:12 giving 82:11 92:6 gladly 80:14 go 4:10 10:16 11:1 14:10,15 16:13 19:17 25:17,24 40:1,10 49:8 53:6 62:18 64:22 76:18 77:4 83:14 91:7 92:15 94:1 96:3 97:6 98:14 104:11 116:21 go-forward 109:19 goal 65:22 goes 14:24 22:19 28:5 56:16,18,23 65:23 67:12 82:8 117:23 going 8:16 10:14,16	13:9,17,18 14:1,3 14:5,7,12,13,19 15:6 16:19 19:15 19:16 21:20 25:19 25:20 27:22 28:15 30:16,17 31:7 32:1,10,16,20 35:20 36:23 53:1 53:13 54:18 55:10 56:4 57:2 64:3 68:8 70:11 73:11 74:22 75:5 77:13 77:19 81:6 83:3,6 91:2,17 95:4,7,22 96:17 106:14 107:20 108:3,9 109:12,22 110:6,7 110:8,9,10,13 111:5,6,14,15,17 113:7,24 119:10 good 3:1 5:9 15:22 31:5 38:9 57:17 62:6 69:23 79:19 80:10 84:24 85:17 95:19 106:23 119:4 governmental 78:8 grade 28:5 50:16 65:2 76:15 grades 76:2 grading 49:14 52:3 53:21,23 75:1 grand 8:7,8 113:3 granted 12:18 grasses 21:23 80:8 great 79:20 94:9,22 greatly 83:5 Greg 2:22 14:2 19:12,19,21 32:14 34:22 36:3,18 64:8 74:6 76:5,19 97:6 103:20 104:5 104:11 105:22 Greg's 19:13 gross 18:14 119:16 group 19:23 37:16 64:9 groupings 25:7 growth 62:14	guarantee 44:2 guardrail 46:15,24 69:3,5,12 121:8,9 guess 24:21 59:9 80:23 98:15 103:16 113:7,13 gutter 68:1 guys 4:9 6:8 49:9 49:16 29:23 74:2 76:24	H H 95:18 102:18 half 4:15 69:19 119:17,20 Hamilton 4:19 handle 63:4 handed 108:9 handles 74:6 happen 86:10 happened 13:21 14:17 99:17,19 happens 96:22 happy 25:14,16 36:18 54:24 55:7 94:19 hard 12:17 13:5 22:23 58:2 108:19 Hausler 2:22 14:12 38:9,15 86:2,2 87:3,12 88:5,12 88:24 98:16,20 100:13 101:15 Hausler's 37:3 Hawthorn 1:4,18 1:19 3:4 4:21 5:4 5:9,16 8:4 9:8,10 16:17 27:9 34:24 37:15,18 38:2 41:15 43:24 46:17 46:18,20 47:5 56:17,20 58:13,14 58:15 63:24 67:12 71:24 72:22 73:4 74:12 83:16 87:9 107:3 114:24 115:8 116:22 117:7 Hawthorns 52:12	hazard 46:15,24 head 67:6 headlight 26:3,10 26:10 64:1 headlights 64:5 hear 7:2 8:12 12:4 15:7 41:21 61:24 65:15 heard 7:20 11:10 41:16 115:20 123:5 hearing 6:20 7:7 9:15 10:24 15:18 16:6 20:10 42:1 124:8 hearings 10:24 54:23 104:6 heart 117:23 Heather 36:6 Heather's 36:8 heavily 21:8 76:19 118:2 heavy 50:7 hedge 26:12 28:21 77:6 height 75:4,21 76:17 help 14:20 25:11 26:23 83:18 97:2 105:21 110:12 118:10 helpful 80:21 Heritage 67:22 hey 110:22 Hi 5:22 high 51:22 101:21 102:4 109:9,24 highest 74:13 75:7 75:10 highlight 22:11 highly-appointed 84:16 hill 24:15 Hillcrest 39:12 40:15 hills 8:4 9:9,10 16:17 21:16 43:24 56:17,20 58:13 67:13 71:24 87:10	114:24 115:8 116:22 117:7 hired 37:18 HOA 110:13,19 111:2,4 HOA's 111:9,22 hold 19:9 111:17 hole 28:10 home 8:5 39:5 83:6 83:7,9 88:21 89:13,17 90:14 97:13 98:13 101:9 homeowner 88:13 88:15 91:12 100:11 homeowner's 16:22 107:12 108:5 109:10 110:13 homeowners 46:17 58:13,14 80:9 82:11 homeowners' 83:2 homes 9:15 14:13 31:7 38:15,17,20 82:16 83:16,17 86:2,8,13 87:5 88:9 89:2,7,16 91:11 93:7,20 94:21 95:1,3,5,14 95:18 96:15 99:3 101:14 Homes' 9:6 hope 67:7 98:22 111:11 118:13 hopefully 12:23 36:24 53:11 hoping 79:15 hour 1:20 house 4:22 38:14 50:1,15,24 52:11 81:21 85:22 88:3 88:19 101:20 102:13 household 72:2 houses 50:8 53:1 64:4 82:22 83:3 91:20 103:1 105:10,11 housing 104:23	How's 108:9 Hummels 60:17 hundred 25:7 90:20	I idea 28:13 68:12 69:23 identifies 81:16 identify 84:1,4 IDOT 115:13,14 118:19 119:18 IL 1:23 Illinois 1:19 19:24 33:22 35:17 44:18 45:13 46:16 58:12 70:10,17,18 73:7 73:8,13,17 78:13 78:15 119:18 124:1 Illinois' 73:7 illustrate 92:8 100:1 illustrates 32:4 illustrative 23:5 imaginable 116:3 immediate 23:22 25:10 89:21 immediately 29:14 51:7 89:13 impact 25:10 64:4 impacted 26:4 64:7 impacting 104:23 impacts 26:23 implementation 61:3 implementing 57:15 important 15:3 29:9,11 30:11 71:20 104:3 116:22 impossible 33:12 improvement 8:3 31:23 35:5,11 43:24 44:17 46:14 46:22 60:18,21 72:18 73:20 118:6 118:11,20 119:1	120:13 improvements 34:18 44:3,5,14 59:2,4,21 60:16 61:6,11,14,16 63:6 65:12 66:17 70:12 71:15 72:17 73:12,14,15,18 109:8,23 110:7 117:13 118:10,23 improving 67:20 in-house 94:5 inaudible 6:20,24 45:12,13 78:22 include 18:5 35:5 49:5 60:13 67:21 71:18 82:14 93:2 115:17 included 10:8 32:8 32:12,17 33:14 35:11 40:19 47:24 61:8 67:11 99:21 includes 32:13 35:24 including 34:15 38:21 60:19 inclusion 31:10 inclusive 124:10 incorporated 9:23 16:11 105:18 107:11 109:9 incorporates 33:8 incorporating 107:23 increase 17:23,24 66:18 113:21 115:21 increased 18:11,14 21:7,10 93:18 independently 78:10 indicate 33:9 indicated 34:22 71:3 indicating 9:1 23:9 27:5 28:11 30:1 38:22 96:2,10,11 120:19 indications 33:16	individual 33:11 53:21 90:4 94:20 97:12 110:18 infiltrate 22:20 infiltration 22:18 influence 54:8 informal 15:18 information 36:11 114:14 115:14 informative 87:21 infrastructure 41:4 61:2 116:1 initial 7:14 22:4 51:11 70:23 75:21 80:3 initially 5:14 Initiative 31:12 input 20:10 21:8 22:12 25:14 inspection 76:10 70:24 111:12 install 78:4 80:9 installation 22:4 71:15 73:11 installed 60:17 77:1 instructive 4:12 87:21 insure 22:5,6 integral 29:19 intended 29:8 33:18 54:19 78:5 78:6 90:6 91:3 109:24 intention 13:1 interested 15:5 36:17,21 88:3 101:13 interesting 15:7 intergovernmental 32:18 interior 88:15 internal 19:1 internally 35:21 112:8 intersection 35:10 57:8 59:1 61:11 61:16 62:1,8,9,16 62:22 116:11,12
---	---	--	---	--	---	---	--	---	---	---	---

