



**SPECIAL PLANNING, BUILDING AND ZONING COMMISSION MEETING
VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, OCTOBER 28, 2014
6:00 p.m.**

MINUTES

I. Call to Order and Roll Call

Present: Chairperson Susy Rein called the meeting to order at 6:02 p.m.
The following members were present: Commissioners Kaiser,
Rychlik, Lindquist, Donovan, Merkel and Rein

Absent: LaGro

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

Village 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 August 12, 2014 Special Planning, Building and Zoning Commission Meeting

Motion by Merkel, second by Rychlik to approve the minutes of the August 12, 2014 Special Planning, Building and Zoning Commission meeting.

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

IV. Public Hearing

- A. Stonebridge—William Ryan Homes—Consideration, Review and Recommendation to the Village Board for a Request for:**
- i. A Special Use Permit for a Planned Unit Development, Including Departures from the Zoning Ordinance, Land Subdivision Ordinance, and Building**

Regulations Ordinance of the Village to Allow for the Property to be Developed as a Planned Unit Development as set Forth in the Application or as Amended During the Course of the Public Hearing Process;

- ii. Preliminary Plat of Subdivision Approval; and
- iii. Such Other Relief or Approvals as the Commission and the Village Board May Determine Reasonably Necessary

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

Trustee DiMaggio left the meeting at 7:20 p.m.
Trustee DiMaggio returned to the meeting at 7:24 p.m.

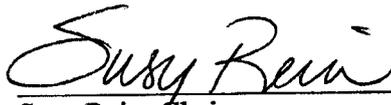
Commissioner Merkel left the meeting at 7:39 p.m.
Commissioner Merkel returned to the meeting at 7:42 p.m.

Motion by Merkel, second by Kaiser to continue the public hearing to Tuesday, November 12, 2014 at 6:00 p.m.

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

V. Adjournment

Motion by Kaiser, second by Rychlik to adjourn the meeting. Upon a voice vote, all voted aye, and the motion carried. There being no further business, the meeting adjourned at 10:06 p.m.



Susy Rein, Chairperson

EXHIBIT "A"

IN THE MATTER OF THE APPLICATION OF
STONEBRIDGE -WILLIAM RYAN HOMES-FOR
CONSIDERATION, REVIEW AND RECOMMENDATION
TO THE VILLAGE BOARD FOR A SPECIAL USE
PERMIT FOR A PLANNED UNIT DEVELOPMENT,
INCLUDING DEPARTURES FROM THE ZONING
ORDINANCE, LAND SUBDIVISION ORDINANCE,
AND BUILDING REGULATIONS ORDINANCE TO
ALLOW THE PROPERTY TO BE DEVELOPED AS
A PLANNED UNIT DEVELOPMENT; PRELIMINARY
PLAT OF SUBDIVISION APPROVAL; AND SUCH
OTHER RELIEF OR APPROVALS AS ARE DEEMED
REASONABLY NECESSARY.

(Public hearing held before the
(Planning, Building and Zoning Commission
(on Tuesday, October 28, 2014, at the
(hour of 6:00 p.m. at the Village of
(Hawthorn Woods, 2 Lagoon Drive,
(Hawthorn Woods, Illinois.

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- 1 PRESENT: SUSY REIN, CHAIRPERSON
- 2 JIM MERKEL
- 3 DAVE LINDQUIST
- 4 TOM RYCHLIK
- 5 JIM KAISER
- 6 DOMINICK DIMAGGIO, Trustee Liaison
- 7 DONNA LOBAITO, Village Administrator
- 8 MICHAEL CASSATA, Village Planning Manager
- 9 ERIKA FRABLE, Village Engineer
- 10 JENNIFER PAULUS, Chief of Police
- 11 AL MAIDEN, Rolf C. Campbell & Associates
- 12 LEE FELL, Christopher Burke & Associates
- 13 APPEARANCES:
- 14 ZANCK, COEN, WRIGHT & SALADIN, PC, by
- 15 THOMAS R. BURNEY,
- 16 On Behalf of the Developer, William Ryan Homes
- 17 SCHAIN, BURNEY, KENNY & SCHWARTZ, LTD, by
- 18 PATRICK T. BRANKIN,
- 19 on behalf of the Village of Hawthorn Woods.
- 20 PUBLIC SPEAKERS:
- 21 STEVE RIESS
- 22 ARNIE LIEPA
- 23 KLAUS STOEHR
- 24 CATHY BAYER
- 25 DAN DICKINSON
- 26 CHAD EAVES
- 27 SEBASTIAN STANKIEWICZ
- 28 SCOTT GIBBERT
- 29 COURTNEY SASIADEK
- 30 MIKE KOZAK
- 31 RYAN SCHULTES
- 32 TAMMY CUNNION
- 33 GEORGE SANBORN
- 34

1 experts and consultants that are hired by the Village to advise
 2 us on these issues. We have Al Maiden with Rolf Campbell and
 3 Associates on the end. We have Lee Fell with Christopher
 4 Burke. We have Erika Frable, who is the village engineer, and
 5 we have Jennifer Paulus, who is our chief of police.

6 Is there anybody that I've forgotten?

7 I think that's the whole cast of character.

8 In summary, as the Planning, Building and

9 Zoning Commissioners we receive these big packets of all the

10 information that the developer wishes to present to us in

11 writing in the advance of the meeting. We get it about a week

12 ahead of time. In addition to what the developer presents us,

13 we get comments and suggestions not only from staff but these

14 hired experts over here who look over all the materials and

15 they advise us on how well it meets the Villages ordinances and

16 its objectives, and they make comments and suggestions that we

17 review, and it allows us to be prepared for this meeting and

18 prepare our questions and research in advance.

19 So with that, we'll move into our public

20 hearing. For the record this hearing was previously opened.

21 It appeared on our agenda back in June, but no presentation or

22 comments were heard at that time. For different reasons this

23 public hearing has been continued month to month until this

24 evening. And this is the first time we get to hear about the

1 CHAIRPERSON REIN: Before we proceed with the main item

2 on our agenda tonight, which is the public hearing, I'd like to

3 do a few introductions so that you know who is partaking in

4 this evening's events. A minute ago you heard roll-call taken

5 for the Planning, Building and Zoning Commission, which are the

6 majority of people sitting up at this head table. All of the

7 Commissioner are residents of the Village of Hawthorn Woods,

8 and all are volunteers who have been asked to serve in this

9 capacity. We all have careers in various fields which allows

10 us to bring different experience and perspectives to this

11 volunteer role. Also up on the dais we have Village Board

12 member Dominic DiMaggio. He is an elected official. He is

13 also a resident of the Village of Hawthorn Woods and also a

14 volunteer. He serves as the board's liaison to the Planning,

15 Building and Zoning Commission, which is why he sits up here

16 with us. On my left is our village attorney, Pat Brankin. On

17 my right we have our Village Planning Manager, who is the

18 newest member of the village staff, Michael Cassata. We're

19 pleased to have a lot of expertise that we need on issues such

20 as this. To his right is Donna Lobaito. She is the Chief

21 Administrator Officer of the Village and also the Village

22 Clerk. She will be helping us with record-keeping tonight, in

23 addition to our court reporter, Ms. Joan Holub.

24 At this table over here we have a variety of

1 developer's proposal.

2 For the record this is a public hearing for
 3 Stonebridge, William Ryan Homes, consideration, review, and
 4 recommendation to the Village Board of a request for a Special
 5 Use Permit for Planned Unit Development including departures
 6 from the Zoning Ordinance, Land Subdivision Ordinance, and
 7 Building Regulations Ordinance of the Village to allow the
 8 property to be developed as a Planned Unit Development as set
 9 forth in the application or as amended during the course of the
 10 public hearing process. Also to review preliminary plat of
 11 subdivision approval, and such other relief or approvals as the
 12 Commission and the Village Board may determine reasonably
 13 necessary.

14 Before we hear the developer's presentation,
 15 I would like to explain the procedure for tonight's public
 16 hearing so that we all know what to expect. All persons
 17 addressing the Planning, Building and Zoning Commission shall
 18 be given an opportunity to testify and present evidence and an
 19 opportunity to ask questions. Any member of the Planning,
 20 Building and Zoning Commission may ask questions of any person
 21 giving testimony at the public hearing. We will begin the
 22 proceedings with a brief introduction from Village staff
 23 regarding the applicant and their application. This will be
 24 followed by a presentation from the applicant or their

1 attorneys and witnesses. When the applicant's presentation is
 2 complete, we'll hear statement or testimony from members of the
 3 public, those of you out in the audience. When it is time for
 4 public comment, the court reporter will swear everyone in as a
 5 group. So if you think that you might be interested in
 6 speaking, even if you don't speak, it's best to stand up and
 7 get sworn in at that time. We'll repeat swearing in for
 8 anybody who arrives late after public comment has begun. After
 9 the swearing in, audience members wishing to address the
 10 Planning, Building and Zoning Commission regarding this
 11 application should form a line in the center aisle. When I
 12 invite you to step forward to the podium, you'll adjust the
 13 microphone so everyone can hear and identify yourself by name.
 14 You'll spell your name for the court reporter, and you'll also
 15 be asked to give your address. To keep things moving, we ask
 16 you keep your comments brief, you keep your comments on point.
 17 Should anyone who is speaking start veering off the subject,
 18 either Attorney Brankin or I may ask you to get back to the
 19 point of the meeting. Comments should be non-repetitive. If
 20 you agree with a point made by a previous speaker, there's no
 21 need to say the whole thing again. When it's your turn at the
 22 podium, just say whatever else you want to say, and then rather
 23 than repeating a prior comment, say I also agree with what
 24 Mr. So-and-so said, and the court reporter will enter that into

1 the record.

2 I've been told that the Acorn Acres

3 Homeowner's Association plans to have specific residents speak

4 on designated topics this evening in order to make this more

5 organized, especially on areas of primary importance to the

6 Homeowner's Association. So because of that process, to gain a

7 better understanding of how many people are in agreement with

8 the designated speaker's point, when that speaker has completed

9 that issue, I will likely ask for a show of hands from the

10 audience members, you know, those in agreement with that, and I

11 will verbalize what I see to the court reporter so that she can

12 reflect those numbers in the record.

13 Please do not interrupt other speakers or

14 applaud while they are speaking because this will only make it

15 difficult for the court reporter and others to hear the speaker

16 and slow things down. Overall I ask we show respect for all

17 speakers and participants in this meeting.

18 As the Chairperson, I will allow

19 cross-examination of the applicants and their witness as well

20 as any member of the public or witnesses who present on behalf

21 of the public. So if you are a speaker in the audience who

22 comes up to the mic and you share questions or comments, we or

23 the developer are allowed to ask questions of you in return for

24 clarification. The applicant will be allowed to present

1 rebuttal testimony to matters raised by the Commissioners or by

2 members of the public. Any witness or audience member

3 presenting rebuttal testimony shall also be subject to

4 cross-examination and/or questions by the public and the

5 Planning, Building and Zoning commission. Cross-examination of

6 persons giving testimony must be relevant to the matters heard

7 and be confined to the points raised during that person's

8 testimony.

9 At the conclusion of all of that, we will

10 close the public hearing and no further testimony or evidence

11 shall be taken unless the Commission continues the hearing to a

12 specific date for the purpose of taking further testimony and

13 evidence or unless the Planning, Building and Zoning Commission

14 reopens the public hearing pursuant to law. Once the public

15 hearing is closed, the Planning, Building and Zoning Commission

16 will make its motions and vote on the recommendation it wishes

17 to make to the Village Board. Though it is our job as the

18 Commissioners to host the public hearing, to make

19 recommendations to the Village Board and to consider the

20 findings of fact, it is the Village Board that ultimately

21 decides and makes the decisions about this subdivision at their

22 own public meeting.

23 Any member of the Planning, Building and

24 Zoning Commission absent from all or a portion of the public

1 hearing who certifies that he or she has read the court
 2 reporter's transcript on any given matter may vote on any
 3 question before the Commission with respect such matter.

4 Tonight's meeting will go as late a 10:00
 5 p.m. It may not have to go that long, but typically these
 6 things can take more than one evening to conclude. We want to
 7 make sure everybody gets their questions answered and their
 8 point heard. If at 10:00 p.m. there hasn't been a chance for
 9 everyone who wants to comment to be heard or if the Plan
 10 Commissioners have not had a chance to deliberate the plan
 11 publically, then we'll continue the public hearing and
 12 reconvene to pick up where we left off on Wednesday,
 13 November 12th, at 6:00 p.m. in this room. So get a calendar,
 14 mark that down. Likely we will probably go another night.

15 Finally, I would like to remind all of our
 16 Commissioners to use their microphone when you speak. We have
 17 a nice big audience this evening, and it can be hard to be
 18 heard, especially if the heating system comes on. For those of
 19 you in the audience, if at any point you cannot hear one of us,
 20 please signal us so we recognize that we need to move the mic
 21 closer.

22 So we're going to begin now with some
 23 background information on this application as given by our
 24 Village Planning Manager, Michael Cassata.

1 MR. CASSATA: Thank you. My name is Michael Cassata,
 2 and I'm the Planning Manager for the Village of Hawthorn Woods.
 3 Tonight we have scheduled a public hearing for the
 4 consideration of an application from William Ryan Homes to
 5 develop of a 59.18-acre parcel of land southwest of
 6 Old McHenry Road and Abbey Glenn Drive, immediately south of
 7 Spencer Loomis Elementary School and Lake Zurich Middle School
 8 North.

9 William Ryan Homes has planned for a planned
 10 unit development which provides for a cluster development
 11 concept using conservation design principles that incorporates
 12 natural features such as wooded areas, stormwater
 13 infrastructure and wetlands into areas of public open space.
 14 By using this design concept, more areas of pervious surface
 15 are preserved that could potentially become impervious in a
 16 subdivision with a conventional design. As a result,
 17 stormwater flow routes are protected from obstructions that can
 18 be placed on private properties that could intentionally impede
 19 stormwater flow. Further, the cluster development concept
 20 provides for smaller lots with larger open spaces and in this
 21 case maintains approximately 60 percent open space, wetlands
 22 and stormwater detention areas in the development. Instead of
 23 planning the private lot line into the wetlands to create a
 24 larger lot, the private lot lines do not encroach sensitive

1 natural features creating environmental features open for
 2 public use. As a result, nearly one-acre-per-lot character
 3 historically provided in the Village is preserved. The
 4 Hawthorn Woods Country Club is another example within the
 5 community of a planned unit development with larger homes on
 6 smaller lots.

7 Lastly, we have received a number of public
 8 comments via e-mail. We'll introduce those comments into the
 9 record during tonight's hearing.

10 Tonight William Ryan Homes has assembled a
 11 team of consultants to make a presentation to the Commission.
 12 At this time we're going to turn the microphone over to William
 13 Ryan Homes before having them stand to be sworn in as a group.

14 (Whereupon the witnesses were sworn.)

15 MR. BURNNEY: Good evening, everybody. My name is
 16 Tom Burnney. I want to thank you all for convening tonight to
 17 hear our application. I'm representing William Ryan Homes.
 18 This is a type of builder that this community has encouraged
 19 and supports in terms of building housing and housing your
 20 future residents in your town.

21 We're here tonight, as Mr. Cassata said, with
 22 a team of our consultants to present our case, and hopefully
 23 when we're concluded, you'll conclude that we deserve your
 24 positive recommendation for this planned development on this

1 59.2 acres commonly known as the Stonebridge Subdivision.

2 As the Chairman observed, this matter has
 3 been continued several times since June 24th. This has given
 4 us the opportunity to understand a lot of the concerns that our
 5 neighbors in Acorn Acres have. They've been very generous in
 6 terms of sharing with us their concerns, and we have worked to
 7 address those concerns, and our presentation tonight, I hope
 8 you and the neighbors will agree has gone a long way to
 9 addressing what they were worried about on this development.

10 Our witnesses are going to be Chuck Hanlon,
 11 he's our professional land planner; William Loftus, he's a
 12 licensed certified engineer in the state of Illinois who, like
 13 Mr. Hanlon, have done many of these types of developments;
 14 Eric Russell from KIOA, our traffic engineer; Greg Sagen of
 15 Signature. You remember Greg from one of the last matters that
 16 came before here. I know that he's highly respected in this
 17 community, and he's provided a lot of great input to our team
 18 as we have developed this plan. And last but not least,
 19 Nate Wynsma. Nate is the development manager for
 20 William Ryan Homes. He has a lot of experience in terms of
 21 developing ground in the Chicago metropolitan area, and I know
 22 that he's happy to be associated with William Ryan Homes and
 23 the product that they're doing.

24 I just want to give everybody a little bit of

1 a heads up. We practiced our presentation yesterday, and we
2 have a 45-minute presentation. So I know it gets antsy. I've
3 sat on zoning boards myself and can't wait to ask questions,
4 but I would ask if you could just save your questions until we
5 finish, and I ask the audience the same. As the Chairman said,
6 we're not leaving here -- we might leave here at 10:00 o'clock,
7 and we'll be back. We are not leaving here until we've
8 answered all of the questions that the audience have and that
9 you have.

10 At this point I just like to introduce three
11 exhibits. I've handed to the secretary, Ms. Lobaito, proof
12 that we have complied with the notice requirements under the
13 statute. I'm going to call that Group Exhibit 1. Group
14 Exhibit 2 is this bound volume that you all have on the dais in
15 front of you. I'd like to title that Group Exhibit 2. And
16 finally, Group Exhibit 3 I would like to make our Power Point
17 presentation. And perhaps -- I know this Village is very
18 tech-savvy -- we can leave that with you, and it can be
19 available on your website for anybody that wants to take a look
20 at it.

21 So with that, I'd like to turn it over to
22 Chuck Hanlon and we're ready to go.

23 Thank you.

24 MR. HANLON: As Tom mentioned, there was some time from

1 when we first applied. We spent additional time working on the
2 development after having heard concerns from the neighbors, and
3 we did make some adjustments to the plan. Some of those are
4 certainly in the drainage area bill Loftus will speak to.

5 First of all, the property is currently --
6 and you can see on map relative to the corporate limits the
7 community is in the western portion of the community. The
8 property is currently annexed and zoned R-1. Your new
9 comprehensive plan, the property is designated for
10 single-family development. The comprehensive plan also speak
11 to the ideas of looking at single-family development with
12 smaller lots and more cluster-type designs to preserve the
13 natural features which greatly suits this particular property
14 and its existing conditions. There's further conversation and
15 some illustrations from the comprehensive significant plan also
16 relative to conservation design and what some of those elements
17 are greatly influenced and I think some of these exhibits come
18 directly from Randall Arendt and his book Rural by Design. I
19 actually had opportunities to work directly with Randall on
20 projects in the Chicagoland area in the past. I call him
21 friend and believe that a lot of his concepts do very much
22 directly apply again to the current state on this property and
23 that a conservation design development is absolutely the right
24 approach for the property as well, encouraging preserving open

1 space, creates potential for use of naturalized stormwater
 2 management and also looks at the idea of creating some unified
 3 and meaningful common open space areas as opposed to having all
 4 of the allotted property just simply in private lots on the
 5 right-of-way. So by looking at creating smaller lots and
 6 spinning off those unified common open areas, which we believe
 7 again suits this property, is the right approach.

8 This particular exhibit just takes our plan
 9 and puts it into the same graphic mode as some of Randall
 10 Arrant's exhibits that are taken from your comprehensive plan,
 11 and I think you can see the similarities between our plan and
 12 the exhibit that is in your comprehensive plan and how those
 13 really I think look extremely similar lands; again, appropriate
 14 for the site.

15 We have access off of Old McHenry Road. We
 16 have a middle school, elementary school directly to the north
 17 of the property. Acorn Acres subdivision is directly to the
 18 south of the property. We have undeveloped land immediately to
 19 the west. There is an appendage of the property. As we go
 20 forward with a number of the exhibits, in order to enlarge the
 21 site plan on the exhibits we had to cut that appendage to the
 22 west off, which is approximately nine acres which is
 23 predominantly wetlands and open water. So as we go forward,
 24 you won't see the appendage so we can make the site plan larger

1 on the screen. Again, some of the undeveloped and actually
 2 unincorporated properties immediately adjacent to the east of
 3 the development.

4 Looking at the overall design layout
 5 circulation of the development, we have proposed public
 6 right-of-ways for the project. The overall circulation is to
 7 come in in sort of a triangular intersection we have created
 8 where it splits and goes in two directions. The design of that
 9 intersection allots for open space in the middle, trying to
 10 create something very aesthetically pleasing as you come in;
 11 beyond that open space triangle, kind of a window into what we
 12 are proposing as a public park within the plan. It has a trail
 13 system that extends to the south. You can see the public
 14 roadway system as well as on each side of the roadway there are
 15 sidewalks that are also proposed, including in the northeast
 16 corner of the site a trail that would be extended up to the
 17 Old McHenry Road right-of-way, and we would also construct a
 18 portion of an east-west trail system in that location. If it
 19 makes sense at this time, it would be a trail that would
 20 connect with other trails. Otherwise, that could be set aside
 21 to develop when the larger -- what we understand is a larger
 22 regional plan trail system comes together on the south side of
 23 Old McHenry Road that this development will be connected in
 24 that northeast corner.

1 We also have a provision for a connection by
 2 way of this stub street that extends off of Bruce Circle North
 3 to the Acorn Acres subdivision. That right of way has been in
 4 existence. That existing road in Acorn Acres is not completely
 5 improved. There's sort of a road base there, but it would need
 6 to be finished up and completed, which would become the
 7 responsibility of this development for this project to finish
 8 that roadway off of a rural cross-section. In keeping with the
 9 rest of the Acorn Acres development, extending it north to the
 10 road system in our project to make that connection.

11 Starting again with the conservation design
 12 and kind of isolating the open space within the development,
 13 everything that is shown on this exhibit in the darker green is
 14 HOA or Homeowner's Association common open space area, which
 15 totals just over 31 acres with about a half-acre park, as I'm
 16 moving the mouse here, kind of a pocket park that's in the
 17 center of the development, again both not only for aesthetics
 18 but for use of the residents within the development and kind of
 19 certainly a central point of the development, kind of the heart
 20 of the project in terms of where people can come together and
 21 it's something visually that you see as you move through the
 22 development as well, making those lots that front onto it
 23 actually nicer and somewhat premium lots when we face onto the
 24 open space, especially in the sense that pretty much every

1 single lot in the development backs up to open space as well in
 2 this proposed plan. So in total the Homeowner's Association
 3 open space is just under 32 acres, 31.69, or 53 percent of the
 4 site. When we bring in the proposed public park, which adds
 5 another 3.71 acres of open space, that brings the total to 35.4
 6 acres, or just under 59.8, or just under 60 percent of the site
 7 at that point is in common open space area.

8 As we look at this slide and isolate the lots
 9 themselves, we have proposed a minimum lot width of 70 feet, a
 10 minimum lot depth of 135 feet for just under 7500 square feet
 11 for a minimum lot area -- I'm sorry. Just under 9500 square
 12 feet for minimum lot area. The average lot area is just under
 13 13,000 square feet, and with the 70-foot minimum, it's really
 14 just a handful of the lots that are 70 square feet. The
 15 average lot in the development is 75 feet. There are some
 16 larger-width lots that I'll mention in just a second. The
 17 total number of lots is 60. Again, with the 59.18 total acres
 18 within the development, that's just a hair over one unit per
 19 acre. It's kind of a decimal. It's just about one unit per
 20 acre. Again, the maximum lot area is 20,000 square feet, and
 21 the average lot area is 13,000 square feet. There's really a
 22 great variety to the lot sizes in addition to the architectural
 23 variety of them. And standards Mate will cover later. Just
 24 the layout of the project with the curvilinear road design, the

1 open space both behind the lots and in front of the lots and
 2 the views we're working to create. The lots themselves, the
 3 layout will certainly add to the variety within the development
 4 as you would move through the development walking or driving
 5 and view the project.

6 Also I want to highlight that in Acorn Acres
 7 to the south there's certainly -- they also have a curvilinear
 8 road design. A portion of their roadway system for an extent
 9 is somewhat parallel to our south property line. We've put a
 10 dashed line here to represent the rear of the structures within
 11 that development. As I kind of go from the left or the west
 12 side, you can see that their homes are quite a bit south of the
 13 development. As you move to the east, there's one particular
 14 home that comes in closer proximity to the development that is
 15 here just on the west side of the existing stub road that is
 16 there. A couple lots that drop lower than that, and as you
 17 move further to the east, these lots curve down or the actual
 18 homes curve down. You can see that line that represents the
 19 rear line of the existing structures. So in response to that,
 20 where their lots sort of dip down our lots come closer. We
 21 always have both on the east and west sides we have a minimum
 22 of 40 percent -- I'm sorry -- 40-foot wide open space landscape
 23 corridor that will be through that area. We are not talking
 24 about -- it's too narrow to put berms there. Berms would be

1 counter-productive to the existing and proposed drainage of the
 2 property. We're talking about adding landscape screening in
 3 terms of trees through that area as a buffer even though we
 4 really have some pretty big distances between the back of the
 5 existing homes and the proposed new homes.

6 Just to focus on a little bit closer where we
 7 do have just one place in the development where there is some
 8 relative parallel lots on our side to the other side, looking
 9 at that separation we have made these lots some of the widest
 10 lots in the development at a minimum of 95 feet wide. This lot
 11 here on the corner is actually 108 feet wide. This is some of
 12 the differences to a previously submitted plan, this plan where
 13 we had 62 lots. This is one location that we removed one of
 14 the lots to make those lots wider and accommodate that
 15 adjacency. Other than that particular location again, really
 16 the way the two projects come together either on their side or
 17 our side there's a fair amount of open space and larger
 18 distances between the backs of the homes.

19 We do feel that we address and meet the
 20 standards within the village ordinances to establish a
 21 residential PUD district in this particular location. And as
 22 we go forward, the next speaker will be Bill Loftus and he will
 23 speak to the drainage aspect of the development.

24 MR. BURNEY: Chuck, I just want to check on one thing.

1 Will you go back to the site plan. When you're talking about
 2 the buffer adjacent to the Acorn Acres, is that straight
 3 40 feet and does it increase to a larger dimension beyond
 4 40 feet?

5 MR. HANLON: It's 40 feet at the narrowest areas here and
 6 here. And certainly at the rear lot lines it gets larger than
 7 that.

8 MR. BURNEY: Thank you.

9 MR. LOFTUS: For the record, my name is Bill Loftus. I'm
 10 the president of Spaceco Inc. We're a surveying firm out of
 11 Rosemont, Illinois.

12 I've got about 30 slides to run through
 13 today, two of which are on the subject site. The other 28 are
 14 addressing off-site drainage issues.

15 Quite frankly, the on-site engineering is
 16 fairly straightforward. The site will be served with a public
 17 water main, which is depicted in blue in this exhibit. The
 18 public water main is an eight-inch main. It has three points
 19 of connections to avoid any dead-end systems, so it's looped
 20 through the project. There are three connections to the school
 21 site to the north and one out to Old McHenry to the east. We
 22 also show the sanitary sewer. These lots are not on septic but
 23 rather on sewer. That sewer depicted in red and drains
 24 directly north of our site and ties to the existing lift

1 station that was sized in anticipation of this development.

2 We spent a great deal of time on the on-site
 3 stormwater issues. The plan incorporates, as Greg will go into
 4 lengths of discussing, some pretty unique stormwater features
 5 that talk about stormwater quality issues, and it's really
 6 important when you look at this slide -- the site primarily
 7 drains to the north and to the west and has outlets to what is
 8 called the Bruce Tributary to the north, which is kind of
 9 between the school and our site primarily, and flows in a
 10 general east to west direction. Those basins are curvilinear
 11 in nature. The rear of the lots will be of a native vegetation
 12 to prove to be water-filtering.

13 I want to point to that top portion of this
 14 graphic which talks about the detention we're providing, which
 15 is a little over 13-acre feet of storage. It's important to
 16 note that we're adhering to your ordinance, the village
 17 ordinance, with respect to the release rate. The release rate
 18 in the village, as the Plan Commission is aware but maybe some
 19 in the audience are not aware, holds developers to a slightly
 20 higher standard. That release rate is .05 cubic feet per
 21 second, CFS per -- excuse me -- per acre. Where the County
 22 stormwater, the WDO as it's referred to, the Watershed
 23 Development Ordinance holds many of your neighboring
 24 municipalities to .15 CFS per acre. Just to quantify that,

1 what that means to a developer is basically we're providing
 2 over 13-acre feet of storage. Wherein if you were developing
 3 in a neighboring community that followed that ordinance
 4 straightforward, they'd be providing just a little under
 5 11 acres of stormwater detention.

6 I'm going to point out slide even though it's
 7 a little out of sequence. The green arrows represent an
 8 overland flow route. Let me call your attention to this area
 9 here. That's where we are going to go next. These green
 10 arrows show general direction of the overland flow, so when I
 11 zoom in here in the next 28 slides to show this general area,
 12 off the slide will be the general direction of the overland
 13 flow, which traverses down the park, down our public roadway
 14 and basically into the stormwater detention facility. Okay?

15 So keep that in mind as we're going over this off-site drainage
 16 issue.

17 Okay. What I've done and I'm going to bring
 18 this in -- the reason I have so many slides, I'm going to bring
 19 in one issue at a time, so I'm really going to walk you threw
 20 step by step how we -- I'm going to go through initially the
 21 existing conditions. Then I'm going to go through some
 22 proposed recommendations and improvements. I'm just going to
 23 stop right here and say I've been doing this for almost three
 24 decades now, and there are many sources of information that we

1 gather to prepare this proposal. That information includes our
 2 own surveying team doing detailed topographic work. It means
 3 due diligence as far as historic photographs, aeriels, walking
 4 the property. In this particular case, we've had a lot of
 5 input from the neighbors, and I personally welcome that input.
 6 I always say everyone's an expert on traffic because they drive
 7 or everyone's an expert on stormwater because they've had water
 8 in their basement. But in this case the neighbors have brought
 9 to light a lot of issues that I can honestly say would not have
 10 been easy for us to find. Now, with that said, your staff,
 11 your consultants had a lot of historic information on flooding
 12 issues too that they were ready and willing to share with us.
 13 So while I'm the presenter here, I feel like the -- I think I'm
 14 pronouncing the names right -- the Lipa (phonetic spelling)

15 family, for instance, walking the site, addressing us in the
 16 backyard very cordially and professionally helped me get a
 17 greater understanding of what was going on in this area. So
 18 I've welcomed that input, and hopefully I've -- I know I've
 19 done my best. Hopefully I incorporated it into your
 20 comprehensive solution.

21 So we're zooming in that red box that was
 22 shown in the last slide, and what I've got here -- it doesn't
 23 show up as well as I would have hoped. I apologize. What this
 24 slide shows is the addresses of the surrounding properties. It

1 shows the Stonebridge, basically southeast corner of our
 2 property. That black line represents the common lot line of
 3 Acorn Acres to the south; the common lot line of the
 4 unincorporated Lake County property to the east; and it shows a
 5 one-foot contour mapping. Most of this mapping was generated
 6 from aerial photography but was supplemented by Spaceco staff.
 7 These green arrows now reflect how rain water reacts to those
 8 contours, and the rain water obviously flows perpendicular to
 9 the contours. You'll see the arrows are winding almost
 10 haphazardly in various directions, and some of them are
 11 pointing to each other. What a future slide will show is
 12 basically these arrows are directing water into what we call
 13 depressional areas, and that's creating some of the localized
 14 problems. One of those depressional areas is shown here in
 15 blue, and that's a wetland that appears on our property, so
 16 that's one area that we have water collecting on a fairly
 17 regular basis. In red here is probably one of the most
 18 important features of this slide, and that shows what we're
 19 calling a tributary area. What that means, that water lands
 20 inside those boundaries. If a drop of rain lands inside those
 21 boundaries, it's ultimately going to fall and collect in this
 22 case in this tributary. It's going to fall and collect in that
 23 depressional storage area. In this tributary area it's going
 24 to collect in this wetland area. Both of these areas under the

1 existing condition -- remember, we're dealing with the existing
 2 here, not the proposed -- the overland flow routes come to 21,
 3 and I think that address was Acorn Drive, 21 Acorn Drive, and
 4 there was plenty of video, compelling video of the overland
 5 flow route, which we'll get into in a minute.

6 So I've cross-hatched out depressional zones,
 7 so really we have four in total. You have the areas depicted
 8 in black, which are primarily in Acorn Acres. Some of the --
 9 the middle one there -- I'm sorry with the court reporter the
 10 mouse isn't very helpful -- this zone here is sort of split in
 11 unincorporated Acorn Acres. This depressional zone is right on
 12 our common property line, and the wetland I would consider our
 13 fourth zone is solely on Acorn Acres property.

14 Those two tributary areas outlined in red are
 15 summarized at the top here, and you'll notice that they amount
 16 to it's about 20 acres in total, if memory serves me because I
 17 can't read it, about nine of which is in the purple shaded area
 18 which appears in the unincorporated area of Lake County.

19 That's not to say we can ignore it.

20 One thing that I want everyone to take away
 21 from tonight's presentation, especially the neighbors,
 22 stormwater knows no property lines. It doesn't know whether a
 23 piece of property is in unincorporated Lake County or the
 24 Hawthorn Woods. It doesn't know whether it's Lake County or

1 Cook County. We have to view stormwater as a comprehensive
 2 solution by watershed or by tributary. In this case we've
 3 defined it here.

4 The yellow area is now depicted what we
 5 overland flow route. You'll see in the yellow areas in these
 6 depressional zones the water builds up. In small events you
 7 might not notice it. In middle-size events you might get some
 8 ponding water there. In a larger event it's going to pop over
 9 from this depressional zone to this depression zone sort of in
 10 series. You'll see the blue depressional zone here popping
 11 over with the confluence of those two overland flow routes
 12 running down the rear yards and eventually feeding Acorn Acres
 13 pond.

14 It was Mr. Sanborn who had brought to our
 15 attention also something that I was unaware, that back I'll say
 16 approximately six years ago there was a stockpile of material
 17 that was placed in this location outlined in white, and that
 18 stockpile is not environmentally challenged. It's been tested.
 19 Only because the residents called it to our attention did we go
 20 back out and TSC performed environmental testing on that pile.
 21 It is basically construction material, clay. I'm not a hundred
 22 percent positive of a source of that material. However, we
 23 have tested it. It is structural in nature, which means we can
 24 use it again on-site. There's no reason to truck it off and

1 haul it to a landfill. We can use it in our development as
 2 part of structural fill. It amounts to approximately 8,000
 3 cubic yards of material. Why is it in this portion of the
 4 presentation? Because you'll notice there was an overland flow
 5 aerial that used to go into what we consider a saddle in the
 6 topography in this location. That stockpile for all intents
 7 and purposes blocks that overflow.

8 So you know, how is the flooding of Acorn
 9 Acres gotten worse over time? I would point to a couple of
 10 things. I would point to the fact that -- which is an upcoming
 11 slide. I'm cheating -- some of the field tiles are no longer
 12 functioning as they once were. Even as late when I was out
 13 here six-plus years ago, we had found it pretty easily a field
 14 tile or a structure in this general vicinity through either
 15 landscape waste, years of changing grades, materials probably
 16 being brought in, small -- everyone buys bags of topsoil at the
 17 Home Depot to fill a sink hole in their yard. This sort of
 18 stuff impedes flow over time, and this also contributed to
 19 that. I would point to this. Now, I would consider this a
 20 secondary overflow because even the topography showed prior to
 21 the stockpile that the water when it filled in a really bad
 22 rain, when these started filling almost connecting, internally
 23 would flow south first and then under a very large condition
 24 flow north. I liken it to your bathtub, when you've got a

1 design overflow system inside the plumbing which would take it
2 in this direction, but ultimately if that becomes overburdened
3 it will top the tub and go to the north. These are the field
4 tiles I just talked about in black. Okay. That's existing
5 condition.

6 So what we as engineers want to do now is we
7 take all that testimony, all that information, and we want to
8 drop those rainfall events on the existing condition to see if
9 we can duplicate what we've heard, and we've heard, we've seen
10 in videos, and we were able to do that, and that's why when I
11 started this presentation I talked about the accuracy of the
12 statement the neighbors made and staff has brought to our
13 attention.

14 So the first corrective measure is this storm
15 sewer that we're showing in green. And you'll remember when I
16 was going over the overall site, this stormwater ends up
17 heading north, ultimately to our stormwater detention basin.
18 This stormwater basin originally terminated in approximately
19 this area here, and under a previous version of this
20 development was a 12-inch line. That line has been doubled in
21 capacity, not in diameter, to an 18-inch line and now has been
22 extended. It's staff's recommendation to basically pick up
23 that non-functioning field tile that was at this location here
24 at the southeast corner of our project. William Ryan Homes has

1 taken that a step further, and we're recommending that that
2 pipe get extended further to the north in anticipation of the
3 development of the unincorporated area that's shown in the
4 shaded.
5 I should point out that I changed the color
6 scheme for some unknown reason. The tributary area, instead of
7 showing in red here is now in white. And the storm sewer
8 design that I just went over is designed to carry what we as
9 engineers like to call a ten-year event, but we still have to
10 plan for events greater than the ten years. So these green
11 arrows depict the overland flow route that will eventually go
12 up to the north to that Bruce tributary. We're acknowledging
13 the fact that when that nine acres -- now this property in
14 unincorporated Lake County, nine acres is basically a tributary
15 to this corner. So I've just graphically depicted a stormwater
16 detention basin. If that property were to be annexed into
17 Hawthorn Woods, they would have to adhere to your criteria. If
18 it stays in the county, they would to adhere to county
19 criteria. Either way, I've accommodated for that by putting a
20 storm sewer in that they will be allowed to connect their storm
21 sewer to. And it's also important when we review the findings
22 of this that I have not modeled this with any benefit to that
23 basin being in place. So in other words, if that development
24 doesn't occur for ten years, my model does not reflect that

1 that water will be detained in those ten years. So when we get
2 to the end of the story. The overland flow route will remain
3 going in the same direction. We as engineers need to respect
4 the drainage that nature gives you. I am not as part of this
5 plan diverting water.

6 So we are also making some recommendations
7 that impact the neighbors off-site. Those recommendations are
8 shown in red. We are proposing -- I should say we are
9 recommending that the grade between Lydia Court 5 and
10 Lydia Court 7 be reconfigured to allow for overland flow. What
11 is happening right now is there is a high point on the common
12 lot line or thereabouts, those two lots, so when the
13 depressional zone that is in the rear of the Lydia Court 7
14 begins to fill, it will jump not basement of Lydia Court 7
15 prior to running in its natural direction. We are also
16 proposing a storm sewer -- or recommending a storm sewer, I
17 should say, between Lydia Court 3 and Lydia Court 5 that would
18 run down the common lot line and continue in the public
19 right-of-way in Lydia Court and ultimately take the water to
20 the Acorn Acres pond. My, how times have changed. Seven years
21 ago the talk was diverting water away from Acorn pond would be
22 detrimental to the pond itself because it's a very shallow
23 pond. So if you were to divert water away from Acorn Acres
24 pond, you would start to expose that pond in a dry spell,

1 during August say. So what we want to really do in the final
2 analysis is really work between those two rims and make sure
3 that this depressional zone flows in this direction under the
4 low-flow pattern. That's the way nature intended it to go. So
5 we take all the low events, the ones that continue to recharge
6 Acorn Acres pond down the red storm sewer ultimately to Acorn
7 Acre pond as it goes today, but when this starts to hit a
8 certain elevation, that water will pop to the north and will be
9 conveyed by the larger sewer that is part of our development.

10 So I'm just going to summarize what's been
11 done to date and what the recommendations are and what the
12 results are. So we've completed the preliminary off-site
13 analysis. This has been reviewed at the conceptual level by
14 the Lake County SMC and of course by your staff and consultant.
15 We're proposing to construct the new storm sewers as shown to
16 convey the ten-year storm. We're proposing to grade to provide
17 for the overland flow route in the common open space. We are
18 recommending design construct of the storm sewer and that
19 rear-yard grading in the rear of Lydia Court 5 and 7.

20 So basically, what is the net result. It
21 reduces the overall ponding depth in Lydia Court 3, 5, and 7.
22 It maintains the hydrology to Acorn Acres pond, and the
23 tributary for Stonebridge future development has been
24 accommodated, so the obvious site tributary area that is

1 currently in the county.

2 But with all that said, if I were sitting in
 3 the audience, I'd want to know, that's great but what does it
 4 mean. So what does all that mean? What I did was I took that
 5 overflow, that compelling video, and I took that as at my spot
 6 because that's downstream of the confluence of the overland
 7 flow routes, and I said the April 18th event resulted in
 8 flooding. So I took the stormwater from that event, and I
 9 dumped it on our proposed condition without any influence from
 10 a pond that's going to be constructed in the future, and I said
 11 under the existing condition what overtops that stone wall
 12 that actually took stones off the wall and created erosion and
 13 flooding in the neighborhood. Under the existing condition
 14 without any improvements, we're looking at 7.1 CFS, which is
 15 cubic feet per second, under that April 18th event. Under the
 16 critical 100-year event, which I'm sure -- I hate saying that
 17 because there have been so many of them that people claim and
 18 there have been in different areas of the state -- 25.7 CFS
 19 goes over that spot. With the proposed improvements, the only
 20 water that would be going over that wall at all is any water
 21 that wouldn't be absorbed by the localized rear yards outside
 22 those tributary areas. All of that April 18th event would be
 23 contained in the two storm sewers that I outlined, the 18-inch
 24 storm sewers on the Stonebridge site and the 24-inch shown in

1 red on the Acorn Acres site. Under the hundred-year event,
 2 there would still be overland flow route going there. That's
 3 where Mother Nature intended it to go. The overland flow would
 4 be reduced from 25.7 to 4.3 CFS.

5 So with that, we've had enough engineering
 6 for now. We're going to talk about a little traffic.

7 MR. BURNEY: Bill, before you sit down I just have a
 8 couple questions. One, in your design did it consider the
 9 impacts on Flint Creek? And if so, could you explain that to
 10 the Plan Commission.

11 MR. LOFTUS: Sure. It's important to know when we're
 12 talking about the Flint Creek Watershed, you're talking about
 13 approximately upwards of 30 square miles. Okay? So our
 14 development would represent somewhere around half a percent of
 15 that, of that watershed. We obviously emphasized heavily --
 16 and it's part of the conservation design -- the water-quality
 17 issue. So our detention basin -- it's a series of
 18 water-quality issues. Our detention basins are the first line
 19 of defense on water quality. Then it goes into native wetland,
 20 and you saw, as Chuck called it, an appendage which is a water
 21 quality design. We've been very sensitive to that.

22 MR. BURNEY: And you've examined the Hawthorn Woods
 23 restrictions and requirements on storm detention versus the
 24 County and some of the downstream communities. And how does

1 Hawthorn Woods' requirements compare to the County and some of
2 those downstream communities?

3 MR. LOFTUS: We touched on that. Basically, the net
4 result is about three-acre feet of storage that Hawthorn Woods
5 is requiring and we comply.

6 MR. BURNEY: Is that in excess of what some of those
7 downstream communities require?

8 MR. LOFTUS: Yes. Absolutely.

9 MR. BURNEY: Finally, have you had the occasion to review
10 the standards for planned unit development and special use that
11 relate to civil engineering, and do you have an opinion as to
12 whether this planned unit development is consistent with those
13 standards?

14 MR. LOFTUS: My opinion is that this development is
15 consistent with those standards.

16 MR. BURNEY: Thank you, sir.

17 MR. RUSSELL: Good evening. My name is Eric Russell.

18 I'm a principal with KLOA Traffic Consultants. We're at
19 9575 West Higgins Road in Rosemont, Illinois. And I just want
20 to touch upon the findings from our traffic study and issues
21 related to access to the development. Chuck kind of summarized
22 the access system to the property. I'll just repeat a little
23 bit what was said in a little more detail.

24 The primary access to the property will be

1 off of Old McHenry Road through the traffic signal at
2 North Abbey Glenn with the secondary access down to the south
3 here connecting to Bruce Circle North. That secondary access
4 is required by village code, and consequently it's in the site
5 plan. There's several advantages, and we've had a lot of
6 discussion about that connection this evening. From our
7 perspective there is a lot of advantages to that connection.
8 It not only provides the residents of the proposed development
9 access to a traffic signal on Old McHenry Road where there
10 really isn't any, but it also provides the residents in the
11 Acorn Acres subdivision and other subdivisions immediately
12 surrounding it access to the traffic signal. It provides
13 access to the school site, again, for the Acorn Acres
14 residents, the residents of the proposed subdivision, and it
15 provides for emergency service access between the adjacent
16 subdivisions. All of which are very good planning principals
17 and part of the reason why I think interconnectivity between
18 adjacent subdivisions is in the village code.

