



**THE VILLAGE OF HAWTHORN WOODS
SPECIAL VILLAGE BOARD MEETING
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
MONDAY, JUNE 20, 2016
7:00 P.M.**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mayor Mancino called the meeting to order at 7:03 p.m. Roll call indicated the following members were present: Mayor Mancino, Trustees Ponzio, Riess, Morgan, Corrigan, DiMaggio and David.

Also present were Chief Operating Officer Pamela Newton, Chief Administrative Officer/Village Clerk Donna Lobaito, Chief Financial Officer Kristin Kazenas, Chief of Police Jennifer Paulus, Public Works Director and Village Engineer Erika Frable, Director of Parks and Recreation Brian Sullivan, Community Development Director Michael Cassata, Village Attorney Patrick Brankin, Village Engineer Lee Fell, and Landscape Designer Brad Dethloff.

II. PLEDGE OF ALLEGIANCE

III. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

None this month.

IV. PRESENTATION

- A. Presentation of the Comprehensive Annual Financial Report as of December 31, 2015—Brian LeFevre, Sikich

Mr. Brian LeFevre, Sikich, presented the Comprehensive Annual Financial Report as of December 31, 2015 to the Village Board. He noted that this was the 10th consecutive year the Village has been awarded the Certificate of Achievement for Excellence in Financial Reporting. He presented an unmodified opinion, which is the highest level of opinion to be offered by an auditor. Less than 1% of communities with a population less than 10,000 achieve an unmodified opinion.

V. PUBLIC HEARING

- A. A Public Hearing for a Certain Third Amendment to a Certain Annexation Agreement—HDP Stonebridge LLC

Motion by Corrigan, second by DiMaggio to open the public hearing.

Roll call vote.

Ayes: Ponzio, Riess, Morgan, Corrigan, DiMaggio, David
Nays: None
Abstain: None
Absent: None

Motion carried.

Tom Burney, attorney representing William Ryan Homes, was present and asked that the public hearing be continued to July 18, 2016.

Motion by Riess, second by DiMaggio to continue the public hearing to the July 18, 2016 Village Board meeting.

Roll call vote.

Ayes: Ponzio, Riess, Morgan, Corrigan, DiMaggio, David
Nays: None
Abstain: None
Absent: None

Motion carried.

VI. MAYOR’S REPORT AND COMMITTEE REPORTS

A. Mayor’s Report ----- Joseph Mancino, Mayor

No report this month.

B. Environmental Committee ----- John Bickley, Chair
Steve Riess, Trustee Liaison

Trustee Riess reported that the Environmental Committee is working on re-writing the tree ordinance, and they should have it completed by November, 2016.

C. Zoning Board of Appeals ----- John Kosik, Chair
Dominick DiMaggio, Trustee Liaison

No report this month.

D. Planning, Building and Zoning Commission ----- Jim Kaiser, Chair
Dominick DiMaggio, Trustee Liaison

1. Approval of an Ordinance Granting Preliminary Planned Unit Development Plan Approval, Granting Preliminary Subdivision Plat Approval, Granting Preliminary Engineering Plan Approval, Granting Preliminary Landscape Plan Approval, and Granting Certain Relief from the Village’s Zoning Ordinance, Subdivision Control Ordinance, and Building Regulations Ordinance – Foxford Communities – Hawthorn Trails South Phase 3 – Northeast Corner of the Intersection of Illinois Route 22 and Quentin Road

Minutes of this portion of the meeting were prepared by Joan M. Holub of Q & A Reporting, Inc. and are attached hereto as Exhibit “A”.

Motion by Corrigan, second by David to approve an Ordinance Granting Preliminary Planned Unit Development Plan Approval, Granting Preliminary Subdivision Plat Approval, Granting Preliminary Engineering Plan Approval, Granting Preliminary Landscape Plan Approval, and Granting Certain Relief from the Village's Zoning Ordinance, Subdivision Control Ordinance, and Building Regulations Ordinance – Foxford Communities – Hawthorn Trails South Phase 3 – Northeast Corner of the Intersection of Illinois Route 22 and Quentin Road.

Roll call vote.

Ayes: Ponzio, Riess, Corrigan, DiMaggio, David

Nays: Morgan

Abstain: None

Absent: None

Motion carried.

E. Finance Committee ----- Peter Ponzio, Chair
Kelly Corrigan, Trustee Liaison

1. Approval of the March 2016 Financial Statements

Motion by Morgan, second by DiMaggio to approve the March, 2016 Financial Statements.

Roll call vote.

Ayes: Ponzio, Riess, Morgan, Corrigan, DiMaggio

Nays: None

Abstain: David

Absent: None

Motion carried.

2. Approval of the April 2016 Financial Statements

Motion by Corrigan, second by Ponzio to approve the April, 2016 Financial Statements.

Roll call vote.

Ayes: Ponzio, Riess, Morgan, Corrigan, DiMaggio, David

Nays: None

Abstain: None

Absent: None

Motion carried.

3. Acceptance of the Comprehensive Annual Financial Report as of December 31, 2015

Motion by Riess, second by DiMaggio to accept the Comprehensive Annual Financial Report as of December 31, 2015.

Roll call vote.

Ayes: Ponzio, Riess, Morgan, Corrigan, DiMaggio, David

Nays: None

Abstain: None

Absent: None

Motion carried.

4. Acceptance of Auditor's Communication to the Board of Trustees as of December 31, 2015

Motion by Ponzio, second by Morgan to accept the Auditor's Communication to the Board of Trustees as of December 31, 2015.

Roll call vote.

Ayes: Ponzio, Riess, Morgan, Corrigan, DiMaggio, David

Nays: None

Abstain: None

Absent: None

Motion carried.

VII. NEW BUSINESS

A. Consent Agenda

1. Approval of the May 16, 2016 Village Board Meeting Minutes
2. Approval of Paid Invoice List Dated June 2016
3. Approval of Bills List Dated June 2016
4. Approval of an Ordinance Authorizing the Chief Operating Officer to Award the Crack Sealing Project for 2016
5. Approval of an Ordinance Authorizing the Chief Operating Officer to Award the Pavement Patching Program for 2016
6. Approval of a Resolution in Memory of Richard Bilisko, Former Police Sergeant of the Village of Hawthorn Woods
7. Approval of the Annual Treasurer's Report for the Year Ended December 31, 2015

Item #1 was removed from the Consent Agenda.

Motion by Ponzio, second by David to approve the Consent Agenda with the exception of Item #1.

Roll call vote.

Ayes: Ponzio, Riess, Morgan, Corrigan, DiMaggio, David
Nays: None
Abstain: None
Absent: None

Motion carried.

Motion by DiMaggio, second by Corrigan to approve Consent Agenda Item #1, Approval of the May 16, 2016 Village Board Meeting Minutes.

Roll call vote.

Ayes: Ponzio, Riess, Corrigan, DiMaggio
Nays: None
Abstain: Morgan and David
Absent: None

Motion carried.

B. Items for Separate Action

1. Approval of an Ordinance Adopting a Certain Third Amendment to a Certain Annexation Agreement—HDP Stonebridge LLC
2. Approval of an Ordinance Authorizing the Execution of the Stonebridge Subdivision Improvement Agreement—HDP Stonebridge LLC

Motion by Corrigan, second by Morgan to continue both Items for Separate Action to the July 18, 2016 Village Board meeting.

Roll call vote.

Ayes: Ponzio, Riess, Morgan, Corrigan, DiMaggio, David
Nays: None
Abstain: None
Absent: None

Motion carried.

VIII. OLD BUSINESS

- A. None this month.

IX. ADMINISTRATION REPORTS

- A. Report from the Chief Operating Officer – Pamela O. Newton, MSOL
1. Monthly Update—Village Operations

Ms. Newton stated that her report was on the dais.

- B. Report from the Village Attorney

Mr. Brankin will provide his report in Executive Session.

C. Reports from Department Heads

1. Chief Administrative Officer – Donna Lobaito
 - a. Chief Administrative Officer's Report
 - b. Village Clerk's Report

Ms. Lobaito's report is in the packet.

2. CFO/Human Resources Director – Kristin N. Kazenas, CPA, MBA, CPFO
 - a. Finance Department Report
 - b. Human Resources Department Report
 - c. Risk Management Department Report
 - d. Business Continuity Work Group Report

Ms. Kazenas' report is in the packet.

3. Chief of Police – Jennifer R. Paulus
 - a. Police Department Report

Chief Paulus' report is in the packet.

4. Director of Public Works/Village Engineer – Erika M. Frable, PE
 - a. Public Works Department Report

Ms. Frable's report is in the packet.

- b. Acceptance of the NPDES Report Phase II, Permit Year 13 Annual Report

Ms. Frable reported on the NPDES Report Phase II, Permit Year 13 Annual Report.

5. Director of Parks and Recreation – Brian J. Sullivan, MPA, CPSI, CPRP
 - a. Parks and Recreation Report

Mr. Sullivan's report is in the packet.

6. Director of Community Development – Michael Cassata, AICP
 - a. Community Development Department Report

Mr. Cassata's report is in the packet. He noted that to date, 74 permits have been issued to Pulte.

X. EXECUTIVE SESSION

Personnel (5 ILCS 120/2(c) 1), Purchase of Property (5 ILCS 120/2(c) 5), Probable or Pending Litigation (5 ILCS 120/2(c) 11), and Discussion of Executive Session Minutes (5 ILCS 120/2(c) 21)

Motion by Ponzio, second by DiMaggio to enter into Executive Session.

Roll call vote.

Ayes: Ponzio, Riess, Morgan, Corrigan, DiMaggio, David

Nays: None

Abstain: None

Absent: None

Motion carried.

The Village Board entered into Executive Session at 10:16 p.m.

The regular session reconvened at 11:03 p.m.

IX. ADJOURNMENT

Motion by Corrigan, second by Morgan to adjourn the regular meeting. Upon a voice vote, the motion carried and the meeting adjourned at 11:04 p.m.

Respectfully submitted,



Donna Lobaito
Village Clerk

IN THE MATTER OF

FOXFORD COMMUNITIES -- HAWTHORN TRAILS PHASE 3,
NORTHEAST CORNER OF THE INTERSECTION OF ILLINOIS
ROUTE 22 AND QUENTIN ROAD
FOR APPROVAL OF AN ORDINANCE GRANTING PRELIMINARY
PLANNED UNIT DEVELOPMENT PLAN APPROVAL, GRANTING
PRELIMINARY SUBDIVISION PLAN APPROVAL, GRANTING
PRELIMINARY ENGINEERING PLAN APPROVAL, GRANTING
PRELIMINARY LANDSCAPE PLAN APPROVAL, AND
GRANTING CERTAIN RELIEF FROM THE VILLAGE'S ZONING
ORDINANCE, SUBDIVISION CONTROL ORDINANCE

(Public hearing held before the
Village Board of Trustees on
Monday, June 20, 2016, at the
hour of 7:00 p.m.; held at
2 Lagoon Drive, Hawthorn Woods,
Illinois.

Q & A REPORTING, INC.
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- 1 PRESENT: JOSEPH MANCINO, MAYOR
- 2 KELLY CORRIGAN
- 3 MICHAEL DAVID
- 4 DOMINICK DIMAGGIO
- 5 NEIL MORGAN
- 6 PETER PONZIO
- 7 STEVE RIESS
- 8
- 9 VILLAGE STAFF:
- 10 DONNA LOBAITO, Village Administrator
- 11 PAMELA NEWTON, Chief Operating Officer
- 12 MICHAEL CASSATA, Community Development Director
- 13 ERIKA FRABLE, Village Engineer
- 14 JENNIFER PAULUS, Chief of Police
- 15 KRISTIN KAZENAS, Chief Financial Officer
- 16 BRIAN SULLIVAN, Director of Parks and Recreation
- 17 LEE FELL, Christopher Burke & Associates
- 18 BRAD DETHLOFF, Rolf Campbell & Associates
- 19
- 20 APPEARANCES:
- 21 SCHAIN, BANKS, KENNY & SCHWAB, LTD, by
- 22 PATRICK T. BRANKIN;
- 23 On behalf of the Village of Hawthorn Woods;
- 24
- 25 LAW OFFICES OF THOMAS R. BURNEY, by
- 26 THOMAS R. BURNEY,
- 27 On behalf of Petitioner, Foxford Communities.
- 28
- 29 PUBLIC SPEAKERS:
- 30 RINI DATTA
- 31 MEHUL VORA
- 32 SAMPATH NADELLA
- 33 SOMESCH SURAPUREDDI
- 34 RAM RAMANAM
- 35 JEFF WRIGHT
- 36 MIKE KROG
- 37 GARNESH HYTAR (phonetic spelling)
- 38 PINAKI DATTA
- 39 MICHAEL TALBETT
- 40 CHIKOTI HARIKIHAN
- 41 MARY POPIITCH
- 42 ALICIA MCGOWAN
- 43
- 44
- 45
- 46

- 1 (Other Village business conducted.)
- 2
- 3 MAYOR MANCINO: We do have a public hearing scheduled.
- 4
- 5 I'd like to call for a motion to open the
- 6 public hearing for a Certain Third Amendment to a Certain
- 7 Annexation Agreement-HDF Stonebridge LLC.
- 8
- 9 Do we have a motion to open the hearing?
- 10
- 11 TRUSTEE CORRIGAN: So moved.
- 12
- 13 MAYOR MANCINO: And a second?
- 14
- 15 TRUSTEE DIMAGGIO: Second.
- 16
- 17 MAYOR MANCINO: Thank you very much.
- 18
- 19 The meeting being opened, I'd just like to
- 20 comment that Stonebridge is not here tonight. Documents aren't
- 21 completely prepared, and there's a few details being ironed
- 22 out.
- 23
- 24 If there's any questions or comments or if
- 25 there's any public comments.
- 26
- 27 Mr. Burney.
- 28
- 29 MR. BURNEY: Only that we'd request on behalf of
- 30 Stonebridge the continuance in this matter to the next meeting
- 31 in July.
- 32
- 33 MAYOR MANCINO: July 18th is our next meeting.
- 34
- 35 MR. BURNEY: It's my mother's birthday. That's great.
- 36
- 37 MAYOR MANCINO: Any questions?
- 38
- 39 (No response.)

- 1 No? Terrific. Then the Chair seeks a motion
- 2 to continue the public hearing to a date certain of
- 3 July 18, 2016.
- 4
- 5 TRUSTEE RIESS: So moved.
- 6
- 7 MAYOR MANCINO: Is there a second?
- 8
- 9 TRUSTEE DIMAGGIO: Second.
- 10
- 11 MAYOR MANCINO: Okay. Ms. Lobsaito, please take the roll.
- 12
- 13 TRUSTEE PONZIO: Yes.
- 14
- 15 TRUSTEE RIESS: Yes.
- 16
- 17 TRUSTEE MORGAN: Yes.
- 18
- 19 TRUSTEE CORRIGAN: Yes.
- 20
- 21 TRUSTEE DIMAGGIO: Yes.
- 22
- 23 TRUSTEE DAVID: Yes.
- 24
- 25 MAYOR MANCINO: Thank you. That motion carries.
- 26
- 27 the public hearing -- do we need a motion
- 28 to close?
- 29
- 30 MR. BRANKIN: No.
- 31
- 32 MAYOR MANCINO: Thank you.
- 33
- 34 Reports and Committee Reports, moving on.
- 35
- 36 (Other Village business conducted.)
- 37
- 38 MAYOR MANCINO: Planning, Building and Zoning Commission.
- 39 We do have an item this evening.
- 40
- 41 The Chair seeks a motion for the approval of
- 42 an Ordinance granting Preliminary Planned Unit Development Plan

1 Approval, granting Preliminary Subdivision Plat Approval,
 2 granting Preliminary Engineering Plan Approval, granting
 3 Preliminary Landscape Plan Approval, and granting Certain
 4 Relief from the Village of Hawthorn Woods Zoning Ordinance
 5 Subdivision Control Ordinance and Building Regulations
 6 Ordinance for Foxford Communities, Hawthorn Trails South
 7 Phase 3 at the northeast corner of Illinois Route 22 and
 8 Quentin Road

9 Do we have that motion?

10 TRUSTEE CORRIGAN: So moved.

11 MAYOR MANCINO: And a second?

12 TRUSTEE DIMAGGIO: Second.

13 MAYOR MANCINO: Excellent. That motion is on the table.

14 Prior to our presentation from the developer
 15 who's here and public comment, I would just like to make a
 16 statement. The proposed PUD as presented contemplates a gas
 17 station on the corner of Quentin and Route 22. Through many
 18 discussions through our board with the developer, other elected
 19 officials, and residents, we have not found support for a gas
 20 station on that corner. Our previous annexation agreement
 21 makes it a prohibited use on that corner. Through discussions
 22 with staff and our board and the developer, we have asked our
 23 developer to remove the request for the gas station and car
 24 wash on that corner only. And I know it's been a subject

1 that's been tossed around not only with our residents but with
 2 our neighboring residents in Kildeer.
 3 And the developer is here, and the property
 4 owner is here. I'd like to ask them if they'd like to
 5 voluntarily remove the request for that prohibited use of a gas
 6 station and car wash on that corner.

