



**THE VILLAGE OF HAWTHORN WOODS  
VILLAGE BOARD MEETING  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
TUESDAY, MAY 29, 2018  
7:00 P.M.**

**MINUTES**

**I. CALL TO ORDER AND ROLL CALL**

Mayor Mancino called the meeting to order at 7:07 p.m. Roll call indicated the following members were present: Mayor Mancino, Trustees Kaiser, Kosik, Riess, Corrigan and DiMaggio. Trustee David was absent.

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

**II. PLEDGE OF ALLEGIANCE**

**III. PRESENTATION**

**A. Administration of the Oath of Office—John Tennant, Commander**

Mayor Mancino administered the Oath of Office to John Tennant, Commander.

**B. Administration of the Oath of Office—Edward Armijo, Sergeant**

Mayor Mancino administered the Oath of Office to Edward Armijo, Sergeant

**C. Presentation of Tree City Award**

Mr. Sullivan presented to the Mayor the 2017 Tree City award, and the flag was presented to Trustee Riess.

**D. Presentation of the Comprehensive Annual Financial Report as of December 31, 2017—  
Brian LeFevre, Sikich**

Mr. LeFevre, Sikich, presented the presented the Comprehensive Annual Financial Report as of December 31, 2017 to the Village Board. He noted that this was the 12<sup>th</sup> 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.  
There were no questions from the Board members.

**IV. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

**Ted Schweitzer, 2 Winding Branch** – Mr. Schweitzer addressed the Board regarding a violation letter he received for a garden fence. Mr. Schweitzer circulated pictures of his fence and a letter of support. Mayor Mancino informed Mr. Schweitzer this was not the proper forum and that he should apply for a variance.

**Chuck Bartels, County Board Representative** – Mr. Bartels addressed the Board regarding the culvert replacement on Gilmer Road and road construction on Quentin Road.

**V. MAYOR’S REPORT AND COMMITTEE REPORTS**

A. Mayors Report -----Joseph Mancino, Mayor

1. Reappointment of Thomas Rychlik to the Planning, Building and Zoning Commission

Motion by Corrigan, second by Kaiser to reappoint Thomas Rychlik to the Planning, Building and Zoning Commission.

Roll call vote.

Ayes: Kaiser, Kosik, Riess, Corrigan, DiMaggio

Nays: None

Abstain: None

Absent: David

Motion carried.

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

No report this month.

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

1. Approval of an Ordinance Granting Variances to Section 9-5B-4.C to Exceed the Maximum Lot Coverage and Sections 9-3-2.E.19 and 9-3.2E.21 to Allow an Accessory Structure and all Appurtenances to Encroach the Rear Yard Setback—Swimming Pool—4 Bedford Court

Motion by DiMaggio, second by Kosik to approve an Ordinance Granting Variances to Section 9-5B-4.C to Exceed the Maximum Lot Coverage and Sections 9-3-2.E.19 and 9-3.2E.21 to Allow an Accessory Structure and all Appurtenances to Encroach the Rear Yard Setback—Swimming Pool—4 Bedford Court.

Mr. Cassata presented the variance request to the Board. There were no questions.

Roll call vote.

Ayes: Kaiser, Kosik, Riess, Corrigan, DiMaggio  
Nays: None  
Abstain: None  
Absent: David

Motion carried.

D. Planning, Building and Zoning Commission -----Jim Merkel, 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—K.Hovnanian T&C Homes at Illinois LLC—The Villas at the Commons—Northwest Corner of Midlothian Road and Landover Parkway

Motion by DiMaggio, second by Riess 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—K.Hovnanian T&C Homes at Illinois LLC—The Villas at the Commons—Northwest Corner of Midlothian Road and Landover Parkway.

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

Motion by Corrigan, second by DiMaggio to recess the meeting for 10 minutes.

Voice vote:

Ayes: 5  
Nays: 0  
Abstain: 0  
Absent: 1

Motion carried and the Board took a recess at 9:35 p.m.

Motion by Riess, second by DiMaggio to reconvene the meeting.

Voice vote:

Ayes: 5  
Nays: 0  
Abstain: 0  
Absent: 1

Motion carried and the Board reconvened at 9:49 p.m. All members present at roll call were still present.