19 When we did our traffic study, we collected
20 quite a bit of data. We conducted 24-hour traffic counts on
21 Old McHenry Road to get an idea what volumes were at different
22 times in the day. We conducted traffic counts at some of the
23 intersection in the study area during the peak times, which
24 would be the rush hours in the morning, the rush hours in the

1 afternoon and then the afternoon time when school lets out. So
 2 three time periods over the course of the day we did counts up
 3 at Old McHenry, North Abbey Glenn Road. We did traffic counts
 4 at Old McHenry Road and Acorn Drive, and we did counts down to
 5 the south at Brierwoods Lane and Miller Road.

6 From the analysis that we did based on
 7 existing conditions, we found that the intersections operate at
 8 what we consider acceptable levels of service during those
 9 times, acceptable levels of service on a scale of A to F, so
 10 just like in school would be a D or better. A, B, C, or D
 11 would be considered acceptable levels by standards of the
 12 industry, but IDOT, Lake County, et cetera. Now, with that
 13 said, during the school start and dismissal time there are
 14 pockets of congestion getting in and out of the school, pockets
 15 of congestion on Old McHenry Road, clustering in about a 10-
 16 to 15-minute period around the school start and dismissal times
 17 at both schools. We were out there during all of those times.
 18 We observed the queuing of traffic, observed the movements
 19 along North Abbey Glenn Road. We observed the queuing and
 20 delays of the traffic experiences. But generally, outside of
 21 those periods of time when school starts and ends, the
 22 intersection operated very well and traffic moved through the
 23 intersections.

24 If we go to the second point and the third

1 point there and you look at future conditions with this
 2 subdivision and the 60 units within it, in general the
 3 subdivision itself is not going to generate a high volume of
 4 traffic. At peak times, during the rush hours you can expect
 5 anywhere from 50 to 60 cars either entering or exiting the
 6 subdivision. More so will exit in the morning; more come back
 7 in the evening. But 50 to 60 cars is about one car a minute.
 8 The majority of those cars going to head north to the
 9 intersection of Old McHenry Road. What the third point
 10 indicates there is if you take that volume and you add it to
 11 all the other volume that's going through that intersection,
 12 the difference is about two or three percent total difference
 13 in traffic; not significant enough that it will change the
 14 level of service during those peak times at the intersection of
 15 Old McHenry Road, not sufficient enough that it would change
 16 the level of service at any of the other unsignalized
 17 intersections that we evaluated.

18 In our study we project forward to
 19 approximately when this development would be completed in the
 20 year 2016 or so, and by Lake County standards we need to add
 21 additional traffic that might occur along Old McHenry Road to
 22 reflect growth that could occur outside the immediate study
 23 area, and there's a certain factor with which we need to
 24 consider. When we add the growth in the additional traffic

1 that is projected along Old McHenry Road, it does affect the
 2 overall operation of that intersection, reduces it, adds a
 3 little delay to the intersection. The levels of service still
 4 remain acceptable levels, but the level is in degradation from
 5 what it would be with simply the traffic from this project
 6 added to the existing conditions, and we've summarize that in
 7 our report.

8 There's a left-turn lane heading westbound on
 9 Old McHenry Road onto North Abbey Glenn. It's a very long
 10 left-turn lane, about 220 feet long, taper, and then it merges
 11 into a median that is very long, so it can store a lot of
 12 traffic. For the most part during the rush hours, the
 13 intersection, that turn lane operates very well. It
 14 accommodates the volume that uses the intersection. But at the
 15 school start times in the morning, particularly when there are
 16 a lot of school bus activities, that storage line gets filled.
 17 We observed it getting filled. It extended even into the
 18 median a little. But the majority of that volume did get
 19 through the intersection with each cycle. There are times when
 20 it takes a second cycle to clear that intersection. That
 21 congestion is very isolated during the short period of time
 22 when school starts and school ends. So the length of that turn
 23 lane is sufficient to accommodate any additional traffic by
 24 this development.

We do make one recommendation with the second
 bullet point, that as you continue south on Abbey Glenn and go
 about 150 feet to the south you get to the intersection of
 Hubbard, Hubbard Lane is the access to the school site.
 Currently at Hubbard Lane and North Abbey Glenn there is no
 traffic control at that intersection because the traffic is
 going to and from the school site, but in the future with
 traffic going north and south on North Abbey Road there will be
 a need to control traffic. We have recommended that a stop
 sign be located on Hubbard Lane and only on Hubbard Lane, so
 the traffic coming out of the school site would be stopped, and
 the traffic going northbound and southbound on North Abbey
 Glenn would have free flow movement into that intersection.
 Our study has been reviewed by the village's consultant, and I
 think they have the same recommendation with regard to traffic
 control at that intersection.
 The last point, the cross-access connection
 to Acorn Woods would not have a significant impact on the
 roadway system. By that we mean that we see that connection as
 a benefit, a benefit to the site, the Stonebridge site, a
 benefit to the adjacent subdivision, a benefit to the school
 system. Again, it would provide access to a signalized
 location on Old McHenry Road. Acorn Drive today is not
 signalized. Lake Road is not signalized. It's difficult

1 during rush hour to get onto Old McHenry Road, and the signal
 2 will help that. It will provide access to the school site, and
 3 these residents of Acorn Acres and the surrounding areas will
 4 not have to go around coming off of Old McHenry Road. And
 5 again it provides a benefit of emergency service access to the
 6 property into the adjacent subdivisions.

7 MR. BURNEY: Eric, before you sit down I have a couple
 8 questions.

9 Can the traffic generated from the subject
 10 property be adequately accommodated by the adjoining road
 11 network?

12 MR. RUSSELL: It absolutely can. As we said in our
 13 report, levels of service will not change.

14 MR. BURNEY: Have you reached a professional opinion with
 15 respect to the standards for a planned unit development and a
 16 special as to whether from the traffic engineering perspective
 17 those standards are met with this plan?

18 MR. RUSSELL: The standards would definitely be met with
 19 the plan.

20 MR. BURNEY: Thank you.

21 MR. SAGEN: Good evening. For the record, my name is
 22 Greg Sagen. I'm a registered landscape architect and president
 23 of Signature Design Group with offices in Naperville, Illinois.
 24 I'm here this evening to talk to you briefly about landscaping,

1 tree preservation and some of our site amenities on the
 2 project.

3 The first item I'm going to talk about will
 4 be the existing trees. And obviously the trees on-site are of
 5 interest to our neighbors as well as the community. A detailed
 6 tree survey was completed in 2010. That survey found 173 trees
 7 on-site. In July of this year my office went back out on-site,
 8 updated that existing tree survey and found and provided
 9 additional information, additional trees that were either
 10 untagged, missed, have changed in character or in value in this
 11 survey. What we have found generally speaking is this site
 12 contains very low-quality tree canopy. Down the flood plain
 13 areas are primarily cottonwood and box elder, silver maple,
 14 trees indigenous to that type of area. All those wetland tree
 15 pockets would be preserved. Internal to the site there's a
 16 cluster of fast-growing transitional succession trees, silver
 17 maple, cottonwoods, some box elder. Again, those trees
 18 internal to the development would be removed as part of this
 19 development property. Most important to our neighbors and to
 20 the community is the existing tree line that extends along the
 21 south part of our property. It pretty much splits the property
 22 line in that it is partially growing on our neighbors site,
 23 partially growing on our site. It extends a variety of 10 to
 24 20 feet into our site. The character of the trees in this tree

This is a plan -- this is a preliminary landscape plan of this site. Within our preliminary landscape plan, I would point out the graphics so everybody understands. The circles are shade trees. The star symbols are evergreen trees, and the smaller circles you see are ornamental trees. These are all proposed trees being added to the project. The first item I talked about is the parkway trees. This is one of our departures from the ordinance. We are requesting the parkway trees be allowed to be planted in the right-of-way of the streets. The village ordinance requires parkway trees to be planted outside primarily because in the past it was more of a rural cross-section with a ditch so parkway trees were more appropriate on the home side of the ditch. Since this is going to be a traditional cross-section, curb and gutter and sidewalk, we're requesting the parkway trees be planted in the right-of-way in conjunction spacing in keeping in your ordinance one per 50 feet generally clustered to create a little more of a naturalistic appearance, size and species in keeping with the ordinance.

Also in this graphic I want to point out along our south property line here. As I pointed out, in the southeast corner this is largely wild and will be primarily and exclusively maintained. There will be a few trees removed from the lots to create and grade for the building pads. These were

line again is low quality, is a typical farm row, silver maple, box elder. There's a number of buckthorn growing in there as well as cottonwoods. There's also a few evergreens that were logically planted or properly planted by neighbors because they would not naturally grow in that area. A tree line along there is going to be preserved in its entirety as part of your development, and we'll talk about the additional planning in a minute.

Probably the most quality trees on the site is the remnant of an Oak Woods that extends off-site, and we have a pocket of oak trees in our southeast corner and a few that extend up our east property line. Unfortunately those trees are largely in decline. From the survey in 2010 we find the condition of those trees to be diminishing significantly. A number of those trees have already died or are in very poor condition. There are three large burr oaks, and when I say large, 36-inch caliper or larger. I believe there's two 42-inch identified in our survey as key trees on the site. Tree number 60, which is located right up here; tree number 98, which is located here and then tree number 1800, I believe it's 28 by our supplement survey, down in this area, down in this area of the site, those key trees will be very strongly preserved trees on the site because they're the most desirable trees on the project.

1 primarily box elder, mulberry silver maple, lower quality
 2 trees. We are proposing additional landscaping, significant
 3 additional landscaping in addition to the existing tree buffer.
 4 In this stretch here the neighbors have planted a number of
 5 evergreens. There's a drainage ditch, and then on the backside
 6 of the ditch will be planting again, significant evergreen
 7 plantings interspersed with shade trees and ornamental trees.
 8 As we open up to the park site, the density of the plantings
 9 gets a little bit more reduced. Again, we have logical
 10 openings and views into our site. There's additional
 11 landscaping, evergreen trees, ornamental trees and shade trees
 12 being added to supplement the existing vegetation that's
 13 currently out there.

14 So as we move to the west side of the site,
 15 this is the stub road connection, we know from currently about
 16 the middle of lot 24 in our survey, tree 142 to the west, we
 17 have a substantial buffer, 35 feet or so of existing vegetation
 18 in this area. It's largely on the neighbors' property. It
 19 extends into our property, but also the opportunity with
 20 maintaining this entire buffer is to add additional landscape
 21 to supplement that amount of evergreen because most of this
 22 buffer is deciduous in nature, so in wintertime there would be
 23 a little bit of a view through. We do know also from the
 24 middle of lot 24 this gets very little light. There is not a

1 lot of existing vegetation. And I talked to one of the
 2 neighbors when I was out on survey one day who lives in this
 3 home here. This is a very open area, so this is an area of
 4 concentration where you'll see extensive landscaping and
 5 extensive evergreen planting and landscaping to help supplement
 6 this reach of about 2 1/2 lots where the existing vegetation
 7 along the buffer is fairly thick. Where few trees do exist,
 8 they'll be maintained. This is an area where we want to
 9 supplement and provide significant screening for both the
 10 mutual benefit of our community and the neighbors in the
 11 development.

12 Next on this slide I'll point out and Bill
 13 Loftus talked about the stormwater of drainage system within
 14 our development. Our site will feature a naturalized detention
 15 basin. What do I mean by that? Naturalized detention, blue
 16 water ponds or traditional mowed grass detention basins
 17 features native vegetation, prairie grass, if you will. In our
 18 case it will be a wet mettle planting, so that would be
 19 flat-bottom basins interspersed with open water pools. The
 20 open water pool has been channeled to provide for habitat,
 21 sediment settling, and the vegetation creates a wonderful
 22 filter. These types of wetland basins have been proven to
 23 create significant water quality improvements by filtering out
 24 both sediments and nutrients as it passes through the

1 vegetation. Secondly, within these basins we're going to
 2 provide for best management practices with the native
 3 plantings, and also with the pools we'll be providing
 4 infiltration. These basins, unlike traditional basins where
 5 the goal effectively is to move stormwater down the watershed
 6 as quickly as possible, these type of stormwater systems are
 7 designed to retain water and let it infiltrate into the ground;
 8 therefore it reduces the amount of water that is carried
 9 downstream, down the watershed. All of these mechanisms are
 10 called best management practices. They're very important to
 11 this type of conservation design, this type of subdivision.
 12 These naturalized basins also provide significant habitat for
 13 wildlife. They also provide for a wonderful aesthetic and a
 14 logical extension of the existing wetlands that are immediately
 15 to our west.

16 Furthermore, we have evaluated with the
 17 engineer with the internal site drainage opportunities. This
 18 narrow reach here, which is traditionally a grass swale, we
 19 have of a ditch. Storm sewers effectively collect water, run
 20 it down the backyards into the storm sewers and take it out to
 21 detention. We're looking at the opportunities in this reach
 22 here to do a bioswale. What's a bioswale? A bioswale is an
 23 area where we take a tradition graded -- effectively graded
 24 swale, make it relatively flat, fill it with an engineered,

1 highly pervious soil which encourages groundwater infiltration.
 2 It would take that out and runs down that channel quickly, and
 3 finally infiltrate it into the ground. What can't be handled
 4 by the ground infiltration will run off. Again, another
 5 management tool called bioswales will increase and improve and
 6 reduce the amount ultimately of stormwater which will go
 7 through the system and ultimately leave our site. So utilizing
 8 these techniques, we'll have cleaner water leaving the site and
 9 significantly less water leaving our site due to groundwater
 10 infiltration.

11 This is the photograph example. This is an
 12 example of what a naturalized detention basin looks like. You
 13 see the open water pool, you see the naturalized plantings, the
 14 shallow emergents transitioning up to the native planted slope;
 15 a very attractive environment, a very effective method for
 16 stormwater management.

17 This is our north entrance road. This is
 18 looking back at landscape functions. This is the location of
 19 our proposed monument sign, and we will be looking at details
 20 of these in just a second. Our monument sign is along Old
 21 McHenry Road, is double-sided, stone monument sign. We're
 22 proposing a directional column at Hubbard Drive so visitors
 23 coming into the site will have direction into the school campus
 24 or to our subdivision beyond, and then also the opportunity to

1 create a total pedestrian connection from our residents and
 2 adjacent residents, students to the school site which lines up
 3 across to their crosswalks on the south side of the school.

4 So this is an enlargement of the directional
 5 column, limestone, stone directional panel, carrying on some
 6 detailed elements from our bridge structure. Landscaping at
 7 the corner would be native in nature in keeping with what's out
 8 there and adjacent. Our main entrance monument sign kind of
 9 picks up on the Stonebridge theme. It incorporates the
 10 village's name as requested by staff. It's of a size as
 11 requested by staff that's in keeping with the school sign
 12 adjacent to it. The school sign is 72 square feet. Ours is
 13 just shy of that. This would be a right-of-way area here or
 14 the area outside of the right-of-way slopes a little bit.
 15 We're proposing a stone ledge-rock terrace, if you will. It
 16 will be planted with low vegetation. The illustration to the
 17 top right shows the proposed landscaping in and around it,
 18 which would be again native landscaping, native plant material
 19 to the extent the plantings along the basin in and around our
 20 sign. Your consultants have pointed out, cautioned with some
 21 of the proposed grasses we are proposing, and we will work with
 22 them to insure that there's no proposed plantings that will
 23 block views.

24 I will point out that both signage areas are

1 still under consideration as far as property ownership, what
 2 the transfer and what the mechanism of that land will be with
 3 the school district, with the right-of-ways and with the
 4 Village, and those issues will be worked out. The final
 5 location of those signs will be finalized.
 6 Lastly is our bridge detail. One of the
 7 signature, defining elements of the Stonebridge subdivision is
 8 a stone bridge. This is a faux bridge structure created
 9 primarily at the street scape level. What we have done is
 10 taken our village sidewalk. We brought it into the back of the
 11 curb creating a carriage walk, a seven-foot carriage walk.
 12 This walk is flanked by masonry stone columns, which is shown
 13 in this elevation; ornamental fencing in between and creating a
 14 nice enclosure, welcome gateway, if you will, through the stone
 15 bridge as you enter our subdivision. As pointed out by staff,
 16 we will be maintaining and preserving as much of the vegetation
 17 as possible along the creek corridor. Where we can't preserve
 18 vegetation, we do have a planting concept which will be
 19 developed further at final and replace any trees that are
 20 removed in that area.

21 I'm going to end up my conversation, my
 22 discussion with you regarding parks and some of our open space
 23 amenities. As Chuck alluded to earlier in the presentation, we
 24 have basically two park sites; one being the private sitting

1 community as well as the residents who live adjacent to it.
 2 The second area is this area here, which is
 3 at the fork of our entrance road. We have a gateway plaza,
 4 lawn plaza created by the geometry. Our sidewalks come in from
 5 two directions. Where they converge there will be a second
 6 smaller seating area for similar purposes as the previous one,
 7 and then there's going to be a playground that feature a nature
 8 adventure playground at the intersection as we come down the
 9 trail. And as we go forward, this is an enlargement of the
 10 playground plan. This is a nature-inspired adventure
 11 playground. By that I mean the theme of the playground will be
 12 all natural elements, logs, tunnels, rocks laid in a wide
 13 expansive wood fiber mulch bed. There will be a stone
 14 retaining wall and grade slopes. We give an enclosure for
 15 buffering. There will extensive landscaping done in
 16 conjunction with this, a sodded berm island to give the
 17 children opportunity to run up, sit in a seating around, climb
 18 some boulders, trees on top, benches through the development.
 19 These are some of the elements. This is all
 20 glass-reinforced-fiber concrete. It's a man-made natural rock
 21 not unlike you'd see at an aquatic park. Climbing rocks,
 22 balance logs. Our main structure would be two rocks put
 23 together as a main climbing element and smaller elements in
 24 conjunction to that. A nice unique play opportunity for the

1 area which we're calling the West Island park. It's a
 2 half-acre in size. It features a sitting area, and the trail
 3 acts as a trail head to our internal trail system. And then
 4 the larger park site which is a public park, 3.7 acres, which
 5 provides for valuable open play space for our community as well
 6 as some other amenities that we'll look at here via some
 7 enlargements.
 8 That's an enlargement of the West Island
 9 Park. What you see, the park features, is a circular sitting
 10 area. It took its inspiration from Jens Jensen, a landscape
 11 architect at the turn of the century, who developed these
 12 council rings, as he called it, sitting areas, which encouraged
 13 community and encouraged gathering and seating. What we've
 14 done is utilized -- and this is a cross-section below which
 15 shows this cross-section across the sitting area. We're going
 16 to use this as a retaining wall, bringing the grade up to the
 17 street to the back of the wall, low planting, shrub plantings,
 18 so it creates a little bit of an enclosure and recess for the
 19 sitting area. Being sensitive to security and views, there
 20 will still be open views to the street and open views out to
 21 the open play lawn. This being a passive park, this would just
 22 be unstructured lawn areas for children to play catch, throw a
 23 frisbee or that type of passive activity; perhaps berming in
 24 conjunction to create a nice central visual amenity for the

1 residents in our community as well as adjacent.

2 So with that, I'm going to turn it over.

3 MR. BURNEY: Greg, I can't help but ask this question:
4 Who's paying for this park?

5 MR. SAGEN: That would be the developer.

6 CHAIRPERSON REIN: Tom, could you repeat your question.

7 MR. BURNEY: I said who is paying for the park.

8 MR. SAGEN: That would be the developer.

9 MR. BURNEY: Thank you. And you reviewed the standards
10 for planned unit development and special use from a landscape
11 architect standpoint. And do you have an opinion as to whether
12 or not the proposed plan is consistent with the standards?

13 MR. SAGEN: The proposed plan is consistent with those
14 standards.

15 MR. BURNEY: I apologize for going over our 45 minutes.
16 I'm a lawyer, and I have no sense of time. This is our last
17 witness. Thank you.

18 MR. WYNSMA: Good evening. My name is Nate Wynsma. I'm
19 with -- vice-president of land for William Ryan Homes, which is
20 a subsidiary of Ryan Building Group, our parent company. We
21 operate under the brands of William Ryan Homes and also North
22 Shore Builders where we build custom homes in the North Shore
23 communities, Evanston, Glencoe, Wilmette, Winnetka. We are a
24 national builder, building now in Phoenix, Tampa, here in

1 Chicago and then also in Milwaukee and Madison, Wisconsin.

2 Although we're a national builder, we're a private company.

3 We've been building homes here in Chicago for 21 years, and we
4 are what I think the industry would consider a move-up builder;
5 meaning we don't really cater to the entry-level market but
6 more the second, third, fourth-time homeowner.

7 We are a little different than I think some
8 of the other maybe production builders in the markets in that
9 our design standards internally that we utilize when designing
10 our homes. We're going to offer eight homes, eight different
11 plans here in Stonebridge. Each of those plans has multiple
12 elevations to choose from. Each of those elevations aren't
13 just simply an A, a B, a C. They have distinctive
14 architectural styles to them. The plans you see up here, one

15 through eight, are the actual plans we're offering: Two ranch
16 homes and six two-story homes, each of them unique in their
17 floor plans and designs and bedroom counts and so forth. But
18 we have distinctive architectural styles to each of these homes
19 that include craftsman style. These are four examples of the
20 craftsman elevation of some of our homes. They include
21 multiple types and styles and sizes of siding material,
22 dormers, multiple gable ends, eve brackets, full front porches,
23 heavy stone base pillars on the front porches, tapered posts
24 and so forth. So we really have a distinctive craftsman style

1 Georgian or a colonial craftsman.

2 We're also offering three-car options with
3 every home plan, and that is in addition to many -- you know,
4 there's I think three or four of the homes we're offering that
5 have what we call a tandem garage as a standard, and that
6 tandem garage is a two-car-deep garage on one side, so even in
7 a two-car elevation it will have three-car capacity within the
8 garage. We find that to be very attractive for buyers that
9 have bicycles, motorcycles, ATVs, boats, in addition to being
10 used as a third stall for cars.

11 The homes we're going to offer, as I said
12 we're going to have two ranch homes and six two-story plans.
13 The ranch homes range in size from about 2,000 feet to over
14 2400 feet. Each of the plans that are in your packets, if you
15 look at the floor plan on it -- and let me go back here quick.
16 The floor plans you see in your packets have the first floor
17 and the second floor and all structural options that we would
18 be offering. So if you look at -- a plan will have a square
19 foot range under the name of the plan. That range is the
20 smallest size is the base plan and then ranging up to its
21 maximum capacity if all structural options were added to the
22 plan. So if you look at our size ranges, the ranch is from
23 2,000 to 2400 square feet. Our two-story homes range from 2500
24 feet to 5,000 feet with, again, all structural options chosen

1 that maybe the same plan as another home that you might see
2 here that is a colonial, but the distinction between craftsman
3 and colonial is pretty drastic, and we have kept to the
4 architectural period and style with the materials, with the
5 roof lines.

6 Another thing I would point out is -- this
7 one's a good example here -- this slide 2 of the colonial. As
8 you can see, the upper right-hand-corner colonial has a front
9 porch with a garage slightly forward maybe two to three feet.
10 The one below it that's the all-brick facade there with the
11 dormer over the garage has a recessed garage. So that's one of
12 the characteristics of our plan that we've worked with staff
13 through as the front setbacks of our homes vary depending on
14 whether it's a forward front garage or a recessed garage, so we
15 can get some variety in our front yard setbacks and our porch
16 elements.

17 This is an example of our Georgian style;
18 again, four distinctly different plans with different gable end
19 and porch and material elements that are distinctive to the
20 Georgian style. And we're also offering prairie-style homes
21 that are more of a Frank Lloyd Wright style; two-foot
22 overhangs, a variety of material, brick and stone to a
23 three-quarter height on the front posts and on the wall
24 elements of the homes. So again, distinctly different from a

1 on a plan. So the average overall is going to be in the high
 2 3800 square foot, 3700-square-foot range, and the base ranges
 3 of the two stories go from 2500 to 3800 feet; and with options,
 4 2900 to 40 -- I'm sorry -- 5,000 square foot.

5 Again, we're going to offer three-car options
 6 that add a third stall to the front elevation of the home.
 7 That third stall is always recessed from the front facade of
 8 the garage. Even if the garage is already recessed from the
 9 front structural element of the home, the third stall is always
 10 a recessed bay.

11 In addition, this is an example of some
 12 enhanced rear elevations. In working with staff and talking
 13 directly to the impact visually to Acorn Acres to the south, we
 14 have five homes on the west side of the park and five on the
 15 east that have rear elevations facing to the south. In
 16 addition to the landscaping that our landscape architect spoke
 17 about, we're also enhancing the rear elevations of those homes.
 18 No matter what plan is chosen or what elevation is chosen by a
 19 home buyer, the elements from the front style of the home --
 20 and the two examples we show you here is a Jamestown Georgian
 21 on the left and a Justin colonial on the right -- that those
 22 elements in addition to just the siding color and roof and trim
 23 material, the window grids, the window trim, shutters,
 24 overhang, gable ends, brick, stone, those same materials that

1 are on the front will be on the rear of the home for those
 2 homes that we're enhancing the rear facing Acorn Acres.

3 One of the other things I want to point out
 4 was -- I'm sorry. I'll back up -- I was talking about price
 5 ranges -- or size ranges. I also wanted to reference what we
 6 expect price range to be here. So as I said, we've got ranches
 7 from 2,000 to 2400 feet; two-stories from 2400 to 5,000 feet.
 8 Your expected sale prices throughout the community are going to
 9 be in the low 500s to the high 600s. Now, we offer as you can
 10 tell from the floor plans that are in your brochure a lot of
 11 options, including those structural options. That could drive
 12 these prices up. So I would not be surprised if the final sale
 13 price is in the 700s here.

14 We also have spent a lot of time talking
 15 about anti-monotony with staff and working through not only
 16 those enhanced rear elevations of the impact our neighbors to
 17 the south but internal to the community. The exhibit we've got
 18 on this slide here kind of tells the story. The home or the
 19 block shown in yellow would be a subject home. That plan, that
 20 elevation could then not be repeated on the two homes either
 21 side of it or three homes across the street from it. I think
 22 that's consistent with your plan development standards.

23 One of the things -- to scroll back here.
 24 I'll go back to the overall site plan. As we talked about

1 We're also very excited about every lot
 2 essentially backing up to open space of some kind. We think
 3 that's a really big appeal for our buyers. We're offering
 4 ranch homes here. As Chuck Hanlon pointed out, we have a
 5 variety of lot sizes, so even in a ranch a buyer, an
 6 empty-nester who may be attracted to a ranch plan that might
 7 want a smaller lot which the house would fit on, they still
 8 want to be in a community with an abundance of open space, they
 9 want to be in Hawthorn Woods for all it has to offer but then
 10 the buyer who has maybe kids that their attraction to the
 11 community is walk to kindergarten through 8th grade which is
 12 very unique, they love the idea of a passive, adventure
 13 recreational park, they would be maybe drawn to a larger home
 14 on a larger lot, but it really gives us a variety to really
 15 take advantage of the architecture and the range of homes that
 16 we're going for offer here.

17 MR. BURNEY: Nate, I wanted to check in with you about,
 18 are you taking advantage as well of the grade elevations in
 19 terms of offering different products like walkouts and
 20 lookouts?

21 MR. WYNSMA: Yeah. As I drove here tonight, I think one
 22 of the best examples, just a tangible example, is Hawthorn
 23 Trails. There's a number of lots there as you enter that face
 24 back to the north to Forest Lake that are lookout or walkout.

1 anti-monotony, one of the things that really struck me about
 2 this plan, one of the things we're excited about, as you can
 3 see from the overall land plan, the design layout of the
 4 right-of-ways is such that in addition to applying that
 5 anti-monotony standard which we'd be held to, as you look at
 6 the land plan that exhibit that showed a straight grid street
 7 with blocks of homes on either side, homes across the street,
 8 the way this site has been designed, in keeping with the
 9 existing topography of the site you really don't have anywhere
 10 on this site where you have a straight row of maybe more than
 11 five or six homes. So visually as you come into the site we've
 12 got the triangular open space that breaks up the entry and
 13 leading into the central park, but even as you drive through
 14 the community itself, with the West Island Park breaking up
 15 that block of homes and the curvature of the cul-de-sac that
 16 runs to the east, northeast to Old McHenry, you never see
 17 visually more than three to six homes in a row there. That
 18 exhibit that that's the standard we'll be held to really
 19 doesn't even apply in most cases. There's maybe one place on
 20 this site where that would be an accurate depiction.

21 So with that said, I think with the eight
 22 plans we're offering, the multiple elevations of each plan, the
 23 layout of the community itself really is going to lend itself
 24 to a variety of architecture and a variety of appearances here.

1 As you get further south into that community and around some of
 2 the natural open space areas, you've got a number of lookout
 3 and walkout lots.

4 We've designed this site -- or I should say
 5 my engineers designed this site and land planner to really work
 6 with the existing topography. There's a lot of topography out
 7 there. The high point on the site is roughly where that West
 8 Island Park is in the boulevard there. We've got a number of
 9 lots facing predominantly the north and west; wetland areas
 10 that are lookout and walkout. And in fact about 50 percent of
 11 the site in total have either lookout or walkout.

12 This was just a couple exhibits that we
 13 included in your packet about the height that I think we have a
 14 deviation in our proposal for a height limit of 38 feet, and
 15 that would be measured, as this exhibit shows, from the middle
 16 grade at the front of the home to the highest point of the
 17 ridge line. This was really a plan depiction that shows
 18 38 feet, and this exist that you see from a typical front
 19 elevation also shows the dashed line of a nine-foot basement.
 20 We offer both eight-foot and nine-foot basements, so we wanted
 21 to show it in its maximum elevation.

22 And this is just the side elevation that,
 23 again, when we talk about lookout and walkout you can see that
 24 in a nine-foot condition with a maximum basement the height of

1 that basement to the slab or floor of the basement is measured
 2 about a foot down from what would be the front, the grade at
 3 the front center of the home. So in a walkout condition the
 4 rear elevation of the home would be eight feet to grade, in
 5 addition to the two-story porch on the structure.

6 And this exhibit just shows which lots. The
 7 blue dots are walkout; the green are lookout; again,
 8 predominantly facing the open space to the north and to the
 9 west.

10 And I think I'll bring it back to the
 11 overall.

12 MR. BURNEY: If I could just cover a couple more things.
 13 I promise to be very -- Chuck Hanlon, could you come back.

14 There are certain departures that are
 15 identified in Group Exhibit 2; is that correct, Mr. Hanlon?

16 MR. HANLON: Yes.

17 MR. BURNEY: And you've identified all the departures
 18 that you believe that this development requires in order to
 19 proceed in this plan?

20 MR. HANLON: Yeah. We have a table of departures that's
 21 certainly within your packet. In the interest of time we
 22 didn't want to walk through all those departures, but really
 23 the issue is, while the Village's Comprehensive Plan advocates
 24 this type of conservation design development, there's not

1 really technical ordinances in place to execute that type of
 2 conservation design which generates a certain amount of list of
 3 variances that are required. Those are really being requested
 4 to be in concert with what the comprehensive plan is
 5 recommending.

6 MR. BURNEY: Finally, Mr. Hanlon, have you had occasion
 7 to review the standards for a planned development and a special
 8 use, and do you have a professional opinion as to whether this
 9 plan satisfies those standards related to land planning?

10 MR. HANLON: Yes. I do believe the plan complies.

11 MR. BURNEY: Ms. Rein, Members of the Board, thank you
 12 very much for your patience. If I could just at the conclusion
 13 of the neighbors' comments and your questions if I could just
 14 perhaps offer a summary. I promise it won't be this long. I
 15 thank you.

16 CHAIRPERSON REIN: Thank you, Mr. Burney and the
 17 developers' team for a thorough presentation.

18 As I understand, Mr. Burney, that concludes
 19 the applicant's presentation.

20 MR. BURNEY: It does.

21 CHAIRPERSON REIN: Okay. So now we come to the part of
 22 the evening that we talked about earlier, which is audience
 23 participation. The public gets its opportunity to speak and
 24 share its opinions on the plan just presented and ask questions

1 of the developer, their experts, our experts, whoever you need
 2 to.

3 So what I'd ask at this time, if you think
 4 there's any possibility that you might want to come to the
 5 microphone and ask a question or make a comment, please stand
 6 at this time and the court reporter will swear you all in as a
 7 group.

8 (Whereupon audience members were sworn.)

9 For anybody who wishes to share an opinion on
 10 this or ask a question, start forming a line in the center
 11 aisle. You don't have a stand there the whole time, but keep
 12 backfilling as people come to the podium.

13 It looks like Mr. Riess is the first to
 14 approach. So Steve, I'll expect you to give a good example in
 15 stating and spelling your name and stating your address.

16 STEVE RIESS: Steve Riess, R-i-e-s-s, 17 Thornfield Lane.

17 I'm here to essentially to address only one
 18 issue, and that issue is tree preservation. I want to say
 19 thank you, Madam Chairperson, and committee members for your
 20 time.

21 May I approach?

22 CHAIRPERSON REIN: Yes.

23 STEVE RIESS: What I've just offered everybody is the
 24 original tree survey. And I'll agree with the earlier comment

1 tree unless you cut it down, which you don't want to do that --
 2 the trees that we're talking about in question here, probably
 3 average in age somewhere between 200 and 250 years of age. And
 4 I am here to encourage this board to do anything and everything
 5 in its power to maintain not to the best of their ability but
 6 to absolutely maintain all of those trees under any
 7 circumstances. So we do not want to lose those trees.
 8 In order to preserve those trees, I engaged
 9 the services of an architect and invited them to provide me
 10 with an alternative drawing. The alternative drawing I'm about
 11 to offer was based on the original presentation. This one is
 12 different, but it does show and incorporates an alternative
 13 plan that will allow preservation of those trees. As you may
 14 see that doesn't duplicate this presentation because we didn't
 15 have an opportunity to view this presentation previously, and
 16 it is drawn to scale. Of course one of the other features
 17 that's drawn into this plan is the fact that the homes that are
 18 adjacent to Acorn Acres were drawn at a one-acre density
 19 immediately along the far south lot line, and the subsequent
 20 homes that are on the north lot lines or the northern section
 21 of the home were granted or suggested to be a much higher
 22 density, giving them a total number exactly the same as they
 23 had before. And the reason it was drawn this way once again
 24 was to do anything and everything we can to preserve the tree

1 that the original tree survey -- I haven't seen the latest
 2 one -- was not entirely accurate or up to date and did not
 3 reflect a number of trees that existed on the property that for
 4 whatever reason were not originally recorded. My purpose here
 5 is to talk about a specific group of trees that have already
 6 been mentioned in earlier testimony.
 7 Many of you may not know but the park that
 8 exists today called Heritage Oaks was in a much different
 9 configuration when it was originally proposed. In fact, the
 10 way it was originally proposed was to take down all of the
 11 trees that existed on the far east end of the property and
 12 replace it with drainage, and after much commentary by the
 13 community and other members and the professionals, including
 14 Christopher Burke and Associates, it was determined that those
 15 trees would be best served or the village would be best served
 16 to retain those trees. Those trees were oak trees. They were
 17 estimated to be about 75 to a hundred years old, and thus the
 18 name of the park, Heritage Oaks.
 19 In this case we have a number of trees that
 20 are on the far southeast corner of the property that were
 21 discussed or mentioned previously. They're burr oaks. I did
 22 walk the property and looked at those trees and have through
 23 estimations that are generally accepted practice or
 24 principles -- there's no way to determine the actual age of a

1 line that's on the far southwest corner of the property and
 2 those trees. A number of them are already slated according to
 3 the original tree survey for removal, and I'd like to see that
 4 change if at all possible.

5 CHAIRPERSON REIN: Steve, what are the buildings on the
 6 very eastern corner of your drawing, the cluster?

7 STEVE RIESS: I'm sorry. Say again.

8 CHAIRPERSON REIN: Over here, can you describe what this
 9 is right here?

10 STEVE RIESS: I don't have my glasses.

11 COMMISSIONER MERKEL: Use this one.

12 STEVE RIESS: Thanks.

13 I'm sorry. What's your question, Ms. Rein?

14 CHAIRPERSON REIN: What kind of building is that? It
 15 looks very different than the other houses platted out. What

16 is that large rectangle?

17 STEVE RIESS: I believe that's supposed to be a tennis
 18 court. The idea was to move the recreational area and park
 19 over to that section so that there was no invasion of the area
 20 and move stormwater drainage up to the northern section
 21 immediately adjacent to that.

22 CHAIRPERSON REIN: Thank you.

23 STEVE RIESS: And again, this is drawn as a concept. The
 24 stormwater engineer has not looked at this. So just sort of an

1 idea and suggestion that might help preserve that tree line
 2 that we're talking at the far southeast corner.

3 CHAIRPERSON REIN: Okay. I shouldn't have been starting
 4 to ask questions at this point because it's not our turn.

5 Is there anything else you would like to
 6 share?

7 STEVE RIESS: No, Ma'am.

8 CHAIRPERSON REIN: Thank you, Mr. Riess.

9 STEVE RIESS: Thank you for your time.

10 ARNIE LIEPA: Good evening. My name is Arnie Liepa,
 11 L-i-e-p-a. I live at 7 Lydia Court with my wife Susie.

12 So I have a number of documents I'd like to

13 hand out if I may. First of all, I've been asked by the
 14 residents or the Homeowner's Association to do an introduction
 15 if you'd like. We tried to put some order to our presentation
 16 so that we can have a logical flow, stay on track, stay focused
 17 and talk to point. So I have for each of you a copy of the
 18 points that each of the residents that will be speaking to
 19 through the course of the evening.

20 CHAIRPERSON REIN: That would be helpful. If you'd like
 21 to approach.

22 Arnie, could I ask you as you're speaking to
 23 step a bit closer to the mic so we can hear you better.

24 ARNIE LIEPA: Sure. So by the way, having seen the

1 developer's proposal, I'm actually going to change the
 2 presentation that I was going to make. So I'd like to say that
 3 it's refreshing to see that. I think the developer has
 4 accommodated as many of the requests that they could given the
 5 constraints that they're working under. And I was delighted to
 6 see personally the stormwater.

7 I think where we're going to go with this
 8 conversation is the issues we have are no longer with the
 9 developer. The issues we have are actually with the Village,
 10 and the issues we have with the Village is we think they need
 11 to do a better job of helping look after the better interest of
 12 the current residents and give some guidance to the developer
 13 on two or three major points. We have a list of points here,
 14 but there are two or three of significance.

15 The one that is of the most significance --
 16 we're going to hear more of this from several speakers -- is
 17 the connecting road. It's of significance for a number of
 18 reasons. One is, I was interested in hearing about the traffic
 19 study, but it is flawed. It's flawed because it is not given
 20 consideration to cut-through, and whilst we agree it might make
 21 two or three percent on Old McHenry Road, on Bruce Circle North
 22 this would be a very different situation, and you're going to
 23 hear from several residents with their views and opinions on
 24 why that's important. But certainly we don't want to end up --

1 many of you that live locally know what happens to that
 2 community. There is the cut-through behind Costco, and we
 3 suspect if the village insists on that road being there we will
 4 end up with the same unfortunate result. That's not acceptable
 5 to us. Okay? It is just not acceptable. So the road is the
 6 biggest issue.

7 Mr. Riess just talked eloquently to the issue
 8 of the trees. And it's quite interesting. There was a
 9 stunning difference between the rural by design and this plan.
 10 If you look to the right-hand side of this plan, there are no
 11 trees, but right now there's a wooded area there that's
 12 beautiful. And later on -- I can show you now if you wish, a
 13 video of that wooded area. I want to show you that wooded
 14 area, and we'll talk to that later. Okay?

15 So I think the last point I'll make on the
 16 road is hopefully by the time you've heard all of the points of
 17 view of the residents, the Village, the Planning and Zoning
 18 Commission, the Trustees will all vote for the road not to be
 19 there and will come up with another alternative or to at least
 20 make it access for emergency-only vehicles or whatever. But if
 21 not, I do want to be clear that several of the residents are
 22 already saying they would talk to the point of looking for
 23 redress in courts and they would take legal action to try and
 24 prevent that road from being set in place.

1 With that, I want to hand it over to Klaus,
2 the first speaker in line, on the road.

3 KLAUS STOEHR: Good evening. I would like to introduce a
4 continental accent to this. My name is Klaus Stoehr,
5 K-I-a-u-s, S-t-o-e-h-r, and we have resided at 2 Bruce Circle
6 North over the past 20 years. I wish to address the issue of
7 the proposed new road that would link Bruce Circle North
8 through the Stonebridge development to Spencer Loomis and
9 Middle North as well as Old McHenry Road.

10 First of all, I would like to commend the
11 village engineering staff for being approachable with respect
12 to the residents' concerns. However, I'm hear to challenge the
13 contention that based on Village Code 10.3.2, Street Standards,
14 subdivisions are to be connected. The specific code section
15 refers to continuation or projection of existing principal
16 streets. The proposed street is not a continuation of Bruce
17 Circle North because it has long established start and terminus
18 points, and rather than a projection, the cross access to Old
19 McHenry would create a significant cut-through traffic
20 situation. We had a traffic assessment here tonight, and I
21 found this to be rather vague, and I cannot imagine that we
22 would have during school rush hour one car per minute going
23 through. So I would recommend that this be reevaluated and
24 that you also add the traffic impact of the expected mall

1 development at the DiMucci property on Route 12 and Old McHenry
2 Road.

3 We understand that a major portion of the
4 approximately 1200 students lives in south in Lake Zurich. If
5 on average 20 percent of the student population were driven to
6 school and after-school activities from the south, we can
7 expect about 240 round trips per day via Brierwoods, Bruce
8 Circle North, and the proposed shortcut road. In addition, the
9 mall development would bring significant traffic from shoppers
10 residing in central Lake Zurich, so when returning from the
11 mall instead of waiting to make a left turn onto Route 12 and
12 then waiting to make their left turn in Lake Zurich, shoppers
13 could make an easy right turn on Old McHenry, turn right and go
14 through Stonebridge and Acorn Acres directly south across
15 Miller Road toward the center of town. I think most of you are
16 aware of the impact of cut-through traffic to-residents in
17 Lake Zurich near the Costco shopping center.

18 The existing roads in Acorn Acres were not
19 designed to handle such through-traffic. Brierwoods and Bruce
20 Circle North would truly become a so-called collector road
21 that by engineering standards should be 28 feet wide. The
22 pavement on Bruce Circle North is only 20 feet wide with a
23 one-foot concrete ribbon on each. There's accommodation for
24 pedestrians or bike riders. More important, the southern

1 section of Briarwoods that is in Lake Zurich has a width of
 2 just 18 feet with no shoulder. Consider the increased risk of
 3 a collision when pedestrians or bicycle riders are passed or
 4 residents attempt to exit a driveway. A new intersection at
 5 Bruce Circle North would be in very close proximity to three
 6 existing residential driveways.

7 In conclusion, we respectfully submit to the
 8 board that the establishment of such cross access road be
 9 rejected. Thank you for your attention.

10 CHAIRPERSON REIN: Thank you, Mr. Stoehr.

11 Because Acorn Acres is choosing to present
 12 its issues by spokesperson, I guess, designated spokesperson,
 13 at this time I would like to see a show of hands of anybody in
 14 the audience who is in agreement with what he has shared this
 15 evening.

16 (Audience raising hands.)

17 Let the record reflect that is the vast
 18 majority of the audience.

19 Who would like to speak next?

20 CATHY BAYER: I'm Cathy Bayer. That's C-a-t-h-y,

21 B-a-y-e-r. I live at 10 Bruce Circle South.

22 The residents in Acorn Acres feel that there
 23 is already an existing problem with cut-through traffic along
 24 Bruce Circle North and Acorn. You've already heard from a few

1 people about that point. As president of the Homeowner's
 2 Association for Acorn Acres, we have asked for the Village to
 3 help us with this problem and gotten no help until last week
 4 when the Department of Public Works told us they would up two
 5 stop-sign-ahead signs, stop bars at the intersection of Bruce
 6 Circle North and Bruce Circle South. While this will help to
 7 raise awareness of the existing stop signs, it does nothing to
 8 address the actual amount of cut-through traffic as it is
 9 today. While we know that you can't do anything to lessen the
 10 amount of traffic we currently experience, we are asking that
 11 you simply do not do anything that would directly add to the
 12 amount of cut-through traffic in our neighborhood. We believe
 13 that connecting Bruce Circle North directly to the Stonebridge
 14 development and therefore connecting our neighborhood to
 15 Spencer Loomis or Middle North School would not be a benefit to
 16 our neighborhood, but it would significantly increase the
 17 amount of cut-through traffic that we experience and put our
 18 residents and more importantly our children in danger.