hazard 46:15,24 head 67:6 headlight 26:3,10 26:10 64:1 headlights 64:5 hear 7:2 8:12 12:4 15:7 41:21 61:24 65:15 heard 7:20 11:10 41:16 115:20 123:5 hearing 6:20 7:7 9:15 10:24 15:18 16:6 20:10 42:1 124:8 hearings 10:24 54:23 104:6 heart 117:23 Heather 36:6 Heather's 36:8 heavily 21:8 76:19 118:2 heavy 50:7 hedge 26:12 28:21 77:6 height 75:4,21 76:17 help 14:20 25:11 26:23 83:18 97:2 105:21 110:12 118:10 helpful 80:21 Heritage 67:22 hey 110:22 Hi 5:22 high 51:22 101:21 102:4 109:9,24 highest 74:13 75:7 75:10 highlight 22:11 highly-appointed 84:16 hill 24:15 Hillcrest 39:12 40:15 hills 8:4 9:9,10 16:17 21:16 43:24 56:17,20 58:13 67:13 71:24 87:10	114:24 115:8 116:22 117:7 hired 37:18 HOA 110:13,19 111:2,4 HOA's 111:9,22 hold 19:9 111:17 hole 28:10 home 8:5 39:5 83:6 83:7,9 88:21 89:13,17 90:14 97:13 98:13 101:9 homeowner 88:13 88:15 91:12 100:11 homeowner's 16:22 107:12 108:5 109:10 110:13 homeowners 46:17 58:13,14 80:9 82:11 homeowners' 83:2 homes 9:15 14:13 31:7 38:15,17,20 82:16 83:16,17 86:2,8,13 87:5 88:9 89:2,7,16 91:11 93:7,20 94:21 95:1,3,5,14 95:18 96:15 99:3 101:14 Homes' 9:6 hope 67:7 98:22 111:11 118:13 hopefully 12:23 36:24 53:11 hoping 79:15 hour 1:20 house 4:22 38:14 50:1,15,24 52:11 81:21 85:22 88:3 88:19 101:20 102:13 household 72:2 houses 50:8 53:1 64:4 82:22 83:3 91:20 103:1 105:10,11 housing 104:23	How's 108:9 Hummels 60:17 hundred 25:7 90:20	I idea 28:13 68:12 69:23 identifies 81:16 identify 84:1,4 IDOT 115:13,14 118:19 119:18 IL 1:23 Illinois 1:19 19:24 33:22 35:17 44:18 45:13 46:16 58:12 70:10,17,18 73:7 73:8,13,17 78:13 78:15 119:18 124:1 Illinois' 73:7 illustrate 92:8 100:1 illustrates 32:4 illustrative 23:5 imaginable 116:3 immediate 23:22 25:10 89:21 immediately 29:14 51:7 89:13 impact 25:10 64:4 impacted 26:4 64:7 impacting 104:23 impacts 26:23 implementation 61:3 implementing 57:15 important 15:3 29:9,11 30:11 71:20 104:3 116:22 impossible 33:12 improvement 8:3 31:23 35:5,11 43:24 44:17 46:14 46:22 60:18,21 72:18 73:20 118:6 118:11,20 119:1	120:13 improvements 34:18 44:3,5,14 59:2,4,21 60:16 61:6,11,14,16 63:6 65:12 66:17 70:12 71:15 72:17 73:12,14,15,18 109:8,23 110:7 117:13 118:10,23 improving 67:20 in-house 94:5 inaudible 6:20,24 45:12,13 78:22 include 18:5 35:5 49:5 60:13 67:21 71:18 82:14 93:2 115:17 included 10:8 32:8 32:12,17 33:14 35:11 40:19 47:24 61:8 67:11 99:21 includes 32:13 35:24 including 34:15 38:21 60:19 inclusion 31:10 inclusive 124:10 incorporated 9:23 16:11 105:18 107:11 109:9 incorporates 33:8 incorporating 107:23 increase 17:23,24 66:18 113:21 115:21 increased 18:11,14 21:7,10 93:18 independently 78:10 indicate 33:9 indicated 34:22 71:3 indicating 9:1 23:9 27:5 28:11 30:1 38:22 96:2,10,11 120:19 indications 33:16	individual 33:11 53:21 90:4 94:20 97:12 110:18 infiltrate 22:20 infiltration 22:18 influence 54:8 informal 15:18 information 36:11 114:14 115:14 informative 87:21 infrastructure 41:4 61:2 116:1 initial 7:14 22:4 51:11 70:23 75:21 80:3 initially 5:14 Initiative 31:12 input 20:10 21:8 22:12 25:14 inspection 76:10 70:24 111:12 install 78:4 80:9 installation 22:4 71:15 73:11 installed 60:17 77:1 instructive 4:12 87:21 insure 22:5,6 integral 29:19 intended 29:8 33:18 54:19 78:5 78:6 90:6 91:3 109:24 intention 13:1 interested 15:5 36:17,21 88:3 101:13 interesting 15:7 intergovernmental 32:18 interior 88:15 internal 19:1 internally 35:21 112:8 intersection 35:10 57:8 59:1 61:11 61:16 62:1,8,9,16 62:22 116:11,12
---	--	---	---	---	---

116:15,21 117:1
117:14,19 118:6
118:12,20 119:1
intersections 9:9
114:20 115:22
118:2
introduce 4:10,11
15:21 37:13
introduced 100:8
introductions 4:7
6:8
invest 98:8
investing 108:1
investment 8:7
118:24
Investments 8:5
involve 99:15
involved 20:1
118:14
iron 28:23
irrevocable 44:12
island 66:3 85:2,7
111:21 116:18
islands 96:8
issue 3:24 9:4 55:8
56:8 66:21 96:13
107:12 114:18
issued 71:2 92:12
94:14
issues 49:15 108:7
item 3:21 4:2 6:9
27:1 71:11 121:2
121:3
items 31:8 36:20
IV 8:2 42:16,18
44:22 45:22

J
January 12:9
Jen 14:1 15:23
JENNIFER 2:11
Jim 2:3,5,23 4:13
50:11 75:5,6,23
76:9
job 13:11 15:13
121:15
jog 26:6
joined 38:2
Jon 2:21 14:1 15:21

15:21,23 19:11
20:6 23:5 27:2
40:24 49:13 56:12
57:22 93:4 105:22
judgment 115:10
115:12 116:8
118:13
July 43:1,1,4,4,7,7
43:10,14 45:4,5,7
45:8,18,18 46:9
46:11,12 47:8,10
47:11,15,15,20,21
jump 38:10 49:9
70:4
jumped 40:9
June 42:24 43:3,7
43:11,13,13,15
45:4,7,18 46:11
47:15,20
jurisdiction 60:9

K
Kaiser 2:3 3:6,7
4:13,13 6:15,16
7:11 8:13,15,18
8:22 9:1 121:22
123:1,3
keep 78:7
keeping 80:1 114:5
KENNY 2:15
key 87:3,15 98:3
kicked 4:23
kids 4:24 113:3
Kildeer 69:6
kind 13:7 26:16
33:12 35:3 36:19
36:23 53:7 57:6
72:15 79:21 84:5
93:23 95:10 97:8
98:3 103:13
109:11,19 116:3
kit 32:13
KLOA 62:7
knew 85:22
know 5:7 13:20
15:5 27:15 33:9
49:20,22,24 51:3
51:20 53:11 59:15
60:6 61:18 62:13

63:5 64:20 65:7
66:19,24 67:24
68:14 69:6,7,12
70:19 74:24 81:24
83:17 85:8 86:13
86:15 91:6 93:2
93:16 94:9,11,15
95:7 96:17 97:17
101:12,12 103:22
104:5 107:10
111:24 121:6
knowing 13:9
known 8:10 23:8
Kruckenberg 14:8
14:23 25:20,21,24
33:20,24 34:7,10
35:2,4 42:20
44:23 46:13 51:16
55:23 56:8 57:12
57:18,21 58:19
59:6,24 60:1,14
60:19,20,24 61:9
61:20 62:10,12,24
63:13,22 65:12,21
67:3,13,14,18,23
68:1,16,16,24
71:19 114:20,23
121:5

L
L 1:17 2:17 16:18
124:18
L-112 22:15
LI19 81:5
labeled 16:21
Lagoon 1:18
LaGRO 2:4 3:12
3:13 5:18,18
48:23 49:1,2
63:11,15,17,20
114:16 115:2,5,10
115:18 116:8
118:13 122:8,9
Lake 1:23 32:18
43:9,18 44:17
45:9,13 70:8
101:23 115:11
118:4,9 119:9,17
land 8:6 13:1 14:1