Amended motion by DiMaggio, second by Riess to include the following conditions with the ordinance:

1. Reduce the width of Lots 23 – 32 to no less than 42 feet, as needed, to increase the width of the buffer area adjacent to Lots 27 and 28 on the subject property.
2. Provide a minimum distance from the western subject property line to the western edge of Lots 27 and 28 to approximately 27.5 feet.
3. Provide increased non-deciduous landscaping along the western subject property line to accommodate four-season screening.
4. Provide architectural enhancements on key lots, such as shutters and other features.
5. Increase the Potter Court right-of-way to 60 feet around the entire court.
6. The entire Potter Court green space and landscaping shall be owned and maintained by the HOA and shall be codified in the HOA declarations.
7. Provide an easement from the western edge of Potter Court (between Lots 27 and 28) that extends to the western subject property line for future installation of a pedestrian path in the event the County installs a north-south bike path on the east side of Fairfield Road.
8. Provide an aerator in each detention pond.
9. Fully resolve the drain tile/wetland issue to staff's satisfaction prior to moving forward with the entitlements on this project.

Roll call vote.

Ayes: Riess, Corrigan, DiMaggio

Nays: Kaiser, Kosik

Abstain: None

Absent: David

Motion carried.

E. Finance Committee-----Jayne Kosik, Chair

Kelly Corrigan, Trustee Liaison

Trustee Kosik provided a review of the last Finance Committee meeting.

1. Acceptance of the Comprehensive Annual Financial Report as of December 31, 2017

Motion by Riess, second by DiMaggio to approve the Acceptance of the Comprehensive Annual Financial Report as of December 31, 2017.

Roll call vote.

Ayes: Kaiser, Kosik, Riess, Corrigan, DiMaggio

Nays: None

Abstain: None

Absent: David

Motion carried.

2. Acceptance of the Auditor’s Communication to the Board of Trustees as of December 31, 2017  
Motion by Kaiser, second by Corrigan to approve the Acceptance of the Auditor’s Communication to the Board of Trustees as of December 31, 2017.

Roll call vote.

Ayes: Kaiser, Kosik, Riess, Corrigan, DiMaggio  
Nays: None  
Abstain: None  
Absent: David  
Motion carried.

3. Approval of the Annual Treasurer’s Report for the Year Ended December 31, 2017

Motion by DiMaggio, second by Corrigan to approve the Annual Treasurer’s Report for the Year Ended December 31, 2017.

Roll call vote.

Ayes: Kaiser, Kosik, Riess, Corrigan, DiMaggio  
Nays: None  
Abstain: None  
Absent: David  
Motion carried.

F. Special Census Update-----Mike David, Trustee

Ms. Kazenas provided a financial report to the Board on the status of the Special Census. Our corrected population is 8,348. The Village will realize an additional \$350,000 between now and December 2021 as a result of the Special Census.

Village Attorney Brankin made a point of order regarding the KHov vote. He noted there were three ayes and two nays, thus requiring the Mayor to vote. Ms. Lobaito conducted a roll call vote for Mayor Mancino, and he voted aye.

Recap of the KHov vote:

Roll call vote.

Ayes: Riess, Corrigan, DiMaggio, Mancino  
Nays: Kaiser, Kosik  
Abstain: None  
Absent: David  
Motion carried.

## VI. NEW BUSINESS

### A. Consent Agenda

1. Approval of the April 23, 2018 Village Board Meeting Minutes

2. Approval of the Bills List Dated May 2018
3. Approval of Paid Invoice List Dated May 2018
4. Approval of an Ordinance Amending the Village Code of the Village of Hawthorn Woods—Title 3, Business and License Regulations—Regarding Short Term Rentals
5. Approval of an Ordinance Authorizing the Execution of a Letter of Agreement with Mike Truppa Communications
6. Approval of an Ordinance Ratifying and Confirming the Execution of a Previously Executed Agreement—Lexipol, LLC—Policy Management Software Subscription
7. Approval of an Ordinance Authorizing the Execution of an Independent Contractor Agreement—SportsKids Inc.
8. Approval of an Ordinance Authorizing the Execution of an Independent Contractor Agreement—Stars Baseball—Philip Carona
9. Approval of an Ordinance Authorizing the Disposal of Personal Property Owned by the Village of Hawthorn Woods
10. Approval of a Resolution—Request for Expenditure/Authorization of Motor Fuel Tax Funds—BLR 09150
11. Approval of a Resolution—Municipal Maintenance Expenditure Statement—BLR 14310
12. Approval of a Resolution—Final Report of Expenditures—BLR 13510

Item #4 was removed from the Consent Agenda.