19 I have asked people at the village to define
 20 traffic volumes for residential or local roads and what
 21 measurements they use to constitute a problem and was told to
 22 ask here tonight as the traffic engineer would be present. As
 23 Klaus had mentioned earlier, we feel that the terminology he
 24 used for lay people and ourselves is very vague. There's no

1 definition of what changes it from A to B to C to D, and then
 2 apparently when it goes up to E and F, that's a problem. But
 3 what are those numbers? What is that data? And if they could
 4 break that down and explain it to us a little more, that would
 5 be helpful.

6 It's our understanding that the possibility
 7 of cut-through traffic going to and from the two schools had
 8 not been addressed in the current traffic study, and we would
 9 ask that another study be conducted to take into account the
 10 potential for a significant increase in cut-through traffic
 11 that would be generated by not only the two schools but also
 12 the Stonebridge residents. We are really hoping that our
 13 neighborhood does not become the next Costco cut-through, as
 14 people have already mentioned, for everyone that has a child
 15 attending Spencer Loomis or Middle School North.

16 Back in 1989 when the school was being
 17 proposed they took a video of some of the meetings, and I spent
 18 hours watching these tapes and going through some of the notes
 19 that people had, and the same issues were of concern to the
 20 people in Abbey Glenn as well as Acorn Acres back in 1989. I
 21 would be really interested to know if there's anyone here from
 22 Abbey Glenn tonight that could speak to any increase in
 23 cut-through traffic that they may have experienced once the
 24 school did go in, because I know that was a major concern that

1 was voiced by a lot of their residents on these video tapes.

2 Also in this footage Acorn Acres was assured
 3 that this road would not be connected for automobile traffic
 4 and that an emergency gate would be installed and maintained by
 5 the fire department. It's my understanding that the residents
 6 of Acorn Acres were given the same reassurance when the Mancini
 7 development was being proposed, and we were wondering if it's
 8 possible that the current administration and Board of Trustees
 9 would be willing to give the same consideration for an
 10 emergency gate and a path that would be used for foot and bike
 11 traffic only again at this point.

12 And on a side note to this, I know you had
 13 mentioned that Steve Riess is a trustee. Are there any other
 14 trustees here tonight?

15 (No response.)

16 I don't know if this is the proper form to
 17 ask this, but what is the -- if this is a public hearing for
 18 the voices of the public to be heard, why are the Trustees and
 19 the Mayor not present to hear our comments and our concerns?
 20 Can anyone answer that?

21 CHAIRPERSON REIN: The public hearings for developments
 22 are run through the Planning, Building and Zoning Commission.
 23 There are more trustees and staff in the room. They are spread
 24 out because they should not be sitting together in a public

1 meeting. But I know several of them are here this evening to
 2 hear this firsthand. One of the reasons that we have a court
 3 reporter at these hearings is so that the trustees, they are
 4 required in preparation for their meetings to read every word
 5 of these transcripts, and they can use those in their
 6 preparation and dig in and learn more before their own meeting.
 7 I know you asked -- so that's the answer to that question. And
 8 that's true with any municipality. Those rules apply in any
 9 municipality. That's how the procedure works. We start here
 10 at Planning, Building and Zoning.

11 I know you had some other questions that have
 12 not yet been answered, but we can get those answered for you
 13 too. Do you want a keep speaking to the rest of your things
 14 and then we'll answer all of them before you leave the podium?

15 CATHY BAYER: It doesn't matter. If you're going back to
 16 the traffic study --

17 CHAIRPERSON REIN: Why don't we go back before we forget
 18 the points you raised.

19 I'd like to bring Eric Russell to the mic to
 20 address Ms. Bayer's first question regarding the traffic study,
 21 where she's seeking some clarification.

22 Cathy, if you could restate your question.

23 CATHY BAYER: Because we here are not traffic engineers,
 24 we don't understand how you described it as A, B, C, D, E, F,

1 and then you said it was a small percentage, which is two or
 2 three percent. But what does that mean in terms of an actual
 3 number?

4 And when I had communicated via e-mail with
 5 the Chief of Police about doing a traffic study or when they
 6 put the radar trailer up and they capture data of how many
 7 people are going by -- because part of the problem might be
 8 that what we determine as a problem for us doesn't meet the
 9 criteria of what a traffic engineer would say is a problem. So
 10 if we could get some clear definitions around that, that would
 11 be helpful.

12 MR. RUSSELL: The levels of service that we look at and
 13 evaluate based on the operation of an intersection, and usually
 14 again we look at the worst times of traffic during the day,
 15 which is usually at the rush hours. It's at the school rush
 16 hours. When we classify things from A through F, it's based on
 17 a level of delay experienced by an average vehicle, an average
 18 level of delay, and there's different ranges. When you get up
 19 into the upper ranges at an intersection, if you're waiting
 20 more than 45 seconds, something like that, then you get into
 21 those upper levels of E and F. If your average wait at this
 22 stop sign or at a traffic signal is less than 35 seconds or so,
 23 then it's in the A to the D range, and there's different grades
 24 along the way.

1 How an intersection that's signalized
 2 operates is different from how an unsignalized intersection
 3 operates. A signalized intersection, all traffic is subject to
 4 stopping and starting and delays; whereas an unsignalized
 5 intersection are just the approaches at the stop sign. That's
 6 how we do the evaluation.

7 We did traffic counts out at Acorn Drive. We
 8 did traffic counts down at Brierwoods. The volume of traffic
 9 carried on Bruce North and streets is a very different level
 10 than what is carried on Old McHenry Road. Just to go throw out
 11 some examples here, on average two-way traffic on Bruce
 12 Drive -- Bruce Circle North is in the 50 to 75 car per hour
 13 range during those rush hours, two-way traffic. It's not a lot
 14 of traffic carried by that local street. Old McHenry Road on
 15 the other hand has 5- or 600 cars in each direction. So
 16 obviously the impacts of any cut-through traffic are going to
 17 be very different on Bruce Circle North than it would be on
 18 Old McHenry Road. When I indicated that the site would
 19 generate about one to two percent more traffic through the
 20 Old McHenry Road with Abbey North, that's based on the 60 or so
 21 vehicle trips the site would generate as a percentage of the
 22 hundreds and hundreds of cars going through the Old McHenry
 23 Road intersection at that time. It wouldn't take much volume,
 24 so we're not projecting a lot of volume from the development to

1 create one or two percent impact on Bruce North.

2 I don't know if I answered the question
 3 clearly.

4 CATHY BAYER: You just said the traffic count was like 50
 5 to 75 cars going back and forth in an hour. They were saying
 6 that this will be -- you counted 60 cars.

7 MR. RUSSELL: We're projecting it would generate about 60
 8 trips either in or out during the rush hours. We're not
 9 projecting that volume is going to go to the south. I think
 10 the vast majority, we're projecting well over 90 percent is
 11 going to head up to the intersection at Old McHenry and travel
 12 east and west and make use of the signal rather than cutting
 13 through the neighborhood.

14 CATHY BAYER: What's your basis for assuming that?

15 MR. RUSSELL: Part of the reason we also look at where
 16 the traffic is likely generated. There's a regional arterial.
 17 It's the quickest route really to get to east to west, to get
 18 to the other major arterials in the area as opposed to
 19 circulating through the neighborhood. That's the primary
 20 reason. It's quickest route out of the area.

21 CATHY BAYER: But if you're going to go down to Rand Road
 22 and go south, it's quicker to cut through our neighborhood and
 23 go out to Brierwoods to Miller Road to 12 and go up and out.
 24 You can't predict what this population is going to do if you

1 don't know where they're going to work. You could say half is
2 going out. If it is half, it's an increase by 50 percent an
3 hour of the traffic. They're coming out that way.

4 MR. RUSSELL: Of course we don't know exactly where
5 people are working. The purpose of the interconnectivity of
6 the development is to give that flexibility so the residents
7 can have access, much like the residents of Acorn Acres will
8 have access to the signal.

9 MR. BURNEY: Are these based on national studies used?
10 Is there an Institute of Traffic Engineers that guides you and
11 looks at subdivisions and land developments all the over the
12 country to help generate the numbers that you plug into your
13 projections?

14 MR. RUSSELL: Very much so. There is a national standard
15 on how to perform a traffic study. More so, Lake County has
16 their own standards. The very steps that we have to go through
17 to meet those standards. So yes.

18 CATHY BAYER: Thank you.

19 ARNIE LIEPA: Could I ask some supplementary questions?
20 Do you recall the date when the study was
21 actually done?

22 MR. RUSSELL: When the --

23 ARNIE LIEPA: I'm asking if he can recall the specific
24 date when the traffic study was done.

1 MR. RUSSELL: The traffic counts were conducted on
2 March 6th and March 19th.

3 MR. BRANKIN: Just for the purposes of the record, if you
4 could ask the question and then allow the gentleman to answer
5 so we're not taking two voices at one time.

6 ARNIE LIEPA: When you did those estimates, in addition
7 to the houses in the development, which we understand the total
8 number of people may use the school, what do you estimate will
9 be the number of people who will choose to come through a
10 cut-through through Bruce Circle North and enter as opposed to
11 driving all the way around and coming north on Old McHenry?
12 What percentage of the school traffic, which there can now be
13 many, many hundreds of cars an hour, would now come in through
14 Bruce Circle North?

15 MR. RUSSELL: Sure. Well, the first thing we looked at,
16 what is the volume of traffic currently coming into the school
17 site, and there's about 200 cars coming off Old McHenry Road
18 for the morning rush hour. About 120 are coming from the east
19 and turning left in the school, and those are more the people
20 that we think are likely, probably going around the subdivision
21 to get into the site. For the elementary school district, the
22 boundaries really extend to just south of Acorn Acres. So as
23 far as elementary school traffic, they might cut through the
24 development. We don't see really any as going to be Acorn

1 Acres children in the subdivision that will use it because
 2 that's as far south as the elementary school boundaries go.
 3 Middle school boundaries go further south, and that's primarily
 4 the traffic that would likely cut through Acorn Acres or from
 5 Acorn Acres itself. We think that the majority or so of the
 6 vehicles that will cut through are primarily homes that are
 7 located along Miller Road. If you look at the percentage of
 8 those homes as opposed to the entire Middle School North
 9 boundary area, maybe 20 percent of the traffic that is coming
 10 in off of Old McHenry Road and making the left turn might
 11 utilize Bruce North Circle, 20 percent of 120 cars. So
 12 projecting in the 20 to 30 car range, again, isolated during
 13 that school start time. We don't see the cut-through traffic
 14 as a continuous flow, but certainly to get to the school site,
 15 there's going to be residents of the school, students of the
 16 school that will use the cut-through by.

17 DAN DICKINSON: Question on the same topic. Dan
 18 Dickinson, D-i-c-k-i-n-s-o-n, 9 Lydia Court.
 19 A couple of questions on the traffic.
 20 Can you tell me how many students live off of
 21 Miller Road between say Miller and 22 and that would possibly
 22 use the entrance, the back entrance down Brierwoods, through
 23 Brierwoods to get to the school?

24 MR. RUSSELL: We looked at the enrollment of the various

1 elementary schools that will feed in the middle school. I
 2 believe there's about 470-some students in the entire school.
 3 So if you broke it down on a per grade basis, those are the
 4 residents that primarily will be the ones driving through.
 5 Maybe there's 200 students that live along that area. A
 6 certain percentage of those will be driven. A majority will --

7 DAN DICKINSON: Do we know that for sure?
 8 MR. RUSSELL: We don't know that for sure.
 9 DAN DICKINSON: Did you do a study of the traffic on Echo
 10 Lake Road? The amount of traffic off of Echo Lake and turning
 11 left on Old McHenry Road? Did you study that?

12 MR. RUSSELL: We didn't count that intersection.
 13 DAN DICKINSON: Okay. Because that's where I think your
 14 study is flawed, because during rush hour, trying to turn left
 15 off of Echo Lake Road onto Old McHenry is very, very difficult,
 16 and so if you live anywhere along Miller Road all the way back
 17 to 22, anywhere through there. And there has to be more than
 18 200 students. But the point is you don't know. You don't
 19 know. Either you're not going to go down Miller Road over to
 20 Echo Lake, wait in line to turn left. You're going to cut
 21 through Brierwoods onto North Bruce Circle and go through the
 22 cutoff there.

23 So how does this cut-through -- where is it
 24 an advantage to Acorn Acres? Where is an advantage to the new

1 subdivision, and where is it an advantage to the village with
2 all the increased traffic? I mean, who's the winner here?

3 MR. RUSSELL: Well, the left turn volume that I mentioned
4 turning off Old McHenry, a portion of that volume is going to
5 be what's coming off of Echo Lake Road. We're assuming that
6 part of that left turn lane is coming from Echo Lake and may
7 cut through Acorn Acres to get to the school site. Now --

8 DAN DICKINSON: But if you don't back up the study to
9 Echo Lake Road and the amount of traffic that is not going to
10 take Echo Lake to Old McHenry there, they're going to cut
11 through our subdivision. You'd do it, and I would do it.

12 MR. RUSSELL: I'm not disagreeing with you that there
13 will be a portion of those people that live off of Millier that
14 will find it easier, just like today Briar Circle is used as a
15 cut-through. People are getting over to Acorn Drive. They're
16 getting to Old McHenry. They are making a left turn to Old
17 McHenry, but there is a cut-through taking place just based on
18 the configuration of the roadway system.

19 DAN DICKINSON: This will increase that.

20 MR. RUSSELL: It will give an option to people that are
21 using Echo Lake. I'm not disagreeing with that. But the
22 benefit -- you said what is the benefit to the Acorn residents.
23 The benefit is that you have access to a signal; you have
24 direct access to a school. You may choose to prefer to go

1 around and keep out of traffic, and that's fine. But there's
2 definitely a benefit to the Acorn Acres community to have the
3 direct access. There's also a dis-benefit with the connection
4 that it might attract those from outside.

5 DAN DICKINSON: That's your opinion. Thank you.

6 What if we come back and we don't want the
7 benefit of the signal?

8 MR. BURNEY: I think this is now a policy decision. We
9 are dealing with a Village policy, a Village policy based on --

10 DAN DICKINSON: If we don't --

11 MR. BURNEY: Let me finish. No. But you're now in the
12 area of the policy. That's where I think I get a chance to
13 answer. And it's not a traffic engineering issue. And the
14 Village Board has in its wisdom determined -- the Village Board
15 has in its wisdom to determine this subdivision should be
16 connected, and we are abiding by that requirement. We

17 appreciate the fact that you are concerned that this is going
18 to lead to cut-through traffic and these people get to hear
19 that, but we are going to have a dispute.

20 DAN DICKINSON: Okay. All right. Fine. Thank you.

21 MR. BURNEY: Thank you.

22 DAN DICKINSON: I did have another statement to read from
23 another statement.

24 CHAIRPERSON REIN: You know what we're going to do, I see

1 That was all. Thank you.

2 CHAIRPERSON REIN: It sounds like a question the
3 developer could work on. Do you have an answer?

4 MR. WYNEMA: It's probably not a very technical answer.
5 I would agree. Demographically it's a different demographic to
6 the south than probably the buyer here. We're doing what's
7 mandated in your ordinance, making that connect. And I think
8 to back up what the traffic engineer and probably what any
9 engineer or planner would say is that the demographic of even
10 that neighborhood to the south of us over time can change, and
11 the school-age children that aren't there today could be there
12 in the next generation.

13 CHAIRPERSON REIN: Thank you.

14 Cathy, we're going to -- I know on traffic I
15 see the hands going up. But Cathy, why don't we complete your
16 questions. I know you came in with comments on the street,
17 right, the traffic? Let's complete your comments and questions
18 before moving on. I know we still have one hanging question
19 out there I'll pose to the audience.

20 Is there anybody in the audience from Abbey
21 Glenn who can respond to her question about whether the traffic
22 that resulted from the schools going in was better or worse
23 than what was imagined prior to the school's construction and
24 opening?

1 there's a couple more hands with the traffic questions. I
2 think it's productive to stick on the traffic topic, which I
3 know you guys have organized a lot of comments around that, and
4 I see a hand going up in the back who may or may not have a
5 policy question for that. I'm looking at the time here. We
6 will have a brief break at 8:30. We're going to keep going on
7 the traffic questions to cross examine the traffic expert and
8 get these questions out on the table prior to our break.

9 Cathy, I know you have some more followup.

10 Mr. Eaves, you have questions that directly
11 tails on this. Would you come to the microphones, introduce
12 yourself, and we'll keep trying to dove-tail this.

13 CHAD EAVES: Chad Eaves, E-a-v-e-s. I live at 3 Bruce
14 Circle South, and I just had a quick question. This is for the
15 Village and for the development team. It is in regards to a
16 benefit for the neighborhood or the usefulness of the
17 cut-through road.

18 Has there been any kind of a demographic
19 study on Acorn Acres. There's really not a lot of families
20 there with little kids. There are some, but there's more
21 probably a mature population. And the benefit from the quick
22 access to the school, I don't know how real that is. And I'm
23 just asking to see how many people would benefit from it, is
24 there a real need.

(No response.)

CHAIRPERSON REIN: I don't see any hands from Abbey

Glenn. That would have to be considered outside this evening.

Cathy, would you like to proceed with the

rest of your --

CATHY BAYER: I'll address Chad's question. I can tell

you that some of the demographics in Acorn Acres has changed

dramatically in the past two years. We have had a lot of

senior residents who have left. In every one of those homes a

young family has moved in that has young, small children either

in preschool or kindergarten, first grade. So the demographic

is changing. However, I can assure you that those parents --

and some of them are here tonight -- do not view that potential

increase in cut-through traffic or the traffic light at the

school connected to Acorn Acres as a benefit, and that's part

of the reason we're here and so upset, is because we see that

as a very, very big negative.

And you know, to your question about it being

a policy or a comment about it being a policy with the Village,

that was another thing that I had mentioned before, was that in

1989 when those tapes were there it wasn't policy then. It

wasn't policy as far back as the Mancini development. And I'm

curious to know what changed between then and now to all of a

sudden it has to be some kind of a continuation from one

neighborhood to the next and why can't it just be a

continuation for a foot or bike path rather than for

automobiles?

Another issue that was of concern in 1989 was

the amount of parking at the schools. People were asking

questions if there was going to be sufficient parking there. I

could attest to the fact that the parking is not sufficient

when there is an event at the school. And if this development

does go through, one of the things that the developer might

need to plan on is people will be parking on those residential

roads when there is an event at the school because they run out

of parking and they go across the street and park in Abbey

Glenn in Acorn Acres. Residents were concerned if they did

connect that road they would be coming through and parking

along Bruce Circle North because at one time that area was

supposed to be a ball field, which now it would be just

residential.

There have been multiple car accidents along

Bruce Circle North and Acorn Drive as a result of the

cut-through traffic we currently experience. And Mr. Larry

Butz, B-u-t-z, lives in our neighborhood, and he sent me with a

letter asking me to read it, and this was an accident involving

his daughter and a teenager from the Lake Zurich High School

that was cutting through Acorn Acres, and I'd like to read that

1 progress without jeopardizing the safety of our current
2 residents. Thank you. Larry Butz.

3 I know Sebastian Stankiewicz is also going to
4 address the topic of accidents. We're all aware that there are
5 no sidewalks in Hawthorn Woods for the children to ride the
6 bikes, ride their scooter to and from their house. There are
7 at least three bus stops. Families, joggers, dog walkers,
8 running and cycling groups and high school track teams all use
9 our neighborhood as a route. Also as the properties in Acorn
10 Acres are turning over from original homeowners to younger
11 families, as I mentioned earlier, the number of small children
12 in our neighborhood has more than doubled in the past two

13 years.

14 We strongly feel an increase in cut-through
15 traffic will lead to an increase in accidents happening, and it
16 is our hope the Trustees, the Mayor, and other village staff
17 will seriously take note of our concerns for everyone's safety.

18 CHAIRPERSON REIN: Can I just ask for clarification, a
19 couple of times you cite a year of 1989 on those school
20 meetings, but I wonder if you could check the date on the
21 tapes. I believe that's about at least ten years early. So
22 for the record, could you check.

23 CATHY BAKER: It's on the --

24 CHAIRPERSON REIN: I just want to make sure.

1 now:

2 In May of this year my daughter Sophia was
3 driving to school at 7:30 a.m. and was hit by a driver on Acorn
4 Drive. The driver of the other car was a teenager at
5 Lake Zurich High School and was cutting through Acorn Acres to
6 get to high school. She had turned off Old McHenry and took
7 the first turn too fast and ran into Sophie's car. The damage
8 was significant enough that Sophie's car was not drivable but
9 fortunately no one was injured. Anyone that lives in Acorn
10 Acres that between 7:00 and 7:30 is a time of increase in
11 traffic with people leaving for school and working. It is a
12 time than many of us like to take a morning walk with the dog.
13 But it is dangerous with the increased traffic and the fact
14 that we do not have sidewalks. When I heard about a possible
15 cut-through to the proposed Stonebridge development, I was
16 shocked and very concerned. The roads of Acorn Acres have many
17 curvy turns. We have children standing on the corners waiting
18 for the bus as well as many joggers and walkers. Our area has
19 grown over the years, and we have increased traffic from
20 Spencer Loomis and other developments. I strongly urge the
21 Planning Commission to reconsider the need for a connecting
22 road to Stonebridge. This would only create more traffic and
23 inevitably more accidents. Sophie was lucky in she was not
24 injured, and I sincerely hope that we can find a way to allow

1 Circle, who was unable to be here tonight whose most
 2 significant concern about the development is the proposed road
 3 adjoining of course the two subdivisions. Mr. Drivas requested
 4 the village administrators to grant the developer a variation to
 5 the continuity of the subdivision ordinance. If an emergency
 6 access is the main reason for continuity between the
 7 subdivisions, then the developer could put in a non-paved
 8 access path similar to design to the emergency access path on
 9 the west side of the Middle School North campus from the
 10 current subdivision of the homes.

11 The concerns are as follows: The safety and
 12 social impact of increasing cut-through traffic to and from the
 13 school board and the subdivisions adjacent to the Old McHenry
 14 Road. The cut-through traffic through Bruce Circle North would
 15 significantly increase the risk of accidents to children,
 16 pedestrians, and cyclists on Bruce Circle North since no
 17 sidewalks exist. Bruce Circle North is used every day and
 18 night by a diverse mix of pedestrians, dog walkers, joggers and
 19 cyclists including the Lake Zurich runners. Due to the new
 20 housing development, the foot traffic will increase by children
 21 walking to and from the two schools through the new
 22 development. The east-west direction of Bruce Circle North has
 23 sun glare in the morning and late afternoon and evening, which
 24 is the same time as the young children would be walking to and

1 CATHY BAKER: It's 8/29/01. The school district meeting
 2 '95 with Acorn Acres.

3 CHAIRPERSON REIN: Thank you.
 4 I know we're going to have some more comments
 5 with the roads we want to conclude, plus you have more speakers
 6 listed for Acorn Acres. But I think this would be a good
 7 moment to quickly give the court reporter a five-minute recess,
 8 and we will resume on this topic. We'll be back in here no
 9 later than 8:30. Thank you.
 10 (Recess taken.)

11 CHAIRPERSON REIN: Thank you very much. All right. So
 12 we were on the topic of the stub road to Bruce Circle North and
 13 related traffic issues, and I know that based on the outline
 14 that was passed by out Arnie Liepa that there are two more
 15 designated speakers on this topic for Acorn Acres, so I'd like
 16 to start with those and then we'll proceed with any additional
 17 hands I saw pop up in the audience earlier who want to make a
 18 comment but is not redundant to what has already been said but
 19 has additional information on a question.

20 So Arnie, I believe the next person on your
 21 list would be Daniel Dickinson.
 22 DAN DICKINSON: Madam Chairman, Dan Dickinson, 9 Lydia
 23 Court. I've been a resident there for 37 years.
 24 I have a statement from Niko Drivas, 7 Bruce

1 from the school. Cut-through school traffic from neighboring
 2 Lake Zurich residents wanting to avoid Old McHenry Road will
 3 significantly increase the risk of road traffic accidents,
 4 injuries, and potentially the wholly-avoidable death of a
 5 child. There are approximately 1,200 students attending
 6 Spencer Loomis and Middle School North. If just 10 percent of
 7 the student body were to start using only other access to these
 8 two schools, that would add over a hundred vehicles cutting
 9 through Acorn Acres that currently do not cut through today.
 10 The width of the roads through Acorn Acres is 20 feet. 20 feet
 11 is not wide enough for two cars to pass safety simultaneously
 12 when people are using the street as a walkway. This scenario
 13 is worse with school. I hope the Village Board and Planning
 14 Commission sincerely considers their safety issues and decides
 15 in favor of keeping our neighborhoods as safe as possible for
 16 all residents. Sincerely, Niko and Anita Drivas, 7 Bruce
 17 Circle North.

18 And Madam Chairman, back to my original

19 question, I'm still trying to determine and maybe you can answer
 20 the question, what is the advantage to the residents of either
 21 subdivision or the village to have that cut-through other than
 22 it being an ordinance, which of course you made the ordinance
 23 and you can change the ordinance.

24 CHAIRPERSON REIN: That's not a question I can personally

1 answer.
 2 Is there anyone on staff that can answer that
 3 at this time, or is that something that we'll address at a
 4 later time? Is there a specific answer to that question?

5 DAN DICKINSON: I'm seeking benefits.

6 MR. CASSATA: Well, one, which has already been
 7 mentioned, is that the access for emergency services, so the
 8 good the fire department has in their recommendation
 9 recommended that we have two access points. If we do not have
 10 the Bruce Circle North --

11 AUDIENCE MEMBER: Could you speak up?

12 MR. CASSATA: Sure. Can you hear me now? Let me start
 13 over.

14 The Lake Zurich Fire Department highly
 15 recommends that we have two access points for emergency
 16 services. If the Bruce Circle North access is not provided,
 17 we'll only have one, and that's through Old McHenry. Another
 18 point from a planning perspective, it's important to connect.
 19 So that's a general planning principle. It's not good to
 20 isolate the neighborhoods in a large community.

21 DAN DICKINSON: Okay. I agree with you on the emergency
 22 access. So the emergency access could be developed without
 23 making it a thoroughfare.

24 And I disagree with your statement about it's

1 a good idea to connect the subdivisions. I still would like to
 2 know what the benefits are because I don't think anybody in
 3 this room really sees what those benefits are.

4 MR. CASSATA: Well, there is some benefits for residents
 5 if there's connectivity between subdivisions, where
 6 subdivisions have parks, open space that's open to the public
 7 they can have better access to those.

8 DAN DICKINSON: Well, there's plusses and minuses, and
 9 you have to weigh the good against the bad.

10 MR. CASSATA: Of course.

11 DAN DICKINSON: So we'll see what happens here what the
 12 opinion of the residents is, but I would bet you that the
 13 residents of both subdivisions will not see where the
 14 advantages outweigh the disadvantages.

15 MR. CASSATA: That's the reason why we have the public
 16 hearings. So obviously the decision-makers will take that into
 17 consideration and make their decision.

18 DAN DICKINSON: Thanks very much.

19 CHAIRPERSON REIN: That's why we have public comment, is
 20 to hear those opinions so that we know what the opinions are
 21 out there.

22 Arnie, I see you have your hand raised. Are
 23 you coming up on behalf of Sebastian?

24 ARNIE LIEPA: Just to finish the point that was started

1 there, which is maybe it's appropriate to give -- I mean,
 2 there's obviously an opinion that there should be a benefit.

3 It might be useful to do a show of hands of the residents to
 4 see, if there one, single resident den that sees a value in
 5 that being an full road.

6 CHAIRPERSON REIN: We can pose that as a question. Did
 7 everybody hear Arnie's question?

8 ARNIE LIEPA: Is there a single resident in the room or
 9 is there a single resident in Acorn Acres that sees a benefit
 10 and wants to have a full vehicular road connected to Bruce
 11 Circle North?

12 CHAIRPERSON REIN: So we need a raise of hands if you are
 13 a resident who wants to see that stub road go through per
 14 Arnie's question, please raise your hand at this time.

15 (No response.)

16 Let the record state that I see no hands
 17 raised.

18 ARNIE LIEPA: I have yet to find one resident that thinks
 19 it's remotely near a sane idea. Thank you.

20 CHAIRPERSON REIN: Thank you. I know next on your list
 21 is Sebastian Stankiewicz.

22 Sebastian, before you speak, one thing I
 23 would ask, I know some of the letters -- for those of you

24 reading letters on behalf of neighbors who could not do their

1 yard. The car didn't stop at the stop sign, went through the
 2 ditch, and the last track I saw was around 10 feet from my
 3 bedroom windows. Thank God he stopped and we were not sleeping
 4 when it happened.

5 And the third one happened last winter. A
 6 driver, cut-through driver drove so fast in the wintertime that
 7 he end up in a ditch, jumped over my driveway and end up again
 8 in front of my bedroom windows. Unfortunately, he was not able
 9 to drive. He damaged the car so bad it has to be towed away in
 10 front of my house.

11 I called police department numerous times.
 12 They probably know me right now by name because I complain
 13 about cut-through traffic being so bad and also ignoring the
 14 stop signs. I asked police department many, many times we can
 15 create something to slow down the traffic. Most of the drivers
 16 over there drive around 40 to 50 miles an hour, and it's by my
 17 house where there is stop sign. My kid bus stops in front of
 18 the house by the stop sign, which seems the safest place to do.
 19 Unfortunately, that's also the other drivers don't agree with
 20 that because they don't even stop at the stop sign. The driver
 21 that hit my first car, he drove around 40 to 45 miles an hour
 22 to move the car six feet forward, and that's a big problem
 23 right now.

24 Now, I know you guys are about to decide for

1 own presentation tonight, if there are points in the letters
 2 you're reading that you can tell are redundant with what's
 3 already been spoken into the record, if you're making the same
 4 statements over and over again, please edit those statements
 5 accordingly so we can make sure everybody gets heard.

6 Sebastian, you may approach.
 7 SEBASTIAN STANKIEWICZ: Hello. My name is Sebastian
 8 Stankiewicz, S-t-a-n-k-i-e-w-i-c-z. I live in 17 Bruce Circle
 9 North connection of the circle and south intersection.

10 I moved to the neighborhood in April 2011.
 11 I'm a pretty new neighbor with the two kids. Since I moved in,
 12 which is 3 1/2 years, I have three serious accidents in front
 13 of my house, all caused by the cut-through traffic people. The
 14 first main incident happened a few months after I moved in.
 15 Due to construction, we had cars parked on the street. We have
 16 a stop sign by our house. That's very important part of that.
 17 And unfortunately one of the cut-through drivers was driving so
 18 fast that she totaled the car on the spot. She hit the car
 19 parked on the street so badly the car moved six feet forward.
 20 You imagine if that would be one of my kids playing outside or
 21 there would be one of the walkers with the dog. That person
 22 would be dead on the spot.

23 The second incident happened to my knowledge
 24 when we were gone. All I found is the tracks in front of my

1 a future of the residents and you're supposed to vote in our
 2 interest. And like Arnie said before, there's not been one
 3 resident in Acorn Acres that sees the benefit of the
 4 cut-through road. That's going to benefit we don't know who,
 5 to be honest with you, definitely not us. If that is in our
 6 benefit, that is the wrong thing to do.

7 That's it. Thank you.

8 CHAIRPERSON REIN: Thank you.

9 Before we move into the next section of the
 10 agenda, a few other hands went up earlier with questions on the
 11 road. If you would please approach the mic. If there's
 12 additional information that we haven't heard, please come up
 13 and ask the question and make the suggestion.

14 AUDIENCE MEMBER: Actually it's not on the road. Can I
 15 talk about something else?

16 CHAIRPERSON REIN: Not yet. We're going to try and just
 17 kind of stick to that topic for a minute.

18 If there's another hand that went up about
 19 the road?

20 SCOTT GIBBERT: My name is Scott Gibbert, G-i-b-b-e-r-t.
 21 I live at 21 Acorn Drive for 30 years. I'm on the corner where
 22 all the water goes.

23 In regards to the roads, can I have a show of
 24 hands of you that have driven on these roads? Have any of you

1 driven on the roads?
 2 (Response.)
 3 At school time?
 4 (Response from the dais.)
 5 I know you have, Officer.
 6 In the dark?
 7 (Response from the dais.)
 8 I'm an early-morning person. I work out
 9 every day. We have road. We have a ditch. We have nothing
 10 between it. There's times on our curvy roads that a car comes
 11 I have to head for the ditch in order to get out of the way
 12 because it's not a big road, especially when you get down
 13 towards Miller Road where it's 18 feet, and there you have
 14 guardrails, pavement, so you have nowhere to go. So that is
 15 going to have excess traffic. Kids walking there, riding there
 16 have nowhere to go even to get off the road for cars.
 17 So I know now it's not the builders. It's
 18 not their ordinance to put the road in. They could care less.
 19 It's the Trustees and the people who are looking after us as
 20 residents that want the road and the police and fire. But the
 21 fire station is three blocks down Old McHenry, so the first
 22 access is three blocks away, and as we have agreed as to
 23 propose as residents is a gated entrance so you will have a
 24 second entrance.

1 similar to that, including buses or other vehicles.

2 Thank you.

3 CHAIRPERSON REIN: Thank you, Courtney.

4 Anybody else on this topic before we proceed

5 on the list that Mr. Liepa handed us.

6 (No response.)

7 Next up on the Acorn Acres list of organized

8 speakers is -- okay.

9 MIKE KOZAK: Good evening. My name is Mike Kozak,

10 K-o-z-a-k, and I reside at 11 Bruce Circle North.

11 I'm here to talk about the density issue,

12 which for many of us is also a primary issue, and I'm going to

13 begin with a statement that was made by one of my

14 neighborhoods, Robert Marshall, 13 Bruce Circle North, who is

15 unable to attend tonight. And per your request, Susy, I will

16 try to edit some of his comments to speed the meeting along.

17 So here goes.

18 We all understand that this property will be

19 developed. Because there is sewer and water available, less

20 than one-acre lots are now possible. We understand that

21 conservation planning can alleviate some of the objections to

22 dense housing afforded by sewer and water. We believe that the

23 Village and Ryan Homes both want this development to be

24 successful, especially the conservation concept as a model for

1 Thank you. And I would ask if you would ask

2 the trustees to drive our streets at various hours so they

3 could know what we're talking about. Thank you.

4 CHAIRPERSON REIN: Thank you, Scott.

5 Is there anyone else in the audience who has a

6 different or additional comment or question regarding the road

7 stub or traffic?

8 COURTNEY SASIADEK: Good evening. My name is Courtney

9 Sasiadek, S-a-s-i-a-d-e-k. I live at 14 Robin Crest Road.

10 I would state that in addition to the points

11 that have been previously made, I would say that we are lacking

12 in some of our public works. We are some of the last

13 subdivisions to get plowed during the winter, and I would say

14 that I have a small child as well so I drive quite slow through

15 the neighborhood because I am aware of all the other children

16 that do walk through the neighbor, including my own family.

17 There was -- over the winter there was an intersection where it

18 had iced over repeatedly, and it took public works nearly two

19 weeks to come out and crush the ice where it was just left in

20 the roadway and then iced over literally two days later. I

21 drive about 20 miles an hour through the subdivision. At that

22 point, I actually slid off the road and ended up in a ditch.

23 I feel that with additional traffic if we do

24 not receive additional services that you'll see more accidents

1 future development in the village. Any common-sense view of
 2 this proposed plan reveals gross departures from what residents
 3 are willing to support in a successful conservation
 4 development. Because sewer and water is available does not
 5 equate to quarter-acre lots or smaller. Half-acre lots are
 6 just as appropriate. Neither Plan Commission members or
 7 Trustees should approve less than half-acre lots directly
 8 adjoining the acre lots owned by current residents.
 9 Conservation planning includes control of impervious surfaces
 10 and buffering the denser development from adjoining existing
 11 neighbors. More houses equals water runoff, wide streets,
 12 sidewalks, and hard-surface pass equals more runoff, all
 13 multiplying the challenge to contain the water on the property.
 14 No one could possibly visualize two-story houses lined up in a
 15 row on quarter-acre lots or smaller, 15 feet apart and equate
 16 that with what Hawthorn Woods purports to represent. No one
 17 moves to Hawthorn Woods because they want to be next to a
 18 typical dense housing project. The current proposal is
 19 designed to take Ryan Homes' existing site plans and floor
 20 plans and drop them in on this property.

21 So how can this development be acceptable?
 22 Require half-acre lots. Larger lots equal fewer houses, less
 23 stormwater runoff, and more buffer. Move the houses north,
 24 closer to the school where there is a natural buffer and no one

1 lives. Realize that the large acreage to the west marsh serves
 2 to buffer no one. Don't line the houses up and include
 3 cul-de-sacs. The development can be modified to gain the
 4 support of the residents. We challenge the Zoning Board of
 5 Trustees to stand up and do what you know is right.

6 And that's a statement from Robert and
 7 Barbara Marshall, 13 Bruce Circle North.

8 I just would like to add a comment of my own,
 9 and that comment is I've been a resident of Acorn Acres for
 10 over 25 years, and I will tell you -- and I'm sure many in the
 11 room share my view -- that one of the primary attractions to
 12 moving to this neighborhood was the one-acre zoning, and it's
 13 personally, to me, very disappointing and I think unfair that
 14 even consideration is given to changing the zoning to a lesser
 15 amount, and I would suggest that a quarter acre is going way
 16 too far. A half-acre is more than a sufficient compromise.

17 That is my statement. Thank you.

18 CHAIRPERSON REIN: Thank you, Mike.

19 Next up, it looks like Arnie, you're up again
 20 on the topic of stormwater management.

21 ARNIE LIEPA: I'd also like to give you copies, paper
 22 copies, if I may of the statements that have been read out so
 23 far, if you wish to have.

24 CHAIRPERSON REIN: Let me check and see if they're

1 raised their hand.

2 ARNIE LIEPA: Whose laptop is this? I wish to play a
3 couple of videos. It might save some time.

4 MR. HANLON: It's my laptop.

5 ARNIE LIEPA: I've got a USB key. Just pop it in here.

6 MR. HANLON: As long as you don't have any viruses.

7 ARNIE LIEPA: None I'm not prepared to share with you.
8 (Audience laughing.)

9 CHAIRPERSON REIN: Arnie, I missed your comment.

10 ARNIE LIEPA: Okay.

11 AUDIENCE MEMBER: English joke.

12 CHAIRPERSON REIN: Arnie, I do have to ask, you're a
13 little soft-spoken for us. I remind you to keep the mic by
14 your mouth as you present.
15 (Video shown.)

16 ARNIE LIEPA: Okay. So what I'm going to do, I want to
17 run three videos, if I may. When you look at all the different
18 arrows going left and right and up and down, it's really
19 difficult to understand this and very difficult to articulate
20 what's going on in to Acorn Acres when you try and tell
21 somebody. I think if you can see these few videos here,
22 included in the infamous Gibbert's waterfall, I think you'll
23 get a better idea. Even when the water stopped flowing, once
24 it stopped flowing I pumped over a million gallons of water out

1 already in our exhibits.

2 MR. CASSATA: Yes.

3 ARNIE LIEPA: You already have them?

4 MR. CASSATA: Yes.

5 CHAIRPERSON REIN: Just so we know, the Plan Commission,
6 we have a stack of copies here of all the statements that have
7 been circulated through the Village to distribute to all of us
8 to go through before our deliberations.

9 ARNIE LIEPA: My printer thanks you.

10 CHAIRPERSON REIN: Cathy, is this --

11 CATHY BAKER: The last point that Mike was talking to,
12 can we get a show of hands?

13 CHAIRPERSON REIN: Thank you. Good reminder. Okay.

14 So Mike Kozak read a letter from Skip, or
15 Robert Marshall, better known to most of you as Skip, on the
16 density issues. Since we are having designated speakers for
17 the neighborhood, how many of you in the audience agree with
18 the statements about density that were discussed in Skip
19 Marshall's letter and Mike made also. A raise of hands.
20 (Audience members raise hands.)

21 CHAIRPERSON REIN: That is the majority of the public,
22 probably about -- are there any -- if you didn't raise your
23 hand, put your hand up.
24 So it's the majority. All by one person

1 of my backyard. If the pumps are working to spec, it was 1.328
 2 million gallons just out of my backyard. And I did that three
 3 times because my home was flooded three times last year. We
 4 had to rip the carpet and pad up three times last year. We had
 5 to rip out the baseboards, rip out the drywall. This is not
 6 heavy-rain trivial stuff. This is life-affecting,
 7 tens-of-thousands-of-dollars-of-investment stuff.

8 So I want to show you a few videos.

9 This is immediately after I think it's the
 10 April 18th, 2013 rain. This was the next day after it had
 11 stopped raining. This isn't water at its zenith. This was
 12 when it was calming down.

13 COMMISSIONER KAISER: Where are we standing?

14 ARNIE LIEPA: Where are we standing right now? We're
 15 standing at the back of no. 7 Lydia Court. You're looking
 16 across the backyard of no. 9, the Dickinsons. And I'm going to
 17 head north, northeast, and I'm going to walk up to Acorn Drive
 18 to No. 5 Acorn Drive, and you're going to see the water that
 19 came off Old McHenry Road, and what happens is besides all the
 20 goods things that the developer has proposed, which is
 21 excellent, there's another fundamental issue, the stormwater
 22 manager --

23 COMMISSIONER KAISER: I just want to know where we're
 24 starting.

1 ARNIE LIEPA: The northeast. 7 Lydia.

2 CHAIRPERSON REIN: Arnie, let's just help them orient.

3 It's the southeast off-site water and of your site.

4 COMMISSIONER MERKEL: Right here.

5 CHAIRPERSON REIN: Yes. Right below the south property
 6 line.

7 ARNIE LIEPA: Correct.

8 COMMISSIONER MERKEL: The cul-de-sac.

9 ARNIE LIEPA: Okay. Now, you won't be able to hear the
 10 audio on here.

11 So I'm walking up. So this -- to put this in
 12 perspective, this is between 20 and 40 feet wide. My good lady
 13 wife who just landed from Heathrow who's not here tonight.

14 That's a look back at my backyard. The center of that water is
 15 three-feet deep, and that's a nice little retaining pond, and
 16 you can see my house to the left which is actually below the
 17 water level by about six to eight feet.

18 So we're going to walk up now, and what

19 you'll see, it looks like sort of a station of water, but as we
 20 get a bit closer -- and it's not a high-quality video camera.

21 It's just a camera -- you'll see the speed that some of this
 22 water is moving at. It's difficult to see the velocity that
 23 we're talking about.

24 I pause here for a moment. Can you see the

1 velocity that the water is moving at?

2 MR. WYNSMA: You're walking west?

3 ARNIE LIEPA: I'm walking northeast. I'm heading

4 northeast, so I'm heading northeast from the Lydia Court. I've

5 just gone through the Dickinson's property. Oh, well done.

6 We're here. And I'm walking in this direction up to here.

7 MR. BURNEY: Can you show the other side to the Plan

8 Commission?

9 MR. WYNSMA: We're in the center. He's near the central

10 area. He's walking east towards --

11 CHAIRPERSON REIN: Acorn Drive.

12 ARNIE LIEPA: Now, that's No. 5 Acorn Drive. It was

13 actually vacant at the time. So what happened, the previous

14 owner, the pumps were switched off. His natural drainage was

15 also not working particularly well. There was a huge

16 accumulation behind no. 5. If you just walk in the middle out,

17 you'd be knee deep at least.

18 Now, as well as this water. One of the other

19 points is there are five septic fields that this washes to and

20 through. When the rain stops flowing, you can smell the

21 effluent, and sometimes there's a film of effluent on top of

22 the water. Okay? And then when it stops, of course, it

23 becomes mosquito heaven. This isn't just a hazard to the

24 property. This is a serious health hazard. The Village has

1 been aware of this for over 10 years and sent their own

2 engineer to come out in 2007, but they have yet to do a single

3 thing about it.

4 This is now between 3 and 5 Lydia Court.

5 This is actually the very -- if I stop here, that white picket

6 fence that you can see that's under about 18 inches of water,

7 that's the southeast corner. That's on your lot. That's

8 actually -- that's going to be a corner of the property. A

9 house is just to the left of that. That white fence is the

10 borderline on the southeast corner of the property.

11 CHAIRPERSON REIN: It's the outlot D, would that be

12 correct, Nate?