7 MR. BURNEY: Mayor Mancino, Thomas Burney of the Law
 8 Offices of Thomas Burney in Crystal Lake, Illinois, on behalf
 9 of Foxford.

10 Yes, Mr. Mayor Mancino, with the
 11 understanding that the Village would consider and approve the
 12 revised site plan with three commercial lots totaling about
 13 4.7 acres and the proposed residential development, we would do
 14 that. We looked at that site; we presented our evidence. You
 15 look up and down 22, up and down Quentin and you say this is a
 16 great place for a gasoline station, but we heard from the
 17 neighbors that Icon and Foxford helped to place there. We've
 18 had heard from staff, and we hear that there isn't the support.
 19 We think it would have been a great fit at this site and a
 20 great tax benefit to the Village, but I think that in the
 21 interest of seeking additional accommodations with the
 22 neighborhood and with the people who live around this, we are
 23 willing to withdraw the request. It's a conditional use, a
 24 special use here in our community for a gasoline station and a

1 car wash, and yes, you have that commitment from us.

2 (Audience clapping.)

3 MAYOR MANCINO: Really appreciate it. Really appreciate
 4 that, Mr. Burney. You even got applause for it. You should be
 5 happy.

6 There are a lot of other details that PB&Z
 7 also discussed on this board. Before we get into those
 8 details, I'd like to ask the developer if they'd like to go
 9 through the project.

10 And our board has privately, individually
 11 gone through it with a fine-tooth comb, basically, with our
 12 staff and seen all the recommendations of the PB&Z. We'd love
 13 to hear from you directly. The floor is yours.

14 MR. BURNEY: Thank you, Mayor Mancino.

15 We know how this board operates; the
 16 extensive studies, the materials, the deliberations that went
 17 on before the Plan Commission, the testimony that was given,
 18 and while tonight we take this very seriously, we have brought
 19 all of our consultants. They're only available to answer any
 20 questions you have. We have Peter Brennan and Kim
 21 Tomlin (phonetic spelling); Charlie Murphy, representing Icon.
 22 He's the intended developer for the residential product. We
 23 have Michael Schoppe who is the designer of the site plan and
 24 the landscaping plan. We have Ron Adams, our civil engineer,

1 and Jerrod Cebulski, our traffic engineer, with us. None of
 2 them are going to be making any formal presentations.

3 We're going to approach this in a two-step
 4 process. Tonight we're asking the board to consider an
 5 ordinance approving the various preliminary documents that the
 6 Mayor identified when he read the agenda. We would like to
 7 come back then in your July meeting and memorialize the site
 8 plan and the changes that are brought about by this site plan
 9 change in an annexation agreement.

10 And originally, we were asking that the
 11 prohibition on gasoline stations and car washes be eliminated.
 12 Based on the statement I made to you, we will no longer be
 13 requesting that amendment to the annexation agreement.

14 Before I get started, you're going to hear
 15 some testimony by a representative from another community that
 16 the plan development and the departures that we're asking in
 17 the plan development proves that this development and the
 18 residential development isn't warranted, and I think that this
 19 community uses the planned development as a tool to be able to
 20 achieve very good, very excellent development instead of having
 21 ordinances of general applicability which would allow a smaller
 22 product than which conventionally you have. You deal with it
 23 on a case-by-case basis so that you can plan a development that
 24 promotes the health, safety, and welfare and your vision of how

1 this community is going to grow.

2 If I could just start with the first
3 Power Point, I just want to just orient you. Not that you
4 don't know where this is. What we're showing is the subject
5 property located at the northeast corner of Illinois Route 22
6 and Quentin Road. The light blue area designates the area that
7 is memorialized in the Annexation Agreement. It's about 15
8 acres of land that the Village promised to zone commercial
9 development.

10 We could go to the next slide.

11 The Village's comprehensive plan at the time
12 that they entered into the agreement with the former owner of
13 this project designates 14 acres of this property for
14 commercial development.

15 What you have here before you is the site
16 plan. It has the gasoline station and the car wash on it. We
17 would hope that the Village would authorize an ordinance that,
18 with staff and the village attorney, we will modify the site
19 plan to eliminate the gasoline station and car wash based on
20 our commitment to you. And when we get to the very last slide
21 at the end of the Power Point and see what the preliminary plat
22 looks like, which means that there's going to be three
23 commercial lots. In addition, there are 39 single-family lots
24 we're proposing to develop on the remainder of the property.

1 So what we're doing here is to highlight the
2 northern area in terms of the housing product that Charlie
3 Murphy and Icon are proposing to build the specific elevations.
4 There's a number of elevations he proposed here. We're just
5 giving you one example of the elevations. There's numerous
6 elevations that are in here. I'm not a real elevation guy, so
7 I can't describe it in the detail that Charlie could or our
8 architect could. This gives you a sense of the quality of the
9 product that he's proposing to build.

10 The second set of elevations is the southern
11 portion of the development. And again, we've taken one
12 representative rendering elevation to give you an example of
13 the quality of the development that we're proposing. And these
14 elevations will be memorialized in the Annexation Agreement so
15 that the Village knows it's getting the benefit.

16 There were some issues raised about the size
17 of these lots, and you've all been a part of this community for
18 a long time, and I think that there is a good case to be made
19 for the development of this type of product at this location.
20 First of all, you'll hear that the pattern in Hawthorn Woods
21 has traditionally followed a pattern of one-acre single-family
22 subdivision, and part of that was driven by the absence of
23 municipal sewer and water. You needed lot sizes that were
24 sufficient in size to accommodate septic and wells, and that's

1 why the lots of one acre were the norm. This pattern
2 established a rural development pattern in the late '90s.
3 However, a new pattern of development started to grow up in the
4 community by virtue of the introduction of municipal sewer and
5 municipal water to residents. What you also have going on at
6 the same time is that some of the major arteries in this part
7 of Lake County continue to increase in traffic. And we've
8 heard the neighbors complain about the traffic. That was one
9 of the concerns that we took into account in terms of what's
10 going on on Illinois Route 22. There is no doubt that Illinois
11 Route 22 has a substantial impact on that property, and that's
12 why the Village in its wisdom determined to comprehensively
13 plan this property for commercial development. So it doesn't
14 take any more recognition of this development pattern at
15 Quentin and Illinois Route 22 to see what happened in Lake
16 Zurich. The large Mariano's development-type store, the
17 McDonald's, it's all evidence of a changing trend from
18 single-family one-acre residential development to commercial
19 development, and what we need on this property then is a
20 transition from the commercial development to the larger lot
21 single-family residential that's been developed to the north,
22 and that's why our expert planners and everybody who testified
23 have submitted that this plan makes a lot of sense, promotes
24 the health, safety, and welfare and provides a different

1 housing product, an alternative housing product to this
2 community that it doesn't have anymore, and if the Village is
3 going to locate a product like this anywhere in the village,
4 this is one of the few locations where it makes a lot of sense.
5 But it's not going to do it as just some inexpensive housing.
6 We've got a developer who has a proven track record of taking a
7 failing subdivision and turning it into a real winner in this
8 community, and he's now ready to step forward and has a high
9 degree of confidence that this product can proceed.

10 Here you see monotony guidelines. They're
11 very strict monotony guidelines. That's what we have, all kind
12 of different elevation. There's a second page. These are all
13 going to be memorialized in an annexation agreement, so, again,
14 you know you're getting the benefit of your bargain.

15 Continuing past the architectural guidelines,
16 I just want to -- this, again, is an example of the quality and
17 the eye for detail that this developer and Foxford are bringing
18 in this product and to property in Hawthorn Woods. There's
19 examples of the landscaping along the street, the park, the
20 gazebo, the entrance monuments; a clear delineation when you
21 enter on Roman Lane as to where the commercial center is and
22 where the residential development is.

23 So that leaves us with just a thank you, and
24 we'd sincerely appreciate a positive vote in our favor for this

1 preliminary planned development approval and the other plans.
2 And, Tim, if you could just go to the last
3 slide.

4 So this is the preliminary subdivision plat,
5 and with the withdrawal of the request for the gas station and
6 car wash, the preliminary engineering will show a right-in and
7 right-out to the north on Quentin Road north of Illinois
8 Route 22. But effectively this is the plan that we're asking
9 the board to approve an ordinance for.

10 Thank you very much.

11 MAYOR MANCINO: Mr. Burney, I appreciate that. Staff
12 has done a great job with their summary memo here. I hope
13 you've all had an opportunity to go through and ask your
14 questions as well.

15 I'd like to call for some public comment.
16 Before I do that, does anybody on the board have any questions
17 for the Petitioner, for Mr. Burney, or any of these folks
18 directly?

19 Great job on the memo, Mr. Cassata.

20 Thank you very much, Mr. Burney.

21 MR. BURNEY: You're welcome.

22 MAYOR MANCINO: I appreciate the presentation.

23 Did you have a question?

24 TRUSTEE CORRIGAN: So I know that we usually like to see

1 some brick or stone on our buildings, and I believe that that
2 was one of the questions that staff had had. And when I'm
3 looking at these preliminary pictures, I don't see any of that
4 anywhere on any of these buildings, so I was just wondering
5 about that. That's one of my questions.

6 And then my other question is regarding some
7 of the -- is this the time to bring up the PB&Z Commission?

8 MAYOR MANCINO: Sure. I'd like to hear from the public
9 as well. We can deliberate on those, if that's okay.

10 TRUSTEE CORRIGAN: Okay.

11 MAYOR MANCINO: I think there was a question regarding
12 brick and stone.

13 MR. BURNEY: Could we respond to that after we hear from
14 the public and get Mr. Murphy up here to explain his vision on
15 this product?

16 Is there another question?

17 TRUSTEE CORRIGAN: And then, well, I'd assume it's going
18 to be brought up by some of the public comment, but the
19 sprinkler homes for fire protection.

20 MR. BURNEY: Okay. Thank you.

21 MAYOR MANCINO: Why don't we hear from the public.

22 Or did you say you had -- Mr. Murphy is
23 coming up now?

24 MR. BURNEY: We'll try to answer everything.

1 MAYOR MANCINO: Great. If you'd like to comment on the
2 motion that's on the table, please come to our podium, state
3 your name and address for the record and make your comments.

4 MS. DATTA: Good evening. My name is Rini Datta.
5 R-i-n-i, D-a-t-t-a. And I'm a resident of Hawthorn Trails
6 subdivision. I live in 2 North Acacia Court.

7 The reason I stand in front of you today is
8 because I'm opposing to the proposed construction at the
9 northeast corner of Quentin and Route 22, the so-called phase 3
10 of the Hawthorn Trails subdivision. We started a petition more
11 than a month ago to help us come up with a collective approach
12 towards this issue, and you all are perhaps aware of the
13 petition because you are the decision-maker on that. We now
14 have more than 200 supporters from the Hawthorn Trails
15 community as well as neighboring communities. We all very
16 strongly oppose this plan.

17 Before I go deeper into my speech, I would
18 like to clarify that as a community we are not opposed to
19 developing this area. However, the proposed plan with
20 high-density homes is not what any of us envisioned when we
21 moved here. My neighbors and I have come up with a
22 presentation that shall be included in your packet today which
23 we will refer to in our speeches. It should look something
24 like this.

1 MAYOR MANCINO: We do have it, and we've read it online.
2 We do have it.

3 MS. DATTA: Okay. Each of us will pick a point of
4 concern and will substantiate our position to the board.

5 If you refer to slide 2 of the executive
6 summary, you'll see the executive summary of our presentation
7 we are trying to capture.

8 MAYOR MANCINO: Is that your Power Point summary?

9 MS. DATTA: Yes. Executive summary.

10 MAYOR MANCINO: Did you do that?

11 MS. DATTA: My husband and I did that.

12 MAYOR MANCINO: Good job.

13 MS. DATTA: Thank you. I'm primarily here to cover our
14 concern related to the traffic situation. While others will
15 cover details on the high-density housing, my primary concern
16 is on the situation on Route 22 and Quentin. Slide 3 of our
17 Power Point presentation lists out the points that I will
18 discuss.

19 First of all, traffic has increased
20 exponentially on Route 22. This is a bottleneck, and we all
21 know it. The average speed on this road during rush hour is
22 less than 10 miles per hour. We cannot make the situation any
23 worse. Route 22 is supposed to get expanded to a four-lane
24 road by 2020. I urge that we don't make the situation any

1 worse until then. Our children are already on the bus for more
 2 than half an hour every day to get to their schools. We don't
 3 want the first-graders to get on a bus at 7:30 a.m. just so
 4 they can be at school by 8:30. As for IDOT, Route 22 has
 5 approximately 221 crashes over five years with
 6 22 percent resulting in injuries. If you see in like in a
 7 four-year time period, the number of cars every day on this
 8 road between 2009 and 2013 has increased by 3,000, so that's
 9 each day we are seeing 3,000 more cars on the road.

10 There is a need for action in a direction to
 11 help the residents, not make the situation any worse. Before
 12 we build more homes around this intersection, we need to
 13 improve safety, increase roadway capacity, correct roadway
 14 deficiencies, and improve system linkage.

15 In conclusion, I'd like to reiterate that we
 16 are not against socioeconomic development of the village.
 17 However, let's do that in a special way that actually benefits
 18 your voters, the current residents of this beautiful
 19 neighborhood.

20 With that being said, I'd like to hand it
 21 over in my neighbor, Mehul, who will speak about his concerns
 22 to you. Thank you for your time.

23 (Audience clapping.)

24 MR. VORA: Hello, everybody. My name is Mehul Vora, and

1 my address is 6 North Alder Court, Hawthorn Woods. And my
 2 property is located in the Hawthorn Trails subdivision.
 3 I'm one of the oldest residents of the
 4 Hawthorn Trails subdivision, and I've been proud to see how it
 5 has shaped up so far. Recently it was brought to my attention
 6 that we are going to build high-density housing over there, and
 7 that troubled me a little bit. Let me just lay out the
 8 scenario. Probably three weeks ago there was an incident in
 9 the community not too far from us, just across the corner. It
 10 was one of our friends' house. Lightning struck over there,
 11 and within moments notice we had 8 to 10 fire trucks with a
 12 bunch of fire people, firemen, trying to contain the fire, make
 13 sure it doesn't spread to the neighboring houses, and they did
 14 a great job. I wanted to congratulate them for that. And we
 15 have a couple images from the horrific event in the
 16 presentation. Now, keep those images in mind.

17 What would happen if the lightning struck one
 18 of the homes in the high-density area?

19 We have alleys in between which is actually
 20 difficult for one garbage truck to go through and collect
 21 garbage. How do we manage to get 8 or 10 fire trucks in there
 22 and make sure the fire doesn't spread not only in that home but
 23 adjacent homes. That's going to be a challenge. I don't know
 24 what the outcome would be if something similar would happen to

1 something what is proposed right now. So that's one of the
 2 things.

3 And I have couple of other points I want to
 4 make. The first one is the lot size. The proposed density
 5 homes, they are not consistent with the village codes and
 6 neighboring subdivisions close to ours. As for the meeting
 7 notes during the annexation discussion of the subdivision into
 8 the Village of Hawthorn Woods in 2010, it was quoted that the
 9 village staff believes that the residential areas and the land
 10 use aligned with page 21 of the comprehensive plan that
 11 supports moderate residential areas with single-family homes
 12 and lots ranging from 8500 to 20,000 square feet. The proposed
 13 plans have lots which are half, less than half than the lower
 14 limit of the proposed guideline.