Motion by Kaiser, second by DiMaggio to approve the Consent Agenda with the exception of Item #4.

Roll call vote.

Ayes: Kaiser, Kosik, Riess, Corrigan, DiMaggio

Nays: None

Abstain: None

Absent: David

Motion carried.

Motion by Riess, second by DiMaggio to approve Consent Agenda Item #4, Approval of an Ordinance Amending the Village Code of the Village of Hawthorn Woods—Title 3, Business and License Regulations—Regarding Short Term Rentals.

Trustee Riess expressed concern about taking away property owner rights. Instead of limiting the term of rentals to 12 months, he amended his motion to limit the term to 90 days. There being no second, the amended motion failed.

Roll call vote on the original motion:

Ayes: DiMaggio

Nays: Kaiser, Kosik, Riess, Corrigan

Abstain: None

Absent: David

Motion failed.

B. Items for Separate Action

1. None this month.

**VII. OLD BUSINESS**

- A. None this month.

**VIII. ADMINISTRATION REPORTS**

A. Report from the Chief Operating Officer – Pamela O. Newton, MSOL

Ms. Newton reported that Aqua Illinois helped clean areas of the Village as a part of Earth Day Work Day, and the reschedule golf outing is June 18. Ms. Newton has been working on the infrastructure improvement referendum.

B. Report from the Village Attorney

Mr. Brankin did not have a report.

C. Reports from Department Heads

1. Chief Administrative Officer – Donna Lobaito, RMC

- a. Chief Administrative Officer's Report

Ms. Lobaito's report is in the packet.

- b. Village Clerk's Report

1. Approved Record Disposal Certificate—Local Records Commission

Ms. Lobaito reported to the Board that the Village received the approved Record Disposal Certificate from the Local Records Commission and staff would be preparing the documents for disposal.

2. CFO/Human Resources Director – Kristin N. Kazenas, CPA, MBA, CPFO

- a. Finance Department's Report

Ms. Kazenas' report is in the packet.

- b. Human Resources Department Report

Ms. Kazenas' report is in the packet.

- c. Risk Management Department Report

Ms. Kazenas' report is in the packet.

d. Business Continuity Work Group Report

Ms. Kazenas' report is in the packet.

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

Chief Paulus' report is in the packet.

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

Ms. Frable's report is in the packet.

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

Mr. Sullivan's report is in the packet.

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

Mr. Cassata's report is in the packet.

**IX. EXECUTIVE SESSION**

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

Mayor Mancino stated there would not be an Executive Session this evening.

**X. ADJOURNMENT**

Motion by DiMaggio, second by Corrigan to adjourn the meeting.

Voice vote.

Ayes: 5

Nays: 0

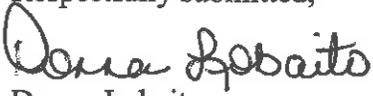
Abstain: 0

Absent: 1

Motion carried.

The Village Board meeting adjourned at 10:50 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Donna Lobaito". The signature is written in a cursive style with a large initial "D".

Donna Lobaito  
Village Clerk

IN THE MATTER OF THE APPLICATION

OF

K. HOVNANIAN T&C HOMES AT ILLINOIS  
LLC - THE VILLAS AT THE COMMONS,  
NORTHWEST CORNER OF MIDLOTHIAN  
ROAD AND LANDOVER PARKWAY  
FOR APPROVAL OF AN ORDINANCE  
GRANTING PRELIMINARY PLANNED UNIT  
DEVELOPMENT; PRELIMINARY SUBDIVISION  
PLAT APPROVAL; PRELIMINARY ENGINEERING  
PLAN; PRELIMINARY LANDSCAPE PLAN;  
CERTAIN RELIEF FROM THE VILLAGE'S  
ZONING ORDINANCE, SUBDIVISION CONTROL  
ORDINANCE, AND BUILDING REGULATIONS  
ORDINANCE

(Public hearing held before the  
Village Board on Tuesday,  
May 29, 2018, at the hour of  
7:00 o'clock p.m.; held at  
2 Lagoon Drive, Hawthorn Woods,  
Illinois.