15:23 18:22 31:6
44:10 46:6 49:14
51:5,8 52:4 58:22
119:12 120:9
landscape 8:3 9:7
19:22 20:2 21:16
25:5 26:8,22 36:2
45:15 46:1,19
101:12,12 103:22
81:6 106:2,6
109:17,23 110:1
landscaped 76:20
97:4
landscaping 14:3,4
19:13,14,16 20:6
24:20 25:12,15,17
26:21 28:1,7
29:23 35:6 61:1
61:11 63:23 70:1
74:7,8 76:6 79:8
80:3,5 81:2 83:4,7
83:23 84:11,18
85:4,10,15,16,19
93:18 97:5 103:17
106:5 109:21
111:20
lane 26:22 63:2,2
63:12,18 65:1,3
84:1
laneage 116:15
lanes 60:20 63:1
116:16,18 118:8
language 110:14
111:2
large 23:23 26:11
27:13 76:10 79:14
96:19 118:22
larger 17:17,18
18:4,5 80:16
113:14 116:15
largest 38:19
laser 96:9
late 103:23
laundry 16:12
Laura 1:17 124:18
lawyer 12:7
lay 91:18
layers 80:6
layout 91:17

lead 10:20
leading 30:12
leave 76:13 111:8
leaving 27:22 77:15
LED 106:24 107:1
107:4
Lee 2:10 53:14 54:3
65:7,9 68:6
left 14:17 56:18
60:19 64:21 65:1
77:24 103:14
116:3
left-hand 32:5
62:20 63:2 81:16
left-turn 63:12
legal 6:4 78:20
legend 82:18
lend 38:6
length 58:4,10 59:8
63:3 67:16
let's 7:13 15:17
59:10 95:12
letter 44:12
letters 71:2,6
level 17:13 34:11
Liaison 2:9 6:2
License 124:19
lieu 22:23
life 116:2
lift 18:24 27:1,2,12
28:19 46:2 72:18
72:23 73:1,2,3,10
76:5,6,9,14 78:4
light 31:11,19,21
32:7 35:9 106:22
107:2
lighting 14:7 33:10
33:14 47:23
106:23 107:4,7
lights 31:9,21 33:16
107:1,1 117:4
limitation 92:3
limited 112:9
limiting 79:21
limits 61:6
Lindquist 2:4 3:10
3:11 5:3,3 6:13,14
7:16 22:13 48:15
48:20 54:7,13,22

56:10 57:10,24
58:20 69:16 85:24
86:4 87:1,8 88:1,8
88:17 90:24 94:23
95:12 96:5,9,19
97:16 98:5,18,23
99:6 106:22 107:6
107:18 122:6,7
line 38:14 41:1
50:21 85:1 99:11
103:17 107:9,10
114:17
lineal 113:16
linear 16:15,18
17:2 18:21 23:7
23:10 93:16
linearness 25:1
lined 93:16
lines 74:18,19
84:20
list 16:12 81:18
listed 57:21 106:24
listings 82:14
literature 87:20
88:6 100:19
little 8:18 10:22
11:1 23:14 26:1,3
26:5 28:9 29:23
32:11 37:11,23
65:16 77:16 79:15
79:16,21 80:24
82:6 83:19 85:1
97:2 103:23
104:16 106:15
live 87:11 108:6
lived 5:16 52:12
LLC 2:17 8:5
Lobaito 2:8 3:5,6,8
3:10,12,14,16,18
3:20 6:4 7:5 8:12
9:2,5 10:18 13:12
30:20 53:13 55:18
78:12 96:3 122:4
122:6,8,10,12
local 4:24 39:9
43:21 45:2 83:17
localized 52:19
located 9:9
location 16:16 17:3

24:2 26:14 27:4,8
28:11 29:1,2
63:17 64:10,10
104:15
locations 33:11
52:7,9 58:5 86:5
87:1 106:16
lofts 40:2
log 69:19
long 27:10 73:16
92:15 102:11
116:4
long-term 107:24
112:14
Long-winded
73:20
longer 91:18
look 5:1 12:8 13:12
52:7 59:17,20
64:12 69:9,11
72:15 76:7 79:23
80:14,19 81:5
82:7,13 83:11
86:16 92:7,20
94:8,23 95:4,21
99:12 100:3 101:4
105:9 106:5,9
looked 26:14 62:10
62:12 90:22
looking 26:17 29:5
33:7 38:5 40:21
49:16 53:19 58:2
65:19 69:13 81:23
83:3 95:18,23
97:14 98:24
102:24 105:10,11
118:14
lookout 50:17
looks 41:23 59:22
60:2,5 74:17
86:19 88:4,22
106:23
lost 17:14
lot 4:16 12:10
13:10 15:24 16:4
17:23,23,24 18:3
26:2,24 28:6
34:23 41:24 46:19
47:5 52:24 53:21

54:23 55:24 56:15
56:15 63:24 64:2
64:7 77:21 79:24
82:14 83:2 87:3
88:15 89:8,13
90:16 92:23 94:16
94:24 95:9,13,20
98:3 99:8 104:6
105:14 108:1,2,5
108:7
lots 9:11 21:1 52:8
64:15 72:23 73:4
87:15 89:12 92:13
92:13,22 95:11
96:10 98:4 99:11
102:21,22 104:14
105:4,5,6 106:8
louder 65:16
low 26:12 69:17
101:22,24 102:4,6
lower 85:9
Luay 2:23 62:7
lull 37:12
luminaire 31:13,17

M
Madam 12:6 21:11
114:16
MADEN 2:9 82:9
92:18 94:2
main 27:4 57:3,7
93:19 114:21
117:17
maintain 110:10,15
111:4,5 113:15
maintained 16:22
52:17 108:4,8
109:8 110:20,23
maintaining
107:13 108:24
maintains 107:2
maintenance
107:10,21,24
108:16,22 109:17
111:8 112:15
114:5
major 18:20 99:22
115:23
majority 99:14,15

109:16
making 62:20 85:9
88:2 91:13 118:7
118:9 119:2 120:2
120:14
manage 52:18
109:6,18 113:15
managed 105:3
110:1
management 22:17
52:11 109:5,14
Manager 2:10
maneuver 85:9
maneuvers 85:9
Manhard 28:11
29:7 49:23 50:5
50:12 75:7
March 8:10
markers 36:1 60:5
market 91:4
market-driven
91:10
marketed 80:17
marketing 14:8
35:23,24 36:5,7
47:17 82:11 88:5
masonry 87:4
mass 27:14
massive 113:9
match 97:23 101:1
material 81:11 84:4
98:9 100:2,9
materials 40:22
56:14 81:17 82:20
84:3 86:8 87:15
88:16 95:8 96:16
96:23 97:23 114:1
math 90:17
matter 78:16
maxed 74:24
maximize 75:4
McHENRY 124:2
Meadows 56:1
mean 54:2 59:16
65:21 89:20
105:13 107:21,22
107:24
meandering 21:21
29:13

meanders 29:22
meaningful 23:16
meant 7:1
measure 25:4
measurements
58:23
meet 31:13 37:5
65:24 66:4,9,14
71:4 90:11 91:5
115:7
meeting 1:3,16 3:3
4:8 6:7,11 10:1,17
65:9 92:23 122:17
122:21
meetings 8:22
10:20,23
Meltzer 2:17 12:8
member 4:7 5:14
22:13 36:12 37:14
members 37:24
41:14
memo 42:8
memorialized
120:17
memory 74:24
104:8
mention 111:20
mentioned 15:8,22
21:6 23:6 27:2
61:10,13 84:23
102:10 119:7
mergers 5:17
Merkel 2:5 3:16
48:12 64:18 65:4
74:9,16,20 75:11
76:3 102:16
103:10,15 104:1
105:20 122:12,13
123:2,3
metal 28:24 76:23
method 94:13
mic 85:24
Michael 2:10 36:12
38:1,6 43:16
45:20 47:22 84:14
microphone 10:15
11:8 49:10
mid 101:24
Midlothian 9:10