15 The second one is the departure from the
 16 village codes. The proposed high-density housing is a
 17 deviation from current village norms for front-yard, back-yard
 18 distance between the two houses, height of the houses,
 19 et cetera. Today if I want to request a shed with these
 20 proposals and distances, I don't think I would get approval
 21 from the Village. And if that is so, why do we plan to approve
 22 this new subdivision with so-called different kind of
 23 guidelines and requirements.

24 And the last point I want to make is, looking

1 at the houses -- we are in the Midwest area. We have a snow
 2 season which is longer than we would like, but in that season
 3 we have Christmas festivities, holidays, sporting games,
 4 et cetera. I don't see where people would be parking the cars
 5 when they invite family and friends. It will be very, very
 6 difficult to accommodate all those what we look at as suburban
 7 living and inviting others into our family. That would be a
 8 little bit of a challenge in this scenario.

9 And the last point is this is the gateway to
 10 Hawthorn Woods. We don't want the Village or any of the
 11 residents to look at it as Hawthorn Woods starts with
 12 high-density housing. We want something that is traditionally
 13 more residential, bigger-lot Hawthorn Woods homes.

14 Thank you for your time.

15 (Audience clapping.)

16 MAYOR MANCINO: Thank you, Mr. Vora.

17 MS. NADELLA: Good evening. My name is Sampath Nadella.
 18 I reside at 22 North Acacia Drive.

19 MAYOR MANCINO: I'm sorry. Can you repeat the name.

20 MS. NADELLA: Sampath Nadella.

21 I agree with what my neighbors mentioned
 22 earlier, and I have a few more points to talk about. I know
 23 the village was formed on March 10 of 1958. The people who
 24 formed the village did talk about an upscale and a friendly

1 community that placed a high value on the production of natural
 2 resources, maintaining lifestyle within the suburban region.
 3 And also, as highlighted on our village website our village is
 4 Rural By Design, which highlights family-friendly community and
 5 beautiful, large-lot neighborhoods. The proposal that we're
 6 seeing today goes totally against what our founders have
 7 envisioned. In the presentation, what the builder had
 8 presented last time I have seen buildings up to three stories,
 9 so for me it looks like we are going to have a downtown of
 10 Hawthorn Woods at the intersection of 22 and Quentin Road. It
 11 is going to have effect on our environment, the look and feel
 12 of the village, as well as the personal property values in the
 13 subdivision next to the new phase which is Hawthorn Trails
 14 subdivision.

15 And, also, there was a recommendation from
 16 the Planning Commission to incorporate a park into that
 17 neighborhood. I haven't seen any changes in the plan. I have
 18 a serious issue with that one. In the existing Hawthorn Trails
 19 subdivision we have around 90 houses, and there was one
 20 beautiful park in the subdivision where my youngest son who's
 21 11 years old with the friends go and play there. Now we are
 22 planning to build the 39 houses, so we're talking about 90 plus
 23 39, 139 houses, and the park is not going to be sufficient for
 24 all the kids to play over there.

1 So is the Village planning to have a
 2 full-time police officer over there to do the crowd management,
 3 especially during summer?

4 MAYOR MANCINO: Is that a question you're asking?

5 MR. NADELLA: That's the worst case scenario I'm thinking
 6 about.

7 MAYOR MANCINO: That's a real bad case scenario to think
 8 you need a police officer to monitor a park. It's a worst in
 9 worst case. But the answer is no, we would not put a police
 10 officer at a park and monitor. We would expect parents to
 11 monitor what their children are doing.

12 MR. NADELLA: The scenario we're talking about is 139 --

13 MAYOR MANCINO: You do know we do have 18 other parks in
 14 the village.

15 MR. NADELLA: It's the closest one in the area. That's
 16 why I raised that one.

17 So I'm confident that our trustees are going
 18 to vote against this proposal because it goes against what your
 19 village founders envisioned for. And I request all the
 20 trustees to request the developer to build what was there
 21 earlier which includes 39 houses.

22 Thank you very much for giving me the
 23 opportunity to raise the concern of the issues I see with the
 24 proposal.

1 MAYOR MANCINO: Thank you, Mr. Nadella.

2 MR. NADELLA: With that, I'm going to pass it to one of
 3 my neighbors.

4 (Audience clapping.)

5 MR. SURAPUREDDI: I'd like to pass some documents.

6 MAYOR MANCINO: Excuse me?

7 MR. SURAPUREDDI: I'd like to pass some documents.

8 MAYOR MANCINO: Sure. Sure. Bring them up.

9 MR. SURAPUREDDI: My name is Somesch Surapureddi.
 10 S-o-m-e-s-c-h, S-u-r-a-p-u-r-e-d-d-i.

11 MAYOR MANCINO: Can you repeat that.

12 MR. SURAPUREDDI: Somesch Surapureddi. I live at
 13 13 North Alder Court, Hawthorn Woods, in the Hawthorn Trails.

14 I thank the Board and the Mayor for the
 15 opportunity to address my concerns on the phase 3 proposal. I
 16 also want to thank the Planning Commission for the time and
 17 effort through the review and questioning and recommending
 18 proposal during the Planning Commission meeting.

19 The key points I would like to address today
 20 are related to the topics that are presented by the developer's
 21 team during the Planning Commission meeting. They have the
 22 School Street development in Libertyville as a similar
 23 development during the Planning Commission meeting. I have
 24 included some information in the packet that is provided to

1 you. This property has 26 homes and is located in downtown
 2 Libertyville. This community is within 300 feet of 70
 3 establishments including 25 restaurants, and it is 900 feet
 4 from Metra station and in walking distance to the city hall,
 5 public library, and public park. There is similar development
 6 by the same developer at Florence (phonetic spelling) Avenue in
 7 downtown Skokie. This included development in the downtown and
 8 environment well connected with the commuter and walking
 9 distance to many things, including the city hall and library.
 10 The development that's high-density development proposed is
 11 similar to the examples I've given. It does not fit within
 12 this location as it does for Libertyville or Skokie downtown.
 13 This is just being forced in a location where it does not
 14 belong.

15 You might have heard the Walk score of the
 16 Foxford neighborhood has ranges from one to a hundred. The
 17 higher the score, the more accessible things that are within
 18 walking distance. The score of Hawthorn Trails is 19, and the
 19 School Street location score is 83. This is public information
 20 available with the realtors everywhere. This shows how far we
 21 are distinct in the community being proposed in the area that
 22 does not fit.

23 I urge you to send a clear message to the
 24 developers that they cannot damage the image of the village.

1 There is a reason why you have developed confidence in the
2 plan, and this proposal does not respect and adhere with any of
3 the codes that is developed by the Village. It seems
4 irresponsible for the developer to propose such a development
5 that does not fit in this plan.

6 The Planning Commission has raised a lot of
7 good points during the meeting. One of them was they skewed
8 off pedestrian crossing at Quentin and Route 22. We already
9 see very light traffic, foot traffic, around the corner, people
10 crossing on the existing back path to the Mariano's corner.
11 There is no solution from the developer when questioned by the
12 commission, and their answer was this has to be something taken
13 up by the Lake County. We can't have the developer responsible
14 for creating problems, and they should be part of the solution,
15 too. There are countless deviations from the village standards
16 with the developer's proposal, which is you along with the
17 fact-finding which are reviewed by various village departments.
18 There are others that need to be considered along with the
19 fact-finding that are already reviewed by various departments.
20 It seems that there are three lots, lot 17, 18, and 19, very
21 close to the outlot 2. It seems to me they are encroaching
22 into the outlot D which is meant for stormwater management.

23 MAYOR MANCINO: Wait. Can you to repeat that.

24 MR. SURAPUREDDI: Outlot 17, 18, and 19 on the corner of

1 outlot D which is meant for stormwater management, it seems the
2 proposal that we have is encroaching into the outlot D.

3 MAYOR MANCINO: Okay. I don't think it is, but we can
4 answer that question. Just want to make sure.

5 MR. SURAPUREDDI: It seems that way, sir.

6 In the proposal they already have eliminated
7 a smaller stormwater pond which is an extension to the
8 outlot D. And in addition to encroaching, it left only one.

9 In the tree preservation plan around 60
10 mature trees are identified to be eliminated. This does not
11 take into account additional 20, 30 trees, smaller trees 8 to 4
12 feet, that were planted in the last few years that can be
13 eliminated. So we are looking at 80 to 100 trees that can be
14 eliminated with this development. Apart from having them
15 destroy all the trees, there is a lot of elimination of prairie
16 grass at the nature area by the village that will be
17 eliminated. There is no separation of communities between the
18 communities and the current proposal using trees for natural
19 barriers as envisioned by the Village in your comprehensive
20 plan. The current plan you have a back yard view of home
21 owners, the five large homes and small lots instead of the
22 current scenic view of prairie grass and trees. The list of
23 issues, deviations are endless. These are just a few to
24 mention.

1 I urge the Board to not only accept the
2 recommendation of Planning Commission but also add additional
3 conditions on the landscaping between the two communities
4 increasing the easements from the roads, replacing of mature
5 trees, and potentially adding more trees along the Quentin Road
6 from Route 22 to Ensell Road to fit in the profile of the
7 village and for the sake of the village. The character of
8 Village of Hawthorn Woods is at stake here, and this proposal
9 threatens the quality of life for the people around it. Make
10 your residents feel proud of the Village Board by sending the
11 developer a very clear message that we don't accept this type
12 of proposals that could limit (inaudible word) in the
13 community.

14 Thank you for your time and God bless
15 Hawthorn Woods.

16 (Audience clapping.)

17 MAYOR MANCINO: Thank you, Mr. Surapureddi.

18 You realize that no matter what is done to
19 this property those trees would be going. You do realize those
20 things would change?

21 MR. SURAPUREDDI: Yes.

22 MAYOR MANCINO: You also realize pursuant to the
23 annexation agreement the developer has the right to do the
24 entire acreage in commercial development.

1 MR. SURAPUREDDI: Yes, I do understand that.

2 MAYOR MANCINO: It's not just this development that's
3 cutting down those trees. And you know there's a full tree
4 survey here that identifies each and every tree, what they are,
5 the ones that are good, the ones that are bad. Many of these
6 trees are very bad. So I just want you -- I appreciate what
7 you're saying. But as far as those trees go, they're going to
8 go no matter what happens here. Many of those trees are just
9 scruff. They've just been growing wildly for years. They're
10 not trees that have been planted for future. They just happen
11 to be there, and they're going to go no matter what.

12 MR. SURAPUREDDI: Absolutely. I totally agree with you.
13 My recommendation was to replace them with like-to-like trees,
14 not the four-foot or six-foot trees. You need to have mature
15 trees around the community. We don't have that plan in this
16 Hawthorn Trails.

17 MAYOR MANCINO: I think we're saying the same thing. I
18 appreciate that.

19 MR. SURAPUREDDI: Thank you.

20 (Audience clapping.)

21 MAYOR MANCINO: I'd just like to say, if there's others
22 out there that are making the exact same comments, you could
23 come up and say you agree with your neighbor. I'd just like to
24 move it along. I want to hear from as many residents as

1 possible. The board would like to consider all of your input.
 2 If it's the exact same comments, I would just ask you to keep
 3 them brief.

4 MR. RAMANAN: Thank you. My name is Ram, R-a-m, Ramanan,
 5 R-a-m-a-n-a-n. I decided to go last. I figured my name was
 6 the probably the simplest to follow so far.

7 You heard a lot of strong arguments for the
 8 development and against the development. If I may summarize
 9 the concerns raised by all the residents that spoke before me,
 10 we are not against more commercial development, nor are we
 11 against more residential development. What we are concerned
 12 about is the type of commercial and residential developments
 13 currently proposed. And having said that, we would like to
 14 thank the Mayor and Board of Trustees and the Developer for
 15 hearing our concerns regarding the gas station and car wash and
 16 removing that from the proposal.

17 Road congestion is a dire issue. Today at
 18 7:30 in the morning it took me 15 minutes to go from the Ensell
 19 and Quentin intersection where our community is and the Lake
 20 Cook Road and Quentin intersection, a distance of 3.7 miles.
 21 And the accountant that I am, the average speed is 15 miles an
 22 hour. This is during peak-hour traffic with the current volume
 23 that we have. Last week at 6:45 in the morning it took me 20
 24 minutes to go from Route 22 and Quentin intersection to

1 Route 22 and 83 intersection, 3.5 miles, average 10 miles an
 2 hour speed of, again, earlier than rush hour, 6:45 in the
 3 morning.

4 We heard the argument by the developer a
 5 minute ago that this is -- this proposal is a natural
 6 evolution. You have now Hawthorn Woods is developing from acre
 7 lots to the Mariano's and the tire company to high-density
 8 housing. That certainly makes a lot of business sense.
 9 However, the question in front of us is what is this business
 10 evolution to building the character of the village that the
 11 founders of the village originally envisioned and the vision
 12 the Village Board and the Mayor proudly showcase on the village
 13 website in speeches and remarks on various other important
 14 matters reflecting a character of the village such as the 22
 15 extension and the 2010 annexation topics. We were very pleased
 16 when the PB&Z Commission's conditional approval considered our
 17 concerns and included the condition including the lot sizes of
 18 these houses to be no less than 20,000 square feet.

19 In conclusion, I humbly urge you to reject
 20 the proposed phase 3 plan and preserve the character of the
 21 village, the village that attracted us all to move into, and
 22 we're all so proud of.

23 Thank you so much.

24 MAYOR MANCINO: Thank you.

1 I'd just like to address your comments,
 2 because I like conversation. I understand when you talk about
 3 the vision of the village. I don't know how long you've been
 4 in our village. A few years ago we went through a
 5 comprehensive plan process, and it wasn't just the board or
 6 PB&Z members that were involved in that process. We brought in
 7 a consulting firm, and we invited -- yeah, that's the one. I
 8 invite you all to download that from the website and read it,
 9 because you can take excerpts from there and come to a podium
 10 and talk, but reading the entire plan gives the real vision.
 11 And we had residents involved. We did private interviews with
 12 residents and business owners. We held public forums, not like
 13 this. We were sitting at tables working, making discussions,
 14 drawing pictures on paper, and we learned quite a bit about the
 15 village, not only about where we have been but where we'd like
 16 to go. We didn't just put that down on paper ourselves. That
 17 was with heavy input from all the residents.

18 Some of the things we learned is that the
 19 village suffers from a diversity of housing. Most of our
 20 housing stock is the same. It's houses like you have. It's
 21 houses that are on one-acre and larger lots. So we fail to
 22 attract a different type of consumer, a different type of
 23 resident that maybe doesn't want a big lot, doesn't want to
 24 take care of all that property. These homes actually are still

1 fairly large homes. I think the smallest one is roughly 27- or
 2 2800 square feet. We lack the diversity of housing.
 3 Therefore, we lack attracting certain residents here.

4 One of the other things we learned is that
 5 property taxes are a big concern to our residents. They're a
 6 big concern to me. I hate paying property taxes myself, and
 7 the major source of revenue for this village is property taxes,
 8 and that's what it always has been; that's what it continues to
 9 be, and they continue to rise from other sources, from our
 10 schools, from the fire departments, and even from our own
 11 village. So part of that process was we need to attract
 12 commercial development. It's very important to attract it, not
 13 just here but in areas where it makes sense. In other words,
 14 if you try to do a commercial development in a neighborhood
 15 that's nothing but one-acre homes it's not going to work. None
 16 of the developers will come. And there's very specific areas
 17 in the village that would be able to handle commercial
 18 development. One of them happens to be at the corner of a
 19 County road and a US road. This is Route 22 and Quentin Road.
 20 It's not Ensell. It's not where I live, Shenandoah, or the
 21 interior roads. They're very busy roads that can potentially
 22 attract commercial development. In other words, to attract
 23 those commercial developments we need density. The developers
 24 come, they talk to our staff, to me, our trustees individually,

1 and they say, you know, you just don't have the rooftops, you
2 don't have the density. So it's not just about individual
3 decisions.