Q & A REPORTING, INC.  
7115 Virginia Road, Suite 105  
Crystal Lake, IL 60014  
(815) 477-2230  
Qareportinginc.com

1 PRESENT: JOSEPH MANCINO, MAYOR  
KELLY CORRIGAN  
2 DOMINICK DI MAGGIO  
JAMES W. KAISER  
3 JAYNE KOSIK  
STEVE RIESS  
4

ALSO PRESENT:

5 DONNA LOBAITO  
MICHAEL CASSATA  
6 ERIKA FRABLE  
LEE FELL  
7 PAMELA NEWTON  
KRISTIN KAZENAS  
8 JENNIFER PAULUS  
BRAD DETHLOFF  
9 BRIAN SULLIVAN

10 APPEARANCES:

11 SCHAIN, BANKS, KENNY & SCHWARTZ, LTD, by  
PATRICK T. BRANKIN,  
12 On behalf of the Village of Hawthorn Woods.

PETITIONER SPEAKERS:

13 JAMES TRUESDELL  
14 JON ISHERWOOD

PUBLIC SPEAKERS:

15 KIM ROACH  
STEVE BRADY  
16 MAHESH SINGH  
MAUREEN MARION  
17 CINDY KENNEDY  
JASON ARENDS  
18 JIM ROACH  
PATTY ARENDS  
19  
20  
21  
22  
23  
24

1 (Other Village business conducted.)

2 MAYOR MANCINO: Moving on to our PB&Z item.

3 Should we just put this on the table before  
4 the presentation, or should we speak -- let's see the  
5 presentation. Now he wants me to put it on the table. I  
6 didn't let him finish.

7 So the Chair seeks a motion to approve an  
8 ordinance granting preliminary planned unit development,  
9 granting preliminary subdivision plat approval, granting  
10 preliminary engineering plan, preliminary landscape plan, and  
11 certain relief from the Village's zoning ordinance, subdivision  
12 control ordinance, and building regulations ordinance. The  
13 applicant is K. Hov.

14 Do we have that motion?

15 TRUSTEE DI MAGGIO: So moved.

16 MAYOR MANCINO: And a second?

17 TRUSTEE RIESS: I'll second.

18 MAYOR MANCINO: Okay. We have it on the table. We can  
19 discuss it and ask questions and still be copacetic.

20 MR. TRUESDELL: All right. Then I will take a little bit  
21 of your time tonight and go over some of this information and  
22 then answer your questions.

23 Just to start, my name is Jim Truesdell. I'm  
24 with K. Hovnanian Homes. And we're here tonight to talk about

1 our proposal, which is the Villas at the Commons.

2 A little bit about K. Hovnanian. I'll try to  
3 get through this as quickly as can because I know you have a  
4 full agenda tonight. K. Hovnanian Homes is a national  
5 home-building company. We operate in 14 states. You might  
6 know us as best as Town and Country Homes. Town and Country  
7 was a local home builder for many years in the Chicago market.  
8 The company is still basically run here locally by many of the  
9 people who were formerly with the Town and Country corporation.  
10 Nationally -- or locally, I should say, we build about 2- to  
11 300 homes per year in the Chicago area. I'll go through this  
12 quickly. This is just a map that shows where we are building  
13 throughout the country. And this map shows basically where we  
14 build in the Chicago metropolitan area, which is basically all  
15 over Chicagoland, the metropolitan area, including we have a  
16 community in the City itself.

17 The site we're talking about tonight is about  
18 a 22-acre site. You can see it here outlined in yellow. We're  
19 calling it the Villas at the Commons. It's located between  
20 Midlothian Road and Fairfield Road just north of the Commons of  
21 Hawthorn Woods Business Park.