14:5 15:1 19:18 30:4 32:16 51:16 56:14,18,18 59:2 60:20 61:5,7 62:19 63:1,12,17 67:6 68:17 114:20 114:23 115:1,9 116:4,11 117:4,15 118:3 119:3 Mike 2:22 14:12 37:3 38:15 40:19 85:23 86:2 101:8 Miller 69:16 minimum 17:23,23 17:24 18:3,5 104:21 minor 92:1 minute 25:21 minutes 4:5 6:10 7:9,23 mitigate 26:9,23 93:20 mixed 23:24 model 90:8 models 82:19 88:6 92:20 modifications 54:4 mom 4:23 moment 36:23 57:17 money 51:24 108:2 monotonous 99:12 monotony 89:4,10 90:11 91:5 95:6 96:24 month 79:1 monumentation 36:2 morning 62:17 mother-in-law 79:7 mother-in-law's 83:11 motion 6:12,13 7:10,14,18 11:13 11:14,17,18 42:5 42:7,12,15,16 48:14 49:3 121:2 121:14,21 122:14 122:23	move 4:4 11:15 31:1 33:19 36:22 39:1 42:1,14 48:15 91:14 122:17 moved 4:23 27:5 79:7 123:1 movements 54:17 62:21 117:17 moving 27:18 28:12 39:3,4 92:22 municipal 112:12 municipality 112:23 113:1,5 N N-1 23:8 102:4 N-2 102:2 N-3 97:13 112:24 N-4 91:23 92:9 97:14 112:24 name 15:23 31:5 41:19 50:10 62:6 name's 19:21 Naperville 19:24 narrow 66:13 narrowing 65:13 68:11 85:3 National 8:8 native 21:23 22:22 natural 21:16,18 22:14 113:3 naturalized 21:14 97:8 nature 10:23 22:21 26:19 28:15 near 71:17 nearly 5:20 89:2 necessarily 78:5,9 necessary 16:13 43:20 44:8 45:1 61:13 neck 34:21 necks 65:1 need 6:23 7:9 11:18 59:13 65:20 78:19 81:20 82:19 104:1 110:16,23 121:13	needed 70:12 114:8 needs 30:24 110:23 negotiations 33:21 neighbor 28:8 52:14 neighborhood 17:22 18:1 25:2 27:20 29:14,15 38:18,24 39:1,10 39:21 40:10,11,12 40:14,16 67:5 69:14 81:10 84:9 85:13 90:3,8 91:19 92:16 93:5 96:3 101:19,22 102:5 104:7,20 neighborhoods 17:21 22:16 41:5 54:19 90:2,21 97:6 101:9,10,12 neighboring 14:21 41:15 neighbors 14:21 15:4 21:2 23:22 41:15 Nelson 2:21 14:1 15:21,22,23 49:12 49:13,18,21 50:3 52:20 54:11,16 55:7 56:20 57:1,6 104:5 nester 39:23 net 119:19 never 54:19 new 4:7 7:24 15:2 20:20,21,23 22:3 23:13 26:1 31:20 36:12 37:14 67:12 67:13,14,21 91:8 107:22 114:9 121:4 newest 37:13,24 NEWTON 2:12 112:6 nice 24:11,18 29:1 75:17 79:18 nicely-appointed 20:13 NiGas 34:16	night 122:18 nine 5:23 50:20 75:12 north 19:23 23:20 23:22 28:22 33:2 56:24 59:23 77:12 97:13 105:4,7 north/south 67:15 northbound 63:11 northeast 27:11 northwest 93:6 note 52:16 82:17 noted 106:22 121:13 notes 49:16 121:2 124:11 notice 104:19 noticed 51:4 56:13 77:5 79:9 100:21 number 15:4 81:13 90:10 numerous 37:22 O oak 26:20 Oaks 67:22 observation 83:21 obtained 70:9 obviously 56:4 65:5 81:18 102:21 103:4 occasion 94:3 occasional 99:13 occasionally 101:12 occur 37:23 44:6 94:15 106:16 occurred 17:10 off-site 44:16 off-white 100:18 offer 90:14 99:21 offered 88:12 offering 39:10 91:11 office 19:14,23 70:10 94:17 Officer 2:12 6:5 Officer/Village 2:8 oh 7:9 96:12 okay 7:2,4,23 8:16	42:1 49:3 50:21 52:2 57:9 59:12 64:17 74:3 76:23 85:19 88:17 96:12 98:23 101:7 107:6 115:6 120:20,22 121:11 122:14 old 27:11 51:9 on-site 112:22 once 11:11 31:4 53:17 69:15 77:17 108:4 ones 103:2 OoO--- 123:11 open 16:20 17:4 18:20 20:24 21:1 21:21 44:11 77:15 77:24 82:6 96:19 96:20 97:3,4,11 99:2 105:7 107:16 109:18 112:10,23 113:11 114:10 opening 55:5 opens 55:3 operate 15:6 operation 62:22 Operations 2:12 opinion 10:9 57:13 64:6 73:18 93:13 opportunity 3:22 11:8,12,19 24:5 24:16 31:2 35:8 37:4 66:17 85:4 91:16 93:23 94:7 117:9 opposed 7:21 123:6 opted 113:15 option 88:13 92:21 options 40:1 95:3 95:23 98:6 101:22 102:1,7 order 3:2 10:16 11:2 65:19 122:21 ordinance 6:23 9:24 10:7 12:17 13:16 48:3,4,5 55:20 92:3 108:23 109:3,5 orientation 81:21
--	--	---	--	--

104:14 oriented 105:8 original 22:10 27:2 57:14 66:24 originally 113:9 ornamental 20:23 26:13 32:6 80:7 84:6 97:9 ornamentals 21:24 24:1 outcrop 113:3 outer 86:14 outlines 50:1,7 outside 110:1 120:1 overall 21:13 25:14 27:8 35:11 53:22 80:21 90:5 118:5 overflow 52:10 54:1 overlapping 51:18 overlay 61:8 overlook 23:11,18 24:15 overlooked 102:11 overlooking 23:18 overview 70:15 overwhelming 100:4 owned 58:8 owner 33:1 64:2 Owners 8:11 ownership 34:1 58:6 ownerships 58:8 owns 58:11,12,15 P p.m 1:20 122:19,20 Pacific 92:16 102:19 package 35:24 36:4 36:7,8 89:16 90:15 98:13,14 packages 25:13 81:6 99:8,15,20 99:24 101:10 packet 10:9 36:14 40:20 100:19 packets 121:18	page 6:19,21 50:5 52:15 86:20 87:20 Pages 124:9 paid 70:23 77:1 paint 90:19 pallet 81:15 82:13 91:9 Pam 110:3 112:4 114:14 PAMELA 2:12 panel 38:1 paperwork 37:22 93:10 paragraph 6:22 parallel 29:21. parcel 14:5 19:18 park 16:15,18 17:2 17:4,5,5,16,16,17 17:18 18:21 20:19 23:6,7,7,10,13 29:14,15 30:10 35:2,10 44:10 61:5 67:22 68:13 104:15 parks 110:9 112:15 112:16 113:6 114:9,11 parkway 25:3,8 106:3,4,13 parkways 20:18 113:16 part 11:16 17:10,18 22:3 30:12 31:22 33:10 34:3 35:11 35:24 55:1 61:2 65:13 78:21 79:11 80:12 89:11 98:12 121:9 participate 38:6 participating 5:1 particular 26:24 33:7 78:17 80:22 92:16 107:14 parties 8:23 partner 5:24 passed 122:15 passive 23:20 112:18 113:2 Pat 6:3	path 14:4 19:17 30:4 32:14,17,23 59:9 68:3 119:8 119:24 120:4,5,8 paths 59:1 patio 24:9 92:6 patios 92:2,4 PATRICK 2:15 PAULUS 2:11 paved 24:14 pavement 24:8 PE 43:3 45:6 47:10 70:8 71:22,22 72:1,2,12,21 peak 75:16 pedestrian 29:10 67:2,19 penetrate 99:1 people 15:5 30:9,21 37:16 66:20 78:7 63:10 114:15 83:11 87:11 95:8 98:8 101:13 percent 32:22 44:13 72:10 82:20 107:16 112:10 113:22 114:10 115:21 119:9,9,11 percentage 88:9 perennial 79:23,24 perennials 80:7 perfect 101:6 performance 112:20 performances 24:10,12 112:21 pergola 24:9 112:18 perimeter 51:19 86:14 periodically 25:6 permanent 35:12 35:18 36:1 permit 53:18 54:13 92:19 permits 92:12 94:14 permitted 73:1 perpetuity 112:11 120:4	person 74:5 personalize 91:12 personally 27:7 personnel 114:8 perspective 66:1 69:4 92:11 106:2 116:10 pertains 41:17 Peter 2:21 14:6 30:17,21 31:6 57:22 58:21 63:5 74:4 119:7 Peter's 25:20 100:16 101:15 petition 14:17 Petitioner's 48:17 Phase 8:2 42:16,18 44:22 45:21 Phil 2:4 5:18 48:24 63:10 114:15 philosophy 80:2 phonetic 23:11 33:1 60:17 pick 36:24 picked 18:19 pictures 86:22 pieces 58:1 pike 120:8 pipes 22:24 place 80:18 100:10 108:15 110:17 114:3 124:12 plan 4:15 5:5,19 8:3 9:7 13:22 14:2,19 15:12 16:3,11 17:9,13 17:18,24 18:9 19:14 20:14 23:5 25:6,24 31:9,11 32:8 33:10,11,15 34:8 36:9 37:5 39:16 40:5,23,23 41:2 42:2,23 43:2 43:5,8,11,15,17 44:4 45:2,6,8,15 45:16,19 46:3,6,7 46:9 47:13,18,21 47:23 48:9,11 49:14 51:4 52:9	53:21 55:22 57:20 67:11 76:6 83:2 84:2 89:7,12,15 92:8 93:12 97:22 103:7 104:9 105:16,18 106:6 106:18 109:23 113:19 118:5 121:6 planned 19:17 22:3 34:20 41:6 59:4,5 94:11 planner 2:9 38:3 47:6 planning 1:2,16 2:2 2:10 3:2 4:16 5:12,15 6:11 9:17 9:21 10:2,8 16:9 16:20 36:12 48:7 61:13,15 84:13 93:14 104:9 plans 8:3 10:4,5,11 10:12 11:4 12:22 13:13,14 14:8 20:8,9,14,16 29:4 33:18 35:23 36:3 37:20 38:21 39:15 42:22 43:22 44:6 44:17,20 45:11,24 46:14,22 47:17 48:1 53:9 57:14 57:19 68:24 70:24 75:11 81:2,4,4,7 88:19,22 90:3 93:10 102:14 118:18 plant 79:4,12,15 80:13,16 81:15 82:13,20 84:2 planted 20:21,22 20:23 21:8,22 106:11 planting 20:15 21:10 26:13 75:18 77:8 84:4 97:7 106:13 plantings 23:23,24 26:22 28:3,16 28:17 61:1 79:6
--	---	--	--	--