4 I get the concern over a gas station. We
5 heard that loud and clear. We heard that loud and clear. But
6 we take an approach -- that comprehensive plan is a 30,000-foot
7 view, not a very specific view. Somebody's going to have a
8 problem with every development that we look at, and certainly
9 just like the residents have the right to stand at a podium and
10 give their opinions, a developer and property owner also has
11 the rights to come and ask us to consider something. Even
12 though the annexation agreement prohibited it, they still have
13 the right to come up and ask for it. And this input is very
14 good. It's very helpful and instructive to all of us sitting
15 up here.

16 But when you talk about the comprehensive
17 plan or the character of our village, I urge you to read that
18 entire plan because a couple years from now when taxes start
19 going up or five years from now when we can't afford our police
20 department there's going to be people standing there saying why
21 aren't you bringing in commercial development because our taxes
22 are too high. This board needs to soak all of that in and make
23 decisions based on all of that type of input, not just the
24 immediate input in a specific location.

1 that are being proposed. And as you look around, you have seen
2 similar homes come up. They also are closer to the Metra
3 station, closer to the downtown area of any village, but not
4 what we have right now that is Hawthorn Woods as we see it.

5 So fully appreciate that and what the Mayor
6 is trying to do here. And again, you talk about wanting to pay
7 more police and so on. Our concern is by bringing in more
8 high-density homes that could perhaps change the character. As
9 much as we want diversity in residents, that would perhaps
10 change the character of the type of people it will attract with
11 the price points being proposed, and perhaps there's going to
12 be more need for police force. Perhaps it's much safer the way
13 it is and being able to handle it.

14 I fully appreciate the opportunity for
15 letting me speak and providing your advice which is very, very
16 valuable and helpful. I just want to base our records on just
17 experiencing our life every single day, trying to get around
18 the village.

19 Thank you.

20 (Audience clapping.)

21 TRUSTEE PONZIO: Mr. Mayor, I'd like to make a few
22 comments. And I'm not coming down on one side or the other
23 right now.

24 One of the concerns we've heard is about

1 I just want you to understand where we're
2 coming from.

3 MR. RAMANAN: I totally appreciate that. I really
4 appreciate this forum that the developer gets and we get to be
5 able to be heard. All that we are trying to do -- and when you
6 say go back and read the comprehensive plan, you referred to a
7 30,000-foot view. What we are offering is the ground reality.
8 We travel on these roads every single day. I have not been
9 here long enough to know the studies that have been done
10 before, but what attracted me to the village is the village
11 feel, the fact that there are low-density homes. As far as it
12 is from Chicago downtown where I work and as far as it is from
13 the train station and as far as it is from a freeway, I still
14 chose to come to Hawthorn Woods. I had the choice to go
15 anywhere in the suburban area of Chicagoland, but I chose
16 Hawthorn Woods for the character that the village portrayed
17 through how I saw driving around the village and the like.

18 So I fully appreciate the fact of the
19 comprehensive plan provided a 30,000-foot view. We humbly are
20 offering you what it is we see and experience every single day.
21 Our kids experience it, we experience it, and we're just
22 saying, to put more high density it's only going to exacerbate
23 the problem we have with the infrastructure and the like. We
24 love to see more homes like this but not the number of homes

1 Route 22 and Quentin. And you know, on the board we share your
2 concerns. In fact, we've said all along that we need more
3 arterial road improvements, east-west roads, and we've said
4 that at the Route 53 meeting. Unfortunately, Lake County and
5 the State want to build a \$2.7 million extension, a 12-mile
6 extension, that they can't afford. We have said over and over
7 please don't spend the funds on this extension; spend it on
8 things like Route 22 and Quentin Road. That's the truth,
9 folks. So we hear your pain. We're trying to get the State to
10 pay attention to us and the County. It's an uphill battle. So
11 that's my first point.

12 My second point is, in the comprehensive
13 plan, as Mayor Mancino said, there are three areas in Hawthorn
14 Woods that we identified for commercial development. At the
15 same time we also said that we're looking for high-density
16 development, as the Mayor said, to expand the base of homes
17 that we have. It's right in the plan. You can go and take a
18 look at it, and we've identified a couple of areas where we
19 want that to happen.

20 The final point that I'd like to make is with
21 regard to finances. When this administration took over -- I'm
22 not sure if all of you know this -- we had \$160,000 in
23 reserves. We weren't going to make the next payroll to pay our
24 staff. After a lot of hard work by the board, by the staff,

1 and by residents, we've actually gotten to the point where we
2 can fund day-to-day operations to give our residents the
3 opportunity to have parks, recreational facilities, a pool, and
4 we're on good financial footing to fund the day-to-day
5 operations. But we cannot fund long-term commitments given our
6 tax base right now.

7 Let me give you an illustration of what I'm
8 talking about. We're currently looking to do a
9 road-improvement program for the roads inside the village. And
10 by the way, that doesn't include Quentin and Route 22. And
11 we're also looking to replace our sewers or upgrade our sewers
12 and our water service. We don't have hard numbers yet, but
13 that's in the neighborhood of \$25 million. And, folks, we
14 can't do that by continuing to build houses. We have to add
15 commercial development. It's imperative that we add commercial
16 development, or we're not doing our job as a board, and we're
17 not responding to what we need to do for our residents. And
18 that's the facts.

19 I've been on the finance committee for eight
20 years. I've been on the board for six years. In fact, my
21 first board meeting is when we considered this development.
22 And if you look at the good job that Icon Builders has done to
23 remediate this development, I think we should give them a
24 little bit of a pass that they're looking out for our best

1 interest because, folks, if they didn't step up and if the
2 folks on this board and if this staff didn't step up, your
3 development would be bankrupt. That's just the plain facts.
4 So what I'm asking for is for you to realize
5 is that we want some of the same things you do but they're not
6 going to fall out of the sky. We have to work for them. We
7 have to tell our legislators at the County level and at the
8 State level that we want our arterials roads funded and stop
9 wasting money talking about Illinois Route 53, which shouldn't
10 happen.

11 Those are my comments. Thank you.

12 MAYOR MANCINO: Thank you, Trustee Ponzio. Appreciate
13 that.

14 Traffic is a problem. We all deal with it.
15 We feel your pain with traffic.

16 TRUSTEE CORRIGAN: So I have a couple of comments as
17 well.

18 I'm not sure if many of you in this audience
19 realize that the majority of us that sit on this board have
20 lived here in Hawthorn Woods for 15, 20-plus years. So we
21 travel the same roads that you do every day to work and to the
22 grocery store. And we maybe in some instances have a really
23 interesting view compared to yours because you've been in the
24 village a shorter period of time than us, and we've seen the

1 village develop, and we've gone from really being rural when we
2 moved out here to it becoming a busier place.

3 That being said, I just wanted to hit on a
4 couple of points.

5 We talk about Hawthorn Trails North, which is
6 how your subdivision is being referred to. And your
7 subdivision actually is a deviation from the normal Hawthorn
8 Woods subdivisions. You're on about a quarter to a third acre.
9 That's high density when you compare to it what the rest of the
10 majority of the village was developed at. A lot of you were
11 talking about the rural design and comprehensive plan, and
12 that's a one-acre lot. So we had gotten push back when we
13 looked to take on this piece of property, the Hawthorn Trails
14 subdivision, and bring that into the village and develop it.

15 In the original plan with Lake County, there
16 was no park. You didn't have a park. But with our
17 negotiations with Icon, when Icon Builders took this over, the
18 staff really is the one that advocated on your behalf to be
19 able to have a park for you in that community, realizing that
20 you are sort of out here and the community park is all the way
21 down Quentin Road.

22 And just as a side note, not every single
23 community and subdivision in Hawthorn Woods has its own park.
24 So I just wanted to mention that as well.

1 And then you had mentioned something about
2 the price points of the homes and the kind of people that were
3 going to come to the homes. It's my understanding these price
4 points are about a half-a-million dollars, so I'm not really
5 sure why we're worried about the quality of people who would
6 buy the homes. I don't think that that would be an issue.

7 But we all live in this village, and I think
8 that's one thing to remember, is each one of us who sit up
9 here, your elected officials, we live here, too, so we have
10 only love for this village and want to do the right thing, and
11 that means for you as well as for the other 7,000-plus
12 residents that live in Hawthorn Woods.

13 One of the things that we heard a lot through
14 the surveys and through the small groups and through all of the
15 work that went on with the comprehensive plan and that we
16 continue to hear and have heard for years is that we continue
17 to lose our empty nesters and our seniors because they don't
18 want these large lots anymore. And I can attest to that. I
19 live over in the original section. My house was like the
20 eighth house built in Hawthorn Woods, and I bought it from a
21 couple that they were moving out because they couldn't take
22 care of the place anymore. And I watched my neighbors leave as
23 they hit retirement age or near that because they just cannot
24 take care of or don't want to and certainly don't want to spend

1 their fixed income on a lawn service to take care of their
2 one-acre property. So we're losing valuable people and
3 residents who've been, a lot of them, founders of this village
4 for the simple fact that we don't have something else to offer
5 them.

6 So, you know, when we sit up here and we
7 listen to you, we have to also balance the other things we're
8 hearing from other residents and try to come to some type of a
9 compromise that we can all work with and live with.

10 MAYOR MANCINO: Thank you, Trustee Corrigan.

11 Anyone else from our public would like to
12 make a comment? Please step up.

13 Please state your name and address.

14 MR. WRIGHT: Jeff Wright. 21705 Hilandale Court,
15 Kildeer. Basically right across the street from the proposed
16 subdivision.

17 The retail, I get it. I got no problem with
18 that.

19 What would go in there? What would not go in
20 there? Pawn shops? Gun stores? Any ideas? Any thoughts?

21 About four years ago we went down the list.
22 No gas station. All of a sudden it's back.

23 MAYOR MANCINO: Like I said, the property owners have the
24 right to come back and say will you reconsider. They have the

1 right to do that. So you've seen the process play out both
2 privately and publicly.

3 What I'd like? Are you asking me what I'd
4 like? Personally, I'd like to see a restaurant; I'd like to
5 see a coffee shop; I'd like to see a drug store. I'd like to
6 see things that our comprehensive plan residents sat here and
7 said we want grocery stores, restaurants. Do you know what the
8 third thing was? Gas stations. It's true. That's what I
9 personally would like to see.

10 But every time the developer -- I'm assuming
11 the developer is going to go out and market the property if it
12 passes here and goes commercial. Any time they have a project,
13 they're going to have to come through the process; come before
14 the board, let us know what the project is, and we'll have
15 public hearings. We'll have public meetings, take input.

16 MR. WRIGHT: You wouldn't like to see a pawn shop in
17 there.

18 MAYOR MANCINO: No. I don't think a pawn shop would do
19 very well.

20 MR. WRIGHT: That's my question. So if it does come up,
21 we have a chance to come back.

22 MAYOR MANCINO: Absolutely.

23 MR. WRIGHT: And your conversation or statements over
24 here about commercial, that's great. I don't think anybody

1 here is really bitching about that. You need commercial.

2 MAYOR MANCINO: Mr. Wright, I understand and I enjoy when
3 the residents come to our meeting. I have to tell you, folks,
4 I'd like to see you here more often because 11.7 meetings out
5 of the 12 those seats are empty.

6 I'm talking to the residents behind him.

7 TRUSTEE CORRIGAN: You can come, too.

8 MAYOR MANCINO: You can come, too.

9 And a lot of the visions that we have here
10 are discussed during those meetings when nobody comes. I'm not
11 scolding you, but I'd like to see you here more often. And
12 part of -- I know you folks are having trouble with this
13 density. Part of attracting commercial is density. If you
14 don't have density, the commercial won't come. That's why
15 Hawthorn Woods doesn't have commercial. That's why we don't
16 have -- we haven't been able to attract a grocery store. The
17 developers come in; they're very intelligent; they've done
18 their studies. They bring in maps and look at the rooftops in
19 the area, and they know exactly what they can do and what they
20 can't do. So part of the density relates to the commercial.
21 The density is what drives that.

22 MR. WRIGHT: Absolutely.

23 MAYOR MANCINO: So, again, it's a fine balance between
24 the needs of the community, the financial needs of the village,

1 and the desires of the immediate residents.

2 MR. WRIGHT: But we would be informed about what may or
3 may not go in there?

4 MAYOR MANCINO: Yes. Yes.

5 TRUSTEE CORRIGAN: And, Mr. Wright, just to be clear,
6 we'd have to go through this process again when someone came,
7 and pawn shop is a prohibited use. Just to be clear to, too,
8 this annexation agreement has these things that we had voted on
9 that we had acceptable uses and prohibited uses. When we're
10 not here anymore, the next board can do whatever they want to
11 do; same kind of a thing, have a hearing, listen to what you
12 say, and decide they wanted whatever.

13 MR. WRIGHT: I was here for when gas station was not
14 acceptable.

15 TRUSTEE CORRIGAN: But it could still be brought up
16 again. Like, let's say nothing happens to this property, none
17 of us are here in ten years --

18 MAYOR MANCINO: And they sell it to somebody else.

19 TRUSTEE CORRIGAN: -- it could come up again. Just
20 remember the DiMucci property. I mean, how many times have we
21 gone through that. I've lived here since 1995. It's too many
22 to count.

23 MR. WRIGHT: I appreciate your open-mindedness.

24 MAYOR MANCINO: We appreciate your comments, Mr. Wright.

1 Next? Who else would like to make a comment?
2 We're going to let folks who have not spoken
3 yet.

4 MR. KRUG: This will be fast. Good evening, Mr. Mayor
5 and Trustees. Mike Krug. It's spelled K-r-u-g. And I'm not a
6 resident of Hawthorn Woods. I live right on the opposite side
7 of where it says 22 on Route 22. I'm the house with the pond
8 right there.

9 I just want to thank you all for opening this
10 to the public. I spoke for a few minutes at your last meeting,
11 and I do thank you for that. Since we're not residents of your
12 village, we don't have any say except as good neighbors we can
13 give some input as it applies. You have to invite us here. We
14 appreciate that.

15 We've heard about 30,000 feet. I was a
16 pilot. I've seen this from 30,000 feet. You've heard about
17 living here since 1993, and I've been doing that. I've been
18 here, started coming out to Kildeer right at that same property
19 in about 1979 to 1980 and negotiated to purchase that property
20 from the original owner who bought it from
21 Jimmy Hile(phonetic spelling) when they were developing that
22 area and acquired the property in 1985. In 1986 I started
23 construction, and I moved here in 1987. So I've been there
24 since 1987, seen a thousand changes.

1 And all I'm asking, to make a very long story
2 short, is you can't stop progress. I got that. I have a
3 business. I've been in real estate since 1999, 2000. I'm a
4 licensed managing broker, my own little one-man firm, so I
5 understand about retail. I understand about density. I also
6 understand about resale. When we built our property, three
7 years after we built it the appraised value through a bank was
8 pretty close to \$470,000. I have an acre-and-three-quarters
9 and a pond. It didn't look anything like it does now. There's
10 been a lot of changes on Route 22, including it is about eight
11 feet higher than it used to be before the last road widening.
12 That's nobody's fault. It's progress. You can say why, if
13 you're a pilot why do you build a house under the landing
14 rights to runway 22. Well, back then it was a narrow, two-lane
15 highway, and I think I mentioned this the last time I was here,
16 the biggest rattle trap vehicle was the Ethel's tomato wagon
17 going back and forth on the street.

18 We've been there. We've seen all the growth.
19 All I can ask you, to make a real long story short, is we live
20 in a bedroom community in Kildeer at that corner. We bought
21 with eyes wide open, knowing that over time things are going to
22 be developed. I was young, 30 years old, when we bought the
23 property. I'm 64 now so we've seen a lot of changes. Most of
24 the changes were made under the direction of always going to

1 our board at Kildeer: A request, you mix the brick with the
2 stone; the door has to look this way, can't have fences. So
3 glad that for now you don't have the gas station and the car
4 wash going there. You know, if you have to get permits to do
5 everything and you look across the street to another village
6 and all the sudden you see a car wash. That's my problem,
7 because I live there. But where does the real estate attach
8 into my background. It's difficult to resale property when the
9 adjoining properties could be perceived by buying agents like
10 myself, are you nuts, you're going to buy a property on
11 Route 22 looking at a car wash? The same would apply to the
12 folks in the Trails up there looking to the south. I'm not for
13 or against. I guess what I'm asking is if you could be good
14 neighbors, keep everybody's property values for resale. You
15 mentioned older people; they wanted to move out. Maybe they
16 don't have a place for them to go. They're not going to move
17 out, go to that little spot, but that little spot is more
18 attractive to a more diverse audience. We get that.