13 MR. WYNSMA: Southeast of that.

14 CHAIRPERSON REIN: Okay.

15 ARNIE LIEPA: And until the people who bought the

16 property that's there that flipped it stuck a six-inch pipe in

17 to try and drain it, that would sit underwater for about four

18 or five months of the year every year constantly. And I need

19 that water to clear because the water won't flow down from my

20 property through this property until that has gone away because

21 the ground is so sodden that nothing moves. And besides the

22 waters, you can see -- by the way, I don't know if you guys

23 know there's actually a subterranean water problem as well

24 which I realized just a year ago when I had more pits, pipes,

1 and pumps installed, and just about three feet below the ground
 2 there is a water flow that is mind-numbing. I have pits,
 3 pipes, and pumps installed now to help move not just the
 4 surface water, but once all the surface water is gone my pump
 5 runs for three or four weeks after, and it's pumping the
 6 groundwater that's moving underneath, and this has been getting
 7 worse ever since the school was put in.

8 So now we're between 3 and 5 Lydia Court at
 9 the corner, the southeast corner of the lot.

10 Oh, we've jumped to another one. I shouldn't
 11 want to show this now. Seeing as it's here, you'll want to see
 12 it. On the drawing, you saw there was this space where the
 13 houses were over to the due east where there were no more
 14 trees. If up stand in the yards where you were, this is
 15 actually the tree line that's currently there that's going to
 16 be cut down to put the houses in place. Now, you people
 17 probably haven't walked it so much, but this is the tree line
 18 that would provide a natural barrier between the development
 19 and the community, and that goes down. And that's the other
 20 side. That down there is the other side of that same southeast
 21 corner, the other side of that white picket fence. All of this
 22 tree line which goes back quite a significant way includes
 23 certainly 150 and the 250- and 300-year-old trees are all going
 24 to be taken down which is quite tragic because you'd only have

1 to move the development to the left by a few feet and you can
 2 save them all. That's the tree line.

3 I guess we'll just play it in sequence. So
 4 shortly it should come to the infamous Gibbert's waterfall.

5 Okay. Now, we've got one more to show before

6 Gibbert's. This is now going from as we've gone past no. 3,

7 we're down at no. 1. This is Dave Lindquist's. He's the one
 8 to the right-hand side. This comes all the way from Old

9 McHenry Road through Acorn Drive across two properties. It's
 10 come across no. 9 Lydia Court, 7 Lydia Court, 3 Lydia Court.

11 Now we're at no. 1 Lydia Court. And actually over to the left
 12 you would have seen a small tributary coming in. You see the
 13 same pace of water that was coming in at the top of Old McHenry
 14 Road is coming in right down the bottom. It's just a straight
 15 through-traffic affair that I point out.

16 CHAIRPERSON REIN: Arnie, give the Commissioners

17 perspective. Are you now essentially right behind lot 9 of the
 18 proposed subdivision? So you're at 1 Lydia Court right now?

19 COMMISSIONER LINDQUIST: Yes.

20 CHAIRPERSON REIN: On our preliminary plat, you're moving
 21 now --

22 ARNIE LIEPA: No. Are we talking different numbers?

23 This is 9.

24 MR. WYNSMA: Yeah.

1 is there anything we can do? And I say yeah, can you stop the
 2 water coming down? Can you do something about the stormwater
 3 management? And in ten years, nothing. So I'm delighted to
 4 see the developers have to done in three months more work than
 5 the Village has in ten years.

6 MR. LOFTUS: That's a statement that deserves a retort.
 7 I don't think that's fair to the village staff. I mean, this
 8 has been a team effort on this effort to solve this problem,
 9 and the village staff now has the opportunity with working with
 10 us to get this problem solved.

11 ARNIE LIEPA: Okay. Thank heavens the development
 12 happened.

13 Anyway, so we're going down. Now we're back
 14 down to the south, southwest. This is 21 Acorn Drive.

15 And now this is one of Scott's videos.

16 How can we change the polarity of this? This
 17 isn't going to work. How can we rotate this 90 degrees?

18 AUDIENCE MEMBER: Put your head that way.

19 ARNIE LIEPA: I do not know. Does anybody know how to
 20 rotate this picture 90 degrees? If not, we're going to have to
 21 get creative. Okay. I do not know how do to it. I'm just
 22 going to press play.

23 This is looking off the deck of 21 Acorn.

24 This is the infamous Gibbert's waterfall, and it's going over

1 ARNIE LIEPA: The water came down initially I was in 9
 2 and 7. It's now down at no. 1 Lydia Court.

3 CHAIRPERSON REIN: Right. But on their subdivision it
 4 would be no. 9.

5 ARNIE LIEPA: It's not on this map.

6 CHAIRPERSON REIN: I believe that 1 Lydia Court is the
 7 lot that's drawn as a triangle point to the south boundary
 8 line. So that is underneath lot 9 on their preliminary plat.

9 MR. WYNSMA: It's around lot 8.

10 CHAIRPERSON REIN: Lot 8? Okay.

11 MR. WYNSMA: Right near the corner.

12 I've just got a quick question. Are you
 13 looking with the camera facing north with the water flowing
 14 towards you?

15 ARNIE LIEPA: This is north. At this moment northeast.

16 So what actually happens is the water actually goes in like an
 17 exaggerated U-bend. It does not go perfectly straight. It
 18 comes off Acorn Acres, takes a left-hand turn, drops down to
 19 the northeast and then ends up reemerging back on Acorn Drive.
 20 It starts at Acorn Drive, goes through Lydia Court, goes back
 21 out on Acorn Drive.

22 Like I say, the Village has been aware of
 23 this for ten years, and every time it gets flooded they're the
 24 nicest people. They turn up immediately. They turn up and say

1 the deck, eroding his drive, taking stones out, and going down
 2 straight across Acorn Drive into the pond. It's from Old
 3 McHenry Road through Acorn Drive to the whole of Lydia Court
 4 and back onto Acorn Drive to create Gibbert's waterfall. This
 5 is a three-foot-high waterfall by the way, just for
 6 perspective.

7 CHAIRPERSON REIN: Arnie, how high?

8 ARNIE LIEPA: It's about three feet high.

9 SCOTT GIBBERT: Yes.

10 ARNIE LIEPA: All right. So we should stop. You've seen
 11 enough.

12 So let's see if I covered all of the points.

13 I think we got it, which is, like I say, when it stopped
 14 flowing the aftermath is it leaves literally millions of
 15 gallons of standing water, which becomes a haven for mosquitoes
 16 and usually smells nice with the neighbor's effluent. It would
 17 be really great if we could stop this.

18 CHAIRPERSON REIN: So Arnie has talked about the
 19 stormwater management on behalf of the neighborhood. Can I see
 20 a show of hands from the neighbors of all who support Arnie's
 21 statement.

22 (Audience members raise hands.)

23 Let the record reflect that a majority of
 24 hands have been raised. Thank you.

1 MR. BURNLEY: Madam Chairman, there was a question in what
 2 Mr. Liepa said as to whether or not the Village and its
 3 staff -- when the Village and its staff becoming aware of this
 4 problem has done anything, and I just wonder if the Village's
 5 engineer or their consultant could address that.

6 CHAIRPERSON REIN: Erika, would you like to tackle that?
 7 Is that your department?

8 MS. FRABLE: I can start, but Lee might have a little
 9 more background. Do you want to --

10 MR. FELL: I think it was back in -- so back in 2000 -- I
 11 forget when we did it. Acorn Acres was probably 2005 or '6
 12 maybe, when we resurfaced the streets, I think it came up
 13 during construction and we went out, looked at it and gave the
 14 Village a report regarding that. And at that time, part of the
 15 improvements were along the roadway, within the right-of-way,
 16 and up to the side yards, and that was again given to the
 17 Village, and you know, there wasn't funding at that time to do
 18 that. As the roadway was more just roadway projects, there
 19 wasn't off-site drainage as part of that, and that's where it
 20 just kind of sat I know until we just came up with -- you know,
 21 Spaceco did the design with the information that we've had as
 22 well as meeting out with the residents and Erika, and since
 23 then, we have submitted for a grant for the off-site work
 24 through Lake County. We have not heard back from that grant,

1 but I think it's a maximum of --

2 MS. FRABLE: Yeah. I think it's no more than 20 or

3 something.

4 MR. FELL: -- 20,000 that the County would give to the

5 project. I don't recall the estimate off the top of my head.

6 MS. FRABLE: Ninety to a hundred.

7 MR. FELL: Ninety to a hundred-thousand. But that is

8 something that we have applied for on behalf of the Village and

9 to the County. I'm not exactly sure when they make that

10 recommendation. They've got a pot of money. They try to give

11 it to a few different projects. And it's not a large pot.

12 When I say large pot, it's a total of probably a hundred to a

13 150,000 they currently have to utilize for drainage projects

14 within the entire county.

15 CHAIRPERSON REIN: Erika. Did you want to add to that?

16 Thank you, Lee.

17 MS. FRABLE: Yeah. I wanted to add that typically and

18 historically in the Village of Hawthorn Woods drainage in

19 people's backyards and private property is not a Village

20 responsibility. Like if you look at plats and things like

21 that, it says that drainage, detention areas, easements,

22 swales, pipes, things like that are not the Village's

23 responsibility. So the Village has looked to try to assist in

24 these cases. I know historically -- I don't know the date of

1 the memo or the year of the memo -- but Christopher Burke did

2 come up with basically the same type of storm sewer

3 improvements suggested five, eight years ago, but it wasn't

4 going to be a Village-funded project because it was on private

5 property. Yes, it affects more than one resident, and we

6 understand that. But historically, that's how our plats and

7 things along those lines read, so that's where you're getting

8 this perspective from the Village because we look at these

9 legal documents and they indicate --

10 ARNIE LIEPA: I understand that. But September 2007 that

11 Christopher Burke made the recommendation to the Village -- and

12 it looks identical to yours, by the way -- seven years ago that

13 Christopher Burke Engineers recommended the same solution.

14 I would make the point, this isn't

15 precipitation that is falling in my backyard that is my

16 localized problem. This is a failure of the stormwater

17 management. It's the failure to deal with the stormwater

18 management specifically on Old McHenry Road. That water that

19 we walked up to behind no. 5 Acorn Drive was not precipitation

20 that fell behind 5 Acorn Drive. It's stormwater, millions of

21 gallons of stormwater that have been fed into Acorn Acres by

22 the system that was installed along the side of Old McHenry

23 Road.

24 MS. FRABLE: Which is Lake County DOT.

1 ARNIE LIEPA: It is, yes. But there are in the Village a
 2 representative of stormwater management system who's been aware
 3 of this for years, and to date we've still not had anything
 4 actually happen in terms of doing anything to help protect the
 5 community from the stormwater. One of the reasons it's
 6 relevant to this development is, number one, the houses in the
 7 southeast corner of this would be flooded; number 2, on the
 8 original design there was actually a retaining wall that ran
 9 from the very southeast corner up to the north.

10 Is there still going to be a retaining wall?

11 MR. WYNSMA: No.

12 ARNIE LIEPA: Good.

13 MR. LOFTUS: For the record, Bill Loftus again. The plan
 14 was tweaked since the initial submittal, and that road that is
 15 located here was shifted to the east and is -- excuse
 16 me -- shifted west -- thank you. As Nate pointed out, William
 17 Ryan Homes gave the flexibility of incorporating some walkouts,
 18 so instead of a large-grade transition along the property line
 19 by using a retaining wall and in the spirit of tree
 20 preservation and we shifted the road and created walkouts here.
 21 The road came up significantly in grade, so these lots would
 22 more closely match the grading on this common lot line, and the
 23 drop in elevation now occurs at the rear of these homes.

24 Does that make sense?

1 ARNIE LIEPA: The point, I'm pleased to see they've taken
 2 away the retaining wall because had the retaining wall been
 3 there as well as erosion to the wall the unfortunate residents
 4 at no. 3 Lydia Court would have been under water every time it
 5 rained. But with the change the developer's made, I don't
 6 believe that would be the case. So anyway.

7 But it would be good as a separate subject to
 8 ask the Village, when will the Village be working to
 9 actually -- I understand I just saw an e-mail from Pam Newton a
 10 couple weeks proposing they're looking at the budget to the
 11 looking at a plan to try and understand where the water's
 12 coming from. We know where the water's coming from. It's
 13 coming from Old McHenry Road this way by Acorn Drive. It backs
 14 up but it's flooded into Mr. Sanborn's property. And it's a
 15 failure of the system on Old McHenry Road. The stormwater
 16 management system is inadequate, I believe.

17 I do believe that Sebastian wanted to talk
 18 about -- it looks like the plan is now going to resolve the
 19 issues in my neighborhood. Thank you, Gentlemen. But
 20 Sebastian I think wanted to talk about the potential for water
 21 issues further on Bruce Circle North.

22 CHAIRPERSON REIN: Before we go to Sebastian, Erika, did
 23 you need to conclude your response?

24 MS. FRABLE: I just had one more quick thing to say, that

1 Circle North.

2 If you look at the picture, I'm on the left

3 top -- bottom left corner where the wetland starts. Okay? And

4 I'm really happy to see the developer took a lot of time and

5 effort to address a lot of issues on the bottom right corner of

6 the property they done own, but I've seen some arrows and those

7 arrows are pointing out at properties on the left side where

8 the drain to the wetland that is there. Just to give you some

9 heads up how my lot looks like, I'll be one of the developer's

10 bigger neighbor by the wetlands. I owned around 500 linear

11 feet of the wetland shore, if you can call it. My yard is not

12 steep. It's pretty shallow. There is no sharp steps or

13 anything like that. So any increase in that pond, if you can

14 call a wetland pond or retention pond, even one foot will

15 probably take away at least 10 feet of my yard, of my property.

16 The shortest place that I have between my house and the shore

17 of the wetland is around 50 feet, and that's my concern. If

18 there will be a lot of water coming from the left side of the

19 subdivision going through the wetland, the wetland will fill up

20 quickly. It fills up after one rainstorm at least a foot

21 higher. It's very shallow. It's around foot or foot and a

22 half deep to the deepest part.

23 So how we go out and manage the water from

24 the whole neighborhood? From the new neighborhood?

1 in general one of the reasons that the Village -- I mean, like

2 I've said, the plats indicate that these drainage-type issues,

3 swales, things like that are private property, the individual's

4 responsibility. But the Village can't control what people do

5 on their private property. If they bring things in, bring

6 material in, there may have been drainage patterns in the past,

7 and you know, if people inadvertently -- things can change, and

8 it's really, really difficult unless there's easements and

9 things like that in for the Village to maintain it. And even

10 in Acorn Acres where there are drainage easements, all of the

11 language indicates that the Village has the ability to come on

12 the property and maintain the drainage, but it's at the expense

13 of the individual property owner. It's not just the way

14 everything's been platted in Hawthorn Woods historically, and

15 that includes Acorn Acres. That's our viewpoint. Not our

16 viewpoint, but that's why we make the decisions we make.

17 ARNIE LIEPA: Understood.

18 CHAIRPERSON REIN: Thank you, Arnie.

19 Now, I know I saw -- before we go to

20 Sebastian and the drainage you have a concern, before I go to

21 Sebastian, Scott, did I see you raise your hand?

22 SCOTT GIBBERT: It's okay.

23 CHAIRPERSON REIN: Sebastian.

24 SEBASTIAN STANKIEWICZ. Sebastian Stankiewicz, 17 Bruce

1 If there will be excess water coming from the
 2 neighborhood to the pond, it's going to affect my yard, and
 3 also it will access my septic system which will be a big, big
 4 biohazard for the whole community.

5 CHAIRPERSON REIN: Where is that septic system on the
 6 lot?

7 SEBASTIAN STANKIEWICZ: Maybe 50 feet from the -- 50 or
 8 20 feet from the shoreline of what it is right now.

9 MR. LOFTUS: Where are you --

10 CHAIRPERSON REIN: He's not on there.

11 SEBASTIAN STANKIEWICZ: I'm kind of here, above the left.
 12 And it looks like the developer owns the half middle of that
 13 retention pond, and that's kind of where my property is.

14 CHAIRPERSON REIN: On the plat, gentlemen. At the table
 15 on the plat document you have in front of you, Sebastian's
 16 would be that zigzag.

17 SEBASTIAN STANKIEWICZ: Over here. I'll show you over
 18 there. That's where my lot is, kind of here. So I don't have
 19 a direct issue with seeing houses. For me the big problem will
 20 be the water management on this side. I've seen a lot of
 21 improvements from the developer to addressing issues here in
 22 this area of the map, and I am really happy, but I didn't see
 23 even one slide what's going to happen on this side of the
 24 neighborhood and how it's going to affect my house.

1 CHAIRPERSON REIN: Before you leave the podium,
 2 Sebastian, let me ask -- Bill Loftus, do you want to come
 3 forward and address his questions or ask additional questions?

4 MR. LOFTUS: All right. So Sebastian is correct. We
 5 didn't talk about this nature of the drainage in this specific
 6 area, and I'm pointing to basically this area right here. So I
 7 should say there is approximately 20, maybe even more, 25 feet
 8 of fall from this point here to about this point here across
 9 these rear yards. That's natural. That's already -- the
 10 contours are running in this direction, in this direction, so
 11 the water is flowing down towards the wetland area.

12 Sebastian's correct. When you get to our stormwater management
 13 facility in this area, the grade flattens out. So it's
 14 depicted on this plan right here. This is one of our larger
 15 stormwater management facilities. Sebastian's identified for
 16 me his home is in this general vicinity here. You're
 17 absolutely right; we're not proposing anything. That's a
 18 naturalized area that's protected. We're not planning on going
 19 in there at all. The limit of our work on this plan is
 20 right -- to enclose this water to actually detain it is right
 21 about this limit. So everything from this point to the west is
 22 staying in its natural state.

23 MR. WYNSMA: Bill, could you just reference the runoff
 24 and release rates that would impact that lake to the west?

1 MR. LOFTUS: Sure. Nate's asking me to clarify. So
 2 basically all the stormwater that we generate from our newly
 3 created impervious surface, as I pointed out that in my earlier
 4 testimony, will be directed to one of three water basins--one,
 5 two, or three. These basins -- we've talked a lot about water
 6 quality today. These basins are quantitative also in the sense
 7 that they are adhering to the release rate to hold the water to
 8 release at the slower rate to basically the Bruce Creek
 9 tributary.

10 Does that answer the question?

11 SEBASTIAN STANKIEWICZ: I fully understand. The only
 12 problem is there's a lot of roof lines on the left side of the
 13 neighborhood, hard surfaces, and that will stop natural
 14 absorption of the water that was already there, so there will
 15 be more water going through towards that retention pond. And
 16 if that pond after one rainstorm fills up a foot high, what's
 17 going to happen if you're gonna have the neighborhood and the
 18 water will flow at a higher rate. That's going flood also the
 19 Bruce Circle North. It's part of my property. Probably around
 20 50 -- 50 yards south from my house, that's where there's like a
 21 small bay that overflows the pond. Very often on the high
 22 water it's already around maybe less than a foot from
 23 over-flooding the street, the main street. If we don't add
 24 more water to this pond, it's going to be dangerous to my house

1 and also flood the main street.

2 MR. LOFTUS: Just one more clarification. Sebastian
 3 again is correct. There are two issues we're talking about,
 4 the quantity of water that will flow through the development,
 5 and the rate at which that water flows through the development.
 6 And we're controlling the rate. We are doing our best, as Greg
 7 testified earlier, to reduce the quantity right by
 8 incorporating a lot of these best management practices that you
 9 heard about earlier, the bioswales, and encouraging absorption
 10 and things like that. Our roof drains will be discharged at
 11 grade. They're not being hard piped. I should say our gutters
 12 and downspouts will be encouraged to absorb into the native
 13 landscaping. But the quantity of water will actually be up
 14 because of the new impervious area. The rate at which it hits
 15 that critical time when the storm has flooded this area and
 16 fills to capacity we'll be holding our water back. So while I
 17 don't want to say it's going to solve the problem you've
 18 outlined, but it certainly is not going to exacerbate it.

19 SEBASTIAN STANKIEWICZ: I appreciate you guys taking
 20 time. Remember that every foot that that pond go higher I will
 21 lose at least 10 feet of my property because my property ends
 22 exactly where your property is in the middle of the pond, and
 23 I've already lost -- my property has 4.6 acres total. I have
 24 the biggest property in the Acorn Acres. The only thing that

1 really the grass surface I have is an acre and a half.
 2 Everything else is under the water. If I have taking off what
 3 I have left right now, the closest point is less than 50 feet
 4 from my house. If you're going to take 10 feet away because of
 5 a little extra water, I'm going to have only 40 feet for my
 6 property. That's going to be way, way too close to my house.
 7 So I don't know if you can look at the deepening, making deeper
 8 to hold the pond -- hold more water because it's very shallow
 9 at this point, or you can build some retention system like you
 10 did on the right bottom corner, some drainage system that would
 11 take the water away from it. The other solution I see might be
 12 make the pond deeper to hold more water volume. Like I said,
 13 now in the middle the birds are walking, so it's a pretty
 14 shallow pond.

15 MR. LOFTUS: I don't have an answer for that for tonight.
 16 It's something we can look at.

17 CHAIRPERSON REIN: Thank you. Okay.

18 SEBASTIAN STANKIEWICZ: So that is it then.

19 CHAIRPERSON REIN: I want to let you know for the members
 20 of the audience, the way this procedure works is tonight is
 21 your first opportunity. If we can get too all of you before
 22 10:00 o'clock tonight, we'll continue to hear your comments and
 23 questions. We all still here will have additional comments and
 24 questions on some of the same issues after hearing the topics

1 after the hearing, after the developer has presented all of the
 2 paperwork they have given us to review. So please don't
 3 consider our silence disinterest. It is not our turn to be
 4 questioning and answers and dialoguing with you all.

5 Arnie.

6 ARNIE LIEPA: Just one more point of clarification. The
 7 off-site works that were recommended suggested including the
 8 extra drainage and the re-grading. Is that something that's
 9 included in the project and is paid for by the developer and/or
 10 the Village or not?

11 CHAIRPERSON REIN: Bill.

12 MR. LOFTUS: Our proposal as it stands now is all the
 13 improvements that I showed on our property including the green
 14 storm sewer, the green overland flow routes, the stormwater
 15 detention, everything that's on our land will be paid for in
 16 full by the developer. We have been working with staff, and as
 17 Lee mentioned, Lee Fell mentioned, earlier, the County in
 18 pursuing dollars from an outside source for the construction of
 19 the 24-inch storm sewer that was shown in red and the
 20 re-grading that would occur on private property off of our
 21 development. I think at times between three and five.

22 MS. FRABLE: May I?

23 CHAIRPERSON REIN: Yes.

24 MS. FRABLE: So this application that was submitted to

1 looked at. But we thought it was important to try to find
 2 money to help pay for it and start, so it Village submitted it
 3 on behalf of the Village. The Village has to take the lead on
 4 it because the Homeowner's Association can't, so we took the
 5 initiative and did that.

6 ARNIE LIEPA: Okay. So just to it's clear. Whilst the
 7 proposal that's made for the off-site improvements by the
 8 developer would clearly alleviate the stormwater management
 9 flooding in the southeast as we discussed, if the development
 10 goes ahead but those off-site improvements are not made it will
 11 worsen the situation for the residents because the natural flow
 12 that currently sits there, including that pile that sits
 13 between 3 and 5 to that white picket fence, that that will now
 14 not be alleviated as much as it would if those off-site
 15 improvements were set in place.

16 By the way, I'd be perfectly happy to pay for
 17 the regrading, but the Village told me I couldn't do that.

18 MS. FRABLE: I think you need to have permission from
 19 your neighbor. We understand that, and hopefully this will
 20 help show the support that that's what's needed in order to
 21 help alleviate that issue. The storm sewer's going to help,
 22 but for you you need the grade leveled out.

23 ARNIE LIEPA: I'm in already over \$40,000 and \$20,000
 24 again last year. So regrading the backyard, I'd be happy to

1 Lake County Stormwater Management Commission for grant funding
 2 we only looked at the storm sewer portion of the project
 3 because you cannot qualify for money unless there's an easement
 4 or something along the line for this improvement, and we really
 5 can't put an easement in the backyards of 5 and 7 Lydia because
 6 it's right through the middle of the backyard where the --

7 ARNIE LIEPA: Can you use the existing easements that are
 8 there?

9 MS. FRABLE: Not with where the grading problems are
 10 because there's high spots that need to be flattened out, and
 11 it needs to be always be maintained. The way we approached it
 12 was the storm sewer is the most expensive portion of it, and
 13 it's the easiest chance of the Village getting any type of
 14 support or funding for this project, so the storm sewer itself
 15 between 3 and 5 Lydia and then it comes into the right-of-way,
 16 it's just the storm sewer portion. It's estimated to cost just
 17 about \$99,000. The grant funding, I believe the total amount
 18 of grant funding to be the whole entire Fox River Watershed is
 19 \$30,000, and that's absolutely the most we could get, and it's
 20 very unlikely that we could get that much because it's shared.
 21 It's shared between other projects. But the Village has
 22 submitted this application, but the remainder of the funding,
 23 if they receive this money the remainder of the funding is not
 24 funded at this point technically. So that still needs to be

1 contribute to that.

2 If we don't do those off-sites -- if the
3 Village doesn't work with the developer to make sure that the
4 off-site improvements are absolutely put in, the situation will
5 get worse when the development goes in. You need to bring
6 those two together, not separate.

7 MR. BURNEY: If we could just comment on this. This is
8 private land and private improvements that our engineer has
9 done a regional stormwater design on. We cannot go on private
10 property and improve that land. And as the Chairwoman said,
11 one of the benefits of meetings like this is it brings
12 everybody together, and there has got to be a large degree of
13 cooperation amongst the neighbors on Lydia Court, and Mr. Liepa
14 is a good person to organize that. The developer can't be the
15 only source of solving all these problems, but clearly what the
16 testimony has shown is that having a development on this ground
17 is going to substantially improve the conditions that are there
18 and that what Mr. Loftus has designed has gone far beyond and
19 really gone to address a regional problem. But fundamentally,
20 Mr. Liepa, if he's saying is the developer going to pay for the
21 improvements off-site, no. That's where with the Village's
22 help with Ms. Newton, Mayor Mancino, their staff working to go
23 to the Lake County Stormwater Management agency and get some
24 grants, get some money going, Mr. Liepa and his group of people

1 and the Homeowner's Association starting to tackle this
2 probably from their side of the solution and implementing what
3 the developer is doing, we would have a happy ending here. But
4 it can't all fall on us. We can't go onto private ground and
5 make these improvements. So we all need to be cooperating
6 together.

7 CHAIRPERSON REIN: I believe that we've seen these kind
8 of issues, on-site/off-site issues, take place on other
9 subdivision reviews. We can allow other members of the
10 audience to speak on this topic. This discussion could be
11 continued in an outside meeting between the homeowners, staff,
12 perhaps the developer to try and make sure there's progress on
13 it.
14 I know this is not our turn to do questions
15 and answers, but I believe that Mr. Lindquist has an additional
16 piece of information that he would like to contribute to answer
17 Mr. Liepa's question.

18 COMMISSIONER LINDQUIST: I think it's important that you
19 know this. The people that were living at -- well, they
20 weren't living but they were developing to flip 3 Acorn Drive,
21 they were desperate to get this project finished so they could
22 sell it because it was starting to drown them, literally, and
23 because there was standing water on the property, they were
24 desperate. They came to me. I'm their next-door neighbor.

1 more general topics, if you would be so kind to Chair those
 2 discussions with staff, with Mr. Liepa, and with a developer
 3 representative such as Bill Loftus, so the next time we have a
 4 meeting there could be some further consensus on this issue. I
 5 think that will help take the issue forward faster. Would you
 6 be in agreement with that?
 7 COMMISSIONER LINDQUIST: Sure.
 8 CHAIRPERSON REIN: Thank you.
 9 We are approaching the 10:00 o'clock hour.
 10 At the beginning of this meeting, I said we would adjourn at
 11 10:00 tonight. I'm not sure we're going to get to everybody's
 12 voice heard tonight. You may have to come back at the next
 13 meeting, but we're going to continue as far and as fast as we
 14 can with these issue tonight. I know many of you took the time
 15 to be here.
 16 Next on the agenda, it looks like Arnie, is
 17 it you again?
 18 ARNIE LIEPA: Guilty as charged. This is what happens
 19 when you have this meeting on a Tuesday and suddenly people
 20 have other arrangements.
 21 This subject is preserving the trees to the
 22 south and the east. I think, having seen the plans this
 23 evening, it appears that the trees to the south are pretty well
 24 covered. I think it's good, as much as can be leave the

How much was that line was down across lot 3?
 MS. FRABLE: Were you asking the cost?
 COMMISSIONER LINDQUIST: Yes.
 MS. FRABLE: The cost was estimated just about \$99,000.
 COMMISSIONER LINDQUIST: Okay. Well, we did it for 300.
 MS. FRABLE: Probably not the same capacity.
 COMMISSIONER LINDQUIST: Not a 24-inch, no. But we got
 it drained in two days. We got it drained in two days. We put
 both legs in. They did it. I was out there with my
 instrument, and we got it level. We didn't slope it because
 you can't slope it because it's not going to make the grade
 going down Lydia Court. And you can't make it with a -- what
 size pipe was that going to be?
 MS. FRABLE: 24.
 COMMISSIONER LINDQUIST: You could never do it with a
 24-inch pipe. It wouldn't work.
 MS. FRABLE: Well, all we can do is look at studying the
 area and make a recommendation.
 COMMISSIONER LINDQUIST: Just know that there's a
 six-inch PVC in there now that does drain it. There's been no
 standing water since we put it in.
 CHAIRPERSON REIN: Dave, I would like to request that for
 the small-group further discussion on this issue that takes
 place outside of this meeting so we can continue forward on the

1 existing tree line.

2 The big issues now that the residents are
3 focusing on are the trees to the east, the tree line where I
4 gave you that view from the property in question from the
5 development property looking to the east, and I'd invite you
6 all and the trustees to go and walk around and see it. Some of
7 the largest, most mature oaks in Lake County are in that area,
8 and they're going to all be cut down. It's a natural -- so
9 we're saying that this is a conservation design approach.
10 Isn't like the first philosophy of conservation is to protect
11 what's there? Why would the Village give guidance to the
12 developer to cut down all of the trees? It doesn't make sense.
13 If you just move the whole thing to the left
14 by about another 70 feet, you could leave there the most
15 wonderful, natural environment, a true conservation area that's
16 full of natural wildlife, of deer, of birds. It's the most
17 beautiful little natural reserve. Yes, some of the trees are
18 dead, yes. But you know, personally, if it's a conservation
19 area, I was bemused.

20 It's like a really sad irony, isn't it?
21 We're going to cut down the trees and then put a plastic fallen
22 tree in the park. How does that add up to conservation? It's
23 perverted really. It really is perverted. If you go through
24 that area, there's loads of real fallen trees, and the kids can

1 see what a tree looks like, not another piece of plastic.

2 So if we're going to talk conservation, for
3 heaven's sake, this is silly. Right? Leave the trees in
4 place. Make it a nice little nature reserve. Steve Riess
5 talked to it eloquently. I think it's just a tragedy. Anybody
6 that votes to clear that area and cut the trees and put those
7 houses in the tree line, do not mention conservation again.
8 This is not a conservation. This is decimating it and turning
9 it -- it's not rural by design anymore. Take that down off the
10 sign. You can't have rural by design and then turn it into
11 suburbia and cut all the trees down.

12 So thank you.

13 MR. BURNEY: Mr. Liepa --

14 (Audience clapping.)

15 CHAIRPERSON REIN: I will ask for a show of hands in a
16 minute. Hold your applause.

17 MR. BURNEY: Mr. Liepa obviously waxed eloquently. I
18 think that perhaps we're dealing with another phase of the
19 plan. You recall Mr. Loftus saying how we shifted everything
20 to the west and gotten rid of the retaining wall. But could we
21 nip this in the bud right now? We have a landscape architect.
22 Could we debunk the theory that we're decimating a forest over
23 there?

24 ARNIE LIEPA: By the way, I'm not suggesting that it's

1 raise, we know that we're all on the same page here.

2 MR. SAGEN: Okay. For the record, Greg Sagen, Signature
3 Design Group, landscape architect for the project.

4 First I want to say it's a great comment
5 about the plastic tree. It wasn't plastic. But anyway, I
6 found it very entertaining also.

7 The reality of the subject is -- and make
8 sure I can get my cursor down here -- we are preserving a
9 majority of the existing trees both in the southeast corner as
10 well as up the east property line. What's a little bit

11 misleading, I guess, is the green color on these lots, which is
12 HOA maintained property, does not continue up to the tree line
13 behind these four lots. After we did our detailed tree survey
14 and update of the 2010 survey and I identified what trees were
15 in here, where the quality trees were tree by tree, this road
16 was shifted. There were a accommodations made, as Bill

17 mentioned, the retaining wall, all in the essence to preserve
18 all of these trees. We will preserve in its entirety at least
19 35 feet of the tree, and it's a lion's share of this tree line
20 behind these lots. There are a couple outliers. There's tree
21 number 60 business, which is a large burr oak which occurs
22 right about where the cursor is, in close proximity, and we've
23 already had conversations about restricting -- perhaps
24 restricting the lot, the house on that lot to make sure we can

1 the developer's decision to do so by any way. My understanding
2 is that the Village actually gave guidance to the developer to
3 make sure that the lots were pushed over as far that way as
4 possible. But it's not the developer choice. I'm not
5 inferring --

6 MR. WYNSMA: That doesn't mean the trees get cleared.

7 ARNIE LIEPA: Does the little pointer work?

8 MR. BURNEY: We've been having troubling.

9 ARNIE LIEPA: Here you go. So the wooded area -- you
10 see, this is -- the funniest about this plan, all of the trees
11 are in the area with no green. We go back one. All of the
12 trees are right here. Now, there's some down here, but the
13 majority of the wooded and forested area is right where it's
14 completely bare, and where that tree line was is where these
15 homes are, and the certainly for one -- I could see -- I walked
16 through the property the other day, and I could see where the
17 tree study has been done, and I could see the trees have been
18 tagged, and for sure some of those trees are old. Some of them
19 are scrub trees. They're dirty trees that people don't want.
20 But there's also a beautiful 150-year-old oak that's marked to
21 be cut down. That's absolutely funny.

22 CHAIRPERSON REIN: In the essence of full understanding,
23 I'd like Mr. Sagen to come forward and make sure that we're all
24 talking about the same spot and same tree. Before we do a hand

1 preserve that, as well as oak tree 78, which occurs right here
 2 which is well out of the building pad on this lot. Those are
 3 the only two oak trees that fall on here. I agree with the
 4 first speaker. There are a number of beautiful oak trees --
 5 there were a number of beautiful oak trees in that corner.
 6 Unfortunately, that number is only eight. There were eight
 7 large oak trees probably 250 years old or older. Four of them
 8 are dead; two of them occur within this HOA common area
 9 off-lots. The other two that I just mentioned are on the lots,
 10 and we're working to preserve those. One should be very easy.
 11 One is going to be a little bit more challenging, but we're
 12 already having conversations how to do that. The balance of
 13 the trees along the tree line, those were originally
 14 inventoried as well as a line of black walnuts. I think
 15 there's three or four that have grown up since the survey we
 16 are preserving within our development.

17 So to say that we are cutting down all these
 18 trees I believe is just not accurate. So I would respectfully
 19 disagree with the other speaker. Thank you.

20 ARNIE LIEPA: How many trees are you cutting down?

21 MR. SAGEN: I think the speaker had a great comment. I
 22 would welcome the opportunity to walk with the neighbors on the
 23 site so we can actually look at the trees by tag number and by
 24 location so everybody has a clear understanding. I would

1 extend that invitation to the Plan Commission members as well.

2 CHAIRPERSON REIN: Greg, could you propose a date and
 3 time and send us an e-mail and then -- oh, no. I guess -- I'm
 4 sorry. We can't meet as a Plan Commission. That would be a
 5 meeting.

6 MR. SAGEN: You'd have to come individually or only two
 7 of you.

8 CHAIRPERSON REIN: All right. But at least with the
 9 neighbors, you could do them in a group.

10 MR. SAGEN: I will extend that. Also, we will have a
 11 detailed -- an inventory of that area as an exhibit, in this
 12 case over to another meeting so everybody can see the trees in
 13 question so we're dealing in reality and not just general
 14 statements.

15 CHAIRPERSON REIN: It's going carry forward to another
 16 meeting.

17 Arnie, do you have an additional different
 18 comment --

19 MR. LIEPA: No.

20 CHAIRPERSON REIN: -- or can I take a hand raise?

21 MR. SAGEN: Excuse me. Are there any questions along the
 22 south property line, or is everybody comfortable? There aren't
 23 obviously as many trees along there.

24 DAN DICKINSON: How many trees are you going to cut down?

1 I didn't hear that.

2 MR. SAGEN: We will provide you with a detailed number at
3 the next meeting. The majority of the trees are going to be
4 preserved.

5 CHAIRPERSON REIN: I appreciate you raising the question,
6 but we need to reserve our right to comment and question.
7 We'll reserve that right, too.

8 So first of all, we need some clarification
9 on the tree survey and what's being preserved and what's not,
10 and that will be forthcoming.

11 Arnie has raised the issue of tree
12 preservation.

13 Can I see a show of hands from the audience
14 of everybody from the audience in favor of the tree
15 preservation that he spoke of?

16 (Audience members raising hands.)

17 And let the record reflect the majority of
18 the hands in the audience were raised.

19 We have only 15 minutes left until our
20 adjournment time, so we will see if we can get through another
21 couple items here. We're all getting a little punchy, but I
22 appreciate if we can keep the attention and keep it quiet to
23 move forward.

24 We have lot size down to a quarter acre,

1 total number of houses presented by Cathy Bayer.

2 RYAN SCHULTES: I'm going to jump in, because I might not
3 make the next meeting.

4 CHAIRPERSON REIN: What topic are you speaking on?

5 RYAN SCHULTES: Lot size.

6 Ryan Schultes, 2 Acorn Drive. I'll be brief.
7 We've been sitting here a long enough time.

8 My wife and I moved here about eight years
9 ago, which we very much enjoyed the Village. We looked at a
10 number of different suburbs, Buffalo Grove, Palatine, Niles,
11 Morton Grove. We came out from Des Plaines. We moved here

12 specifically because of the design of the village, that there
13 are larger lots, there's a spacious feel to the village. You
14 have a good deal of privacy. I very much appreciate the

15 original Planning Commission and architects through the years
16 that they created the ordinances in the way that they did. And
17 the very specifically it's mentioned that ordinances are to
18 preserve privacy, to regulate the intensity of use of lot

19 areas, to prevent buildings or structures that are incompatible
20 with the character of the surrounding areas. This is all off
21 your Village ordinances. I would venture to say that this is
22 incompatible with the character of the surrounding areas.

23 I understand that the builder is trying to

24 satisfy both this plan that's being developed as well as being

1 restricted by the constraints of past ordinances. So I'm not
 2 sure if this is more directed toward the Planning Commission or
 3 the builder in this case, but when you look at the variances
 4 that they've had to request, out of the 16 variances the vast
 5 majority of them are by over 40 percent with the current
 6 standards. Some are by 200 percent lot coverage areas and
 7 things of this nature. It's nowhere near being consistent with
 8 the surrounding area. You know, we mention cut-through road or
 9 connecting subdivisions to provide continuity; yet the
 10 subdivisions have no continuity. And to use the logic that,
 11 well, we have this open area so therefore we're going to end up
 12 with roughly one acre of open land per home. By that same
 13 logic, you could put up a skyscraper in the middle of a farm
 14 field in Hawthorn Woods.

15 We did a modest addition to our home trying
 16 to set down our roots to remain here, and I had to follow every
 17 point that was laid out in the Village ordinance. Yet someone
 18 can come in because they want to develop and all the rules go
 19 out the window, and I don't see how that is fair to the people
 20 that have lived here and have tried to follow all the
 21 ordinances as they're written because this is why we moved
 22 here.

23 There are a couple of reasons that these
 24 ordinances can be granted, and it's funny we're talking about

1 ordinance earlier as it comes into the connecting road. Well,
 2 one of the reasons which is an ordinance that they be
 3 connected. I think we've clearly demonstrated that that road
 4 is a detriment to the public welfare. At least it warrants
 5 further investigation in any event. So if there's something
 6 that's a detriment to the public welfare, yes, an variance
 7 should be granted to the ordinance. I don't believe that this
 8 subdivision in any way demonstrates that it's for the greater
 9 good of the current residents of Hawthorn Woods. I don't know
 10 why we're worried about the residents that don't live here yet.
 11 Nobody's worried about us. If there's a unique condition of
 12 the property that requires a variance to be granted, well, I
 13 contend there's no unique condition that is forcing the builder
 14 to build twice as many homes on his property than what should
 15 be allowed. You know, there's another reason you can grant a
 16 variance is if there's a particular physical condition that
 17 prevents the code from being followed and it creates a
 18 hardship. The only hardship to Ryan Homes, with all due
 19 respect -- and they have been very good as far as the planning
 20 and stormwater and all these things. I'm surprised how
 21 receptive they've been. Yet, the only hardship with all these
 22 variances is they're going to make less profit. In my mind,
 23 that isn't a hardship. That should be considered by the
 24 Planning Commission and taken over the interest of the

1 residents that are here.

2 You know, lastly, the concern -- and you
3 could end up with a situation -- you know, I realize we have
4 40,000-square-foot lots because we all have septic systems.
5 Well, now we're going to have a subdivision in some cases only
6 feet away from the current homes that's going to have city
7 water. If you grant these variances to allow these small lots,
8 what is to prevent now that a precedent has been set someone
9 from selling their home in Acorn Acres or the developer could
10 find a home that's for sale and subdividing that into four
11 other homes and just connecting them to the city water that's
12 50 feet away?

13 I respectfully think that none of these
14 variances should be granted. I don't even know how this can be
15 considered when it so clearly runs counter to the design and
16 plan of the Village. You know, it was kind of the running joke
17 in our neighborhood about rural by design. To even consider
18 this is no longer rural by design. That's all I have to say.
19 (Audience clapping.)

20 CHAIRPERSON REIN: In lieu of applause, Mr. Schultes just
21 gave the presentation regarding the density and the variances
22 and the like. All of you in the audience who are in agreement
23 with his statement, please raise your hands at this time.
24 (Response.)

1 Again, let the record reflect the majority of
2 hands have been raised.

3 Okay. So I've been given a revised deal. We
4 might be able to fit in one more quick topic before we adjourn.

5 TAMMY CUNNION: Can I ask a question about this?

6 CHAIRPERSON REIN: Yes.

7 TAMMY CUNNION: I mean, can somebody tell me, you talked
8 about a 40-foot variance from the line. Is that from the back
9 of the house to your property line, or is that 40 feet from the
10 back of that house to the neighborhood's house?

11 CHAIRPERSON REIN: If you're asking a question, you have
12 to present at the mic and state your name and address.

13 TAMMY CUNNION: I'm sorry. Tammy Cunnion, 47 Acorn
14 Drive. C-u-n-n-i-o-n.

15 I would like to understand the variance of 40
16 feet between the back of the house, if that is the property
17 line or to the next house behind it.

18 MR. WYNSMA: The 40-foot minimum buffer is to the
19 property line of any lot on our subdivision. So the rear yard
20 would be additional setback to the house.

21 TAMMY CUNNION: And what would you estimate the size of
22 this room to be length-wise?

23 MR. WYNSMA: Size of what to be?

24 TAMMY CUNNION: From this wall to this wall?

1 MR. WYNSMA: I have no idea. I couldn't guess.

2 TAMMY CUNNION: I'm going to guess it's about a hundred
3 feet. SO that means, just for the benefit of the Board or the
4 Planning Commission, that the back of that house is going to
5 back up to somebody right behind them in less feet than what is
6 in this room.

7 CHAIRPERSON REIN: The next item on the organized

8 comments that the neighborhood wish to present is the Flint
9 Creek Watershed, and you have listed George Sanborn as the
10 presenter, and I believe that's what we will conclude with, is
11 George's comments, and we will reconvene at our next meeting.

12 GEORGE SANBORN: For the record, my name is George
13 Sanborn. I reside at 25700 North Old McHenry Road. I have
14 been a resident here for over 26 years.

15 I have some information here that I'd like to
16 hand out first. This is regarding the Flint Creek Watershed.
17 Those are photographs of what Flint Creek has looked like since
18 the years of 1946 to the present.

19 And the question I have here, since we're
20 addressing Flint Creek Watershed which is kind of one of the
21 elephants in the room no one's really talked about yet, has the
22 Flint Creek Watershed Association agency, which is in effect
23 here to preserve and be concerned about such developments that
24 occur at the point of origin of Flint Creek, have they been

1 notified or requested to attend any of these meetings since
2 they are an authority of this and most knowledgeable about the
3 effects of what will happen downstream once a development of
4 this nature goes in?