22 Currently, it's zoned -- a portion of it,  
23 about the northern third, is zoned R-1 One-Family zoning  
24 district, and the balance is zoned GO, General Office zoning

1 district. We're here tonight to request a rezoning of the  
2 property to the R-2 Planned Unit Development zoning district.

3 I won't spent too much time on this. We  
4 spent quite a bit of time reading through this at the plan  
5 commission, but we do always want to touch on the comprehensive  
6 plan and how this relates. Your comprehensive plan in this  
7 particular case talks about expanding housing options, and it  
8 talks about providing those various housing options and  
9 moderate density and target in limited areas with access to  
10 infrastructure and access -- and proximity to commercial areas.  
11 It also talks about small lot residential neighborhoods to be  
12 developed in a few select areas located along key routes where  
13 water and sewer infrastructure are in place and can be readily  
14 extended. It further talks about the Main and Midlothian  
15 Downtown plan. Again, it talks about development of new types  
16 of residential neighborhoods specifically along the Midlothian  
17 Road corridor where the infrastructure can accommodate the  
18 development. And in the downtown/uptown market analysis and  
19 infrastructure assessment that was just done last year, this  
20 piece was identified as parcel number 7, commonly known as the  
21 Equitable Fund property, and it was shown in that analysis to  
22 be proposed for residential development of approximately 83  
23 units.

24 So basically we're here tonight and have been

1 before the plan commission to present this to you. This  
2 particular plan is proposing 73 units, so 10 units below what  
3 the market analysis from last year had called for. As I said,  
4 the site is about 22 acres.

5           One of the things I wanted to point out in  
6 the development of the plan, when we first came here with our  
7 concept plan the eastern end of the site along Midlothian was  
8 more intensely developed not so much in more lots but in terms  
9 of just yard areas. So what we've done as we've gone through  
10 the process is provided significantly more open space in that  
11 area. We tried to develop the corridor along Midlothian Road  
12 that will provide outside of the detention area about 2.8  
13 acres. It provides for the water walk that's part of your  
14 comprehensive plan. It ultimately will provide for some park  
15 and open spaces, basically a playground area at the end of the  
16 cul-de-sac. South of the entry road, we'll be proposing that  
17 for a gathering space as we come forward with final plans  
18 assuming this will be approved. So we've tried very hard to  
19 increase the open space, especially along that Midlothian Road  
20 corridor.

21           Access has been limited to a right in  
22 right-in right-out directly from our development onto  
23 Midlothian. Otherwise we're connecting with Executive Drive so  
24 we can take advantage of the existing Landover Parkway for

1 access. It is proposed as a cluster, single-family  
2 development. Common open space is approximately 30 percent of  
3 the site. As I'll get into a few minutes, the product, it's  
4 basically being designed as kind of a combination of both  
5 age-targeted and family-oriented product types with a variety  
6 the lot widths generally ranging between 42 feet to 47 feet.

7 This is a copy of the preliminary landscape  
8 plan. We have been able with this site plan to save most all  
9 of the trees on the site. Most of the existing trees on the  
10 site are along Midlothian Road up towards the northern end of  
11 the site and along the south property line. Those were all  
12 tagged in inventory. Most all of those except for a few are  
13 being saved. They're being saved to provide buffers, as your  
14 ordinance requires, along Midlothian Road and along the south  
15 property line. And then we're also supplementing that with  
16 additional landscaping both on the south line along Midlothian  
17 and along Fairfield Road.

18 This just shows kind of a blow up of the park  
19 area. Again, as I mentioned earlier, we're proposing about 2.8  
20 acres of what will be owned by the homeowners association but  
21 it will be considered as public open space. And again, the 2.8  
22 acres is exclusive of the detention basin. We show here a  
23 playground area which we will be providing. Also on the site  
24 plan is about 850 feet of the water walk, the 10-foot-wide

1 water walk along Midlothian. A wetland overlook will be  
2 created and about 1,200 feet of internal paths throughout that  
3 park system area.