19 If I could just appeal to the developers who
20 made nice presentations and also to the board, whatever you
21 consider doing on that side, if we could just do it in a way
22 that keeps it as rural-looking as possible. I don't have the
23 same fears as the people from Hawthorn Woods because I don't
24 drive in this area. I still have the same problems turning

1 right or left, east or west, on Route 22 there. Every time I
2 put in, plant new trees out there they do something to 22 and
3 they all get destroyed. It doesn't look anything like it used
4 to. But if we could have some assurance from the developer and
5 from the board that whatever you do put up retail, if it could
6 be done -- like a previous person came up and said, you're
7 taking down 35- to 40-year trees that are 75 to 80 feet high
8 and replanting with 12-foot trees. Just for the roots to take
9 takes up to three years without any growth, just the root
10 system. You can't ask the developer to put in 70-foot trees.
11 If we could do something in a way that could make the adjoining
12 north, your residents, and on the south your neighbors to make
13 it look less commercial, less industrial.

14 We bought into a bedroom community. Although
15 I'm not part of Hawthorn Woods, it was a little bedroom
16 community. We have 16 homes there, and 30 years later it's
17 nothing like it was. That's on us. If we could count on you
18 as neighbors to try to keep whatever you do at least
19 appearance-wise rural, bucolic, trees, berms, we'd sincerely
20 appreciate that.

21 I thank you for letting us come here and
22 present our case as neighborhoods.

23 (Audience clapping.)

24 TRUSTEE CORRIGAN: Mr. Krug, where exactly is your house?

1 MR. KRUG: Well, if you look on that projection, you see
2 Illinois Route 22. Where the 22 is on that site, that's my
3 property. It's 22970 Hilandale.

4 TRUSTEE CORRIGAN: Down where phase 3 --

5 MR. KRUG: Right. It goes right into the Groves of
6 Kildeer. My property goes up to 22. It has the pond. The
7 pond is about a half-acre. You can say, well, why did you buy
8 this? It wasn't like that when we bought. We thought that
9 Kildeer and the adjoining neighborhoods would keep the strict
10 building codes and keep the trees up. Over time things change.
11 If we could work within the change, it would be nice to have
12 the other side of the road be fully developed and have mature
13 trees, and if there is something retail so that it's -- if a
14 perspective buyer comes to a property in our neighborhood or
15 even on your north section and they look and the view is
16 partially obstructed with nice trees and there's just some nice
17 landscaping that's more mature, they're less inclined to take
18 me to where your house is or Joseph's house is more in the
19 interior. Anything you can do to make it look less like
20 downtown Lake Zurich, we'd sincerely appreciate it.

21 TRUSTEE CORRIGAN: Since you brought Lake Zurich into
22 this, I would encourage you --

23 MR. KRUG: It doesn't mean that everybody has to --

24 TRUSTEE CORRIGAN: I would encourage you if any of you

1 haven't done this already to pay attention to what's happening
2 in Lake Zurich on the corner.

3 MR. KRUG: Southwest.

4 TRUSTEE CORRIGAN: Correct. This same type of thing,
5 this same density with a gas station has already been proposed
6 and gotten through concept. It got a unanimous nod from Lake
7 Zurich.

8 MR. KRUG: But again, everybody was kind enough to let us
9 talk. I'm probably overstaying my welcome.

10 There's three different communities, all come
11 together at that intersection. And 30 years ago it was a piece
12 of cake. Ethel had tomatoes on one side and cabbages on the
13 other. And you know buying into it it's going to change. We
14 didn't think this would change this much. Mariano's is already
15 there. That doesn't mean we have to keep putting something
16 like that everywhere. But the more that we could count on you
17 and count on me if you need help with any input canvassing just
18 so that to make it as a neighbor less city-looking.

19 MAYOR MANCINO: We strive for that. We do strive for
20 that.

21 MR. KRUG: I understand. Thank you for letting me speak.

22 MR. HYTAR(phonetic spelling): My name is
23 Garnesh Hytar(phonetic spelling.) I'm a resident of Hawthorn
24 Wood Trails, Hawthorn Woods.

1 I was originally going to talk about the gas
2 station because that was my biggest concern. I came prepared
3 with two sheets, and then I realized it's out, so it's a moot
4 point at this stage. But I appreciate our mayor encouraging
5 the residents to come up and speak on concerns.

6 I was at the meeting with the Planning
7 Commission earlier, and it was a very interesting discussion
8 where just to hear the Planning Commission's recommendation on
9 the proposal. I think they were very -- there were a lot of
10 valid points, especially with the high-density housing with
11 respect to the fire hazard. There was a fireman who came and
12 expressed the concern about high density. I think that
13 resonated in my mind. And I want to reiterate that the
14 recommendations from the Planning Commission should be taken
15 into consideration very seriously because based on -- I agree
16 with a lot of the points that the Mayor said today about the
17 financial concerns and how it makes sense to have, you know,
18 the rooftops to support the commercial development, and also it
19 was news to me that with the Hawthorn Trails subdivision we
20 have already compromised on the rural theme by going smaller on
21 the lot size.

22 The question before us is do we want to
23 compromise further by making it even more smaller just to have
24 the transition from the commercial to the bigger-size

1 single-family houses?

2 I think we need to see if there are -- if the
3 high-density houses really fit in here can we still have at a
4 minimum 12,000-square-foot-lot-size houses? And I think that's
5 a fair compromise.

6 I didn't get a feel that the recommendation
7 from the Planning Commission was being considered seriously
8 based on the discussion that I just heard. So I'm here to
9 make a request --

10 MAYOR MANCINO: We will take up those considerations.

11 MR. HYTAR(phonetic spelling): I just want to request and
12 urge that the recommendation from the Planning Commission had
13 very valid points, and I just want to hear that those will be
14 taken seriously when we make the decision because ultimately
15 you are the decision-makers, and we want you to consider all
16 the points before you make executive decision.

17 Thank you.

18 MAYOR MANCINO: Thank you for your comments.

19 (Audience clapping.)

20 If your comments are redundant, we do have a
21 lot of business to get through. I would ask that you agree
22 with your neighbor.

23 MR. DATTA: My name is Pinaki Datta. I live in Hawthorn
24 Trails.

1 MAYOR MANCINO: What was the last time?

2 MR. DATTA: Datta. D, as in David, a-t-t-a.

3 MAYOR MANCINO: Got you.

4 MR. DATTA: So I won't take much of your time. I was not
5 planning to speak today, but, Mr. Fonzio, you pointed out the
6 financial situation that we have, and I would congratulate you
7 for that.

8 We are not against commercial development. I
9 just want to reiterate that. It's just the type of commercial
10 development. So that was one thing.

11 Ms. Corrigan, you talked about high-density
12 housing, which Hawthorn Trails already is a high density. So
13 now we are talking about higher density. We're squeezing
14 ourselves down. So again, I just want you to consider the
15 facts that has been positioned by the -- I think it's the PB&Z
16 committee and just reiterating those two points.

17 MAYOR MANCINO: Thank you.

18 Someone else would like to make a comment?

19 Please step up to the podium.

20 MR. TALBETT: Good evening, everyone. My name is
21 Michael Talbett, T-a-l-b-e-t-t, and I am the Chief Village
22 Officer for the Village of Kildeer. And the village hall
23 address is 21911 Quentin Road in Kildeer.

24 I want to begin also by thanking the

1 developer for withdrawing the request for the gas station and
2 car wash. I think that's very generous of them. And I want to
3 thank the Plan Commission for listening at that public hearing
4 and to thank this board for listening again tonight and for
5 listening to what the Plan Commission recommended.

6 The Villages of Kildeer and Hawthorn Woods
7 are very similar. We both started out with large-lot
8 developments, and we share the same revenue challenges as you
9 do. Times are tough for municipalities these days, and we
10 share a similar experience. When I joined the Village, we had
11 about one month of reserves, too, and those were down times for
12 the economy, and we were lucky enough to get through it. And
13 fortunately we had the similar experience where we're able to
14 bring things up to speed.

15 We also want to share with you tonight
16 another experience we had. And our most recent subdivision was
17 what you guys call high density, which is about a 12,000-foot
18 lot. And this is the experience of what's called the Sanctuary
19 Club, which has a north and south component to it. This would
20 be the northern component which are what they call the smaller
21 homes, which is track development. And what I want to share
22 with you is the experience that we had, because not all of them
23 were positive. We did experience some problems because of the
24 high density of that development, and one of them was very

1 significant in that it resulted in a lawsuit involving
2 residents and the homeowners association over something that we
3 never considered when that subdivision was approved, and that
4 was the conflict that came from people who moved in there with
5 kids and those that moved in without kids. Living so close
6 together, things like a family with kids who put up a
7 basketball court in their driveway created a problem for the
8 family that moved in that had no kids and was looking at this
9 as their empty-nest home. And I can't overestimate the depth
10 of their passions and how much time that consumed, not only at
11 the village board level trying to mediate those conflicts but
12 also the time it consumes from your police department. I mean,
13 I can have Jennifer talk with our police chief and find out how
14 many times we had to go over there to respond to neighbor
15 complaints, how many times we had to go over there and mediate
16 disputes and also monitor the speed, because that portion of
17 the Sanctuary Club development like what I see on the screen
18 here had a one-way-in and one-way-out road system, and what
19 that created was a feeling among the people that lived there
20 that they're anxious to leave in the morning and anxious to get
21 home, and they speed. These are neighbors, and they know who
22 the speeders are, and they complain, and it's our job to catch
23 them, and it isn't easy, and we've got to do stakeouts and all
24 those things, and it's a real problem for the Village. And the

1 way you get entangled in this is through the HOA covenants,
2 conditions, and restrictions. You will share the practice as
3 we do that when the developer comes in and proposes those you
4 have to approve the changes. Well, that became a big deal
5 because these recreational playground-equipment things became
6 the center of the controversy in the CCRs, so we were bombarded
7 with please help us interpret this, please allow this change,
8 please oppose this change. It took about two years to get
9 through that. And that's one of the concerns we have.

10 MAYOR MANCINO: Are you concerned about basketball nets?

11 MR. TALBETT: That was a lawsuit, and it involved suing
12 the homeowners association, the insurance companies.

13 What I'm trying to share with you is
14 these are the unintended consequences that you may not be
15 thinking about when you look at this plan because those things
16 don't appear on that slide. But this was our particular
17 experience with it, and because we are a very similar
18 community, I felt it was almost our obligation to share this
19 with you as you consider this different type of a plan because
20 we didn't think of it, and I believe the target buyers for this
21 plan and the Sanctuary Club are going to be very similar
22 because the house sizes are similar and the price points will
23 be similar. And I can tell you that when the developer took
24 that project over -- because this was one that was originally

1 proposed as an empty-nester community and started pre-2008,
 2 when the new developer took over this project was age-targeted
 3 as opposed to age-restricted, and that's a nuance that you want
 4 to make sure you understand because age-targeted means you're
 5 trying to market this to people without children but that
 6 doesn't mean people with children are prohibited, and that's
 7 what led to this problem.

8 The price point in the Sanctuary Club for
 9 those homes was north of 600,000. I think the average home was
 10 probably 630 or 640; roughly 3,000-square-foot home. The good
 11 news is, I can tell you, as Charlie Murphy well knows, he can
 12 sell these houses. People want to be here, and I think there
 13 is a market for people who want to be in a prestigious
 14 community like Hawthorn Woods because the ones in Kildeer
 15 already sold. They'd rather be in Kildeer. They wanted to be
 16 out here if they want to go to our schools. And I think you'll
 17 find that these homes, there is a market for this, but it comes
 18 with consequences.

19 Pets became an issue. Even though this
 20 project has sidewalks, walking pets on people's property
 21 becomes something that we have to deal with.

22 And finally, as I mentioned already, it's not
 23 only the kids with their basketball courts in their driveways,
 24 but it's the playing in the street. They have to go somewhere.

1 They go close to their home. Parents want their kids close by,
 2 so you're going to have kids in the street. That's a bad
 3 combination when you add traffic in the morning and the
 4 afternoon with the speeding.

5 So I'm offering this to you in the spirit of
 6 sharing our experience. We're not trying to tell you what to
 7 do or not to do. That's certainly not our intention. But we
 8 felt we should share this with you as you consider this change
 9 because your village motto, I think, is Rural By Design. Ours
 10 is Unique Village in a Natural Environment. Residents take
 11 those things seriously, and we don't want to see a race to the
 12 bottom to see how dense we can make our developments and affect
 13 the character of our two very nice communities, and we hope we
 14 can both keep them that way.

15 So thank you for allowing us to present this
 16 tonight and our comments tonight.

17 And there's one other thing I'd like to share
 18 with you, and that is, over time, as you well know, dealing
 19 with this vacant property we've had to spend quite a bit of
 20 money to control stormwater. We still have some overtopping of
 21 stormwater across Providence Lane -- or Providence Drive which
 22 is the access to the Beacon Hill community, and the WDO
 23 requires adequate downstream capacity --

24 MAYOR MANCINO: Mr. Talbett, thank you for that comment.

1 We have engineers here. We know the WDO. In
 2 fact, when this property is improved all the stormwater will
 3 improve.

4 Are you speaking for your board right now?
 5 You're an appointed official; is that
 6 correct?

7 MR. TALBETT: Right.

8 MAYOR MANCINO: You're a paid, appointed official.
 9 You're not an elected official.

10 So are you representing your Village, or are
 11 you representing yourself today?

12 MR. TALBETT: I'm representing the Village Board and the
 13 residents.

14 MAYOR MANCINO: You are.

15 Did your Village Board instruct you to come
 16 here and represent them?

17 MR. TALBETT: Yes.

18 MAYOR MANCINO: They did.

19 Are you going to be opposing the gas station
 20 on the opposite corner of this?

21 I'm just curious where Kildeer stands since
 22 you're representing your board.

23 MR. TALBETT: We haven't been presented with formal plans
 24 for that yet, so we haven't made that determination.

1 MAYOR MANCINO: We presented you with formal plans,
 2 correct, as a professional courtesy?

3 MR. TALBETT: Correct.

4 MAYOR MANCINO: So I happen to know that Lake Zurich is
 5 doing a gas station there. They've had courtesy reviews.

6 Where does the Village of Kildeer fall?

7 Where does your board fall on that?

8 MR. TALBETT: We've been contacted by our residents about
 9 that. They are very concerned about that.

10 MAYOR MANCINO: Do your residents know you'll be sharing
 11 the revenue on that corner should a gas station be built there?

12 MR. TALBETT: Yes.

13 MAYOR MANCINO: So how will your board face that
 14 conflict?

15 You'll have residents telling you to oppose
 16 it, yet you guys are going to be sharing in the revenue on that
 17 corner?

18 MR. TALBETT: No, we don't share in the revenue on the
 19 Cummings property.

20 MAYOR MANCINO: You don't?

21 MR. TALBETT: No. Or if we do --

22 MAYOR MANCINO: You do.

23 MR. TALBETT: -- it's a small amount. That's not our
 24 chief concern with that. Our concern is with the quality of

1 development and how that may impact Kildeer residents. And we
2 have similar impacts that we anticipated because we have
3 stormwater problems across Quentin Road, and we're concerned
4 about water quality because the residents near --

5 MAYOR MANCINO: And basketball nets and dogs.

6 MR. TALBETT: Well, we learned that the hard way.

7 But the water issues are real. Those issues
8 are real, and the impact of possible water contamination is
9 real because the people in this area are all on very shallow
10 wells. These are very big concerns for us.

11 We are hoping that Lake Zurich will share.
12 We'll make every effort to try to get those plans. We don't
13 have them yet, and that decision I'm sure won't be very
14 different than this one. We are looking out for our residents
15 just as you would look out for your residents. We will make
16 comments there when it's appropriate to do that.

17 MAYOR MANCINO: Appreciate that.

18 Rest assured our engineering staff will
19 review the watershed development or the watershed issues on
20 this property. They already have. In fact, it will be
21 improved for your residents no matter what type of development
22 is here.