5 CHAIRPERSON REIN: Erika, can you answer that question?
6 Or Lee or Bill?

7 MR. FELL: I don't know.

8 MR. LOFTUS: Not yet.

9 GEORGE SANBORN: They're the specialists here. We can't
10 all be a specialist on all the topics that are here.

11 I commend Ryan Homes for trying to bring in
12 their specialists, but we need to bring in specialists on our
13 behalf to make sure that the response and the designs are
14 correct.

15 MS. FRABLE: The meeting is public-noticed. So you know,
16 we could try to contact them and let them know that we're
17 meeting on the topic, but it is public-noticed so that any
18 interested party can come in and make comment.

19 GEORGE SANBORN: Can I make a suggestion that they be
20 invited to the next meeting, because we're obviously not going
21 to cover everything here tonight. And so for the next meeting
22 if we can call them up, whoever has to be in charge of doing
23 that?

24 CHAIRPERSON REIN: Will you take charge of it?

1 there 30, 40 years ago. There is one now, and it's continuing
 2 to grow, and that is because it's silted in. It's also having
 3 a problem now of absorbing all of the upstream water from other
 4 developments in Hawthorn Woods and further developments up
 5 north, such as Copperfield. Copperfield has a retention basin
 6 where they permanently keep water. That is overflowed on
 7 numerous occasions and filled in the culverts underneath Old
 8 McHenry Road to the point now when without one building,
 9 without one additional square foot of hard surface area on this
 10 site we now have a backup of Flint Creek to the stormwater
 11 culverts that back up the stormwater system all the way up to
 12 where Arnie was discussing, all the way up to every storm sewer
 13 that's on there, up to my storm sewer that then floods into my
 14 basement. Why? Because Flint Creek is no longer functioning
 15 the way it originally did because there is too much water going
 16 into it and it gets silted up. Lake County Stormwater
 17 Management has a solution to it. They said whoever is going to
 18 be in charge of this now needs to dredge this out. That's
 19 their solution because they put in all their storm sewers at a
 20 level that was above the water height of Flint Creek at one
 21 time. If you go out there now, you can't even see their
 22 culvert. It's already below the water level.

23 So before we consider putting one single
 24 square foot of anything on that property, we have to resolve an

1 MS. FRABLE: Sure.
 2 CHAIRPERSON REIN: You can call them, too, George.
 3 GEORGE SANBORN: I'll be happy to.
 4 CHAIRPERSON REIN: They're more than welcome. It's a
 5 public meeting.

6 GREG SANBORN: My compliments to you for taking a look at
 7 trying to resolve the flooding issues of the southeast site in
 8 your development. But there is a major concern here that Lake
 9 County Stormwater Management has already looked at and realizes
 10 that it is out of their hands and has personally told me that
 11 it is now up to whoever is going to be the ownership of
 12 Flint Creek. On your site plan, Flint Creek borders all the
 13 way on the north. It is part of your development. What
 14 currently happens at the point of origin -- I'll point it out
 15 on the map here -- right up here, this is where Flint Creek
 16 originates, and it has been quite an open stream as you can see
 17 in the photographs from 1946 on to '61, and it hasn't been
 18 overgrown. Farmers have maintained it because they needed the
 19 water to flow out of the area. Since that time though, there
 20 has been a lot of agricultural use of this land, and it hasn't
 21 been best agricultural practices. It has steadily, on an
 22 annual basis, continually eroded and has silted up Flint Creek
 23 to the point where now if you look at the most recent aerials
 24 there is a wetland area adjacent to it. There was no wetland

1 entire water-management issue that is a little bit beyond what
 2 just these buildings are going to cause and contribute, and
 3 that is a very serious matter because it's going to affect
 4 everybody down the road. And right now there's already
 5 finger-pointing; it's not my job. Well, it's got to be
 6 somebody's job to do it because the way the site sits right now
 7 it's not ready to handle any more development.

8 I know what they're saying, that they're
 9 going to hold back all the water. For how long? One acre of
 10 land with one inch of water is 27,000 gallons. We had two
 11 six-inch rains last summer. That in effect is close to three
 12 million gallons of water that would have to go in there before
 13 anybody built anything out there, and now we're saturating that
 14 site with higher density. There is no open land there for that
 15 water to be absorbed. Those are going to have to be permanent
 16 retention basins, and we've got to make sure that we have
 17 enough people that have looked at this to resolve the problems
 18 that it's already causing. In my mind it's only the tip of the
 19 iceberg. So we have to do a better look at the density on this
 20 because that's the other elephant in the room. The density
 21 just does not make any sense for what this site can handle and
 22 what this watershed is already taxed to do.

23 So I think we better get some other agencies
 24 in here to work as hard and as comprehensively on trying to

1 resolve the issues on the southeast part of the site as we're
 2 going to go cause flooding potential on the north side of the
 3 site and upstream.

4 So I'd like to continue on, but it is 10:00
 5 o'clock already. I know we're not going to go resolve it
 6 today.

7 My other question is, will we have a chance
 8 to hear the staff members ask their personal questions and
 9 share their expertise to what's going to be concerning them in
 10 terms of this development?

11 CHAIRPERSON REIN: It's not so much the staff members.
 12 They're here as a resource for us. The questions, you will
 13 have a chance if you continue to come to the public hearings to
 14 hear us as the volunteers, the Planning, Building and Zoning
 15 Commissioners ask questions. We will ask questions of not only
 16 our own staff. We hired experts that support our staff. The
 17 developers and as well as members of the audience such as
 18 yourself. We will be having an opportunity to cross-examine
 19 and learn more. Some of you have knowledge that other people
 20 in the room don't, and we'd like to explore that as well.
 21 Anybody that comes to the public hearing gets to hear
 22 everything. And it's just because out of respect for the
 23 audience that -- we have to be here at every meeting. I know
 24 the audience can't make it to every meeting. My meetings are

1 adjournment, I just want to indicate that I need a motion to
2 continue.

3 COMMISSIONER MERKEL: So moved.

4 COMMISSIONER KAISER: Second.

5 CHAIRPERSON REIN: So the motion needs to state that we
6 will continue the public hearing to our next specially

7 scheduled meeting. And I do say specially scheduled because

8 Veterans Day is on a Tuesday, it's a national holiday, so our
9 meeting is going to be Wednesday, November 12th, at 6:00 p.m.

10 here in the Village Barn. So motion was made by Kaiser;
11 seconded by Mr. Merkel.

12 COMMISSIONER KAISER: The opposite.

13 CHAIRPERSON REIN: Is there any further discussion before

14 I ask for a continuation motion?

15 (No response.)

16 I'll call for a vote. All those in favor say
17 aye.

18 (Response.)

19 Opposed?

20 (No response.)

21

22

23

24

* * * * *

1 usually toward getting as many comments out on the first night
2 as possible, which is why we're not taking the time yet with
3 our questions, but we will they will be forthcoming at future
4 meetings.

5 Before you leave the podium, Mr. Sanborn,
6 let's take a poll from the audience. I know he spoke about his
7 concern about getting the Flint Creek Watershed involved in
8 this project to learn more about the impacts of that on the
9 water flow and stormwater management. May I see a show of
10 hands from everybody's who's in agreement with his statement.

11 (Audience raising hands.)

12 Let the record reflect the majority of hands
13 have been raised.

14 Does that complete your comments at this
15 time, George? Did you have something else?

16 GEORGE SANBORN: Well, I've got another subject matter,
17 but that's going to take up more time. If we are going to
18 defer to another meeting, that would be the best time.

19 CHAIRPERSON REIN: We'll have another meeting. If you'd
20 like to pick that up at our next hearing, that would be ideal,
21 if that's okay with you.

22 GEORGE SANBORN: Thank you.

23 CHAIRPERSON REIN: Thank you, George.

24 So before I call for a motion for

1 STATE OF ILLINOIS)
2)
3 COUNTY OF MCHENRY)

4
5
6 I hereby certify that I reported in
7 shorthand the proceedings at the above-entitled public
8 hearing and that the foregoing reported proceedings,
9 consisting of pages 3 through 156, inclusive, is a true,
10 correct, and complete transcript of my shorthand notes
11 so taken at the time and place aforesaid.

JOAN M. HOLUB
Certified Shorthand Reporter
CSR License No. 084-1183

Joan M. Holub



a.m. 91:3	69:4	143:24 145:12	42:9-9 43:7 45:2,3	97:14
Abbey 10:6 36:2	accommodates	153:9	45:10 20 93:16 19	adventure 52:8,10
37:3,19 39:9 40:2	accommodation	areage 106:1	101:12 103:6,23	60:12
40:5,8,12 75:20	72:23	acres 7:2 12:1,5	103:24 126:3	advocate 4:1,15
75:22 79:20 88:20	accommodations	15:17,22 17:3,4,9	129:23 134:15	advocates 62:23
89:2 90:12	140:16	17:15 18:3,5,6,17	142:17 148:20	aerial 25:6 28:5
abiding 86:16	account 75:9	19:6 21:2 23:5	152:9	aerials 24:3 151:23
ability 66:5 123:11	accumulation	25:3 26:8,11,13	address 6:9,15 12:7	aesthetically 47:13
able 29:10 100:8	111:16	26:16 27:12 28:9	20:19 26:3 64:15	aesthetics 17:17
110:9 148:4	accuracy 29:11	30:13 14 31:20,23	64:17 71:6 74:8	affair 114:15
above-entitled	accurate 59:20	32:6,22 34:1	77:20 89:6 92:4	affair 39:1 125:2,24
157:7	65:2 141:18	36:11,13 41:3	96:3 118:5 124:5	153:3
absent 8:24	acknowledging	51:4 57:13 58:2	126:3 133:19	
absolutely 14:23	30:12	66:18 72:14,18	148:12	afforded 104:22
35:8 41:12 66:6	Acorn 7:2 12:5	73:11,22 74:2	addressed 75:8	aforesaid 157:11
126:17 131:19	15:17 17:3,4,9	75:20 76:2,6 81:7	addresses 24:24	after-school 72:6
133:4 139:21	19:6 21:2 25:3	82:22 83:1,4,5	addressing 5:17	afternoon 117:14
absorb 128:12	26:3,3,8,11,13	84:24 85:7 86:2	12:9 21:14 24:15	afternoon 37:1,1
absorbed 33:21	27:12 28:8 31:20	87:19 89:7,15	125:21 149:20	94:23
153:15	31:21,23 32:6,6	90:13,24 91:5,10	adds 18:4 39:2	age 65:24 66:3,3
absorbing 152:3	32:22 34:1 36:11	91:16 92:10 93:2	adequately 41:10	agencies 153:23
absorption 127:14	36:13 37:4 40:18	93:6,15 95:9,10	adhere 30:17,18	agency 133:23
128:9	40:23 41:3 57:13	98:9 101:3 104:7	adhering 22:16	149:22
abundance 60:8	58:2 66:18 72:14	106:9 108:20	agenda 3:2 4:21	
accent 71:4	72:18 73:11,22,24	115:18 118:11	101:10 136:16	
acceptable 37:8,9	74:2 75:20 76:2,6	120:21 123:10,15	ago 3:4 27:16 28:13	
37:11 39:4 70:4,5	79:7 81:7 82:22	128:23,24 147:9	31:21 112:24	
105:21	82:24 83:4,5	action 70:23	120:3,12 144:9	
accepted 65:23	84:24 85:7,15,22	activities 39:16	152:1	
access 15:15 35:21	86:2 87:19 89:7	72:6	agree 6:20,23 12:8	
35:22,24 36:2,3,9	89:15 90:13,19,24	activity 51:23	64:24 69:20 88:5	
36:12,13,15 40:4	91:3,5,9,16 92:9	acts 51:3	96:21 100:19	
40:22 41:2,5	93:2,6,15 95:9,10	actual 19:17 54:15	107:17 141:3	
70:20 71:18 73:8	98:9 101:3,21	add 19:3 38:10,20	agreed 102:22	
81:7,8 85:23,24	104:7 106:9	38:24 45:20 57:6	agreement 7:7,10	
86:3 87:22 94:6,8	108:20 109:17,18	71:24 74:11 95:8	73:14 136:6	
94:8 95:7 96:7,9	111:11,12 114:9	106:8 119:15,17	147:22 155:10	
96:15,16,22,22	115:18,19,20,21	127:23 137:22	agricultural 1151:20	
97:7 102:22 125:3	116:14,23 117:2,3	added 39:6 44:6	151:21	
accident 90:22	117:4 118:11	45:12 56:21	ahead 4:12 132:10	
accidents 90:18	120:19,20,21	adding 20:2	aisle 6:11 64:11	
91:23 92:4,15	122:13 123:10,15	addition 3:23 4:12	AI 2:6 4:2	
94:15 95:3 99:12	128:24 134:20	18:22 45:3 56:3,9	all-brick 55:10	
103:24	144:6 147:9	57:11,16,22 59:4	alleviate 104:21	
accommodate	148:13	62:5 72:8 82:6	132:8,21	
20:14 39:23	acre 18:19,20 22:21	103:10 145:15	alleviated 132:14	
accommodated	22:24 32:7 105:8	additional 14:1	allots 16:9	
30:19 32:24 41:10	106:15 129:1	38:21,24 39:23	allotted 15:4	
			allow 1:5 5:7 7:18	

<p>avoid 21:19 95:2 aware 22:18,19 72:16 92:4 103:15 112:1 115:22 118:3 121:2 awareness 74:7 aye 156:17</p> <p>B B 37:10 54:13 75:1 77:24 B-a-y-e-r 73:21 B-u-y 90:21 back 4:21 6:18 13:7 20:4 21:1 27:15 27:20 38:6 42:7 48:18 50:10 51:17 56:15 58:4 23:24 60:24 62:10,13 75:16,20 77:15,17 80:5 83:22 84:16 85:8 86:6 87:4 88:8 89:22 93:8 95:18 109:15 110:14 112:10 115:19,20 116:13 117:4 118:10,18 118:24 128:16 136:12 139:11 148:8,10,16 149:4 149:5 152:11 153:9 backfilling 64:12 background 9:23 118:9 backing 60:2 backs 18:1 20:18 122:13 backside 45:5 backup 152:10 backyard 24:16 109:12,16 110:14 120:15 131:6 132:24 backyards 47:20 119:19 131:5 bad 28:21 97:9 100:9,13 badly 99:19</p>	<p>bags 28:16 BAKER 92:23 93:1 107:11 balance 52:22 141:12 ball 90:16 Barbara 106:7 bare 139:14 Barn 156:10 barrier 113:18 bars 74:5 base 17:5 54:23 56:20 57:2 baseboards 109:5 based 37:6 66:11 71:13 78:13,16 79:20 81:9 85:17 86:9 93:13 basement 24:8 31:14 61:19,24 basements 61:20 basically 23:1,14 25:1,12 27:21 29:2 30:14 32:20 35:3 50:24 120:2 126:6 127:2,8 basin 29:17,18 30:16,23 34:17 46:15 48:12 49:19 152:5 basins 22:10 34:18 46:16,19 22:47,1 47:4,4,12 127:5,6 153:16 basins—one 127:4 basis 25:17 80:14 84:3 151:22 bathbub 28:24 bay 57:10 127:21 Bayer 2:15 73:20 73:20 77:15,23 80:4,14,21 81:18 89:6 144:1 Bayer's 77:20 beautiful 70:12 137:17 139:20 141:4,5 becoming 118:3</p>	<p>bed 52:13 bedroom 54:17 100:3,8 beginning 136:10 begins 31:14 begun 6:8 behalf 2:10,12 7:20 97:23 98:24 117:19 119:8 132:3 150:13 43:17,20 62:18 63:10 67:17 74:12 84:2 92:21 93:20 104:22 115:6 122:6,16,17 131:17 134:7,15 141:18 146:7 149:10 benused 137:19 benches 52:18 benefit 30:22 40:20 40:20,21,21 41:5 46:10 74:15 85:22 85:22,23 86:2,7 87:16,21,23 89:15 98:2,9 101:3,4,6 149:3 benefits 96:5 97:2,3 97:4 133:11 berm 52:16 berming 51:23 berms 19:24,24 best 6:6 24:19 47:2 47:10 60:22 65:15 65:15 66:5 128:6 128:8 151:21 155:18 bet 97:12 better 7:7 37:10 68:23 69:11,11 88:22 97:7 107:15 108:23 153:19,23 beyond 16:11 21:3 48:24 133:18 153:1 bicycle 73:3 bicycles 56:9 big 4:9 9:17 20:4</p>	<p>60:3 89:17 100:22 102:12 125:3,3,19 137:2 bigger 124:10 biggest 70:6 128:24 bike 72:24 76:10 90:2 bikes 92:6 bill 14:4 20:22 21:9 34:7 46:12 121:13 126:2,23 130:11 136:3 140:16 150:6 biohazard 125:4 bioware 47:22,22 47:22 bioswales 48:5 128:9 birds 129:13 137:16 bit 12:24 19:12 20:6 35:23 36:20 45:9,23 49:14 51:18 68:23 110:20 140:10 141:11 153:1 black 25:2 26:8 29:4 141:14 block 49:23 58:19 59:15 blocks 28:7 59:7 102:21,22 blue 21:17 25:15 27:10 46:15 62:7 board 1:2 3:11 5:4 5:12 8:17,19,20 63:11 66:4 73:8 76:8 86:14,14 94:13 95:13 106:4 149:3 boards 3:14 boards 13:3 boats 56:9 body 95:7 book 14:18 borderline 112:10 borders 151:12 bottom 114:14 124:3,5 129:10</p>	<p>bought 112:15 boulders 52:18 boulevard 61:8 bound 13:14 boundaries 25:20 25:21 82:22 83:2 83:3 boundary 83:9 115:7 box 24:21 42:13,17 43:2 45:1 brackets 54:22 brands 53:21 Brankin 2:11 3:16 6:18 82:3 break 75:4 87:6,8 breaking 59:14 breaks 59:12 Briar 85:14 brick 55:22 57:24 50:8,15 bridge 49:6 50:6,8 brief 5:22 6:16 87:6 144:6 briefly 41:24 Brierwoods 37:5 72:7,19 73:1 79:8 80:23 83:22,23 84:21 bring 3:10 18:4 23:17,18 62:10 72:9 77:19 123:5 123:5 133:5 150:11,12 bringings 51:16 brings 18:5 133:11 brochure 58:10 brocke 84:3 brought 24:8 27:14 28:16 29:12 50:10 Bruce 17:2 22:8 30:12 36:3 69:21 71:5,7,16 72:7,19 72:22 73:5,21,24 74:5,6,13 79:9,11 79:12,17 80:1 82:10,14 83:11 84:21 87:13 90:15 90:19 93:12,24</p>
---	---	---	---	--

<p>apologize 24:23 53:15 apparently 75:2 appeal 60:3 appearances 44:18 appearances 2:8 59:24 appeared 4:21 appears 25:15 26:18 136:23 15:21,24 34:20 appendage 15:19 applaud 7:14 applause 138:16 147:20 applicant 5:23,24 7:24 applicant's 6:1 63:19 applicants 7:19 application 1:1 5:9 5:23 6:11 9:23 10:4 11:17 130:24 131:22 applied 14:1 119:8 apply 14:22 59:19 77:8 applying 59:4 appreciate 86:17 128:19 143:5,22 144:14 approach 14:24 15:7 64:14,21 68:21 99:6 101:11 137:9 approachable 71:11 approached 131:11 approaches 79:5 approaching 136:9 appropriate 15:13 44:13 98:1 105:6 approval 1:6 5:11 approvals 1:6 5:11 approve 105:7 153:13 154:21 approximately 10:21 15:22 27:16 28:2 29:18 34:13 38:19 72:4 95:5</p>	<p>126:7 April 33:7 15:22 99:10 109:10 aquatic 52:21 architect 41:22 51:11 53:11 57:16 66:9 138:21 140:3 111:12 112:15 114:16,22 115:15 115:15 116:11,19 117:7,8,10,18 120:10 121:1,12 122:1 123:17,18 130:5 6 131:7 132:6,23 136:16 136:18 138:24 139:7,9 141:20 142:17 143:11 152:12 Arnie's 98:7,14 117:20 arrangements 136:20 Arrant's 15:10 arrives 6:8 arrows 23:7,10 25:7,14 27:30,11 70:14 80:18,20 83:9 84:5 86:12 90:15 91:18 111:10 125:22 126:6,6,11,13,18 128:14,15 135:18 137:7 15:19,24 138:6 139:9,11,13 141:8 142:11 145:8 11 151:19 151:24 152:9 areas 7:5 10:12,13 10:14 22 153:6 21:5 25:13,14,24 26:7,14 27:5 33:18,22 41:3 42:13 49:24 51:12 51:22 61:2,9 119:21 144:19,20 144:22 145:6 Arendt 14:18 Arnie 2:14 68:10 68:10,22,24 81:19</p>	<p>81:23 82:6 93:14 93:20 97:22,24 98:8 18 101:2 106:19,21 107:3,9 108:2,5,7,9,10,12 108:16 109:14 110:1,2,7,9 111:3 111:12 112:15 114:16,22 115:15 115:15 116:11,19 117:7,8,10,18 120:10 121:1,12 122:1 123:17,18 130:5 6 131:7 132:6,23 136:16 136:18 138:24 139:7,9 141:20 142:17 143:11 152:12 Arnie's 98:7,14 117:20 arrangements 136:20 Arrant's 15:10 arrives 6:8 arrows 23:7,10 25:7,14 27:30,11 70:14 80:18,20 83:9 84:5 86:12 90:15 91:18 111:10 125:22 126:6,6,11,13,18 128:14,15 135:18 137:7 15:19,24 138:6 139:9,11,13 141:8 142:11 145:8 11 151:19 151:24 152:9 areas 7:5 10:12,13 10:14 22 153:6 21:5 25:13,14,24 26:7,14 27:5 33:18,22 41:3 42:13 49:24 51:12 51:22 61:2,9 119:21 144:19,20 144:22 145:6 Arendt 14:18 Arnie 2:14 68:10 68:10,22,24 81:19</p>	<p>149:22 assuming 80:14 85:5 assure 89:12 assured 76:2 attempt 73:4 attend 104:15 150:1 attending 75:15 95:5 attention 23:8 27:15,19 29:13 73:9 143:22 attest 90:7 attorney 3:16 6:18 attorneys 6:1 attract 86:4 attracted 60:6 attraction 60:10 attractions 106:11 attractive 48:15 56:8 ATV's 56:9 audience 6:3,9 7:10 7:21 8:2 9:17,19 13:5 8 22:19 33:3 63:22 64:8 73:14 73:16,18 88:19,20 93:17 96:11 101:14 103:5 107:17,20 108:8 108:11 116:18 117:22 129:20 134:10 138:14 143:13,14,16,18 147:19,22 154:17 154:23,24 155:6 155:11 audio 110:10 August 32:1 authority 150:2 automobile 76:3 automobiles 90:3 available 13:19 104:19 105:4 average 18:12,15 18:21 57:1 66:3 72:5 78:17,17,21 79:11</p>
--	---	---	---

94:14,16,17,22 95:16 96:10,16 98:10 99:8 104:10 104:14 106:7 122:21 123:24 127:8,19 buckthorn 43:2 bud 138:21 budget 122:10 Buffalo 144:10 buffer 20:3 21:2 45:3,17,20,22 46:7 105:23,24 106:2 148:18 buffering 52:15 105:10 build 53:22 129:9 146:14 builder 11:18 53:24 54:2,4 144:23 145:3 146:13 builders 53:22 54:8 102:17 building 1:4 13 3:5 3:15 4:8 5:7,17,20 6:10 8:5,13,15,23 11:19 44:24 53:20 53:24 54:3 67:14 76:22 77:10 141:2 152:8 154:14 buildings 67:5 144:19 153:2 builds 27:6 built 153:13 bullet 40:2 Burke 2:7 4:4 Burney 2:9,11 11:15,16 20:24 21:8 34:7,22 35:6 35:9,16 41:7,14 41:20 53:3,7,9,15 60:17 62:12,17 63:6,11,16,18,20 81:9 86:8,11,21 111:7 118:1 133:7 138:13,17 139:8 burr 43:16 65:21 140:21	74:13 79:12,17 82:10,14 83:11 84:21 85:14 87:14 90:15,19 93:12 94:1,14,16,17,22 95:17 96:10,16 98:11 99:8,9 102:21 124:1 127:19 circles 44:4,5 circular 51:9 circulated 107:7 circulating 80:19 circulation 16:5,6 circumstances 66:7 cite 92:19 city 147:6,11 civil 35:11 claim 33:17 clapping 138:14 147:19 clarification 7:24 77:21 92:18 128:2 130:6 143:8 clarify 127:1 classify 78:16 clay 27:21 cleaner 48:8 clear 39:20 70:21 78:10 112:19 132:6 138:6 141:24 cleared 139:6 clarity 80:3 132:8 133:15 146:3 147:15 Clerk 3:22 climb 52:17 climbing 52:21,23 close 8:10 73:5 129:6 140:22 153:11 closed 8:15 closely 121:22 closer 9:21 19:14 19:20 20:6 68:23 105:24 110:20 closest 129:3	150:11 comment 6:4,8,23 9:9 64:5,24 89:19 93:18 97:19 103:6 106:8,9 108:9 133:7 140:4 141:21 142:18 143:6 150:18 commentary 65:12 comments 4:13,16 4:22 6:16,16,19 7:22 11:8,8 63:13 76:19 87:3 88:16 88:17 93:4 104:16 129:22,23 149:8 149:11 155:1,14 commission 1:13 3:5,15 5:12,17,20 6:10 8:5,11,13,15 8:24 9:3 11:11 22:18 34:10 70:18 76:22 91:21 95:14 105:6 107:5 111:8 131:1 142:1,4 144:15 145:2 146:24 149:4 Commissioner 3:7 67:11 109:13,23 110:4,8 114:19 134:18 135:3,5,7 156:3,4,12 Commissioners 4:9 8:1,18 9:10,16 114:16 154:15 committee 64:19 common 15:3,6 17:14 18:7 25:2,3 32:17 121:22 141:8 common-sense 105:1 commonly 12:1 communicated 78:4 communities 34:24 35:2,7 53:23 community 11:5,18 92:17 94:11	12:17 14:7,7 23:3 42:5,20 46:10 51:5,13 52:1 53:1 58:8,17 59:14,23 60:8,11 61:1 65:13 70:2 86:2 96:20 113:19 121:5 125:4 company 53:20 54:2 compare 35:1 compelling 26:4 33:5 complain 100:12 complete 6:2 88:15 88:17 155:14 157:10 completed 7:8 17:6 32:12 38:19 42:6 completely 17:4 139:14 compiled 13:12 complies 63:10 compliments 151:6 comply 35:5 comprehensive 14:9,10,15 15:10 15:12 24:20 27:1 62:23 63:4 comprehensively 153:24 compromise 106:16 concentration 46:4 concept 10:11,14 10:19 50:18 67:23 104:24 concepts 14:21 conceptual 32:13 concern 75:19,24 90:4 94:2 123:20 124:17 147:2 151:8 155:7 concerned 86:17 99:9 connections 21:19 21:20 connectivity 97:5 consensus 136:4 consequently 36:4 conservation 10:11
---	--	---	--

88:10 95:23 116:16 122:5 123:7 changed 30:5 31:20 42:10 89:7,23 changes 75:1 changing 28:15 89:12 106:14 104:10 144:20 channel 48:2 channeled 46:20 character 4:7 11:2 42:10,24 144:20 144:22 characteristics 55:12 charge 150:22,24 152:18 charged 136:18 cheating 28:11 check 20:24 60:17 92:20,22 106:24 Chicago 12:21 54:1 54:3 Chief 2:6,3 20:4,5 78:5 child 75:14 95:5 103:14 children 51:22 52:17 74:18 83:1 88:11 89:10 91:17 92:5,11 94:15,20 94:24 103:15 choice 139:4 choose 54:12 82:9 85:24 choosing 73:11 chosen 56:24 57:18 57:18 Christopher 2:7 4:3 65:14 120:1 120:11,13 120:11,13 Chuck 12:10 13:22 20:24 34:20 35:21 50:23 60:4 62:13 circle 17:2 36:3 69:21 71:5,17 72:8,20,22 73:5 73:21,24 74:6,6	33:14,18 34:4 Chad 2:16 87:13,13 Chad's 89:6 Chair 136:1 Chairman 12:2 13:5 93:22 95:18 118:1 Chairperson 2:1 3:1 7:18 53:6 63:16 21:64 19:22 67:5 8:14 22 68:3 68:8,20 73:10 76:21 77:17 86:24 103:4 104:3 106:18,24 107:5 107:10,13,21 108:9,12 110:2,5 111:11 112:11,14 114:16,20 115:3,6 115:10 117:7,18 118:6 119:15 122:22 123:18,23 125:5,10,14 126:1 129:17,19 130:11 130:23 134:7 135:22 136:8 138:15 139:22 142:2,8,15,20 143:5 144:4 147:20 148:6,11 149:7 150:5,24 151:2,4 154:11 155:19,23 156:5 156:13 Chairwoman 133:10 challenge 71:12 105:13 106:4 105:13 106:4 challenged 27:18 challenging 141:11 challenge 9:8,10 86:12 131:13 154:7,13 change 38:13,15 41:13 67:4 69:1	88:10 95:23 116:16 122:5 123:7 changed 30:5 31:20 42:10 89:7,23 changes 75:1 changing 28:15 89:12 106:14 104:10 144:20 channel 48:2 channeled 46:20 character 4:7 11:2 42:10,24 144:20 144:22 characteristics 55:12 charge 150:22,24 152:18 charged 136:18 cheating 28:11 check 20:24 60:17 92:20,22 106:24 Chicago 12:21 54:1 54:3 Chief 2:6,3 20:4,5 78:5 child 75:14 95:5 103:14 children 51:22 52:17 74:18 83:1 88:11 89:10 91:17 92:5,11 94:15,20 94:24 103:15 choice 139:4 choose 54:12 82:9 85:24 choosing 73:11 chosen 56:24 57:18 57:18 Christopher 2:7 4:3 65:14 120:1 120:11,13 120:11,13 Chuck 12:10 13:22 20:24 34:20 35:21 50:23 60:4 62:13 circle 17:2 36:3 69:21 71:5,17 72:8,20,22 73:5 73:21,24 74:6,6	74:13 79:12,17 82:10,14 83:11 84:21 85:14 87:14 90:15,19 93:12 94:1,14,16,17,22 95:17 96:10,16 98:11 99:8,9 102:21 124:1 127:19 circles 44:4,5 circular 51:9 circulated 107:7 circulating 80:19 circulation 16:5,6 circumstances 66:7 cite 92:19 city 147:6,11 civil 35:11 claim 33:17 clapping 138:14 147:19 clarification 7:24 77:21 92:18 128:2 130:6 143:8 clarify 127:1 classify 78:16 clay 27:21 cleaner 48:8 clear 39:20 70:21 78:10 112:19 132:6 138:6 141:24 cleared 139:6 clarity 80:3 132:8 133:15 146:3 147:15 Clerk 3:22 climb 52:17 climbing 52:21,23 close 8:10 73:5 129:6 140:22 153:11 closed 8:15 closely 121:22 closer 9:21 19:14 19:20 20:6 68:23 105:24 110:20 closest 129:3
---	--	---	--

14:16,23 17:11 34:16 47:11 62:24 63:2 104:21,24 105:3,9 137:9,10 137:15,18,22 138:2,7,8 consider 8:19 26:12 28:5,19 34:8 37:8 38:24 54:4 73:2 130:3 147:17 152:23 consideration 1:2 5:3 10:4 50:1 69:20 76:9 97:17 106:14 considered 37:11 89:3 146:23 147:15 considers 95:14 consistent 35:12,15 53:12,13 58:22 145:7 consisting 157:9 constantly 112:18 constitute 74:21 constraints 69:5 145:1 construct 16:17 32:15,18 constructed 33:10 construction 27:21 88:23 99:15 118:13 130:18 consultant 32:14 40:14 118:5 consultants 4:1 11:11 22:24 11 35:18 49:20 contact 150:16 contains 33:23 contains 42:12 content 146:13 contend 71:13 continental 71:4 continually 151:22 continuation 71:15 71:16 89:24 90:2 156:14	75:7,10,13,23 79:16 82:10 83:13 83:16 84:23 85:15 85:17 86:18 87:17 89:14 90:20 91:15 92:14 94:12,14 95:1,21 99:13,17 100:6,13 101:4 145:8 cutoff 84:22 cutting 80:12 90:24 91:3 95:8 141:17 141:20 cycle 39:19,20 cycling 92:8 cyclists 94:16,19	day 36:22 37:2 46:2 72:7 78:14 94:17 102:9 109:10 139:16 156:8 days 103:20 135:8 135:8 dead 99:22 137:18 141:8 dead-end 21:19 deal 22:2 120:17 144:14 148:3 dealing 26:1 86:9 138:18 142:13 death 95:4 debank 138:22 decades 23:24 decide 100:24 decides 8:21 95:14 deciduous 45:22 decimal 18:19 decimating 138:8 138:22 decision 86:8 97:17 139:1 97:16 decisions 8:21 123:16 deck 116:23 117:1 decline 43:13 DEEMED 1:6 deep 110:15 111:17 124:22 deepening 129:7 deeper 129:7,12 deepest 124:22 deer 137:16 defense 34:19 defer 155:18 define 74:19 defined 27:3 78:6 defining 50:7 definitely 41:18 86:2 101:5 definition 75:1 definitions 78:10 degradation 39:4 degree 133:12 degrees 116:17,20	14:16,18,23 16:4 16:8 17:11 18:24 19:8 29:1 30:8 32:18 34:8,16,21 41:23 47:11 54:9 59:3 62:24 63:2 70:9 94:8 118:21 121:8 133:9 137:9 138:9,10 140:3 144:12 147:15,17 147:18 designated 7:4,8 149:7 73:12 93:15 107:16 designed 30:8 47:7 59:8 61:4,5 72:19 105:19 133:18 designing 54:9 designs 14:12 54:17 150:13 desirable 43:23 desperate 134:21 134:24 detail 35:23 50:6 detailed 24:2 42:5 49:6 140:13 142:11 143:2 details 48:19 20:10,23 22:1,23 28:1 29:20 30:3 30:23 32:9,23 34:14 35:10,12,14 35:21 36:8 38:19 39:24 41:15 42:18 42:19 43:7 46:11 46:14 52:18 53:10 58:22 62:18,24 determine 5:12 119:21 130:15 65:24 78:8 86:15 95:19 determined 65:14 81:6 82:7,24 87:15 89:22 90:8 91:15 94:2,20,22 104:23 105:1,4,10 105:21 106:3 113:18 114:1 116:11 121:6 128:4,5 130:21 132:9 133:5,16 137:5 141:16	75:7,10,13,23 79:16 82:10 83:13 83:16 84:23 85:15 85:17 86:18 87:17 89:14 90:20 91:15 92:14 94:12,14 95:1,21 99:13,17 100:6,13 101:4 145:8 cutoff 84:22 cutting 80:12 90:24 91:3 95:8 141:17 141:20 cycle 39:19,20 cycling 92:8 cyclists 94:16,19	day 36:22 37:2 46:2 72:7 78:14 94:17 102:9 109:10 139:16 156:8 days 103:20 135:8 135:8 dead 99:22 137:18 141:8 dead-end 21:19 deal 22:2 120:17 144:14 148:3 dealing 26:1 86:9 138:18 142:13 death 95:4 debank 138:22 decades 23:24 decide 100:24 decides 8:21 95:14 deciduous 45:22 decimal 18:19 decimating 138:8 138:22 decision 86:8 97:17 139:1 97:16 decisions 8:21 123:16 deck 116:23 117:1 decline 43:13 DEEMED 1:6 deep 110:15 111:17 124:22 deepening 129:7 deeper 129:7,12 deepest 124:22 deer 137:16 defense 34:19 defer 155:18 define 74:19 defined 27:3 78:6 defining 50:7 definitely 41:18 86:2 101:5 definition 75:1 definitions 78:10 degradation 39:4 degree 133:12 degrees 116:17,20	14:16,18,23 16:4 16:8 17:11 18:24 19:8 29:1 30:8 32:18 34:8,16,21 41:23 47:11 54:9 59:3 62:24 63:2 70:9 94:8 118:21 121:8 133:9 137:9 138:9,10 140:3 144:12 147:15,17 147:18 designated 7:4,8 149:7 73:12 93:15 107:16 designed 30:8 47:7 59:8 61:4,5 72:19 105:19 133:18 designing 54:9 designs 14:12 54:17 150:13 desirable 43:23 desperate 134:21 134:24 detail 35:23 50:6 detailed 24:2 42:5 49:6 140:13 142:11 143:2 details 48:19 20:10,23 22:1,23 28:1 29:20 30:3 30:23 32:9,23 34:14 35:10,12,14 35:21 36:8 38:19 39:24 41:15 42:18 42:19 43:7 46:11 46:14 52:18 53:10 58:22 62:18,24 determine 5:12 119:21 130:15 65:24 78:8 86:15 95:19 determined 65:14 81:6 82:7,24 87:15 89:22 90:8 91:15 94:2,20,22 104:23 105:1,4,10 105:21 106:3 113:18 114:1 116:11 121:6 128:4,5 130:21 132:9 133:5,16 137:5 141:16
---	--	--	--	--	--	--

14:16,23 17:11 34:16 47:11 62:24 63:2 104:21,24 105:3,9 137:9,10 137:15,18,22 138:2,7,8 consider 8:19 26:12 28:5,19 34:8 37:8 38:24 54:4 73:2 130:3 147:17 152:23 consideration 1:2 5:3 10:4 50:1 69:20 76:9 97:17 106:14 considered 37:11 89:3 146:23 147:15 considers 95:14 consistent 35:12,15 53:12,13 58:22 145:7 consisting 157:9 constantly 112:18 constitute 74:21 constraints 69:5 145:1 construct 16:17 32:15,18 constructed 33:10 construction 27:21 88:23 99:15 118:13 130:18 consultant 32:14 40:14 118:5 consultants 4:1 11:11 22:24 11 35:18 49:20 contact 150:16 contains 33:23 contains 42:12 content 146:13 contend 71:13 continental 71:4 continually 151:22 continuation 71:15 71:16 89:24 90:2 156:14	32:19,21 64:6 67:18 68:11 77:2 83:18 93:7,23 109:15 111:4 112:12 126:4,12 128:3 150:14 157:10 corrective 29:14 corridor 19:23 50:17 cost 13:16 135:2,4 Costco 70:2 72:17 75:13 cottonwood 42:13 cottonwoods 42:17 43:3 council 51:12 count 80:4 84:12 counted 80:6 counter 147:15 counter-producti... 20:1 country 11:4 81:12 counts 36:20,22 37:2,3 45:17 79:7,8 82:1 county 22:21 25:4 26:18 23:24 27:1 30:14,18,18 32:14 33:1 34:24 35:1 37:12 38:20 81:15 118:24 119:4,9,14 120:24 130:17 131:1 133:23 137:7 151:9 152:16 157:2 couple 19:16 28:9 34:8 41:7 61:12 62:12 83:19 87:1 92:19 108:3 122:10 140:20 143:21 145:23 course 59:32,14 37:2 66:16 68:19 81:4 94:3 95:22 97:10 111:22 87:7 cross-access 40:17 cross-examination 7:19 8:4,5 73:23 74:8,12,17	cross-examine 154:18 cross-hatched 26:6 cross-section 17:8 44:12,14 51:14,15 crosswalks 49:3 Crush 103:19 Crystal 1:21 CSR 157:14 cubic 22:20 28:3 33:15 cul-de-sac 59:15 110:8 cul-de-sacs 106:3 culvert 152:22 culverts 152:7,11 Cunnion 2:19 148:5,7,13,13,21 148:24 149:2 curb 44:14 50:11 curious 89:23 current 14:22 19:2 44:17,24 66:23 49:1 51:24 71:19 80:1 91:22 100:15 117:4 127:3 144:16 146:9 147:6 146:9 147:6 33:1 40:5 45:13 45:15 74:10 82:16 90:20 95:9 113:15 119:13 132:12 151:14 cursor 140:8,22 curvature 59:15 curve 19:17,18 curvilinear 18:24 19:7 22:10 curvy 91:17 102:10 custom 53:22 cut 15:21 66:1 80:22 82:23 83:4 83:6 84:20 85:7 85:10 95:9 113:16 137:8,12,21 138:6 138:11 139:21 142:24 cut-through 69:20 70:2 71:19 72:16 73:23 74:8,12,17	32:19,21 64:6 67:18 68:11 77:2 83:18 93:7,23 109:15 111:4 112:12 126:4,12 128:3 150:14 157:10 corrective 29:14 corridor 19:23 50:17 cost 13:16 135:2,4 Costco 70:2 72:17 75:13 cottonwood 42:13 cottonwoods 42:17 43:3 council 51:12 count 80:4 84:12 counted 80:6 counter 147:15 counter-producti... 20:1 country 11:4 81:12 counts 36:20,22 37:2,3 45:17 79:7,8 82:1 county 22:21 25:4 26:18 23:24 27:1 30:14,18,18 32:14 33:1 34:24 35:1 37:12 38:20 81:15 118:24 119:4,9,14 120:24 130:17 131:1 133:23 137:7 151:9 152:16 157:2 couple 19:16 28:9 34:8 41:7 61:12 62:12 83:19 87:1 92:19 108:3 122:10 140:20 143:21 145:23 course 59:32,14 37:2 66:16 68:19 81:4 94:3 95:22 97:10 111:22 87:7 cross-access 40:17 cross-examination 7:19 8:4,5 73:23 74:8,12,17	cross-examine 154:18 cross-hatched 26:6 cross-section 17:8 44:12,14 51:14,15 crosswalks 49:3 Crush 103:19 Crystal 1:21 CSR 157:14 cubic 22:20 28:3 33:15 cul-de-sac 59:15 110:8 cul-de-sacs 106:3 culvert 152:22 culverts 152:7,11 Cunnion 2:19 148:5,7,13,13,21 148:24 149:2 curb 44:14 50:11 curious 89:23 current 14:22 19:2 44:17,24 66:23 49:1 51:24 71:19 80:1 91:22 100:15 117:4 127:3 144:16 146:9 147:6 146:9 147:6 33:1 40:5 45:13 45:15 74:10 82:16 90:20 95:9 113:15 119:13 132:12 151:14 cursor 140:8,22 curvature 59:15 curve 19:17,18 curvilinear 18:24 19:7 22:10 curvy 91:17 102:10 custom 53:22 cut 15:21 66:1 80:22 82:23 83:4 83:6 84:20 85:7 85:10 95:9 113:16 137:8,12,21 138:6 138:11 139:21 142:24 cut-through 69:20 70:2 71:19 72:16 73:23 74:8,12,17
---	--	--	--	--