4 The home plans themselves are going to range  
5 from about 1,700, just over 1,700 square feet, up to close to  
6 2,800 square feet. As I mentioned, it's going to be kind of a  
7 combination of age-targeted homes and more traditional homes.  
8 We do have a ranch which will be two-bedroom, 2 1/2 baths,  
9 which is certain an age-targeted product. And then we also  
10 have a unit that has a master-down unit. It's a loft unit with  
11 two bedrooms, 3 1/2 baths but with the master bedroom on the  
12 first floor. So we feel we want to attract that age-targeted  
13 market. And the remaining homes -- and there are somewhat more  
14 traditional homes ut somewhat scaled down. We feel that's  
15 where the market is today. We're trying to provide homes, nice  
16 homes, moderate homes, attractive homes for both the move-down  
17 market in Hawthorn Woods and the local area as well as families  
18 that are looking to get into a nice home in a nice community.

19 This is the first elevation. We worked quite  
20 a bit from where we started on these elevations. This first  
21 one is our ranch unit, and we call the ranch front and matching  
22 side. This has really specifically been developed to use for  
23 the corner key lots because we wanted to take advantage of  
24 this, and instead of the more traditional look for the front

1 doors and the side of the garage basically we've moved it  
2 around to the sides, so when you see these units, you see -- we  
3 want that side as people are driving through the neighborhood  
4 to appear more as a front of the home as you get to these  
5 corner side yards. It's not just a side of a house. We felt  
6 that would give it much more character and would help benefit  
7 the overall look of the community and provide -- I should say  
8 achieve the goal of creating some nice architectural design in  
9 the key lot areas.

10 The next home we're showing is what we call  
11 the Tucker. It's a loft home, 2,094 square feet, three  
12 bedrooms, 2 1/2 baths. One of the things we tried to do in  
13 here is provide variety in materials. You can see we've used  
14 dormers, corbels, various different types of columns. You'll  
15 see in each home the columns vary. Varying material from  
16 horizontal siding to board and batten siding, shake siding and  
17 a variety of garage doors from one garage door to two garage  
18 doors. So we tried to bring in a lot of different features  
19 into these homes to provide some variety, and each of these  
20 plans, as you can see here, will have three different  
21 elevations throughout the community.

22 This is the same home showing a typical key  
23 rear lot, and the key lots -- and I'll get into this a little  
24 bit more as we talk about key lots and the plan commission

1 recommendation. We've come up with criteria for key lots which  
2 is thick window trim, the band boards, additional foundation  
3 landscaping, shutters and features of that nature in order to  
4 create more architectural interest in those more visible  
5 elevations.

6 This is the York 2. It's our next home in  
7 our lineup. It's a four-bedroom, 2 1/2-bath home. Again,  
8 you'll see many of the features of the shake siding, knee  
9 braces, some of those types of things that the variety of  
10 columns and features. So we wanted to try to bring more  
11 character to the community. I think we started out, they were  
12 probably a little plainer. I know we worked closely with the  
13 community to try to come up with elevations that would be more  
14 in keeping with the feel for Hawthorn Woods.

15 This, again, would be a key rear and side  
16 elevation. One of the things we're trying to do here is show  
17 how we do have brick on the front of the home; on the key lot  
18 we'll carry that brick and the wainscot on the side and provide  
19 more detailed foundation landscaping. I should say the  
20 foundation landscape is more conceptual. When we have the  
21 final landscape plans, we'll be submitting those to staff and  
22 to the village for full review. But really just to give an  
23 idea and character of some of the foundation landscaping  
24 treatments on the front and the rear in the case of the rear

1 key lot elevation.

2 This is our owners-down unit; 2,300 square  
3 feet. Again, we're trying -- you'll see differences in all of  
4 these units but at the same time keeping, we think, is a  
5 consistent theme and theme that shows quality architecture.

6 This is the Henley. This is our 27- almost  
7 2,800 square foot, four-bedroom, 2 1/2-bath home. And again,  
8 we took the side elevation, key lot, the band boards, thick  
9 trim and foundation landscaping.

10 This shows the key lot design elements that  
11 we want to commit to incorporate as we move forward through --  
12 and what you see here as we move forward in design to include  
13 those band boards on the two-story homes to create that break  
14 between the first and second floor, to require window grilles  
15 in key lot designs, the foundation landscaping. The ranch  
16 home, side-entry elevations, thick window trim, shutters, and  
17 masonry elements on the side elevation ranch to match masonry  
18 elements we'll be doing on the front elevation.