23 MR. TALBETT: I would really appreciate that. And I
24 would expect no less, and we will do the same for you.

1 MAYOR MANCINO: Yep. We would anticipate you guys would
2 do the same.

3 Anything else?

4 MR. TALBETT: And what I appreciated the most about this
5 evening, besides your attention to all this, is that you let us
6 know at the very start that the gas station and the car wash
7 was withdrawn or was to be withdrawn, because even though this
8 is the longest day of the year, this could have been the
9 longest meeting of the year if you kept talking about the gas
10 station and the car wash. So thanks for that as well.

11 MAYOR MANCINO: Thank you. Appreciate that.

12 (Audience clapping.)

13 By the way, it's 40 percent that you'll be
14 getting from that property. Anybody else -- from that
15 potential gas station.

16 Anybody else who would like to address the
17 board?

18 MR. HARIKIHAN: Good evening, Mayor, everyone. Thank you
19 for the opportunity to have --

20 MAYOR MANCINO: Just a little closer, please.

21 MR. HARIKIHAN: Hello. Can you hear me?

22 Okay. Chikoti Harikihan. I'm a resident of
23 Hawthorn Place. I live at 24 North Acacia Drive, part of the
24 Hawthorn Trails.

1 I will make it very short. Most of the
2 concerns have been discussed and presented by my neighbors, and
3 also some of you responded.

4 So one thing I would like to kind of
5 emphasize more again and, to begin, Mehul talked about it
6 briefly, again, I would like to reiterate the major concern for
7 most of us living next to the proposed community. We all
8 understand the financial aspect that we have addressed as part
9 of the board commitment. However, at what cost we want to
10 increase the revenue for the people who are living right next
11 to the proposed development. So again, the same example what
12 Mehul talked about. It's three to four weeks back. It
13 happened just because of the lightning. I think it's not any
14 other man-made thing. It's a natural hazard, so for that to be
15 contained, to be addressed there are close to eight to nine
16 engines to be there.

17 So if something happens in this new proposed
18 community, in this high density, the new community that we are
19 talking about, if something happens how we are going to address
20 that?

21 It's really going to be a major concern but
22 not only for this community but who's living next to that.
23 It's a major concern for both, overall Hawthorn Woods village.
24 I strongly request all of you to review that aspect very

1 clearly and see how that can be addressed.

2 And the other thing, the other point is, like
3 there was a concern raised by one of my neighbors. Again, the
4 Mayor has responded to that, and that was a few weeks back. It
5 was raised by one of the board members that that is one of the
6 factors that needs to be concerned and so that is all ignored
7 from the previous action that was given from the PB&Z meeting.

8 Here are the two things I'd like a reiterate
9 again, that all of you review very thoroughly and see how we
10 are going to address them as well as how we are going to make
11 sure that the current Hawthorn Trails neighbors will feel that
12 they're already living in a very safe neighborhood.

13 Thank you so much.

14 MAYOR MANCINO: Thank you for your comments.

15 Is there anyone else that would like to
16 make a comment?

17 Sure. Please step up.

18 MS. POUPITCH: Hi. My name is Mary Poupitch, and I've
19 actually lived in Long Grove, Hawthorn Woods, and now Kildeer.

20 MAYOR MANCINO: What's your favorite?

21 MS. POUPITCH: I don't. It was all different periods of
22 our life, but I've been here for over 35 years.

23 We started in a very large lot. We wound
24 up -- that was in Long Grove. Had the youngest children there.

1 We were always in the Stevenson School District. We currently
2 are now. I currently reside in Beacon Hill, which is actually
3 between Sanctuary and the other locations and all.

4 Basically there was a comment that was
5 brought up about who this would be -- the most approachable
6 people that would want to live in this community, and it was
7 mentioned about somewhat of an elderly versus maybe starter
8 homes with young children. And unless the community is
9 actually under a maintenance program, per se, a lot of the
10 older community, they would shy away from it in a sense that --
11 I'm retired. I'm past those ages. We actually moved into
12 Beacon Hill because of the fact that we are on one of the
13 smallest lots, but we have a park across. We have the least
14 amount to maintain, and we are in a ranch because we knew we
15 were getting older and stairs and everything else, all that
16 comes into play.

17 But the main issue is is that it's not just
18 the aquifer that can be affected by this. And we've approached
19 all those and directed your answers to all of that. But it's
20 not only Hawthorn Woods; it's not only Kildeer. It's Long
21 Grove. The aquifer goes on. It's not just a one-mile radius
22 or whatever. So it's just a big concern for a lot, and the
23 flow of course is the chain reaction. It goes through all of
24 them. That's more or less why I believe so many people are

1 approaching this with not only the aesthetics but the
2 naturalization of everything so that it does continue to be a
3 good spot and a good thing for all of the communities, not just
4 one versus everybody else.

5 MAYOR MANCINO: Thank you.

6 MS. FOUFITCH: That's all I have to say. Thank you very
7 much.

8 (Audience clapping.)

9 MAYOR MANCINO: Thank you for your comments.

10 Are there are any other comments from the
11 audience?

12 MS. MCGOWAN: My name is Alicia McGowan, M-c-g-o-w-a-n.
13 I live in the Beacon Hill neighborhood in Kildeer. My address
14 is 2348 Chesapeake Drive.

15 And I do want to thank Mr. Talbett for coming
16 forward and mentioning the water runoff issue. I understand
17 and I trust that you really are going to look into that because
18 the last rains we had we still have water running through our
19 front entranceway in Beacon. All I see is a whole lot of
20 cement with no place for the water to go, and because our
21 subdivision sits lower, that's where it's going.

22 MAYOR MANCINO: There's a big pond up there. See that
23 big pond?

24 MS. MCGOWAN: And that big pond was full of water.

1 MAYOR MANCINO: No matter what they build there, that's
2 going to be fixed --

3 MS. MCGOWAN: Well, I hope --

4 MAYOR MANCINO: -- the Watershed Development Ordinance
5 that the County has and that we enforce. We're a certified
6 village for that, and we do as good if not better of a job as
7 Kildeer. In fact, we actually have an engineer on staff.

8 MS. MCGOWAN: Oh, good. I hope so, because I don't
9 like -- I have a Suburban, but a lot of people don't have cars
10 that can go through that kind of water.

11 The only other thing I wanted to ask is if
12 you know what school district this is going to be?

13 MAYOR MANCINO: It's Stevenson.

14 MS. MCGOWAN: So my concern is that homes that are this
15 size and this high density, even if you prohibited it, people
16 are going to want to buy them as investments. And I know you
17 think, who could afford a \$500,000 house to rent out. There
18 are people who can do that. I know people who buy properties
19 as investments and rent them out. And Stevenson people want to
20 go there. They don't care where they go for elementary a lot
21 of times, but they want to go to Stevenson. You can look at
22 the neighborhood in the Crossings of Buffalo Grove or smaller
23 single-family homes. I have friends that live over there.
24 They all move out because it's becoming a rental property, and

1 they're getting people moving in that have larger families
2 simply because they wanted to go to Stevenson. I understand --
3 I mean, I would hope you would set something up that says you
4 can't have a rental property there. It's a change from what
5 Hawthorn Woods looks like now as being that rural. I love it.
6 I love driving through Hawthorn Woods. My son plays baseball
7 here. The lots are beautiful. I understand why --

8 MAYOR MANCINO: You should move here.

9 MS. MCGOWAN: -- you would not -- my neighborhood looks
10 pretty similar, so that's why I love it. That's why people do
11 come to live in Hawthorn Woods, Kildeer, because they want a
12 rural feeling, and that's why we choose to live here. And I
13 would think as a Village that's what you would continue to want
14 to attract.

15 And so I did read your comprehensive plan,
16 too. I read the whole thing on-line, and I would tell you I
17 hope that you focus on your Midlothian development, that you
18 build your commercial properties there, put your high-density
19 housing there where people can walk to shops and restaurants
20 and everything else versus a corner where you're going to have
21 three places where they can walk and Mariano's across the
22 street and hopefully not a gas station on the other corner.
23 That's not a lot of walking to go to. It's just -- it's not.
24 So I encourage you -- the DiMucci property, from what you

1 remember, people of Hawthorn Woods did not want to see that
2 developed. So I would encourage you to make it look like
3 Libertyville, both not this corner. It's not a downtown area.
4 It's a lot of traffic, and I think bringing that many families
5 in is just going to make it a lot worse.

6 MAYOR MANCINO: Thank you for your comments.

7 (Audience clapping.)

8 Anyone else from the audience that has a
9 comment? Especially if it's different from what we've heard.

10 (No response.)

11 Being none, I'm sure that our board has some
12 deliberation and discussions, so I'd like to open it up to
13 them.

14 I'd like to address a couple of things that
15 were on my mind regarding this that the PB&Z did bring up or
16 the Plan Commission. They did ask for some requirements. They
17 recommended some requirements, one of which was the
18 12,000-square-foot-minimum-size lot. So I'm not sure how they
19 came up with that, but a 12,000-square-foot lot reduces the
20 number of units there. The development just doesn't work,
21 neither does the retail component. It doesn't work. So I'm
22 not --

23 TRUSTEE DiMAGGIO: I could tell you, it's a random
24 number.

1 MAYOR MANCINO: Can you use your microphone.

2 TRUSTEE DiMAGGIO: I said it was a random number. It was
3 just basically a random. It was not a discussion. It was a
4 single suggestion.

5 MAYOR MANCINO: I'm not sure if they just meant a
6 reduction in density or just larger size lots.

7 The other issue that the Plan Commission
8 brought up that I thought was a very good point was regarding
9 the fire suppression, and I know that the interior -- the homes
10 on the interior here, they're obviously closer than anything
11 we've ever had before. I do have concerns about it if there is
12 a fire, another home that close. So I really like that
13 recommendation. The homes on the outer portion of it that are
14 being considered do have, although smaller, do have a
15 decent-size setback. I do think -- Cassata, is that about 10
16 feet between the homes? But the interior lots here are very,
17 very close, and I know our code doesn't require fire
18 suppression. It's because we don't have any type of product
19 like this. So personally, I do like that recommendation from
20 the Plan Commission.

21 The other thing that they came up with
22 related to the gas station sign, which that point is moot.

23 TRUSTEE DiMAGGIO: One comment on the fire suppression.
24 That comment was actually brought forth by -- his name.

1 MAYOR MANCINO: Use your microphone.

2 TRUSTEE DiMAGGIO: That suggestion was actually brought
3 forth by the Fire Department itself. They had serious concerns
4 about the density and about fire spreading to the neighborhood.
5 So it wasn't just an idea brought forth by the board. It was
6 actually the Fire Department that came up with that. Really
7 pushed hard and feel that that's a great suggestion.

8 MAYOR MANCINO: Yeah. Those were a couple of the things
9 on my mind right off the bat.

10 Also -- and maybe Mr. Cassata -- I looked
11 through the landscaping plan a couple of times. The area
12 between -- and maybe this is a question for the developer.

13 Can you just talk about the outlot. Is it 4
14 identified here, or is that A? Yeah. That's A and B, A and B.
15 Can you talk about the distance between the back of the
16 residents that are going to be in that area and what's going to
17 be happening there. Can you help us visualize that, help our
18 board visualize that?

19 MR. KELLOGG: The area in that corridor will continue to
20 be a naturalized area without any residents in there, so it
21 will create that natural buffer that is there now between what
22 was contemplated as all commercial and the residential so that
23 that area that is kind of stippled in there will be kind of
24 prairie grasses and naturalized.

1 MAYOR MANCINO: Will you address the trees in this area.

2 MR. KELLOGG: The trees would have to be something that
3 would be determined by our landscape architect and engineer
4 because in that area there is stormwater conveyance, and
5 certain impediments like trees are not a preferred item.

6 MAYOR MANCINO: So you're talking about just a natural
7 area there.

8 MR. KELLOGG: Correct.

9 MAYOR MANCINO: What questions do you guys have or
10 comments on this stuff?

11 TRUSTEE PONZIO: My primary concern was the gas station
12 and the car wash, so since we've moved that -- or taken that
13 out, I do have a concern about the density, and I don't have an
14 answer for that. It does concern me. I've listened to the
15 residents.

16 Is there a way we can reduce the number from
17 39 to something else? Or it just doesn't work if you don't go
18 with 39.

19 MR. BURNEY: I'm afraid it doesn't work. As you know,
20 this site was designated on your comprehensive plan for dense
21 development. It's been shown on that plan for 10 years, and
22 in conversations that the Foxford representatives had with some
23 neighbors, apparently not the ones that have shown up tonight,
24 we had shown and you might have seen when we were flipping

1 through the slides some commercial development in terms of what
 2 a 14-acre commercial development would look like, and if the
 3 developer, owner of the property is being asked to give us, you
 4 know, 14 acres, cut it down by 70 percent we feel that this is
 5 an acceptable compromise. It obviously belongs to you, but
 6 we're talking about very high-quality homes in a price point
 7 that is comparable to what is in the neighborhood to the north,
 8 comparable to many of the homes in Hawthorn Woods.

9 And the rental question that came up, you
 10 know, I think the Village Attorney is of the same opinion I am,
 11 that a municipality cannot regulate or restrict home-ownership.
 12 But I would say to you that the homes that we're proposing
 13 could -- or the homes that exist to the north could as equally
 14 be bought for investment and rented as the homes that we're
 15 proposing here.

16 TRUSTEE PONZIO: Mr. Burney, could you talk about what
 17 would happen if we tried to make the entire development
 18 commercial, your opinion. Could you address that.

19 MR. BURNEY: Well, yes. If we can flip to a couple of
 20 slides, these are things that we showed the Plan Commission.
 21 So this is one plan that meets all the village ordinances that
 22 is consistent with the use requirements.

23 I can't tell if that one -- are you showing a
 24 gasoline station?

1 MR. KELLOGG: No.

2 MR. BURNEY: So this is one plan in terms of a commercial
 3 development with a sea of parking, with, you know, a
 4 substantial amount of retail commercial development in it. And
 5 then we have a second example right here. These are things we
 6 prepared and showed, and that is not a plan that was embraced,
 7 let's put it, by the people that Foxford representatives talked
 8 to.

9 TRUSTEE PONZIO: So just to be clear, our residents
 10 didn't like this either?

11 MR. BURNEY: The residents we talked to. It's unclear
 12 from what the neighbors are saying. They say they're not
 13 opposed to commercial development, but I don't think that
 14 they're at the same time embracing this form of commercial
 15 development, and that's why we came up with the idea of cutting
 16 it by 70 percent, to still leave the best land available for
 17 commercial development so that the Village would realize some
 18 of the sales tax as part of its long-range objective.

19 This property is not like a property in the
 20 typical part of the community. The traffic that people are
 21 complaining about is also adversely impacting this property. I
 22 think that's one of the reasons why the Village agreed that it
 23 should be designated for a more intense use.

24 So the 39 units, we feel, is not going to

1 threaten the public welfare, and it achieves several goals at
 2 the same time in terms of the location where it's appropriate
 3 to have this kind of density as a transition, buffering from
 4 the impacts on Route 22 and the area proposed for the
 5 commercial.

6 Sorry for the long answer.

7 TRUSTEE CORRIGAN: Mr. Burney, so the green, grassy area
 8 with the trees and things like that that are all along the
 9 north border of that and come down and are north of that
 10 detention basin, those -- that's the outlot A and B that we're
 11 saying is going to remain that way with the proposed plan of
 12 the high-density 39 homes and then the commercial down in the
 13 corner?

14 MR. BURNEY: Tim, can you skip to the slide.

15 TRUSTEE CORRIGAN: I just want to be sure.

16 MAYOR MANCINO: I believe, also, there is some
 17 preliminary engineering.

18 TRUSTEE CORRIGAN: That's what it says on the preliminary
 19 engineering, Common Open Space for Natural Resource Protection
 20 and Drainage Purposes.

21 MR. BURNEY: I just wanted to be sure that
 22 Ms. Corrigan's question is answered. You guys answered it
 23 yourself.

24 TRUSTEE CORRIGAN: Well, I'm just asking, all these

1 different scenarios -- and you're showing the three different
 2 scenarios -- that's the same footprint still. That's what I'm
 3 trying to --

4 MR. KELLOGG: That outlot corridor that you're talking
 5 about is the naturalized area which has natural plantings. It
 6 also functions for stormwater management, and, also, that
 7 corridor is already deeded to the homeowners association, so we
 8 can't go in there and affect adversely what is in that area.