79:10,11,22,24
80:1,7,22 81:1
82:7,10 83:20
107:21
plants 21:10 79:14
80:11
plat 8:2 9:6 10:21
11:4 13:22 15:12
18:2,7 35:21
37:21,22 42:20
49:14,21,22 52:4
68:21 106:20
121:16,17
plate 69:6
plateau 75:17
platform 24:16
plats 12:19,22
14:11,22 32:12
33:24 34:6 35:24
40:20 42:17,19
44:22,24 45:22
46:15 47:2 49:19
60:13 65:18,18
110:14
plating 32:11
play 23:20 24:7
82:1
please 3:5 4:2 9:3
30:24 41:18
108:13 122:3
plugs 22:3,4
plus 107:16
pocket 28:10
podium 4:3 41:19
point 10:20 12:12
15:11 23:8 41:13
49:4 66:19 67:6
67:18 72:12 75:7
76:1 77:12 84:5
84:12 85:7,14,17
87:12 95:11
100:16 105:14
121:1
pointed 64:16
66:13 80:15
points 101:11
pole 31:14,22 32:5
32:6
poles 60:1

police 2:11 77:16
92:12
policy 55:10,19
89:19
pond 27:11 60:23
110:22
ponds 27:15 108:7
111:13
pools 21:21
population 113:21
115:21
portion 8:14 33:7
42:2 58:12,18
67:3,15 72:1,5
positive 18:8,17
possibilities 50:22
possibility 81:23
possible 66:22
poster 96:24
potential 26:10
64:22 89:2 90:20
potentially 26:3,15
36:10 72:21 102:8
116:17
pouring 120:9
power 60:1
practice 5:8
precedent 18:18
preference 21:11
preliminary 9:15
9:19,24 10:5,12
10:21 12:18,19
13:14,15,22,22
14:19 15:12,12
16:2,3 20:7,14
36:9 37:5,21
42:15 46:13,14
48:11 57:18 69:10
74:21 86:4 89:11
101:18 103:7
106:20,24 121:5
121:17
Premier 8:7
prepare 36:18
prepared 32:11
36:6 41:10
preselected 98:11
present 2:1,7 3:7,9
3:11,13,15,19

14:2,12 37:6
122:1
presentation 11:4,6
12:2 13:18 19:11
41:12 84:24
presentations
13:11
presented 71:6
103:6 112:10
presenters 13:24
presently 32:17
preserved 26:11
president 19:22
31:6 37:3
presume 6:24
pretty 12:16 41:7
51:20 55:3,9
75:22 76:19
106:23 107:19
prevent 52:19
54:20 56:5 89:20
previous 8:21
23:10 75:14 106:1
previously 24:3
27:19 29:3 48:10
107:11
price 90:6 101:11
pricing 101:18
primarily 23:23
62:17 65:18 77:11
primary 23:10
64:10
principal 62:7
printer 101:3
prior 8:23 10:23
21:19 29:3 41:20
42:5 89:5
private 5:8 16:19
17:5 106:8 111:6
probably 5:7 14:16
24:4 27:7 29:2
33:12 40:21 69:12
76:17 84:6 101:15
106:12 114:6
119:15
proceed 6:7
proceeding 41:13
proceedings 1:15
11:2 124:7,9

process 16:7 17:15
17:21 18:13 21:3
21:7 24:22 35:20
37:6 81:8
product 5:21 38:14
39:10 40:7 97:15
101:20 102:6
products 90:6
professional 109:13
109:17
program 24:18
37:2 87:4
programmed 24:12
programs 112:22
project 8:13 12:12
20:1,4,5,11 74:7
77:15 102:3,3
110:12 114:6
promise 15:20
properly 108:8
properties 14:22
84:22 95:17
107:14 112:13
property 32:24
33:2 34:4 74:13
111:6 117:21
propose 28:16
proposed 28:21
32:14 62:13 69:3
70:21 101:11
117:14
proposing 30:15
34:19 36:17 71:22
91:15 118:23
proposition 113:14
Protection 43:12
proud 25:15
provide 22:17,17
24:14 26:19 28:7
35:12 36:13 55:12
59:14 72:4 73:2
73:16 87:4,14
91:9 97:10 101:17
103:21 116:6,17
116:24 117:1,16
117:24
provided 26:7
42:23 43:3,6,9,12
43:16,18 44:7

45:3,6,9,17,20
46:4,8,10 47:7,9
47:14,19,22 70:11
96:16 99:24 100:4
115:14 117:5
provides 29:12
64:14 117:8,20
providing 26:9
44:2 72:24
provision 108:11
provisions 98:4
proximity 89:17
106:11
public 2:11,20 3:22
6:20 9:15 10:23
10:24 11:7 17:3,5
20:10 32:16 34:14
41:23 54:23,24
58:19 65:4 70:18
70:21 101:13
104:6 107:3 110:6
120:3,5 124:8
publicly-dedicated
35:14,17
PUD 9:6,16,19,24
12:18,22 13:15,22
14:2 15:12 40:23
40:23 41:2 42:17
42:19 44:22 45:22
46:6 55:2 89:12
pull 87:16,19
pulled 52:14
Pulte 8:4 9:6,15
12:11 14:6,12
31:7 32:20 36:6
38:15 46:18 47:17
78:2,9 79:2 80:4
86:2 119:10
Pulte's 119:2
pump 73:12
pumping 35:18
purchase 88:13,15
purify 22:21
103:21 116:6,17
106:9
purposes 8:21 36:5
78:7
Purfill 2:17 12:8
purview 78:3

put 11:14 26:23
51:19,23 55:21
61:2 68:2 69:18
72:14 81:9 102:23
108:15 110:17
putting 31:3 59:3

Q

question 19:8 51:3
64:18 67:1 74:9
77:20 78:24 88:17
99:8 103:15,16
112:7 114:19
116:7
questions 6:18
11:16 19:10 25:16
40:6 41:9 42:5
49:5,13,19 52:4
54:5 56:13 57:17
57:21 60:8 63:9
68:23 69:24 70:1
70:6 73:23 74:2,6
74:8 76:5 83:23
84:19 85:19,21
88:18 94:4 99:4
102:13 106:17,18
107:8 114:15
120:24
quick 39:18 49:18
116:9
quickly 71:21
91:14
quite 56:9 59:18
60:6
quorum 3:20 8:20
122:1