150:3 151:8,13 153:7 154:10 developments 12:13 76:21 81:11 91:20 149:23 152:4,4 deviation 61:14 dialoguing 130:4 diameter 29:21 Dickinson 2:16 83:17,18 84:7,9 84:13 85:8,19 86:5,10,20,22 93:21,22,22 96:5 96:21 97:8,11,18 142:24 Dickinson's 111:5 Dickinson's 109:16 died 43:15 difference 38:12,12 70:9 differences 20:12 different 3:10 4:22 33:18 36:21 54:7 54:10 55:18,18,24 60:19 65:8 66:12 67:15 69:22 78:18 78:23 79:2,9,17 88:5 103:6 108:17 114:22 119:11 142:17 144:10 difficult 7:15 40:24 84:15 108:19,19 110:22 123:8 dig 77:6 diligence 24:3 DIMAGGIO 2:3 3:12 dimension 2:13 diminishing 43:14 DiMucci 72:1 dip 19:20 direct 85:24 86:3 125:19 directed 127:4 145:2 directing 25:12 direction 22:10 23:10,12 29:2	31:3,15 32:3 48:23 79:15 94:22 111:6 126:10,10 directional 48:22 49:4,5 directions 16:8 25:10 52:5 directly 14:18,19 14:22 15:16,17 12:1 24:57 13:72:14 74:11,13 87:10 105:7 dirty 139:19 dirty benefit 86:3 disadvantages 97:14 disagree 96:24 141:19 Dickinson's 111:5 died 43:15 difference 38:12,12 70:9 differences 20:12 different 3:10 4:22 33:18 36:21 54:7 54:10 55:18,18,24 60:19 65:8 66:12 67:15 69:22 78:18 78:23 79:2,9,17 88:5 103:6 108:17 114:22 119:11 142:17 144:10 difficult 7:15 40:24 84:15 108:19,19 110:22 123:8 dig 77:6 diligence 24:3 DIMAGGIO 2:3 3:12 dimension 2:13 diminishing 43:14 DiMucci 72:1 dip 19:20 direct 85:24 86:3 125:19 directed 127:4 145:2 directing 25:12 direction 22:10 23:10,12 29:2	document 125:15 documents 68:12 120:9 dog 91:12 92:7 94:18 99:21 doing 12:23 23:23 24:2 78:5 88:6 121:4 128:6 134:3 150:22 dollars 130:18 Dominic 3:12 DOMINICK 2:3 Donna 2:4 3:20 dormer 55:11 dormers 54:22 DOT 120:24 dots 62:7 double-sided 48:21 doubled 29:20 92:12 dove-tail 87:12 downspouts 128:12 downstream 33:6 34:24 35:2,7 47:9 150:3 drain 112:17 124:8 135:20 drainage 14:4 20:1 20:23 21:14 23:15 31:4 45:5 46:13 47:17 65:12 67:20 111:14 118:19 119:13,18,21 123:6,10,12,20 126:5 129:10 130:8 drainage-type 123:2 54:24 55:19 distinctly 55:18,24 distribute 107:7 district 20:21 50:3 82:21 93:1 ditch 44:12,13 45:5 45:6 47:19 100:2 100:7 102:9,11 103:2 diverse 94:18 divert 31:23 diverting 31:5,21	drivable 91:8 Drivas 93:24 94:3 95:16 drive 1:14 10:6 24:6 26:3,3 37:4 108:7,9 130:17 146:1 early 92:21 early-morning 102:8 casement 131:3,5 casements 119:21 casier 85:14 east 131:13 east 16:2 19:13,17 19:21 21:21 22:10 25:4 43:12 57:15 59:16 65:11 80:12 80:17 82:18 111:10 113:13 121:15 136:22 137:3,5 140:10 east-west 16:18 94:22 eastern 67:6 easy 24:10 72:13 141:10 Eaves 2:16 87:10 87:13,13 Echo 84:9,10,15,20 85:5,6,9,10,21 edit 99:4 104:16 effect 149:22 153:11 effective 48:15 effectively 47:5,19 47:23 effects 150:3 effluent 111:21,21 117:16 effort 116:8,8 124:5 effort 54:10,10,15 59:21 62:4 110:17 120:3 141:6,6 144:8 eight-foot 61:20 eight-inch 21:18 122:9 142:3 either 6:18 20:16	earlier 50:23 63:22 64:24 65:6 74:23 92:11 93:17 101:10 127:3 128:7,9 130:17 146:1 early 92:21 early-morning 102:8 casement 131:3,5 casements 119:21 casier 85:14 east 131:13 east 16:2 19:13,17 19:21 21:21 22:10 25:4 43:12 57:15 59:16 65:11 80:12 80:17 82:18 111:10 113:13 121:15 136:22 137:3,5 140:10 east-west 16:18 94:22 eastern 67:6 easy 24:10 72:13 141:10 Eaves 2:16 87:10 87:13,13 Echo 84:9,10,15,20 85:5,6,9,10,21 edit 99:4 104:16 effect 149:22 153:11 effective 48:15 effectively 47:5,19 47:23 effects 150:3 effluent 111:21,21 117:16 effort 116:8,8 124:5 effort 54:10,10,15 59:21 62:4 110:17 120:3 141:6,6 144:8 eight-foot 61:20 eight-inch 21:18 122:9 142:3 either 6:18 20:16	28:14 30:19 38:5 42:9 58:20 59:7 61:11 80:8 84:19 89:10 95:20 elder 42:13,17 43:2 45:1 elected 3:12 element 52:23 57:9 elementary 10:7 15:16 82:21,23 83:2 84:1 elements 14:16 49:6 50:7 52:12 52:19,23 55:16,19 55:24 57:19,22 elephant 153:20 elephants 149:21 elevation 32:8 50:13 54:20 56:7 57:6,18 58:20 61:19,21,22 62:4 121:23 elevations 54:12,12 57:12 55:17 58:16 59:22 60:18 eloquently 70:7 138:5,17 emergency 36:15 41:5 76:4,10 94:5 94:8 96:7,15,21 96:22 emergency-only 70:20 emergents 48:14 emphasized 34:15 empty-nester 60:6 enclose 126:20 enclosure 50:14 51:18 52:14 encourage 66:4 encouraged 11:18 51:12,13 128:12 encourages 48:1 encouraging 14:24 128:9 enmesh 10:24 ended 103:22 ends 29:16 37:21 39:22 54:22 57:24	115:19 128:21 engaged 66:8 engineer 2:5 4:4 12:12,14 47:17 67:24 74:22 78:9 88:8,9 112:2 118:5 133:8 engineered 47:24 engineering 21:15 34:5 35:11 41:16 71:11 72:21 86:13 engineers 29:6 30:9 31:3 61:5 77:23 81:10 120:13 English 108:11 enhanced 57:12 58:16 enhancing 57:17 58:2 enjoyed 144:9 enlarge 15:20 enlargement 49:4 51:8 52:9 enlargements 51:7 enrollment 83:24 enter 6:24 50:15 60:23 82:10 entering 38:5 entertaining 140:6 entire 45:20 83:8 84:2 119:14 131:18 153:1 entirely 65:2 entirety 43:6 140:18 entrance 48:17 49:8 52:3 83:22 83:22 102:23,24 entry 59:12 entry-level 54:5 environment 48:15 137:15 environmental 11:1 27:20 environmentally 27:18 equal 105:22 equals 105:11,12 30:11 equate 105:5,15	Eric 12:14 35:17 41:7 77:19 Erika 2:5 4:4 118:6 118:22 119:15 122:22 150:5 eroded 151:22 eroding 117:1 erosion 33:12 122:3 especially 7:5 9:18 17:24 26:21 102:12 104:24 140:17 essentially 60:2 64:17 114:17 establish 20:20 established 71:17 establishment 73:8 estimate 82:8 119:5 148:21 estimated 65:17 131:16 135:4 estimated 82:6 estimations 65:23 et 37:12 48:12 55:7,17 57:11 60:22 64:14 examples 54:19 57:20 60:22 79:11 excellent 109:21 excess 35:6 102:15 125:1 excited 59:2 60:1 exclusively 44:23 excuse 22:21 121:15 142:21 execute 63:1 exhibit 13:13,14,15 13:16 15:8,12 142:1,10 extended 16:16 29:22 30:2 39:17 extending 17:9 62:6,15 142:11 extends 16:13 17:2 42:20,23 43:10 45:19 extension 47:14 extensive 46:4,5 52:15 extra 19:8 49:19 extra 129:5 130:8
--	---	---	--	--	---	---	--

19:15,19 20:1,5 21:24 23:21 26:1 26:1 29:4,8 33:11 33:13 37:7 39:6 42:4,8 20 45:3,12 45:17 46:1,6 47:14 59:9 61:6 71:15 72:18 73:6 73:23 74:7 105:10 105:19 131:7 137:1 140:9 exists 65:8 exit 38:6 73:4 expanding 38:5 expansive 52:13 expect 5:16 38:4 58:6 64:14 72:7 expected 58:8 71:24 expense 123:12 expensive 131:12 experience 3:10 12:20 74:10,17 90:20 experienced 75:23 78:17 experiences 37:20 expert 24:6,7 87:7 expertise 3:19 154:9 experts 4:1,14 64:1 64:1 154:16 explain 5:15 34:9 75:4 explore 154:20 expose 31:24 extend 43:12 82:22 142:1,10 extended 16:16 29:22 30:2 39:17 extending 17:9 62:6,15 142:11 extends 16:13 17:2 42:20,23 43:10 45:19 extension 47:14 extensive 46:4,5 52:15 extra 19:8 49:19 extra 129:5 130:8	45:6,11,21 46:5 evergreens 43:3 45:5 everybody 9:7 11:15 12:24 44:3 64:23 98:7 99:5 133:12 141:24 142:12,22 143:14 153:4 everybody's 136:11 155:10 everyone's 24:6,7 92:17 everything's 123:14 evidence 5:18 8:10 8:13 exacerbate 128:18 exactly 66:22 81:4 119:9 128:22 exaggerated 115:17 examine 87:7 examined 34:22 example 11:4 48:11 48:12 55:7,17 57:11 60:22 64:14 examples 54:19 57:20 60:22 79:11 excellent 109:21 excess 35:6 102:15 125:1 excited 59:2 60:1 exclusively 44:23 excuse 22:21 121:15 142:21 execute 63:1 exhibit 13:13,14,15 13:16 15:8,12 142:1,10 extended 16:16 29:22 30:2 39:17 extending 17:9 62:6,15 142:11 extends 16:13 17:2 42:20,23 43:10 45:19 extension 47:14 extensive 46:4,5 52:15 extra 19:8 49:19 extra 129:5 130:8	Eric 12:14 35:17 41:7 77:19 Erika 2:5 4:4 118:6 118:22 119:15 122:22 150:5 eroded 151:22 eroding 117:1 erosion 33:12 122:3 especially 7:5 9:18 17:24 26:21 102:12 104:24 140:17 essentially 60:2 64:17 114:17 establish 20:20 established 71:17 establishment 73:8 estimate 82:8 119:5 148:21 estimated 65:17 131:16 135:4 estimated 82:6 estimations 65:23 et 37:12 48:12 55:7,17 57:11 60:22 64:14 examples 54:19 57:20 60:22 79:11 excellent 109:21 excess 35:6 102:15 125:1 excited 59:2 60:1 exclusively 44:23 excuse 22:21 121:15 142:21 execute 63:1 exhibit 13:13,14,15 13:16 15:8,12 142:1,10 extended 16:16 29:22 30:2 39:17 extending 17:9 62:6,15 142:11 extends 16:13 17:2 42:20,23 43:10 45:19 extension 47:14 extensive 46:4,5 52:15 extra 19:8 49:19 extra 129:5 130:8	115:19 128:21 engaged 66:8 engineer 2:5 4:4 12:12,14 47:17 67:24 74:22 78:9 88:8,9 112:2 118:5 133:8 engineered 47:24 engineering 21:15 34:5 35:11 41:16 71:11 72:21 86:13 engineers 29:6 30:9 31:3 61:5 77:23 81:10 120:13 English 108:11 enhanced 57:12 58:16 enhancing 57:17 58:2 enjoyed 144:9 enlarge 15:20 enlargement 49:4 51:8 52:9 enlargements 51:7 enrollment 83:24 enter 6:24 50:15 60:23 82:10 entering 38:5 entertaining 140:6 entire 45:20 83:8 84:2 119:14 131:18 153:1 entirely 65:2 entirety 43:6 140:18 entrance 48:17 49:8 52:3 83:22 83:22 102:23,24 entry 59:12 entry-level 54:5 environment 48:15 137:15 environmental 11:1 27:20 environmentally 27:18 equal 105:22 equals 105:11,12 30:11 equate 105:5,15	28:14 30:19 38:5 42:9 58:20 59:7 61:11 80:8 84:19 89:10 95:20 elder 42:13,17 43:2 45:1 elected 3:12 element 52:23 57:9 elementary 10:7 15:16 82:21,23 83:2 84:1 elements 14:16 49:6 50:7 52:12 52:19,23 55:16,19 55:24 57:19,22 elephant 153:20 elephants 149:21 elevation 32:8 50:13 54:20 56:7 57:6,18 58:20 61:19,21,22 62:4 121:23 elevations 54:12,12 57:12 55:17 58:16 59:22 60:18 eloquently 70:7 138:5,17 emergency 36:15 41:5 76:4,10 94:5 94:8 96:7,15,21 96:22 emergency-only 70:20 emergents 48:14 emphasized 34:15 empty-nester 60:6 enclose 126:20 enclosure 50:14 51:18 52:14 encourage 66:4 encouraged 11:18 51:12,13 128:12 encourages 48:1 encouraging 14:24 128:9 enmesh 10:24 ended 103:22 ends 29:16 37:21 39:22 54:22 57:24	115:19 128:21 engaged 66:8 engineer 2:5 4:4 12:12,14 47:17 67:24 74:22 78:9 88:8,9 112:2 118:5 133:8 engineered 47:24 engineering 21:15 34:5 35:11 41:16 71:11 72:21 86:13 engineers 29:6 30:9 31:3 61:5 77:23 81:10 120:13 English 108:11 enhanced 57:12 58:16 enhancing 57:17 58:2 enjoyed 144:9 enlarge 15:20 enlargement 49:4 51:8 52:9 enlargements 51:7 enrollment 83:24 enter 6:24 50:15 60:23 82:10 entering 38:5 entertaining 140:6 entire 45:20 83:8 84:2 119:14 131:18 153:1 entirely 65:2 entirety 43:6 140:18 entrance 48:17 49:8 52:3 83:22 83:22 102:23,24 entry 59:12 entry-level 54:5 environment 48:15 137:15 environmental 11:1 27:20 environmentally 27:18 equal 105:22 equals 105:11,12 30:11 equate 105:5,15	28:14 30:19 38:5 42:9 58:20 59:7 61:11 80:8 84:19 89:10 95:20 elder 42:13,17 43:2 45:1 elected 3:12 element 52:23 57:9 elementary 10:7 15:16 82:21,23 83:2 84:1 elements 14:16 49:6 50:7 52:12 52:19,23 55:16,19 55:24 57:19,22 elephant 153:20 elephants 149:21 elevation 32:8 50:13 54:20 56:7 57:6,18 58:20 61:19,21,22 62:4 121:23 elevations 54:12,12 57:12 55:17 58:16 59:22 60:18 eloquently 70:7 138:5,17 emergency 36:15 41:5 76:4,10 94:5 94:8 96:7,15,21 96:22 emergency-only 70:20 emergents 48:14 emphasized 34:15 empty-nester 60:6 enclose 126:20 enclosure 50:14 51:18 52:14 encourage 66:4 encouraged 11:18 51:12,13 128:12 encourages 48:1 encouraging 14:24 128:9 enmesh 10:24 ended 103:22 ends 29:16 37:21 39:22 54:22 57:24
---	--	--	---	---	---	---

extremely 15:13	100:17 125:15	general 22:10 23:10	66:22	44:13 47:1 50:21	104:9 107:13
F 37:9 75:2 77:24	full 54:22 98:5,10	23:11,12 28:14	glare 94:23	51:15 52:7 53:2	110:12 121:12
facade 55:10 57:7	130:16 137:16	38:2 96:19 123:1	glass-reinforced...	53:15 54:10 56:11	122:7 133:14
face 17:23 60:23	139:22	126:16 136:1	52:20	56:12 57:1,5 58:8	144:14 144:14
facilities 126:15	fully 127:11	142:13	glases 67:10	59:23 60:16 69:1	146:9 19
facility 23:14	functioning 28:12	generally 37:20	Glencoe 53:23	69:2,7,16,22	goods 109:20
facing 57:15 58:2	functions 48:18	42:11 44:17 65:23	Glenn 10:6 36:2	71:22 75:7,18	gotten 28:9 74:3
facing 57:15 58:2	fundamental	79:19,21 80:7	40:5,13 75:20,22	77:15 78:7 79:16	138:20
fact 8:20 28:10	fundamentally	81:12 127:2	88:21 89:3 90:13	79:22 80:5,11	grade 31:9 32:16
61:9 62:8 115:13	funded 131:24	generated 25:5	82:20,24 83:15	80:21,24 81:1,2	44:24 51:16 52:14
66:17 86:17 90:7	funding 118:17	41:9 75:11 80:16	84:19 20 85:4,9	82:20,24 83:15	60:11,18 61:16
91:13	funniest 139:10	generation 88:12	87:4,6,6 88:14,15	85:10 86:17,19,24	62:2,4 84:3 89:11
factor 38:23	funny 139:21	generates 63:2	88:2,2 90:6 92:3	128:11 132:22	135:11
failure 120:16,17	fur 8:10,12	generation 88:12	93:4 101:4,16	128:11 132:22	graded 47:23,23
122:15	further 8:10,12	gentleman 82:4	102:15 104:12	128:11 132:22	grades 28:15 78:23
145:19	10:19 14:14 19:17	gentlemen 122:19	106:15 108:16,18	128:11 132:22	grading 32:19
fall 25:21,22 126:8	130:1,2 50:19 61:1	125:14	108:20 109:16,17	128:11 132:22	grant 94:4 118:23
134:4 141:3	83:3 122:21	geometry 52:4	109:18 110:18	128:11 132:22	118:24 131:1,17
fallen 137:21,24	135:23 136:4	George 2:20 149:9	112:8 113:15,23	128:11 132:22	131:18 146:15
failing 120:15	146:5 152:4	149:12,12 150:9	114:6 116:13,17	128:11 132:22	147:7
families 87:19 92:7	156:13	150:19 151:2,3	116:20,22,24	128:11 132:22	145:24 146:7,12
92:11	Furthermore 47:16	155:15,16,22,23	117:1 120:4	128:11 132:22	147:14
family 24:15 89:10	future 11:20 25:11	George's 149:11	121:10 122:18	128:11 132:22	145:24 146:7,12
103:16	32:23 33:10 38:1	56:1 57:20	124:19 125:2,23	128:11 132:22	147:14
far 24:3 50:1 65:11	40:7 101:1 105:1	getting 37:14 39:17	125:24 126:18	128:11 132:22	145:24 146:7,12
65:20 66:19 67:1	G	85:15,16 113:6	127:15,17,18,24	128:11 132:22	145:24 146:7,12
68:2 82:23 83:2	G-b-b-e-r-t	120:7 131:13	128:20 133:9,22	128:11 132:22	145:24 146:7,12
89:22 106:16,23	101:20	143:21 155:1,7	139:9,11 145:18	128:11 132:22	145:24 146:7,12
133:18 136:13	101:20 20 117:9	Gibbert 2:17	152:21 153:12	128:11 132:22	145:24 146:7,12
139:3 146:19	117:4	123:22	154:2,5	128:11 132:22	145:24 146:7,12
farm 43:1 145:13	118:8 119:2,6,17	Gibbert's 108:22	goal 47:5	128:11 132:22	145:24 146:7,12
Farmers 151:18	120:24 122:24	114:4,6 116:24	God 100:3	128:11 132:22	145:24 146:7,12
fast 91:7 99:18	130:22,24 131:9	117:4	goes 16:8 32:7	128:11 132:22	145:24 146:7,12
100:6 136:13	132:18 135:2,4,6	give 6:15 12:24	33:19 34:19 75:2	128:11 132:22	145:24 146:7,12
fast-growing 42:16	135:14,17 150:15	52:14,16 64:14	101:22 104:17	128:11 132:22	145:24 146:7,12
145:14	151:1	69:12 76:9 81:6	113:19,22 115:16	128:11 132:22	145:24 146:7,12
fields 3:9 111:19	151:1	85:20 93:7 98:1	115:20,20 132:10	128:11 132:22	145:24 146:7,12
fill 28:2,17 31:14	frank 55:21	106:21 114:16	133:5 150:4	128:11 132:22	145:24 146:7,12
147:24 124:19	frankly 21:15	119:4,10 124:8	going 9:22 11:12	128:11 132:22	145:24 146:7,12
filled 28:21 39:16	free 40:13	137:11	12:10 13:13 23:6	128:11 132:22	145:24 146:7,12
39:17 152:7	friend 14:21	given 5:18 9:2,23	154:9 155:17,17	128:11 132:22	145:24 146:7,12
filling 28:22	frisbee 51:23	12:3 69:4,19 76:6	156:9	128:11 132:22	145:24 146:7,12
fills 124:20 127:16	front 13:15 17:22	106:14 118:16	gonna 127:17	128:11 132:22	145:24 146:7,12
128:16	19:1 54:22,23	130:2 148:3	good 11:15 35:17	128:11 132:22	145:24 146:7,12
film 111:21	84:14	57:6,7,9,19 58:1	good 11:15 35:17	128:11 132:22	145:24 146:7,12
	flexibility 81:6	61:16,18 62:2,3	25:21 22:23 27:8	128:11 132:22	145:24 146:7,12
	121:17	99:12,24 100:8,10	29:16 31:3 32:10	128:11 132:22	145:24 146:7,12
	footage 76:2		33:10,20 34:2,6	128:11 132:22	145:24 146:7,12
			38:3,8,11 40:7,8	128:11 132:22	145:24 146:7,12
			40:12 42:3 43:6	128:11 132:22	145:24 146:7,12

25:18 46:17 51:2	149:16,17,20,22	forcing 146:13	100:17 125:15	44:13 47:1 50:21	104:9 107:13
51:9 66:16	149:24 151:12,12	foregoing 157:8	full 54:22 98:5,10	51:15 52:7 53:2	110:12 121:12
feel 120:21	151:15,22 152:10	forest 60:24 138:22	130:16 137:16	53:15 54:10 56:11	122:7 133:14
feed 8:1	152:14,20 155:7	forested 139:13	139:22	56:12 57:1,5 58:8	144:14 144:14
feeding 27:12	flip 134:20	forget 77:17 118:11	fully 127:11	59:23 60:16 69:1	146:9 19
feel 20:19 24:13	flipped 112:16	forgoten 4:6	functioning 28:12	69:2,7,16,22	goods 109:20
73:22 74:23 92:14	floor 42:12 127:18	fork 52:3	generally 37:20	71:22 75:7,18	gotten 28:9 74:3
103:23 144:13	115:23 121:7	form 6:11 76:16	42:11 44:17 65:23	77:15 78:7 79:16	138:20
18:13,14,15,20,21	128:1	forming 64:10	79:19,21 80:7	79:22 80:5,11	grade 31:9 32:16
20:10,11 21:3,4,5	flooded 109:3	forth 5:9 34:17,24	81:12 127:2	80:21,24 81:1,2	44:24 51:16 52:14
33:15 35:4 39:10	122:14 128:15	80:5	generated 25:5	82:20,24 83:15	60:11,18 61:16
40:3 42:24 44:17	flooded 24:11 28:8	forthcoming	41:9 75:11 80:16	84:19 20 85:4,9	62:2,4 84:3 89:11
45:17 49:12 55:9	133:8,13 132:9	fortunately 91:9	generation 88:12	87:4,6,6 88:14,15	135:11
56:13,14,23,24,24	151:7 154:2	forward 6:12 15:20	generates 63:2	88:2,2 90:6 92:3	graded 47:23,23
57:3 58:7 61:14	floods 152:13	15:23 20:22 38:18	generation 88:12	93:4 101:4,16	grades 28:15 78:23
61:18 62:4 72:1	floor 54:17 56:15	52:9 55:9,14	gentleman 82:4	102:15 104:12	grading 32:19
72:22 73:2 95:10	56:16,16,17 58:10	99:19 100:22	gentlemen 122:19	106:15 108:16,18	grant 94:4 118:23
95:10 99:19 100:2	62:1 105:19	126:3 135:24	125:14	108:20 109:16,17	118:24 131:1,17
100:22 102:13	flow 10:17 19 23:8	136:5 139:23	geometry 52:4	109:18 110:18	131:18 146:15
105:15 110:12,17	23:10,13 26:25	142:15 143:23	George 2:20 149:9	112:8 113:15,23	147:7
113:1 114:1 117:8	28:23 24 30:11	found 28:13 37:7	149:12,12 150:9	114:6 116:13,17	145:24 146:7,12
124:11,15,17	31:2,10 32:17	42:6,8 11 71:21	150:19 151:2,3	116:20,22,24	145:24 146:7,12
125:7 8 126:7	33:7 34:2,3 40:13	99:24 140:6	155:15,16,22,23	117:1 120:4	145:24 146:7,12
128:21 129:3,4,5	68:16 83:14	four 26:7 54:19	George's 149:11	121:10 122:18	145:24 146:7,12
137:14 140:19	112:19 113:2	55:18 56:4 112:17	56:1 57:20	124:19 125:2,23	145:24 146:7,12
149:3,5	127:18 128:4	113:5 144:1	getting 37:14 39:17	125:24 126:18	145:24 146:7,12
fell 2:7 4:3 118:10	130:14 132:11	141:7,15 147:10	85:15,16 113:6	127:15,17,18,24	145:24 146:7,12
103:16	151:19 155:9	fourth 26:13	120:7 131:13	128:17,18 129:4,5	145:24 146:7,12
130:17 150:7	111:20 115:13	Fox 131:18	143:21 155:1,7	129:6 132:21	145:24 146:7,12
113:21 132:13	117:14 126:11	Frable 2:5 4:4	101:20 20 117:9	135:11,12,13	145:24 146:7,12
fencing 50:13	flows 22:9 25:8	118:8 119:2,6,17	123:22	136:11,13 137:8	145:24 146:7,12
fewer 105:22	32:3 128:5	120:24 122:24	G	137:21 138:2	145:24 146:7,12
field 28:11,13 29:3	focused 68:16	132:18 135:2,4,6	G-b-b-e-r-t	141:11 142:15,24	145:24 146:7,12
145:14	follow 145:16,20	135:14,17 150:15	101:20	143:3 144:2	145:24 146:7,12
fields 3:9 111:19	followed 5:24 23:3	151:1	117:4	145:11 146:22	145:24 146:7,12
fill 28:2,17 31:14	follows 94:11	Frank 55:21	101:20 20 117:9	147:5,6 149:2,4	145:24 146:7,12
147:24 124:19	followup 87:9	frankly 21:15	123:22	150:20 151:11	145:24 146:7,12
filled 28:21 39:16	foot 56:19 57:2,4	free 40:13	Gibbert's 108:22	152:15,17 153:2,3	145:24 146:7,12
39:17 152:7	62:2 76:10 90:2	friend 14:21	114:4,6 116:24	153:9,15 154:2,5	145:24 146:7,12
filling 28:22	94:20 124:14,20	frisbee 51:23	give 6:15 12:24	154:9 155:17,17	145:24 146:7,12
fills 124:20 127:16	124:21,21 127:16	front 13:15 17:22	52:14,16 64:14	156:9	145:24 146:7,12
128:16	127:22 128:20	19:1 54:22,23	69:12 76:9 81:6	gonna 127:17	145:24 146:7,12
film 111:21	152:9,24	55:8,13,14,15,23	85:20 93:7 98:1	good 11:15 35:17	145:24 146:7,12
		57:6,7,9,19 58:1	106:21 114:16	good 11:15 35:17	145:24 146:7,12
		61:16,18 62:2,3	119:4,10 124:8	25:21 22:23 27:8	145:24 146:7,12
		99:12,24 100:8,10	137:11	29:16 31:3 32:10	145:24 146:7,12
			given 5:18 9:2,23	33:10,20 34:2,6	145:24 146:7,12
			12:3 69:4,19 76:6	38:3,8,11 40:7,8	145:24 146:7,12
			106:14 118:16	40:12 42:3 43:6	145:24 146:7,12
			130:2 148:3		145:24 146:7,12
			57:6,7,9,19 58:1		145:24 146:7,12
			61:16,18 62:2,3		145:24 146:7,12
			99:12,24 100:8,10		145:24 146:7,12

1497 items 143:21	125:11,13,18 134:7 136:1 147:16 149:20	129:3 137:13 143:19	142:19 Liepa's 134:17 lien 147:20 life-affecting 109:6 lift 21:24 light 24:9 45:24 89:14 liken 28:24 limestone 49:5 limit 61:14 126:19 126:21 limits 14:6 Lindquist 2:2 114:19 134:15,18 135:3,5,7,15,19 136:7 Lindquist's 11:4,7 line 6:11 10:23 19:9 19:10,18,19 25:2 25:2,3 26:12 29:20,20,21 31:12 31:18 34:18 39:16 42:20,22 43:1,5 43:12 44:21 61:17 61:19 64:10 66:19 67:1 68:1 71:2 84:20 106:2 110:6 113:15,17,22 121:18,22 131:4 135:1 137:1,3 138:7 139:14 140:10,12,19 141:13,14 142:22 148:8,9,17,19 linear 124:10 lined 105:14 lines 10:24 21:6 26:22 49:2 59:5 66:20 120:7 127:12 link 71:7 lion's 140:19 Lipsa(phonetic 24:14 list 63:2 69:13 93:21 98:20 104:5 104:7 listed 93:6 149:9	logically 43:4 logs 52:12,22 long 9:5 12:8 39:9 39:10,11 63:14 20:10 21:6 24:4,9 24:11 25:2,3 31:12,18 36:5,7 39:11,16 45:16,24 46:1 58:10,14 60:1,5,7,14 61:6 66:19,20 76:1 79:13,24 87:3,19 88:1 51:6 56:15 56:18,22 59:5 89:8 112:7 113:9 114:17 115:7,8,9 115:10 121:22 124:4,5,9,18 125:6,18,20 127:5 127:12 128:8 135:1 140:24,24 141:2 143:24 144:5,18 145:6 148:19 151:20 lots 10:20 11:6 14:12 15:4,5 17:22,23 18:8,14 18:16,17 19:1,1,2 19:16,17,20,20 20:8,9,10,13,14 20:14 21:22 22:11 31:12 44:24 46:6 60:23 61:3,9 62:6 104:20 105:5,5,7 105:8,15,22,22 121:21 139:3 137:5 lookout 60:24 61:2 61:10,11,23 62:7 lookouts 60:20 looks 15:2 48:12 64:13 67:15 81:11 106:19 110:19 120:12 122:18 124:9 125:12 136:16 138:1 Loomis 10:7 71:8 74:15 75:15 91:20 95:6 looped 21:19 lose 66:7 128:21 lost 128:23 lot 3:19 10:23,24,24 68:16	literally 103:20 117:14 134:22 little 12:24 20:6 22:15 23:4,7 34:6 35:22,23 39:3,18 44:18 45:9,23,24 49:14 51:18 54:7 75:4 87:20 108:13 110:15 118:8 129:5 137:17 138:4 139:7 140:10 141:11 143:21 153:1 live 52:1 68:11 70:1 73:21 83:20 84:5 84:16 85:13 87:13 99:8 101:21 103:9 146:10 lived 145:20 lives 46:2 72:4 90:21 91:9 106:1 living 134:19,20 Lloyd 55:21 loads 137:24 Lobaito 2:4 3:20 13:11 local 74:20 79:14 localized 25:13 33:21 120:16 locally 70:1 located 40:10 43:19 43:20 83:7 121:15 116:23 122:10,11 location 16:18 20:13,15,21 27:17 28:6 29:23 40:23 48:18 50:5 141:24 Lofrus 12:11 14:4 20:22 21:9,9 34:11 35:3,8,14 46:13 116:6 121:13,13 125:9 126:2,4 127:1 128:2 129:15 130:12 133:18 136:3 138:19 150:8 logic 145:10,13 logical 45:9 47:14 68:16	logically 43:4 logs 52:12,22 long 9:5 12:8 39:9 39:10,11 63:14 20:10 21:6 24:4,9 24:11 25:2,3 31:12,18 36:5,7 39:11,16 45:16,24 46:1 58:10,14 60:1,5,7,14 61:6 66:19,20 76:1 79:13,24 87:3,19 88:1 51:6 56:15 56:18,22 59:5 89:8 112:7 113:9 114:17 115:7,8,9 115:10 121:22 124:4,5,9,18 125:6,18,20 127:5 127:12 128:8 135:1 140:24,24 141:2 143:24 144:5,18 145:6 148:19 151:20 lots 10:20 11:6 14:12 15:4,5 17:22,23 18:8,14 18:16,17 19:1,1,2 19:16,17,20,20 20:8,9,10,13,14 20:14 21:22 22:11 31:12 44:24 46:6 60:23 61:3,9 62:6 104:20 105:5,5,7 105:8,15,22,22 121:21 139:3 137:5 lookout 60:24 61:2 61:10,11,23 62:7 lookouts 60:20 looks 15:2 48:12 64:13 67:15 81:11 106:19 110:19 120:12 122:18 124:9 125:12 136:16 138:1 Loomis 10:7 71:8 74:15 75:15 91:20 95:6 looped 21:19 lose 66:7 128:21 lost 128:23 lot 3:19 10:23,24,24 68:16	114:10,10,10,11 114:18 115:2,6,20 117:3 122:4 131:5 131:15 133:13 135:12 M M 157:13 Ma'am 68:7 Madam 64:19 93:22 95:18 118:1 Madison 54:1 Maiden 2:6 4:2 main 3:1 21:17,18 21:18 49:8 52:22 52:23 94:6 99:14 127:23 128:1 maintain 66:5,6 123:9,12 maintained 44:23 46:8 76:4 131:11 140:12 151:18 maintaining 45:20 50:16 maintains 10:21 32:22 major 69:13 72:3 75:24 80:18 151:8 majority 3:6 38:8 39:18 73:18 80:10 83:5 84:6 107:21 87:4 117:23 139:13 140:9 143:3 17 145:5 148:1 155:12 making 17:22 31:6 83:10 85:16 88:7 96:23 99:3 129:7 mail 71:24 72:9,11 man-made 52:20 manage 124:23 management 15:2 47:2,10 48:5,16 106:20 116:3 117:19 120:17,18 121:2 122:16 125:20 126:12,15 128:8 131:1 132:8 133:23 151:9
----------------------	--	------------------------	--	--	--	--	---

1497 items 143:21	125:11,13,18 134:7 136:1 147:16 149:20	129:3 137:13 143:19	142:19 Liepa's 134:17 lien 147:20 life-affecting 109:6 lift 21:24 light 24:9 45:24 89:14 liken 28:24 limestone 49:5 limit 61:14 126:19 126:21 limits 14:6 Lindquist 2:2 114:19 134:15,18 135:3,5,7,15,19 136:7 Lindquist's 11:4,7 line 6:11 10:23 19:9 19:10,18,19 25:2 25:2,3 26:12 29:20,20,21 31:12 31:18 34:18 39:16 42:20,22 43:1,5 43:12 44:21 61:17 61:19 64:10 66:19 67:1 68:1 71:2 84:20 106:2 110:6 113:15,17,22 121:18,22 131:4 135:1 137:1,3 138:7 139:14 140:10,12,19 141:13,14 142:22 148:8,9,17,19 linear 124:10 lined 105:14 lines 10:24 21:6 26:22 49:2 59:5 66:20 120:7 127:12 link 71:7 lion's 140:19 Lipsa(phonetic 24:14 list 63:2 69:13 93:21 98:20 104:5 104:7 listed 93:6 149:9	largely 43:13 44:22 45:18 larger 10:20,24 11:5 15:24 16:21 16:21 20:17 21:3 21:6 27:8 32:9 legs 135:9 LEIPA 107:3 lend 59:23 length 39:22 length-wise 148:22 lengths 22:4 lessen 74:9 lesser 106:14 let's 88:17 110:2 117:12 155:6 letter 90:22 107:14 107:19 letters 98:23,24 99:1 level 32:13 38:14 38:16 39:4 50:9 78:17,18 79:9 110:17 135:10 152:20,22 leveled 132:22 levels 37:8,9,11 39:3,4 41:13 78:12,21 liaison 2:3 3:14 License 157:14 licensed 12:12 Liepa 2:14 68:10 68:10,24 81:19,23 82:6 93:14 97:24 98:8,18 104:5 106:21 107:9 108:2,5,7,10,16 109:14 110:17,9 111:3,12 112:15 114:22 115:1,5,15 150:6 116:11,19 117:8 117:10 118:2 120:10 121:1,12 122:1 123:17 130:6 131:7 132:6 85:16 89:9 103:19 108:18 110:16 112:9 114:1,11 124:2,3,7,18 125:11 127:12	lacking 103:11 lady 110:12 Lagoon 1:14 lake 1:21 10:7 25:4 26:18,23,24 30:14 32:14 37:12 38:20 40:24 60:24 72:4 72:10,12,17 73:1 81:15 84:10,10,15 84:20 85:5,6,9,10 85:21 90:23 91:5 94:19 95:2 96:14 118:24 120:24 126:24 131:1 133:23 137:7 151:8 152:16 land 1:4 5:6 10:5 12:11 15:18 50:2 53:19 59:3,6 61:5 63:9 81:11 130:15 133:8,10 145:12 151:20 153:10,14 landed 110:13 landfill 28:1 lands 15:13 25:19 25:20 landscape 19:22 44:2,2 45:20 48:18 51:10 53:10 57:16 138:21 140:3 landscaping 41:24 45:2,3 11 46:4,5 49:6,17,18 52:15 57:16 128:13 lane 37:5 39:8,10 39:15,23 40:4,5 40:10,10 64:16 85:6 language 123:11 laptop 108:2,4 large 28:23 43:16 106:1 119:11,12 133:12 140:21 141:7 large-grade 121:18	1497 items 143:21	125:11,13,18 134:7 136:1 147:16 149:20	129:3 137:13 143:19	142:19 Liepa's 134:17 lien 147:20 life-affecting 109:6 lift 21:24 light 24:9 45:24 89:14 liken 28:24 limestone 49:5 limit 61:14 126:19 126:21 limits 14:6 Lindquist 2:2 114:19 134:15,18 135:3,5,7,15,19 136:7 Lindquist's 11:4,7 line 6:11 10:23 19:9 19:10,18,19 25:2 25:2,3 26:12 29:20,20,21 31:12 31:18 34:18 39:16 42:20,22 43:1,5 43:12 44:21 61:17 61:19 64:10 66:19 67:1 68:1 71:2 84:20 106:2 110:6 113:15,17,22 121:18,22 131:4 135:1 137:1,3 138:7 139:14 140:10,12,19 141:13,14 142:22 148:8,9,17,19 linear 124:10 lined 105:14 lines 10:24 21:6 26:22 49:2 59:5 66:20 120:7 127:12 link 71:7 lion's 140:19 Lipsa(phonetic 24:14 list 63:2 69:13 93:21 98:20 104:5 104:7 listed 93:6 149:9	largely 43:13 44:22 45:18 larger 10:20,24 11:5 15:24 16:21 16:21 20:17 21:3 21:6 27:8 32:9 legs 135:9 LEIPA 107:3 lend 59:23 length 39:22 length-wise 148:22 lengths 22:4 lessen 74:9 lesser 106:14 let's 88:17 110:2 117:12 155:6 letter 90:22 107:14 107:19 letters 98:23,24 99:1 level 32:13 38:14 38:16 39:4 50:9 78:17,18 79:9 110:17 135:10 152:20,22 leveled 132:22 levels 37:8,9,11 39:3,4 41:13 78:12,21 liaison 2:3 3:14 License 157:14 licensed 12:12 Liepa 2:14 68:10 68:10,24 81:19,23 82:6 93:14 97:24 98:8,18 104:5 106:21 107:9 108:2,5,7,10,16 109:14 110:17,9 111:3,12 112:15 114:22 115:1,5,15 150:6 116:11,19 117:8 117:10 118:2 120:10 121:1,12 122:1 123:17 130:6 131:7 132:6 85:16 89:9 103:19 108:18 110:16 112:9 114:1,11 124:2,3,7,18 125:11 127:12	lacking 103:11 lady 110:12 Lagoon 1:14 lake 1:21 10:7 25:4 26:18,23,24 30:14 32:14 37:12 38:20 40:24 60:24 72:4 72:10,12,17 73:1 81:15 84:10,10,15 84:20 85:5,6,9,10 85:21 90:23 91:5 94:19 95:2 96:14 118:24 120:24 126:24 131:1 133:23 137:7 151:8 152:16 land 1:4 5:6 10:5 12:11 15:18 50:2 53:19 59:3,6 61:5 63:9 81:11 130:15 133:8,10 145:12 151:20 153:10,14 landed 110:13 landfill 28:1 lands 15:13 25:19 25:20 landscape 19:22 44:2,2 45:20 48:18 51:10 53:10 57:16 138:21 140:3 landscaping 41:24 45:2,3 11 46:4,5 49:6,17,18 52:15 57:16 128:13 lane 37:5 39:8,10 39:15,23 40:4,5 40:10,10 64:16 85:6 language 123:11 laptop 108:2,4 large 28:23 43:16 106:1 119:11,12 133:12 140:21 141:7 large-grade 121:18	1497 items 143:21	125:11,13,18 134:7 136:1 147:16 149:20	129:3 137:13 143:19	142:19 Liepa's 134:17 lien 147:20 life-affecting 109:6 lift 21:24 light 24:9 45:24 89:14 liken 28:24 limestone 49:5 limit 61:14 126:19 126:21 limits 14:6 Lindquist 2:2 114:19 134:15,18 135:3,5,7,15,19 136:7 Lindquist's 11:4,7 line 6:11 10:23 19:9 19:10,18,19 25:2 25:2,3 26:12 29:20,20,21 31:12 31:18 34:18 39:16 42:20,22 43:1,5 43:12 44:21 61:17 61:19 64:10 66:19 67:1 68:1 71:2 84:20 106:2 110:6 113:15,17,22 121:18,22 131:4 135:1 137:1,3 138:7 139:14 140:10,12,19 141:13,14 142:22 148:8,9,17,19 linear 124:10 lined 105:14 lines 10:24 21:6 26:22 49:2 59:5 66:20 120:7 127:12 link 71:7 lion's 140:19 Lipsa(phonetic 24:14 list 63:2 69:13 93:21 98:20 104:5 104:7 listed 93:6 149:9	largely 43:13 44:22 45:18 larger 10:20,24 11:5 15:24 16:21 16:21 20:17 21:3 21:6 27:8 32:9 legs 135:9 LEIPA 107:3 lend 59:23 length 39:22 length-wise 148:22 lengths 22:4 lessen 74:9 lesser 106:14 let's 88:17 110:2 117:12 155:6 letter 90:22 107:14 107:19 letters 98:23,24 99:1 level 32:13 38:14 38:16 39:4 50:9 78:17,18 79:9 110:17 135:10 152:20,22 leveled 132:22 levels 37:8,9,11 39:3,4 41:13 78:12,21 liaison 2:3 3:14 License 157:14 licensed 12:12 Liepa 2:14 68:10 68:10,24 81:19,23 82:6 93:14 97:24 98:8,18 104:5 106:21 107:9 108:2,5,7,10,16 109:14 110:17,9 111:3,12 112:15 114:22 115:1,5,15 150:6 116:11,19 117:8 117:10 118:2 120:10 121:1,12 122:1 123:17 130:6 131:7 132:6 85:16 89:9 103:19 108:18 110:16 112:9 114:1,11 124:2,3,7,18 125:11 127:12	lacking 103:11 lady 110:12 Lagoon 1:14 lake 1:21 10:7 25:4 26:18,23,24 30:14 32:14 37:12 38:20 40:24 60:24 72:4 72:10,12,17 73:1 81:15 84:10,10,15 84:20 85:5,6,9,10 85:21 90:23 91:5 94:19 95:2 96:14 118:24 120:24 126:24 131:1 133:23 137:7 151:8 152:16 land 1:4 5:6 10:5 12:11 15:18 50:2 53:19 59:3,6 61:5 63:9 81:11 130:15 133:8,10 145:12 151:20 153:10,14 landed 110:13 landfill 28:1 lands 15:13 25:19 25:20 landscape 19:22 44:2,2 45:20 48:18 51:10 53:10 57:16 138:21 140:3 landscaping 41:24 45:2,3 11 46:4,5 49:6,17,18 52:15 57:16 128:13 lane 37:5 39:8,10 39:15,23 40:4,5 40:10,10 64:16 85:6 language 123:11 laptop 108:2,4 large 28:23 43:16 106:1 119:11,12 133:12 140:21 141:7 large-grade 121:18	1497 items 143:21	125:11,13,18 134:7 136:1 147:16 149:20	129:3 137:13 143:19	142:19 Liepa's 134:17 lien 147:20 life-affecting 109:6 lift 21:24 light 24:9 45:24 89:14 liken 28:24 limestone 49:5 limit 61:14 126:19 126:21 limits 14:6 Lindquist 2:2 114:19 134:15,18 135:3,5,7,15,19 136:7 Lindquist's 11:4,7 line 6:11 10:23 19:9 19:10,18,19 25:2 25:2,3 26:12 29:20,20,21 31:12 31:18 34:18 39:16 42:20,22 43:1,5 43:12 44:21 61:17 61:19 64:10 66:19 67:1 68:1 71:2 84:20 106:2 110:6 113:15,17,22 121:18,22 131:4 135:1 137:1,3 138:7 139:14 140:10,12,19 141:13,14 142:22 148:8,9,17,19 linear 124:10 lined 105:14 lines 10:24 21:6 26:22 49:2 59:5 66:20 120:7 127:12 link 71:7 lion's 140:19 Lipsa(phonetic 24:14 list 63:2 69:13 93:21 98:20 104:5 104:7 listed 93:6 149:9	largely 43:13 44:22 45:18 larger 10:20,24 11:5 15:24 16:21 16:21 20:17 21:3 21:6 27:8 32:9 legs 135:9 LEIPA 107:3 lend 59:23 length 39:22 length-wise 148:22 lengths 22:4 lessen 74:9 lesser 106:14 let's 88:17 110:2 117:12 155:6 letter 90:22 107:14 107:19 letters 98:23,24 99:1 level 32:13 38:14 38:16 39:4 50:9 78:17,18 79:9 110:17 135:10 152:20,22 leveled 132:22 levels 37:8,9,11 39:3,4 41:13 78:12,21 liaison 2:3 3:14 License 157:14 licensed 12:12 Liepa 2:14 68:10 68:10,24 81:19,23 82:6 93:14 97:24 98:8,18 104:5 106:21 107:9 108:2,5,7,10,16 109:14 110:17,9 111:3,12 112:15 114:22 115:1,5,15 150:6 116:11,19 117:8 117:10 118:2 120:10 121:1,12 122:1 123:17 130:6 131:7 132:6 85:16 89:9 103:19 108:18 110:16 112:9 114:1,11 124:2,3,7,18 125:11 127:12	lacking 103:11 lady 110:12 Lagoon 1:14 lake 1:21 10:7 25:4 26:18,23,24 30:14 32:14 37:12 38:20 40:24 60:24 72:4 72:10,12,17 73:1 81:15 84:10,10,15 84:20 85:5,6,9,10 85:21 90:23 91:5 94:19 95:2 96:14 118:24 120:24 126:24 131:1 133:23 137:7 151:8 152:16 land 1:4 5:6 10:5 12:11 15:18 50:2 53:19 59:3,6 61:5 63:9 81:11 130:15 133:8,10 145:12 151:20 153:10,14 landed 110:13 landfill 28:1 lands 15:13 25:19 25:20 landscape 19:22 44:2,2 45:20 48:18 51:10 53:10 57:16 138:21 140:3 landscaping 41:24 45:2,3 11 46:4,5 49:6,17,18 52:15 57:16 128:13 lane 37:5 39:8,10 39:15,23 40:4,5 40:10,10 64:16 85:6 language 123:11 laptop 108:2,4 large 28:23 43:16 106:1 119:11,12
----------------------	--	------------------------	--	--	---	----------------------	--	------------------------	--	--	---	----------------------	--	------------------------	--	--	---	----------------------	--	------------------------	--	--	---