9 TRUSTEE PONZIO: One of the comments that one of the
 10 residents made was with regard to the egress and ingress, and
 11 they were concerned that it looks like there's only one way in
 12 and one way out.

13 How would you address that?

14 MR. KELLOGG: There actually is a secondary entrance down
 15 at the commercial there. Let me see if I can --

16 MAYOR MANCINO: You need a pointer.

17 MR. KELLOGG: I believe I have one here.

18 We show an emergency access. That little,
 19 kind-of black shaded area is something that we worked with
 20 staff and have had discussions with through staff, the fire,
 21 and the police, and that would be an ingress-egress for
 22 emergency access that may end up being gated if they so chose
 23 with locks that would be just for emergencies so that there
 24 wouldn't be any joyriding across there. That was to address

1 the concerns as far as having a secondary access,

2 TRUSTEE PONZIO: I think the point that the residents
3 were raising is they'd like a non-emergency, a second
4 non-emergency egress-ingress.

5 Am I stating that properly? You wanted a
6 secondary? You wanted more than one?

7 Yeah, I think so.

8 MR. KELLOGG: The challenge with that is along this
9 corridor in between the commercial access drive and the
10 residential we were really wanting to have some separation so
11 that commercial traffic did not cross over into the residential
12 area for that -- trying to keep that separation between
13 non-residents that could be going faster and the local
14 residents. And we even have a little bit of grade separation
15 in that area that would make a connection at that point not
16 feasible for engineering.

17 TRUSTEE PONZIO: So there was a reason for that --

18 MR. KELLOGG: Correct.

19 MR. PONZIO: -- just to make it clear to the residents.
20 We're not trying to limit their egress or ingress. We're
21 trying to prevent the cut-through traffic from the commercial.
22 Because one of the things that we hear all the time as we're
23 looking at developments is everybody says there's a lot of
24 cut-through traffic, and they're always concerned about that.

1 So you've taken steps in this to try and eliminate some of that
2 cut-through traffic.

3 MR. KELLOGG: Yes.

4 TRUSTEE CORRIGAN: They also have it connected.

5 TRUSTEE DIMAGGIO: Mr. Burney, also, at the PB&Z
6 Committee I remember some of the concerns of the residents
7 were -- this is when the initial gas station and car wash was
8 proposed -- the light pollution, 24-7 light pollution.

9 Can you compare and contrast if it were
10 100 percent commercial if the light pollution would affect the
11 neighbors to the north as opposed to your current plan?

12 MR. BURNEY: I'm going to let Tim do that.

13 MR. KELLOGG: I can't speak to everything as far as if it
14 was all commercial, but obviously parking lots for safety
15 reasons need to have light. Where we end up showing
16 streetlights right now are only at the intersections, at curves
17 and intersections. We did a photometric study of that, and the
18 light does not leave -- it barely gets out of the right-of-way
19 in that area before what's called the lumens go down zero. So
20 what we've done is really limited the location of the
21 streetlights to just key points, intersections, and curbs.

22 MAYOR MANCINO: What other questions and comments?

23 Yeah, sure. Ms. Newton.

24 TRUSTEE RIESS: I had one additional comment in regards

1 to how the homes in 1 through 13 are adjacent to the existing
2 subdivision.

3 From a personal perspective, I would much
4 rather see half the amount of homes in that particular section
5 1 through 13. The homes that are marked nos. 1 through 13.

6 (Audience clapping.)

7 I'd be willing to give the density back to
8 the developer in the section to the south of there instead of
9 having that open space between each one of the units or a
10 section of units to give them back to other units, and instead
11 of taking away six, so I would see seven houses on where it is
12 now 1 through 13 and take away five and give two back in those
13 empty spaces between the units, because I don't think those
14 empty spaces really do anything for the aesthetics. But that's
15 just my perspective. I think that would give the opportunity
16 for the residents to see out their back windows a much less
17 dense subdivision than it is at this point.

18 (Audience clapping.)

19 TRUSTEE CORRIGAN: What homes are you talking about?

20 TRUSTEE RIESS: 1 through 13.

21 MR. BURNEY: I'd just like to add a little perspective so
22 you see how the backs of the houses are also finished.

23 MR. KELLOGG: The thing -- and I can also defer to
24 Mr. Burney here -- but the rear of these houses looks nicer

1 than many fronts of homes in communities. This being a rear,
2 the architectural character to the rear, Icon has thought
3 through as much as he has on the front of the homes. So we
4 really don't feel that the impact for the residents to the
5 north when they're looking back -- it's going to be a very
6 attractive rear of the homes. It isn't like it's just a blank
7 two-story face of siding.

8 TRUSTEE MORGAN: And I agree that the rear of the houses
9 definitely are upscale from what you see.

10 The thing it does not necessarily depict it
11 here -- and I agree with Trustee Riess -- as you stack these
12 houses next to each other, that for me is where I think
13 Trustee Riess was going, is the house may look beautiful as an
14 individual home. When you stack them so close together, it
15 kind of detracts and gives that high-density type of feel, as
16 these people are larger lots and on the sweep of the curve of
17 the cul-de-sac just to the north will be seeing these very
18 tightly packed homes, which doesn't necessarily align with the
19 houses that they moved into.

20 MAYOR MANCINO: Yes, Ms. Newton. You have a comment?

21 MS. NEWTON: I wanted to support staff's comments and
22 answer maybe one or two items that I heard from residents.

23 As a means of introduction, I am a non-voting
24 member sitting up here with the Board of Trustees. I serve as

1 the Chief Operating Officer, very similar to Michael Talbett's
2 position in Kildeer.

3 I wanted to remind the audience that -- and
4 you may not know this -- the first reiteration of this
5 development as it came to staff was a townhouse product, and
6 Peter Brennan is sitting right there and he'll nod that the
7 original design was to connect these homes in a townhome-type
8 product. The village staff at first blush did consider the
9 existing products not only in our town but in the surrounding
10 towns and thought that a single-family home product was
11 actually more in line with the vision of our community. So
12 that was the very first attempt at bringing in this diversified
13 housing stock for our town.

14 Secondly, I wanted to address the woman from
15 Kildeer and the residents from Beacon Hill and let you know
16 that staff -- and I'm speaking on behalf of all of the staff
17 just because I'm lucky enough to have the microphone, but staff
18 has been absolutely diligent, working harder on this problem
19 than some of the problems that affect our own town because we
20 not only recognize that there's a problem, but we've actually
21 taken steps and a lot of money to fix it. We inherited this
22 property from unincorporated Lake County's Planning and
23 Building Department, and when we took it over we discovered
24 that that particular developer had not installed restrictors in

1 the drainage areas that lead across and supposedly under
2 Providence Drive. So we spent almost nine months, and I was
3 working with your administrator, Michael Talbett, in this
4 communication to get bond money from the Lexon Surety Fund so
5 that we have consequently and subsequently installed
6 restrictors in that pond. What's left is a regrading of it and
7 an enlarging and a new size of that pond that this development
8 will provide, and our engineers have spent numerous hours out
9 there insuring the protection of your subdivision.

10 We want to be good neighbors with our
11 stormwater issues. We're very knowledgeable about the problems
12 over at Providence and have taken many steps to improve that.
13 But I wanted to speak on behalf of what Mayor Mancino said is
14 that more improvements can come with this re-grading
15 opportunity.

16 And then, finally, there was an original
17 design of the road connection to connect Hawthorn Woods -- or
18 Hawthorn Trails North with Hawthorn Trails South. These are
19 neighbors. Those are subdivisions that we try to connect. We
20 want to build a community, not segregate communities. However,
21 after meeting with the HOA in Hawthorn Trails, the developers
22 came back to the Village and asked for departure from the
23 requirement to connect vehicular traffic between the two
24 subdivisions. As a result of the communications with Hawthorn

1 Trails' residents, that accommodation was met and subsequent
2 planning.

3 So I just wanted to support staff's memo and
4 all the work that our engineers and our community development
5 department have done on your behalf. So what you see today is
6 certainly not how it was pitched or presented to the Village,
7 but staff has spent an extraordinary amount of time working
8 with the Village Board to insure a product that we would be
9 proud of, where we would want to live, and that includes a lot
10 of the comments from Michael Cassata's staff memo regarding the
11 aesthetics of the home product with the Hawthorn Woods look.
12 It will certainly have a Hawthorn Woods price. It will just be
13 a different size lot.

14 So with that, I wanted to extend my
15 appreciate to staff because what you see today is certainly not
16 what we received several months ago. It was a lot of time and
17 hard work. And I thank you all for that.

18 MAYOR MANCINO: Thank you for those comments.

19 MR. BURNEY: Mayor Mancino, just to respond to
20 Mr. Riess and Mr. Morgan's concern about the scape looking
21 adjacent from the neighborhood to the north, I'd like to show
22 you a couple things. One, we don't have the elevation from the
23 rear. You've gotten the idea of the quality of the elevations,
24 as Ms. Newton just referred to, and the work that's gone into

1 this. Second of all, I believe that the townhome
2 development -- and it's not to say that you would have approved
3 it -- but this amount of land could easily accommodate 50
4 townhomes, and Ms. Newton debunked us of that idea that that is
5 something that the Village Board would entertain. But it gives
6 you a sense of how instead of a single-family product like
7 we're proposing here how townhomes could fit on it.

8 And, thirdly, if you look at those commercial
9 development plans and what the scape would look like to those
10 homes to the north and compare it to what we're proposing, we
11 think it's not going to impact the property values. It is a
12 good look. They did purchase property that was immediately
13 adjacent to a parcel of land that was recommended for
14 commercial development that was subject to an annexation
15 agreement that committed the Village to rezoning it to
16 commercial if the property owner met the standards under your
17 zoning ordinance. So we'd ask you to consider that as you
18 contemplate any further recommendations that you have.

19 And then, finally, Mayor Mancino, on the fire
20 suppression issues -- I know this has gone a lot longer than
21 any of us thought it would -- to me that's going to be
22 memorialized in the annexation agreement. In the beginning of
23 my comment, I indicated we were doing this in a
24 one-step-two-step process. If we could take the suggestion

1 that you had, work with staff on it as far as which units would
2 have fire suppression in them and which ones wouldn't and bring
3 that back and hopefully reach an accord with staff and then,
4 ultimately, with yourselves in an annexation agreement
5 amendment.

6 I think that we've, then, answered all the
7 questions that have been raised.

8 We have ample parking in this development.
9 You could park on the streets. The units that are accessed
10 from the garage actually have like a conventional single-family
11 home sufficient area to park two additional cars. That's not
12 an issue.

13 And we'd hope that Ms. Corrigan agrees that
14 our architectural excellence in these units makes up for the
15 fact that there aren't brick elements, that Icon and Charlie
16 Murphy have tried to do it another way. But Charlie is here to
17 answer any of those questions if you still have them,
18 Ms. Corrigan.

19 MAYOR MANCINO: Trustee Riess, in a different language,
20 as Mr. Burney talked about the commercial, potential for 15
21 acres of commercial, as you know, I don't have to remind you or
22 any of the trustees, we've made it a practice that our
23 developments as they come in don't just come before staff,
24 don't just come before the Mayor. I ask all of you to

1 individually sit down with them. Part of getting to this point
2 is working through that process, negotiating through that
3 process. Everybody developer is going to come in and try for
4 the greatest use for their property. It's normal, absolutely.
5 So I guess in plainer language that you and I have discussed
6 privately, in respect to the Open Meetings Acts, we got here by
7 compromise. And I wonder how many of those seats would be
8 filled if it was 15 acres of commercial.

9 TRUSTEE RIESS: Good point.

10 MAYOR MANCINO: So I just want to remind you of that. A
11 little different answer along the lines of what Mr. Burney was
12 saying. I just want to remind you of that.

13 TRUSTEE PONZIO: Mr. Mayor, we already have a townhome
14 development in the golf course.

15 Do we have any learnings from that? Are
16 people happy with these?

17 TRUSTEE DAVID: I believe they're discontinuing that.

18 TRUSTEE PONZIO: We have them right now. We have some
19 right now.

20 What's your experience been?

21 MAYOR MANCINO: They sold fairly quickly.

22 TRUSTEE DAVID: Expensive.

23 MAYOR MANCINO: Very expensive. Beautiful townhomes. No
24 problems with basketball nets or kids playing in the streets or

1 dogs.

2 TRUSTEE PONZIO: So this isn't the first time we're
3 looking at high-density development in Hawthorn Woods. We've
4 actually done it before.

5 MAYOR MANCINO: Yes.

6 TRUSTEE PONZIO: And done it successfully.

7 MAYOR MANCINO: Yes.

8 TRUSTEE MORGAN: I think for me the differences in the
9 country club, the high-density development is tucked back.
10 It's not what we're putting forth as a community. For me, this
11 is one of the entrances to our community, and we're going to
12 put a big monument sign and have a bunch of row houses behind
13 it. That's the part that I struggle with personally most is
14 what's the flavor of our community. If somebody drives down 22
15 and sees Hawthorn Woods and then row houses and a gas station?
16 Personally, you know, I may be against row houses. I was for
17 the gas station, so don't come up and talk to me at the end.

18 (Audience clapping.)

19 There is going to be a gas station on that
20 corner at some point in time --

21 MAYOR MANCINO: He said he was for the gas station.

22 TRUSTEE MORGAN: I was for the gas station. There will
23 be a gas station on our corner or Lake Zurich's corner,
24 Somebody's going to put a gas station in there. We may move

1 away from there, but it doesn't mean your work as residents are
2 done, staying on top of what's happening in Lake Zurich.

3 For me, the density and the look and feel and
4 certainly very respectful that we are adding additional types
5 of product, housing product, to our community. We're doing it
6 over by Spencer Loomis school. We're doing it inside of the
7 country club and various other places.

8 MAYOR MANCINO: Pulte.

9 TRUSTEE MORGAN: Pulte, yes. But the problem that I have
10 is that is so front and center as an entrance to our community
11 that it just doesn't really represent what I want to see out
12 there. I don't know what the answer is. I don't have another
13 answer. This may be the best answer. But that's what I really
14 struggle with.

15 MAYOR MANCINO: I can appreciate that point. I disagree,
16 but I can appreciate that point.

17 The product is beautiful. There is a
18 landscape -- a comprehensive landscape plan as well, so it's
19 not like you're going to see row houses right away or
20 low-quality product. But I do appreciate the point you're
21 making. It's a challenging corner, and we decided to get --
22 definitely. It's a challenging corner.

23 TRUSTEE CORRIGAN: Neil, I agree with you in the sense
24 that this is a different version of Hawthorn Woods, I guess,

1 but I think what makes this corner challenging now to stick
 2 with -- certainly it would never be a one-acre, but even I
 3 think it's challenging to be the same as what Hawthorn Trails
 4 North is now with the fact that we have Just Tires and a
 5 McDonald's and Mariano's across the street, and we also know
 6 coming from Lake Zurich on the other corner is going to be a
 7 commercial development with a gas station. So I think it's
 8 going to be -- what I actually fear is that the
 9 next -- if we let this one go, that the next proposal for that
 10 corner will be 100 percent commercial, and that's it. Because
 11 certainly if this -- when the other corner develops commercial,
 12 that's what our option is going to be here. And I would rather
 13 see nice homes, row homes, Libertyville-type on that street
 14 scape. I think those homes are gorgeous back there versus all
 15 that parking lot and some commercial buildings.

16 TRUSTEE DIMAGGIO: I remember when we just moved in this
 17 area we actually looked in Lake Zurich when we started out. We
 18 actually were looking for a house that would have bordered
 19 Walmart which was not built at the time, and I could just
 20 picture it. I am not a fan of high density, but I think in
 21 this area it fits. I would rather look at this than Walmart
 22 basically. If you guys lived behind Walmart or just a sea of
 23 parking lot and commercial buildings, that would drive me nuts
 24 if I was a homeowner.

1 I know it's a compromise, but sometimes it's
 2 the lesser of two evils. I just compare what I was looking at.
 3 Thank God we didn't buy there.

4 TRUSTEE CORRIGAN: I can tell you a friend of mine did
 5 buy a house there, and they were originally told by Lake Zurich
 6 that where the Walmart was going to be -- the original
 7 developer was going to be fields, and it was going to be baseball
 8 fields and soccer fields, and that's not what happened, and
 9 they struggled trying to sell that house, which they just
 10 recently did.