R

Radtke 33:1
rail 69:18
raised 86:23
raising 74:16
range 39:6
ranges 39:11 40:13
40:15,17
ranging 38:20
39:24 40:3,11
rate 73:17
rates 92:13
reached 14:18

read 42:14 48:20
93:9 121:20
ready 6:6
real 21:4 24:6 95:6
realize 115:19
really 13:3,7 20:12
21:4 27:10 38:5
39:20 50:6 53:5
55:19,24 66:2
79:12,19 82:15
83:12 90:24 98:1
112:6
rear 87:14 92:1
93:6 95:1,3 97:11
98:22
rears 97:21 98:12
reason 16:24 64:20
117:11
reasonable 115:18
reasons 29:9
recall 15:3 17:20
19:13 21:19 50:8
75:2 91:22 93:21
97:3 104:13
recalls 16:15
recapture 71:13
received 105:16
recognize 68:21
82:9 86:6 113:20
113:23
recognized 88:10
99:22
recommend 12:14
42:6,16 48:15
recommendation
8:1 11:22 17:10
17:11 102:16,20
103:11 104:10
122:21
recommendations
9:19,23 16:8
25:23 81:14 86:5
121:19
recommended
28:17 31:23 42:7
42:17 44:21 45:15
46:2,7,20 47:12
47:18 48:1,2,6
122:15

record 19:21 20:17
42:13,14 48:19
121:20
recorded 14:23
34:4 41:3,3
recreational 112:18
112:21
rectify 65:20
recuse 8:13
recusing 8:22
reduce 22:18 57:7
102:21
reduction 102:21
referenced 35:7
113:17
refine 12:12
refresh 104:8
regarding 9:19
11:4,9 36:15 55:5
57:18,21 59:1
63:22 64:5 68:24
70:7,8 78:15
85:22 86:16 88:19
107:11 108:23
regards 65:21 66:9
regular 111:4,7
regularly 79:3
regulate 92:11
regulated 89:3
109:4
regulating 89:7
regulations 48:5
regulatory 43:21
45:2 119:22
reimbursement
71:14
Rein 2:3 3:1,18,19
3:21 5:11,11 6:3
6:14,16 7:2,6,13
7:17,21,23 8:16
8:20 9:2 10:15,18
12:5 19:9 37:11
41:11 48:13,18,22
48:24 49:2,22
50:4,21 51:2,22
52:2 54:5 56:12
56:22 57:4,9,16
58:21 59:8,12
61:10,17 62:2

63:8,21 64:17
65:7,16 66:16
67:4 68:6,18
69:23 70:4 73:22
74:1 76:4,12,21
77:4 78:17,23
80:23 81:22 82:4
83:15 84:17 85:18
86:20 87:18 88:18
89:1,18 92:10
93:9 94:8,22
96:14 99:7 100:20
101:7 102:9
103:14 105:22
106:17 107:7
108:10 110:3
111:17 112:3
114:13 119:6
120:7,16,20,23
121:11 122:14
123:3,6,8
reintroduce 13:24
related 11:17 49:14
54:9 61:20 70:1
78:24 83:23 99:7
relates 78:8 97:12
relation 36:16
relationship 8:23
relatively 54:14
75:8 90:7
relocated 19:2
34:18
relocation 34:14
remain 55:11 71:12
remained 120:5
remember 15:10
74:14 89:4 90:1
102:10
reminder 23:2
remove 36:24
reorient 105:4
reorientating 95:17
repeat 89:16 104:1
105:24
REPORT 1:15
reported 51:7
124:6,8
Reporter 50:10
124:18

Reporting 1:22
representative
100:5
requests 50:12
request 8:2 16:20
25:2 28:24 61:19
64:11
requested 16:1,6
15:6 14 104:18
requests 25:23
require 109:7
required 43:22
44:3,5,14 60:17
73:9 78:4 86:8
104:20 115:16
116:6
requirement 78:21
requirements 31:14
31:24 55:2 71:5
78:14 92:23,24
109:6,18
Rescue 43:9
research 31:12 32:2
researching 60:15
reserve 72:3,14
reserved 71:24
reshaped 17:1
resident 4:21 5:4
5:19,23
residential 27:21
28:2 72:1 77:12
residents 25:9 30:8
30:9 41:14 55:4
56:1 109:20
110:19 115:24
117:7,20 118:22
resolved 55:16
respectful 26:12
response 3:17 7:22
70:13 123:7
responsibilities
108:16 113:24
responsibility
55:12 61:4 111:10
111:22 113:19
114:11
responsible 13:20
rest 88:3
restrictions 89:20

restricts 89:14 rests 73:13 result 12:16 results 71:9 resume 7:1 retail 29:20 32:13 33:8 67:7 72:5,8 72:11 119:16,19 retain 83:19 109:16 retaining 68:12 69:2,13 retired 5:21 reused 89:22 review 6:19 8:1 11:24 14:3 37:10 37:20 42:23 43:2 43:5,8,11,15,17 44:7 45:2,6,9,16 45:19 46:3,8,10 47:7,9,13,19,22 70:23 76:23 82:5 93:3 100:3 reviewed 33:17 40:21 52:5 89:11 90:12 120:18 reviewing 53:20 56:13 revised 43:4 45:7 46:2 reworking 18:21 rich 101:3 ridge 75:20 right 6:19 11:24 23:8 26:2 27:4 28:10 31:16 37:1 54:22 56:18,23 57:2,6 60:19 62:18 65:1,15 68:3,18 74:3,12 75:12 77:1 85:23 88:19,23 90:10 95:15 96:4 97:16 103:12 113:8,12 116:3 118:15,16 118:21 120:23 121:22 right-hand 63:2 right-in 56:15 right-of-way 26:5,5	26:8 33:24 34:15 36:16 58:19,23 59:14,17,18,19,22 60:4,14 66:1,5,10 66:11,21 68:11 110:8 119:20 120:1 river 26:18 road 1:22 14:8,23 15:1 25:20,21 30:4 33:20,24 34:7,10,20 35:2,4 42:20 44:23 46:13 51:16 55:23 56:8 57:12,18 58:19 59:3,4,7,24 60:1,9 60:14,19,21,22,24 61:4,5,7,9,20 62:11,12 63:1,13 63:22 65:12,23 66:6,20,23 67:9 68:2 69:17 71:19 93:19 105:7 106:5 106:16 115:23 117:5 118:10 119:4 121:6 road's 60:6 roads 9:10 25:1 55:20 56:5 85:3 roadside 46:15,24 roadway 44:16 rock 113:3 role 10:2 Rolf 43:6 45:17 46:4,10 47:14,19 roll 3:5 122:3 rolling 21:15 room 23:15,20 68:10 rooms 98:21,22 roughly 50:20 60:2 round 39:20 roundabout 116:16 rounded 75:16 route 64:23 routes 52:10 53:2 54:1 routine 73:15 row 75:19,10 82:21	82:22 91:20 rows 84:7 rules 10:16 89:5 run 16:16 22:16 61:7 running 22:22,23 runoff 22:19 runs 58:10 60:23 67:16 92:15 102:6 Rychlik 2:6 3:8,9 4:9,18,18 6:18 7:7 52:5 69:2 84:20 91:16 122:4,5 <hr/> S safe 66:23 117:24 Sagen 2:22 14:2 19:12,20,21 36:18 63:21 64:8,8,24 65:6 74:6,15,19 74:22 75:13 76:8 77:8,11,23 80:2 81:3 82:3,17 83:23 84:8,18 85:6,20 105:24 Sagen's 36:3 sale 82:15 sales 90:8 sample 39:18 86:22 100:5 satisfied 12:13 65:10 71:8 saw 18:15 24:3 61:17,19 77:20 81:7 103:18 saying 87:17 90:24 96:14 says 49:23 51:5 scale 69:20 scenario 50:19 53:6 scenarios 50:13 53:1 62:10 SCHAIN 2:15 schedule 48:2 111:3 schemes 97:7 schools 5:1 39:9 101:24 screen 23:4 27:12	30:23,24 31:3,16 39:4 58:11 75:5 screened 23:21 77:11 screening 26:8,19 28:8 46:1,19 47:4 64:15 65:11 75:21 77:10,18 sea 103:3 seating 24:14 second 6:15,19,21 6:21,22 7:12 14:10,15 40:1 42:12 48:14,22,23 49:3 80:6 116:16 123:2 seconded 7:17 48:24 section 69:3 sections 91:18 security 29:1 77:16 78:6,14 sedimentation 21:21 see 7:13 13:13 25:5 27:9 30:24 31:2 33:9,12 39:16 50:7 58:10,24 68:20 71:20 77:18 77:21 79:15 82:19 86:10 87:16,21 95:6 96:15 99:13 103:8 106:7,9 111:7,15 112:10 seeding 22:1,1 seeing 4:4 36:17 50:8 86:17 89:8 97:18,19 102:10 seek 32:24 seeking 42:15 48:13 72:9 122:23 seen 76:22 94:11 95:9 96:21 sees 118:15 segment 58:15 select 78:10 98:3 selected 82:21 98:14 selection 79:4	selections 100:12 self-managing 109:22 seller 58:9 selling 91:11 sending 4:24 senior 4:19 sense 69:5 sentence 6:22 separate 5:6 40:20 97:5 septic 70:20 sequencing 117:3 series 16:3 33:21 36:15 38:16,19 99:24 served 72:11 service 72:7,8 73:16 serviceberry 26:18 serving 5:13 session 11:17 49:4 set 18:18 32:9 38:3 120:1 setback 91:23 92:23 93:6,22 seven 9:13 60:3 98:16 119:16 sevens 102:7 sewer 22:19 35:5 45:13 53:3,8 70:3 70:16,21 71:1,3 71:11,13,16 72:5 72:6,8,12,17 73:21 shade 20:20,20 24:1 81:9,19 97:9 106:10 shadow 117:16 share 120:13 sharing 41:20 sheer 75:16 sheet 22:15 31:17 81:5 101:18 106:6 Sherman 52:8 Shifting 18:21 shifts 5:6 shortages 80:17 shorthand 124:7,11
--	---	---	---	--