152:17 155:9 manager 2:5 3:17 9:24 10:2 12:19 109:22 Mancini 76:6 89:22 Mancino 133:22 mandated 88:7 map 14:6 115:5 125:22 151:15 43:1 45:1 mapping 25:5,5 March 82:2,2 mark 9:14 marked 139:20 market 54:5 markets 54:8 marsh 106:1 Marshall 104:14 106:7 107:15 Marshall's 107:19 masonry 50:12 match 121:22 material 27:16,21 27:22 28:3 49:18 54:21 55:19,22 57:23 123:6 materials 4:14 28:15 55:4 57:24 matter 1:1 9:2,3 12:2 57:18 77:15 134:11 135:24 136:4,10,13,19 142:5,12,16 143:3 144:3 149:11 150:15,17,20,21 151:5 154:23,24 155:18,19 156:7,9 meetings 75:17 77:4 92:20 133:11 150:1 154:24 155:4 meets 4:15 member 3:12,18 5:19 7:20 8:2,23 38:21 39:19 40:23 41:14 48:21 59:16 69:21 71:9,19 72:1,13 79:10,14,18,20,22 80:11 82:11,17	83:10 84:11,15 85:4,10,16,17 91:6 94:13 95:2 96:17 102:21 109:19 114:9,13 117:3 120:18,22 122:13,15 149:13 152:8 157:2 mean 33:4,4 40:19 46:15 52:11 78:2 85:2 98:1 116:7 123:1 139:6 148:7 meaning 54:5 meaningful 15:3 means 23:1 24:2 25:19 27:23 149:3 measure 29:14 measured 61:15 62:1 measurements 74:21 mechanism 50:2 mechanisms 47:9 median 39:11,18 meet 20:19 78:8 81:17 142:4 meeting 4:11,17 6:19 7:17 8:22 9:4 7:1,6 93:1 104:16 118:22 134:11 135:24 136:4,10,13,19 142:5,12,16 143:3 144:3 149:11 150:15,17,20,21 151:5 154:23,24 155:18,19 156:7,9 meetings 75:17 77:4 92:20 133:11 150:1 154:24 155:4 meets 4:15 member 3:12,18 5:19 7:20 8:2,23 38:21 39:19 40:23 41:14 48:21 59:16 69:21 71:9,19 72:1,13 79:10,14,18,20,22 80:11 82:11,17	105:6 107:20 117:22 129:19 134:9 142:1 143:16 154:8,11 154:17 memo 120:1,1 memory 26:16 mention 18:16 138:7 145:8 mentioned 13:24 65:6,21 74:23 75:14 76:13 85:3 89:20 92:11 96:7 130:17,17 140:17 141:9 144:17 merges 39:10 Merkel 2:1 67:11 met 41:17,18 method 48:15 metropolitan 12:21 mettle 46:18 mic 7:22 9:20 68:23 77:19 101:11 108:13 148:12 Michael 2:5 3:18 9:24 10:1 microphone 6:13 9:16 11:12 64:5 87:11 middle 10:7 15:16 16:9 26:9 45:16 45:24 61:15 71:9 74:15 75:15 83:3 83:8 84:1 94:9 95:6 111:16 125:12 128:22 129:13 131:6 145:13 middle-size 27:7 Mike 2:18 104:9,9 106:18 107:11,14 107:19 miles 34:13 100:16 100:21 103:21 Miller 37:5 72:15 80:23 83:7,21,21 84:16,19 85:13 102:13	million 108:24 109:2 153:12 millions 117:14 120:20 Milwaukee 54:1 mind 23:15 146:22 153:18 mind-numbing 113:2 minimum 18:9,10 18:11,12,13 19:21 75:14 76:13 85:3 20:10 148:18 156:3 movement 40:13 movements 37:18 moves 105:17 112:21 moving 6:15 17:16 88:18 106:12 110:22 111:1 113:6 114:20 mowed 46:16 mulberry 45:1 munch 52:13 multiple 54:11,21 54:22 59:22 90:18 multiplying 105:13 municipalities 22:24 municipality 77:8,9 mutual 46:10	move 4:19 9:20 17:21 19:4,13,17 45:14 47:5 67:18 67:20 100:22 101:9 105:23 113:3 114:1 137:13 143:23 move-up 54:4 moved 37:22 89:10 99:10,11,14,19 144:8,11 145:21 156:3 movement 40:13 movements 37:18 moves 105:17 112:21 moving 6:15 17:16 88:18 106:12 110:22 111:1 113:6 114:20 mowed 46:16 mulberry 45:1 munch 52:13 multiple 54:11,21 54:22 59:22 90:18 multiplying 105:13 municipalities 22:24 municipality 77:8,9 mutual 46:10	81:9,14 156:8 native 22:11 34:19 46:17 47:4 48:14 49:7 18:18 128:12 natural 10:12 11:1 14:13 31:15 52:12 52:20 61:2 105:24 111:14 113:8 126:9 127:13 132:11 137:8,15 137:16,17 naturalistic 44:18 naturalized 15:1 46:14,15 47:12 48:12,13 126:18 naturally 43:5 nature 22:11 27:23 31:4 32:4 34:3 45:22 49:7 52:7 42:19 22:43,4 150:4 nature-inspired 52:10 105:11 117:20 133:13 141:22 142:9 neighbors 45:18 63:13 Neither 105:6 net 32:20 35:3 network 41:11 never 59:16 135:15 new 14:8 20:5 32:15 71:7 73:4 84:24 94:19,21 99:17 115:13,15 128:14 newest 3:18 124:1 127:19 149:13 151:13 152:5 154:2 northbound 40:12 northwest 16:15,24 59:16 109:17 110:1 111:3,4,4 115:15,19 north 66:20 67:20 note 22:16 76:12 92:17 notes 75:18 157:10	75:13 80:13,19,22 87:16 88:10 90:1 90:21 92:9,12 99:10 103:15 106:12 107:17 117:19 122:19 124:24 124 125:2 147:17 149:8 neighborhood's 148:10 neighborhoods 95:15 96:20 104:14 neighboring 22:23 23:3 95:1 neighbors 12:5,8 14:2 24:5 8 26:21 29:12 31:7 42:5 42:19 22:43,4 45:4 46:2,10 58:16 98:24 105:11 117:20 133:13 141:22 142:9 neighbors 45:18 63:13 Neither 105:6 net 32:20 35:3 network 41:11 never 59:16 135:15 new 14:8 20:5 32:15 71:7 73:4 84:24 94:19,21 99:17 115:13,15 128:14 newest 3:18 124:1 127:19 149:13 151:13 152:5 154:2 northbound 40:12 northwest 16:15,24 59:16 109:17 110:1 111:3,4,4 115:15,19 north 66:20 67:20 note 22:16 76:12 92:17 notes 75:18 157:10	81:9,14 156:8 native 22:11 34:19 46:17 47:4 48:14 49:7 18:18 128:12 natural 10:12 11:1 14:13 31:15 52:12 52:20 61:2 105:24 111:14 113:8 126:9 127:13 132:11 137:8,15 137:16,17 naturalistic 44:18 naturalized 15:1 46:14,15 47:12 48:12,13 126:18 naturally 43:5 nature 22:11 27:23 31:4 32:4 34:3 45:22 49:7 52:7 42:19 22:43,4 150:4 nature-inspired 52:10 105:11 117:20 133:13 141:22 142:9 neighbors 45:18 63:13 Neither 105:6 net 32:20 35:3 network 41:11 never 59:16 135:15 new 14:8 20:5 32:15 71:7 73:4 84:24 94:19,21 99:17 115:13,15 128:14 newest 3:18 124:1 127:19 149:13 151:13 152:5 154:2 northbound 40:12 northwest 16:15,24 59:16 109:17 110:1 111:3,4,4 115:15,19 north 66:20 67:20 note 22:16 76:12 92:17 notes 75:18 157:10	81:9,14 156:8 native 22:11 34:19 46:17 47:4 48:14 49:7 18:18 128:12 natural 10:12 11:1 14:13 31:15 52:12 52:20 61:2 105:24 111:14 113:8 126:9 127:13 132:11 137:8,15 137:16,17 naturalistic 44:18 naturalized 15:1 46:14,15 47:12 48:12,13 126:18 naturally 43:5 nature 22:11 27:23 31:4 32:4 34:3 45:22 49:7 52:7 42:19 22:43,4 150:4 nature-inspired 52:10 105:11 117:20 133:13 141:22 142:9 neighbors 45:18 63:13 Neither 105:6 net 32:20 35:3 network 41:11 never 59:16 135:15 new 14:8 20:5 32:15 71:7 73:4 84:24 94:19,21 99:17 115:13,15 128:14 newest 3:18 124:1 127:19 149:13 151:13 152:5 154:2 northbound 40:12 northwest 16:15,24 59:16 109:17 110:1 111:3,4,4 115:15,19 north 66:20 67:20 note 22:16 76:12 92:17 notes 75:18 157:10	81:9,14 156:8 native 22:11 34:19 46:17 47:4 48:14 49:7 18:18 128:12 natural 10:12 11:1 14:13 31:15 52:12 52:20 61:2 105:24 111:14 113:8 126:9 127:13 132:11 137:8,15 137:16,17 naturalistic 44:18 naturalized 15:1 46:14,15 47:12 48:12,13 126:18 naturally 43:5 nature 22:11 27:23 31:4 32:4 34:3 45:22 49:7 52:7 42:19 22:43,4 150:4 nature-inspired 52:10 105:11 117:20 133:13 141:22 142:9 neighbors 45:18 63:13 Neither 105:6 net 32:20 35:3 network 41:11 never 59:16 135:15 new 14:8 20:5 32:15 71:7 73:4 84:24 94:19,21 99:17 115:13,15 128:14 newest 3:18 124:1 127:19 149:13 151:13 152:5 154:2 northbound 40:12 northwest 16:15,24 59:16 109:17 110:1 111:3,4,4 115:15,19 north 66:20 67:20 note 22:16 76:12 92:17 notes 75:18 157:10	81:9,14 156:8 native 22:11 34:19 46:17 47:4 48:14 49:7 18:18 128:12 natural 10:12 11:1 14:13 31:15 52:12 52:20 61:2 105:24 111:14 113:8 126:9 127:13 132:11 137:8,15 137:16,17 naturalistic 44:18 naturalized 15:1 46:14,15 47:12 48:12,13 126:18 naturally 43:5 nature 22:11 27:23 31:4 32:4 34:3 45:22 49:7 52:7 42:19 22:43,4 150:4 nature-inspired 52:10 105:11 117:20 133:13 141:22 142:9 neighbors 45:18 63:13 Neither 105:6 net 32:20 35:3 network 41:11 never 59:16 135:15 new 14:8 20:5 32:15 71:7 73:4 84:24 94:19,21 99:17 115:13,15 128:14 newest 3:18 124:1 127:19 149:13 151:13 152:5 154:2 northbound 40:12 northwest 16:15,24 59:16 109:17 110:1 111:3,4,4 115:15,19 north 66:20 67:20 note 22:16 76:12 92:17 notes 75:18 157:10	81:9,14 156:8 native 22:11 34:19 46:17 47:4 48:14 49:7 18:18 128:12 natural 10:12 11:1 14:13 31:15 52:12 52:20 61:2 105:24 111:14 113:8 126:9 127:13 132:11 137:8,15 137:16,17 naturalistic 44:18 naturalized 15:1 46:14,15 47:12 48:12,13 126:18 naturally 43:5 nature 22:11 27:23 31:4 32:4 34:3 45:22 49:7 52:7 42:19 22:43,4 150:4 nature-inspired 52:10 105:11 117:20 133:13 141:22 142:9 neighbors 45:18 63:13 Neither 105:6 net 32:20 35:3 network 41:11 never 59:16 135:15 new 14:8 20:5 32:15 71:7 73:4 84:24 94:19,21 99:17 115:13,15 128:14 newest 3:18 124:1 127:19 149:13 151:13 152:5 154:2 northbound 40:12 northwest 16:15,24 59:16 109:17 110:1 111:3,4,4 115:15,19 north 66:20 67:20 note 22:16 76:12 92:17 notes 75:18 157:10	81:9,14 156:8 native 22:11 34:19 46:17 47:4 48:14 49:7 18:18 128:12 natural 10:12 11:1 14:13 31:15 52:12 52:20 61:2 105:24 111:14 113:8 126:9 127:13 132:11 137:8,15 137:16,17 naturalistic 44:18 naturalized 15:1 46:14,15 47:12 48:12,13 126:18 naturally 43:5 nature 22:11 27:23 31:4 32:4 34:3 45:22 49:7 52:7 42:19 22:43,4 150:4 nature-inspired 52:10 105:11 117:20 133:13 141:22 142:9 neighbors 45:18 63:13 Neither 105:6 net 32:20 35:3 network 41:11 never 59:16 135:15 new 14:8 20:5 32:15 71:7 73:4 84:24 94:19,21 99:17 115:13,15 128:14 newest 3:18 124:1 127:19 149:13 151:13 152:5 154:2 northbound 40:12 northwest 16:15,24 59:16 109:17 110:1 111:3,4,4 115:15,19 north 66:20 67:20 note 22:16 76:12 92:17 notes 75:18 157:10	81:9,14 156:8 native 22:11 34:19 46:17 47:4 48:14 49:7 18:18 128:12 natural 10:12 11:1 14:13 31:15 52:12 52:20 61:2 105:24 111:14 113:8 126:9 127:13 132:11 137:8,15 137:16,17 naturalistic 44:18 naturalized 15:1 46:14,15 47:12 48:12,13 126:18 naturally 43:5 nature 22:11 27:23 31:4 32:4 34:3 45:22 49:7 52:7 42:19 22:43,4 150:4 nature-inspired 52:10 105:11 117:20 133:13 141:22 142:9 neighbors 45:18 63:13 Neither 105:6 net 32:20 35:3 network 41:11 never 59:16 135:15 new 14:8 20:5 32:15 71:7 73:4 84:24 94:19,21 99:17 115:13,15 128:14 newest 3:18 124:1 127:19 149:13 151:13 152:5 154:2 northbound 40:12 northwest 16:15,24 59:16 109:17 110:1 111:3,4,4 115:15,19 north 66:20 67:20 note 22:16 76:12 92:17 notes 75:18 157:10	81:9,14 156:8 native 22:11 34:19 46:17 47:4 48:14 49:7 18:18 128:12 natural 10:12 11:1 14:13 31:15 52:12 52:20 61:2 105:24 111:14 113:8 126:9 127:13 132:11 137:8,15 137:16,17 naturalistic 44:18 naturalized 15:1 46:14,15 47:12 48:12,13 126:18 naturally 43:5 nature 22:11 27:23 31:4 32:4 34:3 45:22 49:7 52:7 42:19 22:43,4 150:4 nature-inspired 52:10 105:11 117:20 133:13 141:22 142:9 neighbors 45:18 63:13 Neither 105:6 net 32:20 35:3 network 41:11 never 59:16 135:15 new 14:8 20:5 32:15 71:7 73:4 84:24 94:19,21 99:17 115:13,15 128:14 newest 3:18 124:1 127:19 149:13 151:13 152:5 154:2 northbound 40:12 northwest 16:15,24 59:16 109:17 110:1 111:3,4,4 115:15,19 north 66:20 67:20 note 22:16 76:12 92:17 notes 75:18 157:10	81:9,14 156:8 native 22:11 34:19 46:17 47:4 48:14 49:7 18:18 128:12 natural 10:12 11:1 14:13 31:15 52:12 52:20 61:2 105:24 111:14 113:8 126:9 127:13 132:11 137:8,15 137:16,17 naturalistic 44:18 naturalized 15:1 46:14,15 47:12 48:12,13 126:18 naturally 43:5 nature 22:11 27:23 31:4 32:4 34:3 45:22 49:7 52:7 42:19 22:43,4 150:4 nature-inspired 52:10 105:11 117:20 133:13 141:22 142:9 neighbors 45:18 63:13 Neither 105:6 net 32:20 35:3 network 41:11 never 59:16 135:15 new 14:8 20:5 32:15 71:7 73:4 84:24 94:19,21 99:17 115:13,15 128:14 newest 3:18 124:1 127:19 149:13 151:13 152:5 154:2 northbound 40:12 northwest 16:15,24 59:16 109:17 110:1 111:3,4,4 115:15,19 north 66:20 67:20 note 22:16 76:12 92:17 notes 75:18 157:10	81:9,14 156:8 native 22:11 34:19 46:17 47:4 48:14 49:7 18:18 128:12 natural 10:12 11:1 14:13 31:15 52:12 52:20 61:2 105:24 111:14 113:8 126:9 127:13 132:11 137:8,15 137:16,17 naturalistic 44:18 naturalized 15:1 46:14,15 47:12 48:12,13 126:18 naturally 43:5 nature 22:11 27:23 31:4 32:4 34:3 45:22 49:7 52:7 42:19 22:43,4 150:4 nature-inspired 52:10 105:11 117:20 133:13 141:22 142:9 neighbors 45:18 63:13 Neither 105:6 net 32:20 35:3 network 41:11 never 59:16 135:15 new 14:8 20:5 32:15 71:7 73:4 84:24 94:19,21 99:17 115:13,15 128:14 newest 3:18 124:1 127:19 149:13 151:13 152:5 154:2 northbound 40:12 northwest 16:15,24 59:16 109:17 110:1 111:3,4,4 115:15,19 north 66:20 67:20 note 22:16 76:12 92:17 notes 75:18 157:10	81:9,14 156:8 native 22:11 34:19 46:17 47:4 48:14 49:7 18:18 128:12 natural 10:12 11:1 14:13 31:15 52:12 52:20 61:2 105:24 111:14 113:8 126:9 127:13 132:11 137:8,15 137:16,17 naturalistic 44:18 naturalized 15:1 46:14,15 47:12 48:12,13 126:18 naturally 43:5 nature 22:11 27:23 31:4 32:4 34:3 45:22 49:7 52:7 42:19 22:43,4 150:4 nature-inspired 52:10 105:11 117:20 133:13 141:22 142:9 neighbors 45:18 63:13 Neither 105:6 net 32:20 35:3 network 41:11 never 59:16 135:15 new 14:8 20:5 32:15 71:7 73:4 84:24 94:19,21 99:17 115:13,15 128:14 newest 3:18 124:1 127:19 149:13 151:13 152:5 154:2 northbound 40:12 northwest 16:15,24 59:16 109:17 110:1 111:3,4,4 115:15,19 north 66:20 67:20 note 22:16 76:12 92:17 notes 75:18 157:10	81:9,14 156:8 native 22:11 34:19 46:17 47:4 48:14 49:7 18:18 128:12 natural 10:12 11:1 14:13 31:15 52:12 52:20 61:2 105:24 111:14 113:8 126:9 127:13 132:11 137:8,15 137:16,17 naturalistic 44:18 naturalized 15:1 46:14,15 47:12 48:12,13 126:18 naturally 43:5 nature 22:11 27:23 31:4 32:4 34:3 45:22 49:7 52:7 42:19 22:43,4 150:4 nature-inspired 52:10 105:11 117:20 133:13 141:22 142:9 neighbors 45:18 63:13 Neither 105:6 net 32:20 35:3 network 41:11 never 59:16 135:15 new 14:8 20:5 32:15 71:7 73:4 84:24 94:19,21 99:17 115:13,15 128:14 newest 3:18 124:1 127:19 149:13 151:13 152:5 154:2 northbound 40:12 northwest 16:15,24 59:16 109:17 110:1 111:3,4,4 115:15,19 north 66:20 67:20 note 22:16 76:12 92:17 notes 75:18 157:10	81:9,14 156:8 native 22:11 34:19 46:17 47:4 48:14 49:7 18:18 128:12 natural 10:12 11:1 14:13 31:15 52:12 52:20 61:2 105:24 111:14 113:8 126:9 127:13 132:11 137:8,15 137:16,17 naturalistic 44:18 naturalized 15:1 46:14,15 47:12 48:12,13 126:18 naturally 43:5 nature 22:11 27:23 31:4 32:4 34:3 45:22 49:7 52:7 42:19 22:43,4 150:4 nature
---	---	--	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

older 14:7	129:21 141:22	130:18 134:11	parallel 19:9 20:8	Paulus 2:6 4:5	157:11	59:22 105:19 20	28:10,19 30:5	pop 27:8 32:8
on-site 21:15 22:2	154:18	135:24	parcel 10:5	pavement 110:24	placed 10:18 27:17	136:22	31:11 37:24 38:1	93:17 108:5
on-site/off-site	27:24 42:4,7,7	outweigh 97:14	parent 53:20	paying 72:22	Plains 144:11	planted 43:4 44:9	44:20 46:12 49:24	populating 27:10
on-site/off-site	82:10 83:8 156:19	parents 89:12	parents 89:12	pay 132:2,16	plan 9:9,10,12,18	44:11,15 45:4	55:6 58:3 61:7,16	80:24 87:21
opposite 156:12	127:23	park 16:12 17:15	park 16:12 17:15	pay 132:2,16	14:3,9,10,15 15:8	48:14 49:16	68:4,17 70:15,22	porch 55:9,15,19
option 85:20	127:23	park 16:12 17:15	park 16:12 17:15	pay 132:2,16	15:10,11,12,21,24	46:18 50:18 51:17	74:1 76:11 84:18	62:5
options 56:2,17,21	29:16 32:21 39:2	45:8 50:24 51:1,4	45:8 50:24 51:1,4	paying 53:4,7	16:12,22 18:2	48:14 49:16	96:18 97:24	porches 54:22,23
108:23 113:4	57:1 58:24 59:3	51:4,9,9,21 52:21	51:4,9,9,21 52:21	PC 2:9	20:12,12 21:1	46:18 50:18 51:17	103:22 107:11	portion 8:24 14:7
one's 55:7 149:21	62:11	59:13,14 60:13	59:13,14 60:13	pedestrian 49:1	22:3 18:30,10	47:3 48:13 49:19	114:15 115:7	16:18 19:8 22:13
one-acre 66:18	102:11 132:20	61:8 65:7,18	61:8 65:7,18	pedestrians 72:24	31:5 34:10 36:5	49:22 51:17	120:14 122:1	28:3 72:3 85:4,13
104:20 106:12	29:1 33:5	67:18 90:12	67:18 90:12	people 3:6 7:7	52:10 53:12,13	138:1 140:5,5	126:8,8,21 129:3	131:2,12,16
one-acre-per-lot	5:6,6,7 22:16,17	137:22	137:22	people 3:6 7:7	55:1,12 56:3,15	114:20 115:8	129:9 130:6	131:2,12,16
one-foot 25:5 72:23	22:23 23:3 44:8	parked 99:15,19	parked 99:15,19	period 37:16 39:21	56:18 19,20,22	125:14,15	131:24 145:17	pose 88:19 98:6
ones 32:5 84:4	44:10,17,19 88:7	parking 90:5,6,7,10	parking 90:5,6,7,10	period 37:16 39:21	57:1,18 58:19,22	125:14,15	149:24 151:14,14	positive 11:24
open 10:13,20,21	94:5 95:22,22,23	parking 90:12,14	parking 90:12,14	periods 37:2,21	58:24 59:2,3,6,22	123:2	151:23 152:8	27:22
11:1 14:24 15:3,6	102:18 145:17	90:12,14	90:12,14	permanently 153:15	60:6 61:17 62:19	123:2	151:23 152:8	possibility 64:4
146:1,2,7	146:1,2,7	overhang 57:24	overhang 57:24	permanently 153:15	62:23 63:4,9,10	123:2	151:23 152:8	75:6
ordinances 4:15	146:1,2,7	overhangs 55:22	overhangs 55:22	permanently 153:15	63:24 66:13,17	123:2	151:23 152:8	possibly 47:6 50:17
15:23 16:9,11	146:1,2,7	overland 23:8,10	overland 23:8,10	permanently 153:15	70:9,10 90:10	123:2	151:23 152:8	67:4 76:8 91:14
17:12,14,24 18:1	146:1,2,7	23:12 26:2,4 27:5	23:12 26:2,4 27:5	permanently 153:15	105:2,6 107:5	116:22	151:23 152:8	95:15 104:20
18:3,5,7 19:1,22	146:1,2,7	27:11 28:4 30:11	27:11 28:4 30:11	permanently 153:15	111:7 121:13	116:22	151:23 152:8	139:4 155:2
20:17 32:17 45:8	146:1,2,7	31:2,10 32:17	31:2,10 32:17	permanently 153:15	122:11 18 126:14	116:22	151:23 152:8	possibly 83:21
46:3,19,20 48:13	146:1,2,7	33:6 34:2,3	33:6 34:2,3	permanently 153:15	126:19 138:19	116:22	151:23 152:8	105:14
50:22 51:5,20,20	146:1,2,7	130:14	130:14	permanently 153:15	126:19 138:19	116:22	151:23 152:8	posts 54:23 55:23
51:21 59:12 60:2	146:1,2,7	overtops 33:11	overtops 33:11	permanently 153:15	126:19 138:19	116:22	151:23 152:8	pot 119:10,11,12
60:8 61:2 62:8	146:1,2,7	owned 105:8	owned 105:8	permanently 153:15	126:19 138:19	116:22	151:23 152:8	potential 15:1
97:6,6 145:11,12	146:1,2,7	124:10	124:10	permanently 153:15	126:19 138:19	116:22	151:23 152:8	75:10 89:13
151:16 153:14	146:1,2,7	owner 111:14	owner 111:14	permanently 153:15	126:19 138:19	116:22	151:23 152:8	122:20 154:2
opened 4:20	146:1,2,7	123:13	123:13	permanently 153:15	126:19 138:19	116:22	151:23 152:8	potentially 10:15
opening 88:24	146:1,2,7	151:11	151:11	permanently 153:15	126:19 138:19	116:22	151:23 152:8	95:4
openings 45:10	146:1,2,7	ownership 50:1	ownership 50:1	permanently 153:15	126:19 138:19	116:22	151:23 152:8	power 13:16 66:5
operate 37:7 53:21	146:1,2,7	owns 125:12	owns 125:12	permanently 153:15	126:19 138:19	116:22	151:23 152:8	practice 65:23
operated 37:22	146:1,2,7	p	p	permanently 153:15	126:19 138:19	116:22	151:23 152:8	practiced 13:1
operates 39:13 79:2	146:1,2,7	p.m 1:14 9:5,8,13	p.m 1:14 9:5,8,13	permanently 153:15	126:19 138:19	116:22	151:23 152:8	practices 47:2,10
79:3	146:1,2,7	156:9	156:9	permanently 153:15	126:19 138:19	116:22	151:23 152:8	128:8 151:21
operation 39:2	146:1,2,7	pace 114:13	pace 114:13	permanently 153:15	126:19 138:19	116:22	151:23 152:8	prairie 46:17
78:13	146:1,2,7	packets 61:13 62:21	packets 61:13 62:21	permanently 153:15	126:19 138:19	116:22	151:23 152:8	prairie-style 55:20
opinion 35:11,14	146:1,2,7	45:7,11 50:13	45:7,11 50:13	permanently 153:15	126:19 138:19	116:22	151:23 152:8	precident 147:8
41:14 53:11 63:8	146:1,2,7	56:16	56:16	permanently 153:15	126:19 138:19	116:22	151:23 152:8	precipitation
64:9 86:5 97:12	146:1,2,7	paid 109:4 141:2	paid 109:4 141:2	permanently 153:15	126:19 138:19	116:22	151:23 152:8	120:15,19
98:2	146:1,2,7	paid 44:24	paid 44:24	permanently 153:15	126:19 138:19	116:22	151:23 152:8	126:15,19
opinions 63:24	146:1,2,7	page 140:1	page 140:1	permanently 153:15	126:19 138:19	116:22	151:23 152:8	predict 80:24
69:23 97:20,20	146:1,2,7	pages 157:9	pages 157:9	permanently 153:15	126:19 138:19	116:22	151:23 152:8	predominantly
14:19 47:17,21	146:1,2,7	paid 130:9,15	paid 130:9,15	permanently 153:15	126:19 138:19	116:22	151:23 152:8	127:16,21,24
opportunity 5:18	146:1,2,7	Palatine 144:10	Palatine 144:10	permanently 153:15	126:19 138:19	116:22	151:23 152:8	128:20,22 129:8
5:19 12:4 45:19	146:1,2,7	Pam 122:9	Pam 122:9	permanently 153:15	126:19 138:19	116:22	151:23 152:8	129:12,14
48:24 52:17,24	146:1,2,7	panel 49:5	panel 49:5	permanently 153:15	126:19 138:19	116:22	151:23 152:8	129:12,14
63:23 66:15 116:9	146:1,2,7	paper 106:21	paper 106:21	permanently 153:15	126:19 138:19	116:22	151:23 152:8	129:12,14
	146:1,2,7	paperwork 130:2	paperwork 130:2	permanently 153:15	126:19 138:19	116:22	151:23 152:8	129:12,14

older 14:7	129:21 141:22	130:18 134:11	parallel 19:9 20:8	Paulus 2:6 4:5	157:11	59:22 105:19 20	28:10,19 30:5	pop 27:8 32:8
on-site 21:15 22:2	154:18	135:24	parcel 10:5	pavement 110:24	placed 10:18 27:17	136:22	31:11 37:24 38:1	93:17 108:5
on-site/off-site	27:24 42:4,7,7	outweigh 97:14	parent 53:20	paying 72:22	Plains 144:11	planted 43:4 44:9	44:20 46:12 49:24	populating 27:10
on-site/off-site	82:10 83:8 156:19	parents 89:12	parents 89:12	pay 132:2,16	14:3,9,10,15 15:8	44:11,15 45:4	55:6 58:3 61:7,16	80:24 87:21
opposite 156:12	127:23	park 16:12 17:15	park 16:12 17:15	pay 132:2,16	15:10,11,12,21,24	46:18 50:18 51:17	68:4,17 70:15,22	porch 55:9,15,19
option 85:20	127:23	park 16:12 17:15	park 16:12 17:15	pay 132:2,16	16:12,22 18:2	46:18 50:18 51:17	74:1 76:11 84:18	62:5
options 56:2,17,21	29:16 32:21 39:2	45:8 50:24 51:1,4	45:8 50:24 51:1,4	paying 53:4,7	20:12,12 21:1	47:3 48:13 49:19	96:18 97:24	porches 54:22,23
108:23 113:4	57:1 58:24 59:3	51:4,9,9,21 52:21	51:4,9,9,21 52:21	PC 2:9	22:3 18:30,10	49:22 51:17	103:22 107:11	portion 8:24 14:7
one's 55:7 149:21	62:11	59:13,14 60:13	59:13,14 60:13	pedestrian 49:1	31:5 34:10 36:5	49:22 51:17	114:15 115:7	16:18 19:8 22:13
one-acre 66:18	102:11 132:20	61:8 65:7,18	61:8 65:7,18	pedestrians 72:24	41:17,19 44:1,2,3	138:1 140:5,5	120:14 122:1	28:3 72:3 85:4,13
104:20 106:12	29:1 33:5	67:18 90:12	67:18 90:12	people 3:6 7:7	52:10 53:12,13	114:20 115:8	126:8,8,21 129:3	131:2,12,16
one-acre-per-lot	5:6,6,7 22:16,17	137:22	137:22	people 3:6 7:7	55:1,12 56:3,15	114:20 115:8	129:9 130:6	131:2,12,16
one-foot 25:5 72:23	22:23 23:3 44:8	parked 99:15,19	parked 99:15,19	period 37:16 39:21	56:18 19,20,22	125:14,15	131:24 145:17	pose 88:19 98:6
ones 32:5 84:4	44:10,17,19 88:7	parking 90:5,6,7,10	parking 90:5,6,7,10	period 37:16 39:21	57:1,18 58:19,22	125:14,15	149:24 151:14,14	positive 11:24
open 10:13,20,21	94:5 95:22,22,23	parking 90:12,14	parking 90:12,14	periods 37:2,21	58:24 59:2,3,6,22	123:2	151:23 152:8	27:22
11:1 14:24 15:3,6	102:18 145:17	90:12,14	90:12,14	permanently 153:15	60:6 61:17 62:19	123:2	151:23 152:8	possibility 64:4
146:1,2,7	146:1,2,7	overhang 57:24	overhang 57:24	permanently 153:15	62:23 63:4,9,10	123:2	151:23 152:8	75:6
ordinances 4:15	146:1,2,7	overhangs 55:22	overhangs 55:22	permanently 153:15	63:24 66:13,17	123:2	151:23 152:8	possibly 47:6 50:17
15:23 16:9,11	146:1,2,7	overland 23:8,10	overland 23:8,10	permanently 153:15	70:9,10 90:10	123:2	151:23 152:8	67:4 76:8 91:14
17:12,14,24 18:1	146:1,2,7	23:12 26:2,4 27:5	23:12 26:2,4 27:5	permanently 153:15	105:2,6 107:5	116:22	151:23 152:8	95:15 104:20
18:3,5,7 19:1,22	146:1,2,7	27:11 28:4 30:11	27:11 28:4 30:11	permanently 153:15	111:7 121:13	116:22	151:23 152:8	139:4 155:2
20:17 32:17 45:8	146:1,2,7	31:2,10 32:17	31:2,10 32:17	permanently 153:15	122:11 18 126:14	116:22	151:23 152:8	possibly 83:21
46:3,19,20 48:13	146:1,2,7	33:6 34:2,3	33:6 34:2,3	permanently 153:15	122:11 18 126:14	116:22	151:23 152:8	105:14
50:22 51:5,20,20	146:1,2,7	130:14	130:14	permanently 153:15	122:11 18 126:14	116:22	151:23 152:8	posts 54:23 55:23
51:21 59:12 60:2	146:1,2,7	overtops 33:11	overtops 33:11	permanently 153:15	122:11 18 126:14	116:22	151:23 152:8	pot 119:10,11,12
60:8 61:2 62:8	146:1,2,7	owned 105:8	owned 105:8	permanently 153:15	122:11 18 126:14	116:22	151:23 152:8	potential 15:1
97:6,6 145:11,12	146:1,2,7	124:10	124:10	permanently 153:15	122:11 18 126:14	116:22	151:23 152:8	75:10 89:13
151:16 153:14	146:1,2,7	owner 111:14	owner 111:14	permanently 153:15	122:11 18 126:14	116:22	151:23 152:8	122:20 154:2
opened 4:20	146:1,2,7	123:13	123:13	permanently 153:15	122:11 18 126:14	116:22	151:23 152:8	95:4
opening 88:24								

prepare 4:18 24:1	proceedings 5:22	provided 11:3	113:7,16 116:18
prepared 4:17	157:7,8	12:17 42:8 96:16	131:5 133:4 135:8
108:7	process 5:10 7:6	provides 10:10,20	154:15,15 155:3
preschool 89:11	product 12:23	36:8,10,12,15	138:6 145:13
present 2:1 4:10	production 54:8	41:5 51:5	152:9
5:18 7:20,24	productive 87:2	providing 22:14	puts 15:9
11:22 73:11 74:22	products 60:19	23:1,4 47:3	putting 30:19
76:19 108:14	professional 12:11	provision 17:1	quicker 80:22
148:12 149:8,18	41:14 63:8	proximity 19:14	quickest 80:17,20
presentation 4:21	83:3,6 84:4	73:5 140:22	quickly 47:6 48:2
5:14,24 6:1 11:11	80:9 104:12	124:6,15 125:13	quiet 143:22
106:11	24:16	127:19 128:21,21	quite 19:12 21:15
12:7 13:1,2,17	professionals 65:13	128:22,23,24	36:20 70:8 103:14
26:21 28:4 29:11	profit 146:22	129:6 130:13,20	113:22,24 151:16
50:23 63:17,19	progress 92:1	133:10 134:23	R
66:11,14,15 68:15	134:12	137:4,5 139:16	R 2:9
69:2 99:1 147:21	project 16:6 17:7	140:10,12 142:22	R-1 14:8
presented 63:24	17:10,20 18:24	146:12,14 148:9	R-i-e-s 64:16
130:1 144:1	19:5 21:20 29:24	148:16,19 152:24	radar 78:6
printer 107:9	38:18 39:5 42:2	148:16,19 152:24	rain 25:7,8,20
prior 6:23 28:20	43:24 44:6 105:18	proposal 5:1 24:1	28:22 109:10
149:10	119:5 120:4 130:9	61:14 69:1 105:18	111:20
presenting 8:3	131:2 14 134:21	130:12 132:7	rainfall 29:8
presents 4:12	140:3 155:8	142:2	raining 109:11
preservation 42:1	148:16 151:5	157:7	rains 153:11
64:18 66:13	154:13,21 156:6	157:7	rainstorm 124:20
121:20 143:12,15	182:4,9 20:1,5	157:7	raise 74:7 98:12,14
preserve 14:12	23:22 26:2 33:9	157:7	107:19,20,22
50:17 66:8,24	33:19 36:8,14	157:7	117:22 123:21
68:1 140:17,18	probably 9:14	44:6 48:19 49:17	140:1 142:20
141:1,10 144:18	25:17 28:15 43:9	49:21,22 53:12,13	147:23
149:23	66:2 82:20 87:21	65:9 10 71:7,16	raised 8:17 77:18
preserved 10:15	88:4,6,8 100:12	72:8 75:17 76:7	97:22 98:17 108:1
11:3 42:15 43:6	107:22 113:17	91:15 94:2 105:2	148:2 155:13
43:23 143:4,9	118:11 119:12	109:20 114:18	149:19 150:5
preserving 14:24	124:15 127:19	proposing 16:12	154:7
50:16 136:21	134:2 135:6 141:7	31:8,16 32:15,16	questioning 130:4
140:8 141:16	problem 73:23 74:3	45:2 48:22 49:15	questions 4:18 5:19
president 21:10	74:21 75:2 78:7,8	49:21 122:10	5:20 7:22,23 8:4
41:22 74:1	78:9 100:22	126:17	9:7 13:3,4,8 34:8
press 116:22	112:23 116:8,10	126:17	56:13,22 60:4,5,6
22:4 28:13 42:21	118:4 120:16	126:17	ran 91:7 121:8
125:19 127:12	16:2 24:24 92:9	137:10	ranch 54:15 56:12
128:17 133:19	114:9 124:7	137:10	129:1 131:4
152:3	property 1:5 5:8	137:10	133:19 137:20,23
14:5,8,9,13,22,24	14:5,8,9,13,22,24	137:10	137:23 149:21
15:4,7,17,18,19	15:4,7,17,18,19	137:10	149:11
19:9 20:2 24:4	19:9 20:2 24:4	137:10	record 4:20 5:2 7:1
25:2,4,15 26:12	25:2,4,15 26:12	137:10	7:12 11:9 21:9
26:13,22,23 30:13	40:22 41:2 46:9	137:10	22:11 27:12 31:13
46:20 47:2,12,13	66:9 113:18 143:2	137:10	32:19 33:21 57:12
66:9 113:18 143:2	145:9	137:10	
69:1 72:19 78:6		137:10	
88:16,17 90:6		137:10	
previously 4:20		137:10	

129:23,24 134:14	56:23 57:2 58:6	57:15,17 58:1,2	92:22 98:16 99:3
142:21 154:8,12	60:15 78:23 79:13	58:16 62:4 121:23	117:23 121:13
154:15,15 155:3	83:12	126:9 148:19	140:2 143:17
queuing 37:18,19	ranges 56:22 57:2	rear-yard 32:19	148:1 149:12
quick 56:15 87:14	58:5,5 78:18,19	reason 23:18 27:24	155:12
87:21 115:12	ranging 56:20	30:6 36:17 65:4	record-keeping
122:24 148:4	rate 22:17,17,20	66:23 80:15,20	3:22
127:7,8,18 128:5	128:6,14	89:16 94:6 97:15	recorded 65:4
128:6,14	rates 126:24	146:15	recreational 60:13
quiet 143:22	Rd 1:20	reasonably 1:7 5:12	67:18
quite 19:12 21:15	re-grading 130:8	reasons 4:22 69:18	rectangle 67:16
36:20 70:8 103:14	130:20	77:2 121:5 123:1	red 21:23 24:21
113:22,24 151:16	reach 46:6 47:18,21	145:23 146:2	23:17 26:14 30:7
R	reached 41:14	reassurance 76:6	31:8 32:6 34:1
R 2:9	reacts 25:7	rebuttal 8:1,3	130:19
R-1 14:8	read 9:1 26:17 77:4	recall 81:20,23	redress 70:23
R-i-e-s 64:16	86:22 90:22,24	131:23	reduced 48:6 128:7
radar 78:6	120:7	received 11:7	reduced 34:4 45:9
rain 25:7,8,20	reading 98:24 99:2	receptive 146:21	reduces 32:21 39:2
28:22 109:10	ready 13:22 24:12	recess 51:18 93:7	47:8
111:20	153:7	93:10	redundant 93:18
rainfall 29:8	real 87:22,24	recessed 55:11,14	reemerging 115:19
raining 109:11	137:24	57:7,8,10	reevaluated 71:23
rains 153:11	reality 140:7	recharge 32:5	reference 58:5
rainstorm 124:20	142:13	recognize 9:20	referred 22:22
127:16	realize 106:1 147:3	recommend 71:23	refers 71:15
raise 74:7 98:12,14	realizes 151:9	recommendation	reflect 7:12 25:7
107:19,20,22	really 15:13 18:13	11:24 29:22 40:1	30:24 38:22 65:3
117:22 123:21	18:21 20:4,15	40:15 96:8 119:10	73:17 117:23
140:1 142:20	22:5 23:19 26:7	120:11 135:18	143:17 148:1
147:23	28:21 32:1,2	recommendations	155:12
raised 8:17 77:18	36:10 54:5,24	8:19 23:22 31:6,7	refreshing 69:3
97:22 98:17 108:1	60:14,14 61:5,17	32:11	regard 40:15
117:22 143:11,18	59:1,9,18,23 60:3	recommended 40:9	regarding 5:23
148:2 155:13	62:22 63:1,3	96:9 120:13 130:7	6:10 50:22 77:20
149:19 150:5	75:12,21 80:17	recommending	103:6 118:14
154:7	82:22,24 87:19	30:1 31:9,16	147:21 149:16
questioning 130:4	97:3 108:18	32:18 63:5	regards 87:15
questions 4:18 5:19	117:17 123:8,8	reconfigured 96:15	101:23
5:20 7:22,23 8:4	124:4 125:22	reconfigured 31:10	regional 16:22
9:7 13:3,4,8 34:8	129:1 131:4	reconsider 91:21	80:16 133:9,19
41:8 63:13,24	133:19 137:20,23	reconvene 9:12	registered 41:22
68:4 77:11 81:19	137:23 149:21	149:11	regrading 132:17
83:19 87:17,8,10	rearr 19:10,19 21:6	record 4:20 5:2 7:1	132:24
88:16,17 90:6	22:11 27:12 31:13	7:12 11:9 21:9	regular 25:17
101:10 126:3,3	32:19 33:21 57:12	41:21 73:17 82:3	regulate 144:18
			Regulations 1:4 5:7