11 One of the questions I have -- so this
 12 outlot A and outlot B that is, you had mentioned, owned by the
 13 HOA or deeded to the HOA, but I don't see any landscaping on
 14 this development plan, preliminary plan, landscaping plan.
 15 Does it kind of bridge this view shed, I guess? Is there an
 16 opportunity to do some kind of a landscaping buffer?

17 TRUSTEE PONZIO: Berms or trees or something like that?

18 TRUSTEE CORRIGAN: Something like that.

19 TRUSTEE DAVID: It's on your plan. It says Open Space
 20 for Natural Resource Protection.

21 Is there any type of buffer? Or what backs
 22 up to these houses?

23 TRUSTEE CORRIGAN: It's all that prairie grass, but it
 24 doesn't get very high.

1 MAYOR MANCINO: Erika, that overland flow going to be
 2 there. Can you envision additional landscaping buffers there
 3 and still have the overland flow work? That's one of the
 4 issues.

5 MS. FRABLE: Is the question the existing outlots that
 6 are part of Hawthorn Trails North? To put some buffering in
 7 there? Because those are all deeded to the HOA.

8 TRUSTEE CORRIGAN: No. So I'm saying right above where
 9 the --

10 MAYOR MANCINO: Outlot A and B.

11 TRUSTEE CORRIGAN: -- above the house who is the green
 12 yard at that --

13 TRUSTEE DAVID: Lots 5 through 13.

14 MS. FRABLE: I think those are just the back yards.

15 Those are the back yards of the individual houses.

16 MAYOR MANCINO: No. You're talking about the entire
 17 outlot.

18 TRUSTEE CORRIGAN: So see up here in this line, right
 19 here? Way up there.

20 MAYOR MANCINO: Outlot A, Erika, the entire area, and
 21 outlot B.

22 MS. FRABLE: I'm saying outlot A and B are part of the
 23 existing Hawthorn Trails neighborhood. They're already deeded
 24 to the existing.

1 TRUSTEE CORRIGAN: Are they right up to the line?

2 MS. FRABLE: The back property line of each house is
 3 right up to the back of the outlots, correct.

4 TRUSTEE CORRIGAN: Then the HOA could plant trees if they
 5 wanted to.

6 MS. FRABLE: I want to make sure because some of those
 7 are -- I guess, what the original question was, they're
 8 wetlands, drainage areas, and detention ponds. I'd have to
 9 look at the plat to see if they're there. They're probably all
 10 for the most part planned to be for detention and wetlands.

11 TRUSTEE CORRIGAN: We'd have to see if there could be
 12 anything done there depending on what the detention and --

13 MS. FRABLE: We had land requirements --

14 TRUSTEE CORRIGAN: Those are setbacks.

15 MS. FRABLE: Correct.

16 TRUSTEE DIMAGGIO: Is there any way to do any kind of
 17 berming to shield the view?

18 MAYOR MANCINO: That land doesn't belong -- it's not
 19 their land.

20 TRUSTEE CORRIGAN: Lee, do you have any input?

21 MR. FELL: I wouldn't be able to do any determining
 22 because of the elevations. There is some minor grading I think
 23 adjacent or near outlot B. I don't think you're going to get
 24 any trees that will make it due to the flow that comes through

1 there and with the detention area. But as the engineering
 2 progresses, we can look at it. If there's something to do, it
 3 would have to be on the Hawthorn Trails Phase 3 side, as Erika
 4 said. It's all part of the first or the northern portion.
 5 TRUSTEE CORRIGAN: What you're saying is it would have to
 6 be up by --
 7 MR. FELL: In the back yards.
 8 TRUSTEE CORRIGAN: -- that line and over in this area.
 9 MR. FELL: Yeah. Because there's a trail along where
 10 Catalpa Drive heads south. You could do maybe some planting in
 11 there, but, otherwise, that would be it. That's in the back
 12 yards of I think -- is that 1 through 13?
 13 TRUSTEE RIESS: Is it possible to offer immediately
 14 homeowners a 50/50 plan for landscaping, that they pay most of
 15 the original cost of putting in landscaping at the very back of
 16 their yards and 50 percent of the cost would be borne by the
 17 developer? Would that be something that would be a reasonable
 18 compromise?
 19 MAYOR MANCINO: You mean on existing lots?
 20 TRUSTEE RIESS: Yeah.
 21 MAYOR MANCINO: That's pretty tough. I'd hate to see
 22 what the developer would say to that.
 23 TRUSTEE RIESS: You're really only talking about three,
 24 possibly four lots that would be a part in the program.

1 MAYOR MANCINO: Those lots aren't occupied yet.
 2 Is Murphy here? Where is he?
 3 MR. BURNEY: We're talking three outlots, and I think
 4 that the formulation that you suggested, 50/50, I suppose there
 5 has to be some maximum amount. But I'm telling you on behalf
 6 of our clients we'll commit to a solution between now and
 7 final. We hope to be back here in two months with the
 8 landscaping along the lines of a 50/50 plan, and we believe
 9 that there's one, two, three, maybe the maximum four lots.
 10 Yeah, it's a very good suggestion. It would
 11 be the landscaping on their lots, not on ours.
 12 TRUSTEE RIESS: Correct.
 13 MR. BURNEY: Yes.
 14 MAYOR MANCINO: So we have a suggestion and a promise
 15 that you'd work on that.
 16 How do we memorialize that?
 17 TRUSTEE CORRIGAN: By a motion.
 18 MAYOR MANCINO: There's several things amended in the
 19 motion.
 20 MR. BURNEY: Two of the lots haven't been built on yet.
 21 MAYOR MANCINO: That's what I meant.
 22 TRUSTEE CORRIGAN: Which means maybe only got to do it
 23 for one.
 24 MAYOR MANCINO: Well, eventually there will be residents

1 there.
 2 (Audience speaking.)
 3 I'm sorry. Public comment is over. Thank
 4 you very much. Public comment is over. Thank you.
 5 (Audience speaking.)
 6 Public comment is over. Thank you.
 7 TRUSTEE CORRIGAN: Okay. So since I made the motion, my
 8 notes are here.
 9 MAYOR MANCINO: Wait. Before you modify that, I want to
 10 hear from the rest of the board if there's additional comments
 11 or questions here.
 12 TRUSTEE DAVID: I wanted to briefly comment just that I
 13 agree with Trustee Morgan, that we want to have a general feel
 14 for Hawthorn Woods as you enter into our city and our corridor.
 15 But this is a challenging piece of property, and as
 16 Trustee Corrigan stated, it's going to be commercial, and I
 17 fear that if we don't consider the best possible plan that we
 18 will eventually have this as commercial and it will be a
 19 Walmart-type of situation.
 20 I don't know for the planning, the PB&Z, how
 21 they came up with their density, and I'm not quite sure, so
 22 I'll ask:
 23 Is this an amended drawing according to their
 24 recommendation?

1 MAYOR MANCINO: No, it's not.
 2 TRUSTEE DAVID: This is the original drawing.
 3 MAYOR MANCINO: Correct. This is the original.
 4 TRUSTEE DAVID: That's not a factor then.
 5 MAYOR MANCINO: No. As Trustee DiMaggio said, I think
 6 they came up with that. It always comes down to any
 7 development the highest and best use. The developer is going
 8 to get highest and best use. They're here to make money,
 9 period. That's the reality. It's our job to try and mitigate
 10 that with our residents and with our needs for services and
 11 revenues.
 12 TRUSTEE DAVID: Just one final point, and that is that
 13 those were workshops for the comprehensive plan. People sat
 14 down in round tables and discussed what type of options were
 15 presented and were wanted and desired by the residents of the
 16 community. It wasn't just one meeting. It was several. The
 17 brainstorming that went on was really -- it was an incredible
 18 process to get to the comprehensive plan, and truly a
 19 diversification of products was sincerely an issue. That was
 20 addressed multiple times and included in the comprehensive
 21 plan. So I do believe that this is a good option to limit the
 22 commercial while still honoring what was in the comprehensive
 23 plan.
 24 TRUSTEE DiMAGGIO: Can I just address one point?

1 I was at the PB&Z.

2 Mr. Burney, can you correct me if I'm wrong.

3 If we follow the recommendation of the PB&Z about requiring

4 minimum 12,000-square-foot lots, that would make your project

5 not viable.

6 MR. BURNEY: Correct. I think I had a little different

7 view. It was like that's what we have now, 12,000-square-foot

8 lots. They basically said we want the 12,000-square-foot lots

9 to stay the same. And I know I have a lot of respect for your

10 Plan Commission, but they basically rejected our arguments

11 about this type of plan. And so that will give you a yield of

12 20 additional single-family homes, which is what we originally

13 were platted for, but with an absolute right to develop this

14 ground for commercial, 15 acres of commercial. So that's my

15 view of it as to what happened.

16 But no. If we were to be limited to

17 12,000-square-foot lots, then all the commercial will be

18 eliminated, and that's not something that the owner is willing

19 to do. It's a valuable piece of ground for commercial

20 development, and we've said it over and over. It's been a

21 matter of compromise and accommodation, and it's up to you now

22 to decide whether or not it will -- if what we're proposing is

23 acceptable to you.

24 And thank you for all your consideration you

1 gave to this.

2 MAYOR MANCINO: Are there any other comments or

3 questions?

4 I had a few as well, a couple that have been

5 on the list.

6 In staff's memo they had some other items for

7 consideration that I'd really like the developer to consider.

8 I know Trustee Corrigan brought up the idea of brick and stone,

9 and I know that adds a lot of cost, but I think some of the

10 recommendations that staff came up with should really be

11 considered, and I'd like to ask the developer if he can sit

12 down with staff and talk about some of the little things.

13 Things about stone on the columns at the bottom, that might not

14 add a lot of cost but would enhance the overall appearance of

15 the product and the desire. And I think some of the things

16 that staff came up with, you know, they're not that bad,

17 They're not asking to make the entire house in stone or brick,

18 but there's some things they've suggested here that I think are

19 good, and I'd like to ask the developer to potentially consider

20 some of those, to work with staff as we get to final.

21 And I hope the audience understands and our

22 residents understand this is preliminary approval. These folks

23 have to come back to us again where we will tighten up all the

24 details a little bit more.

1 MR. BURNEY: Mayor, we've been working with staff.

2 MAYOR MANCINO: Have you seen those items that staff came

3 up with?

4 MR. BURNEY: You know, I didn't see them, but shame on

5 me. Mr. Cassata would tell me that if I had better skills I

6 would have been able to download them from the website.

7 This has been a long, as Ms. Newton

8 indicated, a long discussion, conversation with staff. You

9 know, we've got to get to first base on this and see that we

10 have an agreement, a meeting of the minds with you on the

11 product, on the site plan, and we will continue to work with

12 staff and share their thoughts and recommendations and our

13 concerns and hopefully be back here in two months with a final

14 plan that addresses those issues they've raised.

15 MAYOR MANCINO: Can you beat this stuff out of him,

16 Cassata?

17 MR. CASSATA: I'll try.

18 MAYOR MANCINO: Thank you, Mr. Burney.

19 So what do you guys have? Any other comments

20 or questions on this?

21 I think there's a few items that are probably

22 going to change the motion that's on the table.

23 Let me hear what you have.

24 TRUSTEE CORRIGAN: That would be -- I'm not officially

1 amending it right now. And, Patrick, please tell me -- removal

2 of the gas station and car wash along with the developer to

3 further review with staff the PB&Z condition of sprinkler

4 protection in the homes; as well as the PB&Z condition no. 5,

5 all uses on the subject property to conform with uses approved

6 in the 2010 annexation agreement for the subject property; a

7 solution for a landscaping buffer for the three to four homes

8 in Hawthorn Woods Trails North that have the view shed of the

9 new development. I don't know if that's worded properly. And

10 also for the developer to work with staff in regards to staff's

11 lists of items for consideration, nos. 1 through 12 on page 6

12 of Mr. Cassata's memo to the Village Board and to the Mayor,

13 dated the June 14, 2016.

14 MAYOR MANCINO: You did that way better than me.

15 MR. BRANKIN: I think Ms. Lobaito took it all down.

16 MS. LOBAITO: I got it.

17 MR. BRANKIN: I think you addressed all of the subjects

18 that were raised. You did mention the annexation agreement.

19 Just keep in mind this is subject already to the amendment to

20 an annexation agreement. I don't know that you need to be

21 particular as to one issue because it needs to come back before

22 you.

23 TRUSTEE CORRIGAN: That was no. 5.

24 MR. BRANKIN: I think if it's subject to an annexation

1 agreement amendment that covers the universe of issues that
 2 need to come back before you.
 3 TRUSTEE CORRIGAN: Okay.
 4 TRUSTEE DAVID: Mr. Mayor, can we briefly just discuss,
 5 in your list you included the fire suppression. That's not a
 6 village ordinance that we have.
 7 MAYOR MANCINO: No.
 8 TRUSTEE DAVID: Is that something we should include at
 9 least as a future discussion, not as a motion?
 10 MAYOR MANCINO: We're putting in the motion to further
 11 discuss it with staff. You know, it's not village code, but we
 12 don't have product like this, and this is a PUD, so we get to
 13 we can make conditions specific to just this. So in other
 14 words, if you have a one-acre home we don't want to require you
 15 to put sprinklers in. It's too expensive. It doesn't make
 16 sense. We don't have the water. The one-acres water are on
 17 wells. It wouldn't work. It would be real expensive to do it
 18 out of a well. What we're saying is we'd like staff to
 19 continue to work with the developer. Before they come to
 20 final, they address this concern that the fire department
 21 brought up with the homes. And I have the same concern for the
 22 interior homes that are so close together.
 23 TRUSTEE DAVID: I just want to be careful so our Village
 24 is not enforcing a fire department ordinance.

1 MAYOR MANCINO: No, we're not. This is a planned unit
 2 development. We can do what we want basically.
 3 TRUSTEE CORRIGAN: Right. But that is the suggestion
 4 from the Lake Zurich Fire Prevention Bureau, Robert Kleimheinz,
 5 dated March 1st, 2016, is that he was asking that the board
 6 direct the developer to add sprinklers to the homes, and as a
 7 result that's one of the items on the PB&Z Commission approval
 8 conditions, and staff actually mentions it as well in their --
 9 MAYOR MANCINO: It could be maybe fire walls between the
 10 homes.
 11 TRUSTEE CORRIGAN: Something to discuss further.
 12 TRUSTEE DAVID: I'm clear.
 13 MAYOR MANCINO: All right. Do we have an amended motion
 14 on the table?
 15 TRUSTEE CORRIGAN: I can reread the whole thing.
 16 MR. BRANKIN: If we would move --
 17 TRUSTEE CORRIGAN: So moved.
 18 TRUSTEE DiMAGGIO: Second.
 19 MR. BRANKIN: -- subject to those conditions as were read
 20 into the record previously.
 21 So that stands as your amended motion?
 22 TRUSTEE CORRIGAN: Yes.
 23 MR. BRANKIN: And Trustee DiMaggio, you seconded that?
 24 TRUSTEE DiMAGGIO: I second the amended motion.

1 MAYOR MANCINO: Ms. Lobaito, can you please take the
 2 roll.
 3 TRUSTEE PONZIO: Yes.
 4 TRUSTEE RIESS: Yes.
 5 TRUSTEE MORGAN: No.
 6 TRUSTEE CORRIGAN: Yes.
 7 TRUSTEE DiMAGGIO: Yes.
 8 TRUSTEE DAVID: Yes.
 9 MAYOR MANCINO: Thank you. That motion carries.
 10 Thank you very much.
 11 Thank you all for being here, too.
 12 (Other Village business connected.)
 13 * * * * *

1 STATE OF ILLINOIS)
 2)
 3 COUNTY OF McHENRY)
 4
 5
 6
 7 I hereby certify that I reported in
 8 shorthand the proceedings at the above-entitled public
 9 hearing and that the foregoing reported proceedings,
 10 consisting of pages 3 through 103, inclusive, is a true,
 11 correct, and complete transcript of my shorthand notes
 12 so taken at the time and place aforesaid.
 13
 14 *Joan M. Holub*
 15
 16 JOAN M. HOLUB
 17 Certified Shorthand Reporter
 18 CSR License No. 084-004283
 19
 20
 21
 22
 23
 24



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