124:18 shortly 13:1 35:22 40:7 41:3 71:18 show 12:22 31:22 33:15,18 99:17,19 100:18 shown 36:2 41:2 shows 58:3 104:10 shrubbery 77:21 81:12 shutter 87:6 shutters 87:22 side 27:3,6 28:22 53:7 59:24 60:1 67:17,17 68:9,10 68:16 74:11 77:15 77:24,24 81:12 86:11,18 87:14 89:13 95:19 98:2 102:2 105:5,7,8 105:11,11 106:8 119:19 sides 21:24 77:7 87:5 95:5,22 96:22 97:16,21 98:6,12 105:10 sidewalk 29:21 59:10 67:12,16,21 68:3,20 sidewalks 59:1 siding 86:19 95:24 98:7,17 sight 85:1 signage 20:3 36:5 47:17 84:10 signal 117:10,11 signalization 115:8 115:17 116:6 117:16 signalized 114:22 116:12,15,21 117:19 signals 117:5,12 Signature 14:3 19:13,22 64:8 signed 14:22 71:1 71:18,20 significant 14:16 35:16 60:21 75:18	118:24 significantly 21:10 28:6 65:2 77:14 signify 50:2 signifying 50:9 signs 14:8 similar 85:13 96:18 105:2 simple 80:1 simplistic 117:22 single 100:24 single-family 9:11 single-story 39:22 sir 86:3 88:7 site 9:12 15:2,6 16:18 17:17 19:4 20:3,15,21,22,23 21:4,9 22:10,14 23:5,6,7,7,10,13 23:21 24:4,5 27:15 29:6,11,14 29:15,17,20,22 30:3,12,14 32:14 33:3,7,8 35:2,10 46:6 51:19 56:23 61:5 68:13 72:5 72:11 101:2 107:14 113:19 119:16,19 sites 20:19 siting 50:13 94:20 sitting 24:9,11 33:13 37:16 94:17 situation 87:24 situations 90:14 six 98:16 119:19 six-foot 76:18 size 17:23 18:1,3 41:1 90:10 92:21 119:16 Skies 31:12 skill 38:3 slab 86:19 slight 17:8 slight-pitched 34:23 sliver 86:18 slopes 112:19	slow 22:24 55:14 small 24:12 34:23 58:15 88:8 95:15 113:2,2 smaller 79:22 99:11 sold 92:13 soldiers 93:16 solution 55:17 somebody 86:10 108:12 soon 34:12 sorry 7:9 39:3 40:4 50:3 52:21 87:15 96:24 105:19 sort 51:8 84:6 sorts 49:15 87:23 sound 24:17 75:12 88:23 sounds 88:24 south 14:24 23:17 26:1 59:24 62:18 68:16 77:24 94:23 97:14 southbound 57:1 southeast 23:18 southern 77:13 105:1 space 16:20 17:4 18:21 21:1 28:14 28:14 44:11 59:14 96:20 97:4,4,11 105:7 107:16 109:18 112:10 114:10 spaced 91:20 spaces 21:1 96:20 99:2 spacial 91:17 speak 11:12 25:19 49:15 52:22 101:11,16 speaker 19:12 49:10 speakers 11:10 49:6 speaking 49:12 74:23 119:6 special 1:3,15 3:3 122:20	specific 19:8 25:17 52:7 74:2 90:15 100:16 106:8 specifically 25:1 50:24 64:12 104:18 specifications 44:4 speed 9:3 85:10 spelled 42:8 spent 12:10 104:6 sphere 54:8 spires 82:21 split 32:19 spoke 65:14,17 101:8 spot 91:20 spots 24:16 Spruce 97:10 square 18:1,3 38:20 38:23 39:12 40:9 40:12,14,16,18 101:8 squarely 59:21 SS 124:1 SSA 108:11 110:22 SSA's 108:15 stabilize 22:2 staff 6:24 10:10 13:6 18:11,16 20:11 21:8 28:17 33:17 34:11 36:12 37:14,18 38:2,4 38:11,11 39:18 42:8 64:11 76:22 78:12,21 82:4 84:13 93:24 94:5 104:9 105:3 108:12 112:9 114:1 115:19 120:19 staff's 25:22 69:4 92:11 staffing 5:24 stage 57:20 92:19 stages 121:5 staggered 75:19 91:23 staggering 92:15 94:15	staked 53:10 standard 31:19 65:23 66:11 79:11 97:22 109:9 110:15 standards 33:14 65:24 66:4,9,15 standpoint 66:6 start 11:13 13:1 15:17 34:9,12 42:4,11 49:11 51:7 59:10 85:24 started 38:18 49:17 100:7 101:21 starting 12:9 15:10 31:8 starts 85:15 state 41:19 43:20 45:1 124:1 stated 6:22 7:19 8:21 48:14 122:16 statement 11:9 41:17 station 19:1 27:1,3 27:12 28:19 46:2 72:19,23 73:1,2,3 73:10 76:5,7,9,14 stations 78:5 status 86:15 stay 8:17 stayed 51:21 steel 69:6,12,18 Stelle 2:17 12:8 step 12:20 87:22 105:13 110:21 steps 18:17 Stevenson 102:2 stick 8:18 sticks 26:4 stills 71:12 stop 117:2 storage 63:4 77:21 storm 22:19 35:5 53:3,8 stormwater 21:18 21:18 22:17,22 23:19 52:10 60:22 109:5,8 story 40:1
--	---	--	---	---