Rein 2:1 3:1 53:6	remnant 43:10	resident 3:13 93:23	restricted 145:1	98-5,10,13,101:4	105:15	Sagen 12:14 41:21	83:14,15,16,23	67:20 71:14 73:1
63:11,16,21,64:22	remotely 98:19	98-4,8,9,13,18	restricting 140:23	101:11,14,19	rules 77:8 145:18	41:22 53:5,8,13	84:1,2 85:7,24	101:9
67:5,8,13,14,22	removed 67:3	101:3 106:9 120:5	140:24	102:9,12,13,16,18	run 21:12 31:18	139:23 140:2,2	87:22 89:15 90:8	security 51:19
68:3,8,20 73:10	removes 20:13	149:14	restrictions 34:23	104:14,17,18	47:19 48:4 52:17	141:21 142:6,10	90:11,23 91:3,5,6	sediment 46:24
76:21 77:17 86:24	removes 42:18 44:23 50:20	residential 20:21	result 10:16 11:2	105:9,11 114:9,14	76:22 90:11	142:21 143:2	91:11 92:8,19	sediments 46:24
88:2,13 89:2	reopens 8:14	73:6 74:20 90:10	32:20 35:4 70:4	115:3,11 117:10	108:17	142:21 143:2	93:1 94:9,13 95:1	see 7:11 14:6 15:11
92:18,24 93:3,11	repeat 6:7 35:22	90:17	90:19	124:5 125:8 126:4	SALADIN 2:9	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
95:24 97:19 98:6	repeated 58:20	residents 3:7 7:3	resulted 33:7 88:22	126:6,14,17,20,20	sale 58:8,12 147:10	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
98:12,20 101:8,16	repeatedly 103:18	11:20 17:18 27:19	results 32:12	127:13,15 140:15	Sanborn 2:20	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
103:4 104:3	repeating 6:23	36:8,10,14,14	resume 93:8	145:8 146:1,3	Sanborn's 122:14	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
106:18,24 107:5	replace 50:19 65:12	41:3 49:1,2 52:1	141:1 142:8 143:6	149:13 152:8	sane 98:19	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
107:10,13,21	report 39:7 41:13	53:1 68:14,18	143:7 149:5	153:4	sanitary 21:22	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
108:9,12 110:2,5	118:14	69:12,23 70:17,21	52:14 110:15	roads 72:18 74:20	Sasialek 2:18	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
111:11 112:11,14	reported 157:6,8	72:16 73:4,22	121:8,10,19 122:2	102:1,10	sat 13:3 118:20	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
114:16,20 115:3,6	reporter 3:23 6:4	74:18 75:12 76:1	122:2 138:20	roadway 16:14,14	satisfies 63:9	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
115:10 117:7,18	reporter 3:23 6:4	76:5 81:6 7 83:15	140:17	17:8 19:8 23:13	satisfy 144:24	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
118:6 119:15	represent 19:10	84:4 85:22 89:9	122:2 138:20	40:19 85:18	saturating 153:13	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
122:22 123:18,23	representative	90:13 92:2 95:2	140:17	103:20 118:15,18	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
125:5,10,14 126:1	representing 11:17	95:16,20 97:4,12	122:2 138:20	118:18	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
129:17 130:11	representing 19:18	97:13 98:3 101:1	140:17	Robert 104:14	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
130:23 134:7	representing 19:18	102:20,23 105:2,8	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
135:22 136:8	representing 19:18	106:4 118:22	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
138:15 139:22	representing 19:18	122:3 132:11	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
142:2,8,15,20	representing 19:18	137:2 146:9,10	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
143:5 144:4	representing 19:18	147:1	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
147:20 148:6,11	representing 19:18	residents 71:12	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
149:7 150:5,24	representing 19:18	residing 72:10	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
151:2,4 154:11	representing 19:18	reveals 105:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
155:19,23 156:5	representing 19:18	review 1:2 4:17 5:3	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
156:13	representing 19:18	5:10 30:21 35:9	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
rejected 73:9	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
relate 35:11	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
related 35:21 63:9	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
93:13	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
relative 14:6,16	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
20:8	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
relatively 47:24	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
release 22:17,17,20	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
126:24 127:7,8	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
relevant 8:6 121:6	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
relief 1:6 5:11	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
remain 31:2 39:4	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
145:16	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
remainder 131:22	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
131:23	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
remember 12:15	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
26:1 29:15 128:20	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
remind 9:15 108:13	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11
reminder 107:13	representing 19:18	63:7 130:2	140:17	106:6 107:15	save 13:4 108:3	142:21 143:2	95:1 94:9,13 95:1	see 7:11 14:6 15:11

99-11 100:12,23	106:5 108:18	109:14 110:4,5	114:14,17,18	115:3,11 117:10	124:5 125:8 126:4	126:6,14,17,20,20	127:13,15 140:15	145:8 146:1,3	149:13 152:8	153:4	roads 72:18 74:20	90:11 91:16 93:5	95:10 101:23,24	102:1,10	roadway 16:14,14	17:8 19:8 23:13	40:19 85:18	103:20 118:15,18	118:18	Robert 104:14	106:6 107:15	Robin 103:9	rock 52:20	rocks 52:12,21,22	rocks 51:12	Rolf 2:6 4:2	roll-call 3:4	roof 55:5 57:22	127:12 128:10	room 9:13 76:23	97:3 98:8 106:11	148:22 149:6,21	153:20 154:20	roots 145:16	Rosemont 21:11	35:19	rotate 116:17,20	roughly 61:7	145:12	round 72:7	route 23:8 26:5	27:5 30:11 31:2	32:17 34:2 72:1	72:11 80:17,20	92:9	routes 10:17 26:2	27:11 33:7 130:14	row 43:1 59:10,17			
105:15	rules 77:8 145:18	run 21:12 31:18	47:19 48:4 52:17	76:22 90:11	108:17	runners 94:19	running 27:12	31:15 92:8 126:10	Sanborn 2:20	17:14 149:9,12,13	school-age 88:11	schools 37:17 75:7	75:11 84:1 88:22	90:5 94:21 95:8	55:8 56:16 59:3	59:16 61:18,23	67:14 67:3 69:3,6	73:13 82:24 83:13	86:24 87:4,23	88:15 89:2,16	97:11,13,22 98:4	98:13,16 103:24	106:24 108:21	109:18 110:16,19	110:21,22,24	112:6,22 113:11	114:12 116:4	117:12,19 122:1	123:21 124:4	125:22 129:11	137:6 138:1	139:10 15:16,17	142:12 143:13,20	145:19 151:16	152:21 155:9	seeing 113:11	125:19	seeking 77:21 96:5	seen 29:9 65:1	68:24 114:12	117:10 124:6	125:20 134:7	136:22	137:3 98:4,9	101:3	sell 134:22	selling 147:9	send 142:3	senior 89:9	sense 16:19 17:24	53:16 121:24
Sagen 12:14 41:21	83:14,15,16,23	84:1,2 85:7,24	87:22 89:15 90:8	90:11,23 91:3,5,6	91:11 92:8,19	93:1 94:9,13 95:1	95:1 94:9,13 95:1	105:24 113:7	school-age 88:11	schools 37:17 75:7	75:11 84:1 88:22	90:5 94:21 95:8	55:8 56:16 59:3	59:16 61:18,23	67:14 67:3 69:3,6	73:13 82:24 83:13	86:24 87:4,23	88:15 89:2,16	97:11,13,22 98:4	98:13,16 103:24	106:24 108:21	109:18 110:16,19	110:21,22,24	112:6,22 113:11	114:12 116:4	117:12,19 122:1	123:21 124:4	125:22 129:11	137:6 138:1	139:10 15:16,17	142:12 143:13,20	145:19 151:16	152:21 155:9	seeing 113:11	125:19	seeking 77:21 96:5	seen 29:9 65:1	68:24 114:12	117:10 124:6	125:20 134:7	136:22	137:3 98:4,9	101:3	sell 134:22	selling 147:9	send 142:3	senior 89:9	sense 16:19 17:24	53:16 121:24		
Sagen 12:14 41:21	83:14,15,16,23	84:1,2 85:7,24	87:22 89:15 90:8	90:11,23 91:3,5,6	91:11 92:8,19	93:1 94:9,13 95:1	95:1 94:9,13 95:1	105:24 113:7	school-age 88:11	schools 37:17 75:7	75:11 84:1 88:22	90:5 94:21 95:8	55:8 56:16 59:3	59:16 61:18,23	67:14 67:3 69:3,6	73:13 82:24 83:13	86:24 87:4,23	88:15 89:2,16	97:11,13,22 98:4	98:13,16 103:24	106:24 108:21	109:18 110:16,19	110:21,22,24	112:6,22 113:11	114:12 116:4	117:12,19 122:1	123:21 124:4	125:22 129:11	137:6 138:1	139:10 15:16,17	142:12 143:13,20	145:19 151:16	152:21 155:9	seeing 113:11	125:19	seeking 77:21 96:5	seen 29:9 65:1	68:24 114:12	117:10 124:6	125:20 134:7	136:22	137:3 98:4,9	101:3	sell 134:22	selling 147:9	send 142:3	senior 89:9	sense 16:19 17:24	53:16 121:24		

149:21 talking 19,23,20:2 21:1 34,12,12 57:12 58,4,14 66:2 68,2 103:3 106:4 117:20 107:11 110:23 114:22 128:3 139:24 145:24 talks 22:14 Tampas 2:19 148:5 148:7,13,13,21,24 149:2 Tampas 53:24 tandem 56:5,6 tangible 60:22 taper 39:10 tapered 54:23 tapes 75:18 76:1 89:21 92:21 taxed 153:22 team 11:11,22 12:17 24:2 63:17 87:15 116:8 teams 92:8 tech-savvy 13:18 technical 63:1 88:4 technically 131:24 techniques 48:8 teenager 90:23 91:4 tell 58:10 83:20 89:6 99:2 106:10 108:20 148:7 tells 58:18 ten 30:10,24 31:1 92:21 115:23 116:3,5 ten-year 30:9 32:16 tennis 67:17 tens-of-thousand... 109-7 terminated 29:18 terminology 74:23 terminus 71:17 terms 11:19 12:6 12:20 17:20 20:3 60:19 78:2 121:4 154:10 terrace 49:15	59:21 60:2,21 61:13 62:10 64:3 69:3,7,10 70:15 72:15 80:9 82:20 83:5 84:13 86:8 86:12 87:2 88:7 93:6 97:2 106:13 108:21,22 109:9 116:7 117:13 118:10,12 119:1,2 122:20 130:21 132:18 134:18 136:5,22,24 138:5 138:18 141:14,21 146:3 147:13 153:23 thinks 98:18 third 37:24 38:9 54:6 56:10 57:6,7 57:9 100:5 THOMAS 2:9 Thornfield 64:16 through 63:17 thoroughfare 96:23 thought 132:1 three 13:10 21:18 21:20 23:23 37:2 38:12 43:16 55:9 56:4 58:21 59:17 69:13,14,21 73:5 78:2 92:7 99:12 102:21,22 108:17 109:2,3,4 113:1,5 116:4 117:8 127:4 127:5 130:21 141:15 153:11 three-acre 35:4 three-car 56:2,7 57:5 three-foot-high 110:15 117:5 three-quarter 55:23 threw 23:19 through-traffic 72:19 114:15 throw 51:22 79:10 ties 21:24	tested 27:18,23 testified 128:7 testimony 5:21 6:2 8:1,3,6,8,10,12 29:7 65:6 127:4 133:16 testing 27:20 thank 10:1 11:16 13:23 21:8 35:16 41:20 53:9,17 63:11,15,16 64:19 67:22 68:8,9 73:9 73:10 81:18 86:5 86:20,21 88:1,13 92:2 93:3,9,11 98:19,20 100:3 101:7,8 103:1,3,4 104:2,3 106:17,18 107:13 116:11 117:24 119:16 121:16 122:19 123:18 129:17 136:8 138:12 thanks 67:12 97:18 107:9 theme 49:9 52:11 theory 138:22 thereabouts 31:12 they'd 23:4 thick 46:7 thing 6:21 20:24 26:20 55:6 82:15 89:20 98:22 101:6 112:3 122:24 128:24 137:13 things 6:15 7:16 9:6 28:10 58:3,23 59:5 110:15 77:13 78:16 90:9 109:20 119:20,22 120:7 123:3,5,7,9 146:20 think 4:7 6:5 14:17 15:11,13 24:13 26:3 36:17 40:15 54:4,7 56:4 58:21	11:9 26:21 tool 48:5 top 22:13 26:15 29:3 49:17 52:18 111:21 114:13 119:5 124:3 topic 83:17 87:2 92:4 93:8,12,15 101:17 104:4 106:20 134:10 144:4 148:4 150:17 topics 7:4 129:24 136:1 150:10 topographic 24:2 topography 28:6 28:20 59:9 61:6,6 topsoil 28:16 total 18:2,5,17,17 26:7,16 38:12 49:1 61:11 66:22 82:7 119:12 128:23 131:17 144:1 totaled 99:18 totals 17:15 touch 35:20 touched 35:3 towed 100:9 town 11:20 72:15 track 68:16 92:8 100:2 tracks 99:24 traditional 47:23 46:16 47:4 traditionally 47:18 traffic 12:14 24:6 34:6 35:18,20 36:1,9,12,19,20 37:22 37:3,18,20 37:22 38:4,13,21 38:24 39:5,12,23 40:6,6,8,9,11,12 49:15 41:9,16 60:18 71:19,20,24 72:9,16 73:23 74:8,10,12,17,20 74:22 75:7,8,10
---	---	---	---

system 9:18 16:13 16:14 18,22 17:10 19:8 29:1 35:22 40:19 22:46 13 48:7 51:3 85:18 120:22 121:2 122:15,16 125:3,5 129:9,10 152:11 systems 21:19 47:6 147:4	supplementary 81:19 supported 25:6 support 105:3 131:14 132:20 140:6 147:20 154:16 supports 11:19 supposed 67:17 90:16 101:1 sure 9:7 32:2 33:16 34:11 68:24 82:15 84:7,8 92:4 96:12 99:5 106:10 119:9 127:1 133:3 134:12 136:7,11 139:3,18,23 140:8 140:24 145:2 150:13 151:1 153:16 surface 10:14 113:4 26:20 29:1,7 31:19 32:5 38:10 47:20,23 48:2 60:15 65:10 70:23 75:9 79:23 85:10 91:12 92:17 97:16 105:19 124:15 129:4,11 132:3 134:8 136:5 138:9 142:20 150:24 155:6,17 taken 3:4 8:11 15:10 30:1 50:10 93:10 113:24 122:1 146:24 157:11 takes 15:8 39:20 115:18 135:23 talk 22:5 31:21 34:6 41:24 42:3 43:7 61:23 65:5 68:17 70:14,22 101:15 104:11 122:17,20 126:5 138:2 talked 29:4,11 44:7 46:1,13 58:24 63:22 70:7 117:18 127:5 138:5 148:7	supplement 45:4 strongly 43:22 storage 22:15 23:2 25:23 35:4 39:16 store 39:11 stories 57:3 storm 29:14 30:7 30:20,20 31:16,16 32:6,15,16,18 33:23,24 34:23 47:19,20 120:2 128:15 130:14,19 131:2,12,14,16 132:21 152:12,13 152:19 stormwater 10:12 10:17,19,22 15:1 22:3,4,5,22 23:5 23:14 24:7 26:22 27:1 29:16,17,18 84:18 95:5 studies 81:9 study 35:20 36:19 36:23 38:18,22 40:14 69:19 75:8 75:9 77:16,20 78:5 81:15,20,24 84:9,11,14 85:8 87:19 139:17 122:15 126:12,15 127:2 130:14 131:1 132:8 133:9 133:23 146:20 151:9 152:10,11 152:16 155:9 styles 34:14,18,21 subdividing 147:10 subdivision 1:4,6 5:6,11 8:21 10:16 12:1 15:17 17:3 36:11,14 38:2,3,6 40:21 47:11 48:24 50:7 15 82:20 83:1 85:1,11 86:15 94:5,10 95:21 103:21 114:18 115:3 124:19 134:9 146:8 147:5 148:19 subdivisions 36:11 118:12	36:16,18 41:6 71:14 81:11 94:3 94:7,13 97:1,5,6 97:13 103:13 145:9,10 subject 6:17 8:3 21:13 41:9 58:19 79:3 122:7 136:21 140:7 155:16 submit 73:7 submitted 121:14 submitted 20:12 118:23 130:24 131:22 132:2 subsequent 66:19 subsidiary 53:20 substantially 133:17 subterranean 112:23 suburbia 138:11 suburbs 144:10 successful 104:24 105:3 succession 42:16 sudden 89:24 suddenly 136:19 sufficient 38:15 39:23 90:6,7 106:16 suggest 106:15 style 54:19,24 55:4 55:17,20,21 57:19 styles 34:14,18,21 subdividing 147:10 subdivision 1:4,6 5:6,11 8:21 10:16 12:1 15:17 17:3 36:11,14 38:2,3,6 40:21 47:11 48:24 50:7 15 82:20 83:1 85:1,11 86:15 94:5,10 95:21 103:21 114:18 115:3 124:19 134:9 146:8 147:5 148:19 subdivisions 36:11 118:12	supplement 45:4 strongly 43:22 storage 22:15 23:2 25:23 35:4 39:16 store 39:11 stories 57:3 storm 29:14 30:7 30:20,20 31:16,16 32:6,15,16,18 33:23,24 34:23 47:19,20 120:2 128:15 130:14,19 131:2,12,14,16 132:21 152:12,13 152:19 stormwater 10:12 10:17,19,22 15:1 22:3,4,5,22 23:5 23:14 24:7 26:22 27:1 29:16,17,18 84:18 95:5 studies 81:9 study 35:20 36:19 36:23 38:18,22 40:14 69:19 75:8 75:9 77:16,20 78:5 81:15,20,24 84:9,11,14 85:8 87:19 139:17 122:15 126:12,15 127:2 130:14 131:1 132:8 133:9 133:23 146:20 151:9 152:10,11 152:16 155:9 styles 34:14,18,21 subdividing 147:10 subdivision 1:4,6 5:6,11 8:21 10:16 12:1 15:17 17:3 36:11,14 38:2,3,6 40:21 47:11 48:24 50:7 15 82:20 83:1 85:1,11 86:15 94:5,10 95:21 103:21 114:18 115:3 124:19 134:9 146:8 147:5 148:19 subdivisions 36:11 118:12
---	--	--	--	--

75:23 76:3,11	42:9,14,16,17,24	134:12 150:16	105:14	54:16 60:12	variances 63:3	2:5,12 3:7,11,13	74:20	77:13 86:6 92:24	152:20,22 153:9
77:16,20,23 78:5	43:9,11,13,14,15	trying 16:9 84:14	two-way 79:11,13	146:11,13	145:3,4 146:22	3:16,17,18,21,21	volunteer 3:11,14	93:5,17 102:20	153:10,12,15
78:9 14:22 79:3,7	43:18,22,23,24	87:12 144:23	tying 95:19	unit 1:3,5 5:5,8	147:7,14,21	4:1,4 5:4,7,12,22	volunteers 3:8	104:23 105:17	155:9
79:8,8,11,13,14	44:4,5,6,7,9,10	145:15 150:11	type 11:18 42:14	10:10 11:5 18:18	variation 94:4	8:17,19,20 9:24	154:14	108:16 109:8,23	water's 122:1,1,12
79:16,19 80:4,16	44:12,15,23 45:2	151:7 153:24	47:6,11,11 51:23	18:19 35:10,12	variety 3:24 18:22	10:2 11:3 13:17	vote 8:16 9:2 70:18	119:15 126:2	water-filtering
81:3,10,15,24	45:7,7,11,11,11	TSC 27:20	62:24 63:1 120:2	41:15 53:10	18:23 19:3 42:23	20:20 22:16,18	101:1 156:16	128:17 129:19	22:12
81:12,16,23	46:7 50:19 52:18	tub 29:3	131:13	units 38:2	55:5,12 59:24,24	36:4,18 44:10	votes 138:6	139:19 140:4	water-manageme...
83:4,9,13,19 84:9	65:3,5,11,15,16	Tuesday 1:13	types 12:13 46:22	unknown 30:6	60:5,14	50:4,10 65:15	wait 13:3 78:21	145:18 156:1	153:1
84:10 85:2,9 86:1	65:16,16,19,22	136:19 156:8	54:21	unsignalized 38:16	various 3:9 25:10	69:9,10 70:3,17	want 58:5 60:17	145:18 156:1	water-quality
86:13,18 87:1,2,7	66:2,6,7,8,13 67:2	tunnels 52:12	typical 43:1 61:18	79:2,4	83:24 103:2	71:1,1,13 74:2,19	84:20	61:20 119:17	waterfall 108:22
87:7 88:8,14,17	70:8,11 113:14,23	turn 6:21 11:12	105:18	unstructured 51:22	vary 55:13	85:1 86:9,9,14,14	waiting 72:11,12	122:17,20	114:4 116:24
88:21 89:14,14	136:21,23 137:3	13:21 39:13,22	typically 9:5	untagged 42:10	vary 73:17 80:10	87:15 89:19 92:16	78:19 91:17	wanting 95:2	waters 112:22
90:20 91:11,13,19	137:12,17,21,24	51:11 53:2 68:4	U	update 140:14	veering 6:17	104:23 105:1	walk 23:19 50:11	wants 9:9 13:19	watershed 22:22
91:22 92:15 93:13	72:11,12,13,13	83:10 84:14,20	U-bend 115:17	updated 42:8	vegetation 22:11	107:7 111:24	50:11,12 60:11	98:10,13	waterfall 108:22
94:12,14,20 95:1	83:10 84:14,20	85:3,6,16 91:7	underneath 113:6	update 140:14	vent 11:18 42:14	118:2,3,14,17	103:16 109:17	warrants 146:4	114:4 116:24
95:3 99:13 100:13	115:18,24,24	115:18,24,24	ultimate 8:20	upper 55:8 78:19	46:17,21 47:1	119:8,18,19,23	110:18 111:16	washes 111:19	waters 112:22
100:15 102:15	130:3 134:14	130:3 134:14	25:21 29:2,17	78:21	49:16 50:16,18	120:8,11 121:1	117:6 141:22	wasn't 89:21,22	water-quality
103:7,23	141:3,4,5,7,13,18	141:3,4,5,7,13,18	unable 94:1 104:15	upset 89:16	vehicle 78:17 79:21	122:8,8 123:1,4,9	walked 113:17	149:9,16,20,22	water-filtering
tragedy 138:5	142:23,23 143:3	turned 91:6	unaware 27:15	upstream 152:3	vehicles 70:20 83:6	123:11 130:10	120:19 139:15	153:22 155:7	22:12
tragic 113:24	142:23,23 143:3	turning 82:19	underneath 113:6	154:3	95:8 104:1	131:13,21 132:2,3	walkers 91:18 92:7	140:5	water-manageme...
trail 16:12,16,18,19	115:7	138:8	115:8 152:7	upwards 34:13	vehicular 98:10	132:3,17 133:3	94:18 99:21	waste 28:15	153:1
16:22 51:2,3,3	138:8	138:8	understand 12:4	urge 90:20	vehicle 78:17 79:21	137:11 139:2	walking 19:4 24:3	waste 28:15	117:4,5
52:9	turns 91:17	twacked 121:14	understand 12:4	use 1:2 5:5 9:16	vehicles 70:20 83:6	144:9,12,13,21	walking 19:4 24:3	watching 75:18	117:4,5
trailer 78:6	59:12	twice 146:14	16:21 63:18 72:3	use 1:2 5:5 9:16	vehicular 98:10	145:17 147:16	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
trails 16:20 60:23	tributary 22:8	two 16:8 20:16	77:24 82:7 104:18	11:2 15:1 17:18	111:1	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
transcript 9:2	25:19,22,23 26:14	two 16:8 20:16	104:20 108:19	27:24 28:1 35:10	vent 11:18 42:14	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
157:10	27:30,6,12,14	21:13 26:14 27:11	120:6,10 122:9,11	51:16 53:10 63:8	venture 144:21	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
transcripts 77:5	32:23,24 33:22	21:13 26:14 27:11	127:11 132:19	67:11 74:21 77:5	verbalize 7:11	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
transfer 50:2	114:12 127:9	31:12 32:2 33:23	127:11 132:19	80:12 82:8 83:1	version 29:19	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
transitional 42:16	tried 68:15 145:20	38:12 43:17 50:24	144:23 148:15	83:16 22:92:8	versus 34:23	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
transitioning 48:14	trim 57:22,23	52:5,22 54:15	understanding 7:7	83:16 22:92:8	Veterans 156:8	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
travel 80:11	trips 72:7 79:21	57:20 58:20 69:13	understanding 7:7	131:7 144:18	Vice-president	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
traverses 23:13	trivial 109:6	69:14,21 74:4	understands 44:3	useful 98:3	Village-funded	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
tree 42:1,6,8,12,14	troubling 139:8	75:7,11 78:1	Understood 123:17	usefulness 87:16	Village-funded	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
42:20,24 43:5,19	truck 27:24	79:19 80:1 82:5	underwater 112:17	uses 39:14	Village-funded	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
43:19,20 45:3,16	true 77:8 137:15	89:8 92:12 93:14	undeveloped 15:18	usually 78:13,15	Village-funded	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
64:18,24 65:1	157:9	94:3,21 95:8,11	16:1	117:16 155:1	Village-funded	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
66:1,24 67:3 68:1	truly 72:20	96:9,15 99:11	unfair 106:13	utilize 54:9 83:11	Village-funded	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
113:15,17,22	trustee 2:3 76:13	103:18,20 114:9	unfortunate 70:4	119:13	Village-funded	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
114:2 121:19	trustees 70:18 76:8	127:5 128:3 133:6	122:3	utilized 51:14	Village-funded	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
137:1,3,22 138:1	76:14,18,23 77:3	135:8,8 141:3,8,9	unfortunately	utilizing 48:7	Village-funded	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
139:24 140:5,12	try 70:23 101:16	142:6 153:10	unified 15:2,6	vacant 111:13	Village-funded	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
140:13,15,15,19	try 70:23 101:16	two-car 56:7	unincorporated	vague 71:21 74:24	Village-funded	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
140:19,20 141:1	104:16 108:20	two-car-deep 56:6	unincorporated	valuable 51:5	Village-funded	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
141:13 143:9,11	112:17 119:10,23	two-foot 55:21	unincorporated	value 42:10 98:4	Village-funded	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
143:14	122:11 132:1	two-stories 58:7	unincorporated	variance 146:6,12	Village-funded	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5
trees 20:3 42:4,4,6		two-story 54:16	unincorporated	146:16 148:8,15	Village-funded	156:10	walkout 60:24 61:3	20:16 30:19 32:4	117:4,5

75:23 76:3,11	42:9,14,16,17,24	134:12 150:16	105:14	54:16 60:12	variances 63:3	2:5,12 3:7,11,13	74:20	77:13 86:6 92:24	152:20,22 153:9
77:16,20,23 78:5	43:9,11,13,14,15	trying 16:9 84:14	two-way 79:11,13	146:11,13	145:3,4 146:22	3:16,17,18,21,21	volunteer 3:11,14	93:5,17 102:20	153:10,12,15
78:9 14:22 79:3,7	43:18,22,23,24	87:12 144:23	tying 95:19	unit 1:3,5 5:5,8	147:7,14,21	4:1,4 5:4,7,12,22	volunteers 3:8	104:23 105:17	155:9
79:8,8,11,13,14	44:4,5,6,7,9,10	145:15 150:11	type 11:18 42:14	10:10 11:5 18:18	variation 94:4	8:17,19,20 9:24	154:14	108:16 109:8,23	water's 122:1,1,12
79:16,19 80:4,16	44:12,15,23 45:2	151:7 153:24	47:6,11,11 51:23	18:19 35:10,12	variety 3:24 18:22	10:2 11:3 13:17	vote 8:16 9:2 70:18	119:15 126:2	water-filtering
81:3,10,15,24	45:7,7,11,11,11	TSC 27:20	62:24 63:1 120:2	41:15 53:10	18:23 19:3 42:23	20:20 22:16,18	101:1 156:16	128:17 129:19	22:12
81:12,16,23	46:7 50:19 52:18	tub 29:3	131:13	units 38:2	55:5,12 59:24,24	36:4,18 44:10	votes 138:6	139:19 140:4	water-manageme...
83:4,9,13,19 84:9	65:3,5,11,15,16	Tuesday 1:13	types 12:13 46:22	unknown 30:6	60:5,14	50:4,10 65:15	wait 13:3 78:21	145:18 156:1	153:1
84:10 85:2,9 86:1	65:16,16,19,22	136:19 156:8	54:21	unsignalized 38:16	various 3:9 25:10	69:9,10 70:3,17	want 58:5 60:17	145:18 156:1	water-quality
86:13,18 87:1,2,7	66:2,6,7,8,13 67:2	tunnels 52:12	typical 43:1 61:18	79:2,4	83:24 103:2	71:1,1,13 74:2,19	84:20	61:20 119:17	waterfall 108:22
87:7 88:8,14,17	66:2,6,7,8,13 67:2	turn 6:21 11:12	105:18	unstructured 51:22	vary 55:13	85:1 86:9,9,14,14	waiting 72:11,12	122:17,20	114:4 116:24
88:21 89:14,14	136:21,23 137:3	13:21 39:13,22	typically 9:5	untagged 42:10	vary 73:17 80:10	87:15 89:19 92:16	78:19 91:17	wanting 95:2	waters 112:22
90:20 91:11,13,19	137:12,17,21,24	51:11 53:2 68:4	U	update 140:14	veering 6:17	104:23 105:1	walk 23:19 50:11	wants 9:9 13:19	watershed 22:22
91:22 92:15 93:13	72:11,12,13,13	83:10 84:14,20	U-bend 115:17	updated 42:8	vegetation 22:11	107:7 111:24	50:11,12 60:11	98:10,13	waterfall 108:22
94:12,14,20 95:1	83:10 84:14,20	85:3,6,16 91:7	underneath 113:6	upper 55:8 78:19	vent 11:18 42:14	118:2,3,14,17	103:16 109:17	warrants 146:4	114:4 116:24
95:3 99:13 100:13	115:18,24,24	115:18,24,24	ultimate 8:20	78:21	46:17,21 47:1	119:8,18,19,23	110:18 111:16	washes 111:19	waters 112:22
100:15 102:15	130:3 134:14	130:3 134:14	25:21 29:2,17	upset 89:16	49:16 50:16,18	120:8,11 121:1	117:6 141:22	wasn't 89:21,22	water-quality
103:7,23	141:3,4,5,7,13,18	141:3,4,5,7,13,18	31:19 32:6 48:6,7	upstream 152:3	vehicle 78:17 79:21	122:8,8 123:1,4,9	walked 113:17	149:9,16,20,22	water-filtering
tragedy 138:5	142:23,23 143:3	turned 91:6	unable 94:1 104:15	154:3	vehicles 70:20 83:6	123:11 130:10	120:19 139:15	153:22 155:7	22:12
tragic 113:24	142:23,23 143:3	turning 82:19	unaware 27:15	upwards 34:13	95:8 104:1	131:13,21 132:2,3	walkers 91:18 92:7	140:5	water-manageme...
trail 16:12,16,18,19	115:7	138:8	underneath 113:6	urge 90:20	vehicular 98:10	132:3,17 133:3	94:18 99:21	waste 28:15	153:1
16:22 51:2,3,3	138:8	138:8	115:8 152:7	use 1:2 5:5 9:16	111:1	137:11 139:2	walking 19:4 24:3	watching 75:18	117:4,5
52:9	turns 91:17	twacked 121:14	understand 12:4	use 1:2 5:5 9:16	vent 11:18 42:14	144:9,12,13,21	walking 19:4 24:3	21:18 24:7 25:7,8	117:4,5
trailer 78:6	59:12	twice 146:14	16:21 63:18 72:3	11:2 15:1 17:18	venture 144:21	145:17 147:16	24:15 94:21,24	25:12,16,19,27,6	59:8 65:10,24
trails 16:20 60:23	tributary 22:8	two 16:8 20:16	77:24 82:7 104:18	27:24 28:1 35:10	verbalize 7:11	156:10	102:15 110:11	27:8 28:21 31:1,5	66:23 68:24 78:24
transcript 9:2	25:19,22,23 26:14	two 16:8 20:16	104:20 108:19	51:16 53:10 63:8	version 29:19	156:10	111:2,3,6,10	31:19,21,23 32:8	81:3 82:11 84:16
157:10	27:30,6,12,14	21:13 26:14 27:11	120:6,10 122:9,11	67:11 74:21 77:5	Veterans 156:8	156:10	129:13	33:20,20 34:19,20	91:24 102:11
transcripts 77:5	32:23,24 33:22	21:13 26:14 27:11	127:11 132:19	80:12 82:8 83:1	Vice-president	156:10	w		

18th 33:7,15,22 109:10 1946 149:18,151:17 1989 75:16,20 89:21 90:4 92:19 19th 82:2	27,000 153:10 28 1:13 21:13 23:11 43:21 72:21 2900 57:4	45-minute 13:2 47:148:13 470-some 84:2	7:30 91:3,10 70 18:9,14 137:14 70-foot 18:13 7008 58:13 7115:1,20 72 49:12 75 18:15 65:17 79:12 80:5 7500 18:10 78 141:1
084-004283 157:14	27,000 153:10 28 1:13 21:13 23:11 43:21 72:21 2900 57:4	45-minute 13:2 47:148:13 470-some 84:2	7:30 91:3,10 70 18:9,14 137:14 70-foot 18:13 7008 58:13 7115:1,20 72 49:12 75 18:15 65:17 79:12 80:5 7500 18:10 78 141:1
1 13:13 114:7,11,18 115:2,6 1,200 95:5 1,328 109:1 12,46:6 99:12 104:22 73:21 95:6 100:2 112:1 124:15 128:21 129:4 10-37:15 103:2 71:13 10:00 9:4,8 13:6 129:22 136:9,11 154:4 100-year 33:16 105:1 20 108 20:11 11 23:5 104:10 12 72:1 11 80:23 12-inch 29:20 120 82:18 83:11 120 72:4 12th 9:13 156:9 13 104:14 106:7 13-acre 22:15 23:2 13,000 18:13,21 135 18:10 14 103:9 142 45:16 15 22:24 105:15 143:19 15-minute 37:16 150 40:3 113:23 150-year-old 139:20 150,000 119:13 156 157:9 16 145:4 17 64:16 99:8 123:24 173 42:6 18 73:2 102:13 112:6 18-inch 29:21 33:23 1800 43:20	18th 33:7,15,22 109:10 1946 149:18,151:17 1989 75:16,20 89:21 90:4 92:19 19th 82:2	27,000 153:10 28 1:13 21:13 23:11 43:21 72:21 2900 57:4	7:30 91:3,10 70 18:9,14 137:14 70-foot 18:13 7008 58:13 7115:1,20 72 49:12 75 18:15 65:17 79:12 80:5 7500 18:10 78 141:1
1 13:13 114:7,11,18 115:2,6 1,200 95:5 1,328 109:1 12,46:6 99:12 104:22 73:21 95:6 100:2 112:1 124:15 128:21 129:4 10-37:15 103:2 71:13 10:00 9:4,8 13:6 129:22 136:9,11 154:4 100-year 33:16 105:1 20 108 20:11 11 23:5 104:10 12 72:1 11 80:23 12-inch 29:20 120 82:18 83:11 120 72:4 12th 9:13 156:9 13 104:14 106:7 13-acre 22:15 23:2 13,000 18:13,21 135 18:10 14 103:9 142 45:16 15 22:24 105:15 143:19 15-minute 37:16 150 40:3 113:23 150-year-old 139:20 150,000 119:13 156 157:9 16 145:4 17 64:16 99:8 123:24 173 42:6 18 73:2 102:13 112:6 18-inch 29:21 33:23 1800 43:20	18th 33:7,15,22 109:10 1946 149:18,151:17 1989 75:16,20 89:21 90:4 92:19 19th 82:2	27,000 153:10 28 1:13 21:13 23:11 43:21 72:21 2900 57:4	7:30 91:3,10 70 18:9,14 137:14 70-foot 18:13 7008 58:13 7115:1,20 72 49:12 75 18:15 65:17 79:12 80:5 7500 18:10 78 141:1

21:10 22:14,16 23:1,15 24:21 25:18 26:1 29:15 30:1,12 32:15,16 33:14 34:6,11 35:18 44:15 47:1 47:21 48:21 49:15 51:1,15 54:2,10 54:15 55:20 56:2 56:4,11,12 57:5 57:17 58:2 59:2 59:22 60:1,3,16 66:2 68:2 69:7,16 79:24 80:7,8,10 82:5 85:5 86:24 87:6 88:6,14 89:16 92:4 93:4 101:16 103:3 109:14,23 110:18 110:23 111:6,9 113:8 114:7,11 116:13,13,20 126:17,18 128:3,6 136:11,13 137:9 137:21 138:2,18 138:22 139:23 140:1 141:10,11 142:13 143:21 145:11,24 146:10 147:5 149:19 150:16,20 153:13 154:1,5 155:2 we've 13:7 19:9 24:4 27:2 29:9,9,9 32:12 34:5,21 36:5 39:6 51:13 54:3 55:12 58:6 58:17 59:11 61:4 61:8 113:10 114:5 114:6 118:21 121:3 127:5 134:7 139:8 140:22 144:7 146:3 153:16 website 13:19 Wednesday 9:12 156:9 week 4:11 74:3 weeks 103:19 113:5	137:16 William 1:1 2:10 5:3 10:4,9 11:10 11:12 12:12 11:20 12:22 29:24 53:19 53:21 121:16 willing 24:12 76:9 105:3 Wilmette 53:23 window 16:11 winding 25:9 55:12 working 14:1 19:2 89:8 91:19 92:13 82:21 93:23 99:12 101:21 106:10 111:15 116:9 122:8 130:16 133:22 141:10 works 74:4 77:9 103:12,18 129:20 152:1 yellow 27:4,5 58:19 yesterday 13:1 young 89:10,10 94:24 younger 92:10	word 77:4 words 30:23 work 14:19 24:2 year 38:20 42:7 91:2 92:19 109:3 109:4 112:18,18 112:24 120:1 132:24 years 27:16 28:13 28:15 30:10,24 31:1,20 54:3 65:17 66:3 71:6 89:8 91:19 92:13 82:21 93:23 99:12 101:21 106:10 111:15 116:9 122:8 130:16 133:22 141:10 works 74:4 77:9 103:12,18 129:20 152:1 yellow 27:4,5 58:19 yesterday 13:1 young 89:10,10 94:24 younger 92:10	137:16 William 1:1 2:10 5:3 10:4,9 11:10 11:12 12:12 11:20 12:22 29:24 53:19 53:21 121:16 willing 24:12 76:9 105:3 Wilmette 53:23 window 16:11 winding 25:9 55:12 working 14:1 19:2 89:8 91:19 92:13 82:21 93:23 99:12 101:21 106:10 111:15 116:9 122:8 130:16 133:22 141:10 works 74:4 77:9 103:12,18 129:20 152:1 yellow 27:4,5 58:19 yesterday 13:1 young 89:10,10 94:24 younger 92:10
122:10 weigh 97:9 welcome 24:5 50:14 141:22 151:4 welcome 24:18 welfare 146:4,6 went 30:8 42:7 100:1 101:10,18 118:13 weren't 134:20 west 15:19,22 57:17 58:2 59:2 59:22 60:1,3,16 66:2 68:2 69:7,16 79:24 80:7,8,10 82:5 85:5 86:24 87:6 88:6,14 89:16 92:4 93:4 101:16 103:3 109:14,23 110:18 110:23 111:6,9 113:8 114:7,11 116:13,13,20 126:17,18 128:3,6 136:11,13 137:9 137:21 138:2,18 138:22 139:23 140:1 141:10,11 142:13 143:21 145:11,24 146:10 147:5 149:19 150:16,20 153:13 154:1,5 155:2 we've 13:7 19:9 24:4 27:2 29:9,9,9 32:12 34:5,21 36:5 39:6 51:13 54:3 55:12 58:6 58:17 59:11 61:4 61:8 113:10 114:5 114:6 118:21 121:3 127:5 134:7 139:8 140:22 144:7 146:3 153:16 website 13:19 Wednesday 9:12 156:9 week 4:11 74:3 weeks 103:19 113:5	137:16 William 1:1 2:10 5:3 10:4,9 11:10 11:12 12:12 11:20 12:22 29:24 53:19 53:21 121:16 willing 24:12 76:9 105:3 Wilmette 53:23 window 16:11 winding 25:9 55:12 working 14:1 19:2 89:8 91:19 92:13 82:21 93:23 99:12 101:21 106:10 111:15 116:9 122:8 130:16 133:22 141:10 works 74:4 77:9 103:12,18 129:20 152:1 yellow 27:4,5 58:19 yesterday 13:1 young 89:10,10 94:24 younger 92:10	word 77:4 words 30:23 work 14:19 24:2 year 38:20 42:7 91:2 92:19 109:3 109:4 112:18,18 112:24 120:1 132:24 years 27:16 28:13 28:15 30:10,24 31:1,20 54:3 65:17 66:3 71:6 89:8 91:19 92:13 82:21 93:23 99:12 101:21 106:10 111:15 116:9 122:8 130:16 133:22 141:10 works 74:4 77:9 103:12,18 129:20 152:1 yellow 27:4,5 58:19 yesterday 13:1 young 89:10,10 94:24 younger 92:10	137:16 William 1:1 2:10 5:3 10:4,9 11:10 11:12 12:12 11:20 12:22 29:24 53:19 53:21 121:16 willing 24:12 76:9 105:3 Wilmette 53:23 window 16:11 winding 25:9 55:12 working 14:1 19:2 89:8 91:19 92:13 82:21 93:23 99:12 101:21 106:10 111:15 116:9 122:8 130:16 133:22 141:10 works 74:4 77:9 103:12,18 129:20 152:1 yellow 27:4,5 58:19 yesterday 13:1 young 89:10,10 94:24 younger 92:10
122:10 weigh 97:9 welcome 24:5 50:14 141:22 151:4 welcome 24:18 welfare 146:4,6 went 30:8 42:7 100:1 101:10,18 118:13 weren't 134:20 west 15:19,22 57:17 58:2 59:2 59:22 60:1,3,16 66:2 68:2 69:7,16 79:24 80:7,8,10 82:5 85:5 86:24 87:6 88:6,14 89:16 92:4 93:4 101:16 103:3 109:14,23 110:18 110:23 111:6,9 113:8 114:7,11 116:13,13,20 126:17,18 128:3,6 136:11,13 137:9 137:21 138:2,18 138:22 139:23 140:1 141:10,11 142:13 143:21 145:11,24 146:10 147:5 149:19 150:16,20 153:13 154:1,5 155:2 we've 13:7 19:9 24:4 27:2 29:9,9,9 32:12 34:5,21 36:5 39:6 51:13 54:3 55:12 58:6 58:17 59:11 61:4 61:8 113:10 114:5 114:6 118:21 121:3 127:5 134:7 139:8 140:22 144:7 146:3 153:16 website 13:19 Wednesday 9:12 156:9 week 4:11 74:3 weeks 103:19 113:5	137:16 William 1:1 2:10 5:3 10:4,9 11:10 11:12 12:12 11:20 12:22 29:24 53:19 53:21 121:16 willing 24:12 76:9 105:3 Wilmette 53:23 window 16:11 winding 25:9 55:12 working 14:1 19:2 89:8 91:19 92:13 82:21 93:23 99:12 101:21 106:10 111:15 116:9 122:8 130:16 133:22 141:10 works 74:4 77:9 103:12,18 129:20 152:1 yellow 27:4,5 58:19 yesterday 13:1 young 89:10,10 94:24 younger 92:10	word 77:4 words 30:23 work 14:19 24:2 year 38:20 42:7 91:2 92:19 109:3 109:4 112:18,18 112:24 120:1 132:24 years 27:16 28:13 28:15 30:10,24 31:1,20 54:3 65:17 66:3 71:6 89:8 91:19 92:13 82:21 93:23 99:12 101:21 106:10 111:15 116:9 122:8 130:16 133:22 141:10 works 74:4 77:9 103:12,18 129:20 152:1 yellow 27:4,5 58:19 yesterday 13:1 young 89:10,10 94:24 younger 92:10	137:16 William 1:1 2:10 5:3 10:4,9 11:10 11:12 12:12 11:20 12:22 29:24 53:19 53:21 121:16 willing 24:12 76:9 105:3 Wilmette 53:23 window 16:11 winding 25:9 55:12 working 14:1 19:2 89:8 91:19 92:13 82:21 93:23 99:12 101:21 106:10 111:15 116:9 122:8 130:16 133:22 141:10 works 74:4 77:9 103:12,18 129:20 152:1 yellow 27:4,5 58:19 yesterday 13:1 young 89:10,10 94:24 younger 92:10