street 19:2,24 24:23 27:6,6 28:13 29:15 31:9,11,21 31:21 32:7 33:16 34:21 35:9,14 67:21 68:9 89:14 95:18 102:18,22 103:17 105:9	streets 110:9 streetscape 25:11 29:24 105:9 stretch 67:2,4,14 strip 58:10 75:3 structural 80:4,11 85:14 structure 60:22 76:11 80:11 struggling 112:8 study 61:20 stuff 108:24 style 78:2 83:9 100:21 styles 39:17 83:6,7 subdivision 8:4 9:9 9:11 14:11 15:13 31:23 32:12 40:21 42:22 43:24 44:20 45:23 47:24 48:4 53:23 55:1 56:2 60:12,13 61:3 89:24 109:3 117:8 subdivision's 53:17 subdivisions 31:20 54:10,15,21 55:5 56:6 70:20 87:9 90:5 subject 42:17 44:1 44:14,21 45:16 46:3,7,21 47:13 47:18 62:4 92:10 submission 44:6,12 submittal 38:14 submittals 53:20 submitted 36:7 70:22 submitting 87:13 substantial 10:4,11 20:7 28:3 91:22 106:19 121:16	substantially 13:13 18:4 successful 22:8 Successor 8:6,8 suffer 26:17 suggested 32:15 suggestion 121:4 suggestions 7:3 81:14 105:2 Suite 1:22 Summit 56:2 60:11 60:16 61:5 64:5 sun 81:19 supplemental 85:16 supplemented 51:17 supply 70:19 support 116:1 supported 28:1 supports 32:7 supposed 52:16 56:5,6 110:18,20 sure 16:21 18:10 40:6 49:6 53:22 54:7 62:5 64:1 65:6 69:21 70:4 79:13 80:5,10 82:22 90:13 91:13 93:1,23 94:14 95:2 98:10 121:15 surrounding 76:20 survey 20:2 51:5,8 51:10,11,12,13,14 51:15,17 Susy 2:3 5:11 94:2 swale 26:15 swamp 26:20 switch 70:1 sworn 15:19 system 16:5 24:13 70:17,18 71:15 72:12 100:8 systems 22:20	take 11:22 13:10,12 36:23 39:8 68:14 68:15 taken 1:17 87:8 112:1 124:11 takes 89:12 114:7 talk 13:19 19:15,16 25:20 30:17 32:10 70:15 95:11 talked 33:4 58:23 74:11,16 75:23 talking 54:8 79:6 81:22 96:1,7 108:22 114:24 115:20,24 tall 76:6 tandem 39:5 tapestry 21:22 Tardy 2:5 task 15:9 taxpayer 119:1 team 13:17 technical 30:22 technically 53:16 54:2 technology 101:5 tell 15:20 50:10 52:24 115:6 121:7 telling 83:11 temporary 36:5 72:4,15 ten 51:8 113:21 115:21 118:14 ten-foot 28:20 30:3 tend 82:12 99:12 tenure 38:5 terminus 30:5 terms 32:20 52:23 63:3 79:12 94:11 101:3 103:21 114:1,5 118:23 119:14 testimony 9:16 15:4 21:19 75:14 tests 71:4 thank 3:21 5:1 7:5 7:7 9:2 10:18 12:6 19:11,20 30:18 38:8,9,11	40:7 41:11,12 49:2 51:2 52:2 57:15 58:20 62:4 63:8,20 64:17 68:21 74:3 76:3 83:21 84:17 94:22 101:7 102:9 105:22 112:3 114:13 120:20 123:8 thanks 4:18 6:7 40:19 102:12 105:20 107:6 theoretically 53:19 thing 14:16 15:3,7 24:21 50:6 51:8 58:3 65:19 66:10 68:8 84:23 89:8 111:19 118:15,21 thing's 118:17 things 14:7 23:4 25:18 66:7 69:11 80:8,18 81:13,18 83:1 87:23 97:2 102:17,19,20 110:11,12,17 111:9 121:12 think 4:11 5:4 12:1 15:8,24 16:12 18:14 19:9 20:11 21:3,12 27:7 35:15 42:11 53:7 55:9 56:8 57:16 62:2 64:10,20 65:22 66:8,23 74:5 75:13 76:12 76:18 78:1,20 79:16 80:2,21 82:24 83:5,13,18 84:6,12 85:19 86:12 87:23 90:9 90:17,21 91:10,21 92:5,18 93:19,22 93:22 94:6,9,12 95:19 96:5 99:18 99:23 100:3,4,5 103:23 104:3 107:14,15,20 113:12 114:16	115:18 119:4 121:1 thinking 42:11 88:1 93:12,14 103:1 third 6:21 39:5 80:6 112:24 third-party 110:1 Thompson 51:12 thorough 73:6 thought 28:13 61:19 79:20 107:23 thoughts 99:5 thousand 108:2 three 25:6,7 39:6 39:24 40:4 50:12 50:22 52:9 54:15 89:2,23 95:1,2 100:17 104:13 106:7 112:13,15 114:6,9,11 three-car 39:4 threes 101:21 thumbs 113:12 Thursday 122:18 tie 68:17 time 4:3 10:14 12:10 13:10 16:18 17:11 41:4 48:21 60:12 61:9 62:3 74:10 86:12 87:13 91:24 102:11,12 102:17,20 104:6 109:14 124:12 times 37:22 89:3,23 108:5,19 117:3 timing 73:11 Title 8:6 today 34:15 35:13 37:6 58:8 70:17 73:13 101:6 117:13 toe 75:9 Toll 33:22 46:16 58:11,17 71:14 Tom 2:6 4:9,11,18 6:8 52:4 69:1 tonight 11:3 13:10 14:1 15:9,13,14
--	--	--	---	--	--

41:8,23 93:11 103:14 121:15 tonight's 3:24 9:5 top 50:14,18 51:15 53:6 75:9 topic 49:8 69:24 70:5 77:3 topographic 51:11 51:14,17,20 total 5:6 113:6 114:11 totally 17:6 105:4 Tournament 103:1 town 4:22 township 60:10 track 27:17 traditional 29:24 traffic 25:3 54:11 54:14 55:6,14 56:3 57:7 61:20 61:22 62:8,9,13 62:14,16,17,19,21 62:24 63:4,9 84:2 84:9,22 85:12 111:21 115:4,8,13 116:10,18,24 117:1,4,21,23 trail 24:13 29:5,16 30:7 36:1 transcript 124:11 transformer 76:16 transition 26:20 35:1,4 transitioning 27:23 transpired 19:6 Transportation 43:19 44:18,19 45:10 119:18 traveled 118:2 tree 20:1 79:18 106:4 trees 20:20,20,22 20:23 24:1 25:3,7 26:11,13 79:20 81:9 97:9,9 103:18 106:3,7,10 106:14 108:2 110:7 tremendous 100:2	Tremulis 2:21 14:6 31:5,6 58:7 59:6 59:11,16 61:15,22 62:5 70:14 78:1 89:9 90:1 91:3,21 93:4,17 94:19 95:10 96:1,7,12 97:1,21 98:10 99:4,18 100:23 101:17 103:6,12 103:20 104:3 107:5 109:2,13 114:23 115:3,6,12 116:5,9 118:16 119:15 120:12,22 tributary 72:23 tried 21:15 93:19 trucks 116:2,2 true 53:5 103:12 124:10 truly 94:17 Trust 8:6,7,9,10 Trustee 2:9 6:2 8:7 8:8,9 Trustees 12:14,15 18:15 45:23 48:9 48:16 truth 15:20 try 55:7 93:20 trying 83:14 87:16 87:18 117:24 Tuesday 1:19 3:4 turn 10:14 12:1 30:16,20 60:20 62:20 63:2,2 76:8 116:16 turned 90:17 turning 62:18 116:3 117:17 118:8 turnover 109:20 turns 14:24 two 6:18,20 7:3 9:16 22:11,14,16 25:6 26:11 29:16 39:24 50:14,16 54:9 62:21 63:1 75:15 77:7 82:1 84:8,15 89:12	97:15 102:20,22 106:7 110:9 112:16 115:22 116:12,17 type 21:20 52:4 69:13 78:14 79:22 types 81:16 87:7 97:15 typical 25:13 81:4 81:6 82:10 typically 50:14 80:9 86:7 type 7:3	U ultimate 118:11 ultimately 17:12 29:18 53:11 umbrella 111:24 unable 84:1 under- 60:21 underneath 6:19 60:24 understand 54:24 96:12 103:10 understanding 49:7 unfortunately 100:23 101:5 unique 22:9 80:18 89:9 107:15,20 unit 17:14,15 94:11 units 17:13 unsignalized 115:22 unused 28:14 updating 6:23 upgrade 73:12 upper 32:5 81:16 UPS 116:2 use 35:18 46:6 89:2 101:3 109:13 useable 23:15 usual 88:20 usually 82:10 utilities 34:14,17 utility 34:17 70:15	V vacant 72:24	value 87:23 vantage 77:12 variable 58:6 variation 93:8 97:18 98:2 variations 16:5 91:12 100:11 variety 39:14 40:3 79:15,20 98:21 99:20 100:14,22 various 40:1 87:5 92:20 117:3 vary 76:1 98:13 104:18 vast 109:16 vegetation 64:13 vegetations 22:22 vehicle 116:1 vehicles 64:22 65:5 verification 51:14 verified 51:21 verify 56:16 version 49:20 versus 17:5 vice 31:6 37:3 view 23:17 27:10 27:16 viewed 25:24 28:15 viewpoint 88:15 views 85:2 village 1:4,18 2:9 2:10,16 3:3 5:14 5:23 6:5 9:20,22 10:6,13 11:23 12:24 13:6,6,16 13:21 14:20 15:15 16:10 17:12 31:19 31:24 32:2,20,21 34:8,9 35:7,16 37:8,14,18 38:2,3 42:19,21,22 43:23 44:1,9,15,15,23 44:24 45:12,24 46:18,22,23,23 47:1,1,1,3,3,3,5,6 47:6 48:16 52:18 52:23 55:10,19,20 55:21 65:22,23,24 66:4,9,12,15	67:24 70:16 71:7 72:8,9,13 86:7 90:12 92:2 94:10 103:9,10 107:10 107:15,22 108:1 108:23 109:4 110:16,21 111:5 112:11 113:10,24 114:4,7 115:22 118:22 119:5,8 121:18 122:16,17 122:19,20 village's 71:23 72:3 101:18 110:10 111:23 119:11 120:13 village-wide 112:21 Virginia 1:22 visit 79:3 113:4 visited 79:3 vistas 113:11 visual 85:5 vote 11:22 122:3,21 voted 121:17 voting 8:21 49:7 121:1,21,23,24,24
---	--	---	---	--------------------------	---	--

W

wainscoting 98:3
Walden 99:23
walk 30:6,7 66:19
66:20
walkability 29:9
30:13 66:18
walkable 29:8
walkout 50:2,9,19
walks 108:4
walkway 29:13
66:22,23 67:1
68:14
wall 68:12 69:2,13
walls 106:15
want 4:6,9 30:21
31:1 37:12 40:22
41:20 42:9 56:15
57:10,15 71:20
75:24 95:10 104:7
111:1,9,20
wanted 27:23 41:8