19 And this exhibit basically talks about that  
20 side ranch elevation. Staff had asked to provide an exhibit to  
21 show where those could be built. As you can see, we'll provide  
22 those for the most part in corner side yards. There is also a  
23 handful that will be in locations where they side onto a public  
24 open space, but for the most part they'd be in corner side-yard

1 conditions, facing the open space so that you don't have  
2 that -- what could be more of a flat side elevation of a home.

3 I want to talk a little bit about the plan  
4 commission -- Planning, Building and Zoning Committee I should  
5 say, I'm sorry -- recommendation. Basically, the  
6 recommendation they made was to -- it was a four-to-nothing  
7 vote to approve this subject to these six conditions. One was  
8 to provide increased landscaping along Fairfield Road in the  
9 form of trees and provide variable and undulating berms. The  
10 second was to provide a continuous green way extending from the  
11 termination of the five-foot pedestrian path at Nelson Lane  
12 west of Potter Court thereby eliminating several residential  
13 lots in between. And I'll go through each of these so you kind  
14 of have a better feel or understanding where they're coming  
15 from. The third was to vary placement of adjacent homes in the  
16 front yard by at least one foot to avoid a soldiering or  
17 cavernous effect. The fourth was to provide additional  
18 architectural enhancements on key lots such as shutters and  
19 other features. The fifth was to provide a minimum lot width  
20 of 45 feet. And the sixth was to address traffic impact and  
21 the potential cost-sharing or contribution to be considered at  
22 final engineering.

23 So just to quickly touch on each one of  
24 those. There was concern that we needed to provide additional

1 buffer along Fairfield Road. We indicated that we certainly  
2 would take a look at this. We did. One of the -- there's two  
3 issues that we had with it. One is the outlot for that buffer  
4 is approximately 17 1/2 feet wide. After the PB&Z committee  
5 meeting, our engineer looked at that. Pursuant to state law,  
6 we have to have a 10-foot setback -- and, Don, correct me if  
7 I'm wrong, if I make a mistake -- but there needs to be a  
8 10-foot setback which leaves 7 1/2 feet, which really doesn't  
9 give you much room to do a berm in there. So that became the  
10 first problem, was just being able to build that berm. But  
11 from a practical standpoint, when you go out there and look at  
12 it our -- and I should go back and state that our plan, our  
13 buffer plan, does comply with the ordinance. That was reviewed  
14 by your consultant to make sure it did comply. So it does  
15 comply. Then we went back and looked to see what we were  
16 buffering from, and when you look across Fairfield Road to the  
17 west side of the road, basically from our southwest corner  
18 looking up Fairfield Road that's what's there. You see all the  
19 evergreen trees. Again, looking from the northwest corner back  
20 south, to the southwest, this is basically from about where our  
21 detention basin is. Again, you can see the solid, very high  
22 row of evergreen trees through that area. And this is  
23 basically straight across from the end of our court. So adding  
24 a couple, three-foot berm would do very little. We do comply

1 with the ordinance, and we think we are providing a substantial  
2 buffer. Plus, those would also be key lot locations and is  
3 only the sides of two buildings. That's all there is on that  
4 site. So we feel the impact along there would be very, very  
5 minimal.

6           The second issue that came up was the green  
7 way that the plan commission thought may be helpful. I'll  
8 bring your attention to our little plan there at the bottom,  
9 right-hand corner. They had talked about perhaps extending  
10 that pathway that comes from that red line and extending it to  
11 the court on the west side of the development and eliminate  
12 about four lots through there to do that. And the reason I'm  
13 showing Grand Dominion up her is, as the plan commission  
14 suggested, they didn't want something that was going to look  
15 like long streets like they had seen at Grand Dominion. So  
16 what I wanted to portray is that that's not what we're doing.  
17 They're very short blocks. It's only 435 feet. You can see  
18 here the short block at Grand Dominion is 800; the longer is  
19 1,150. Those are long blocks, and typically when you see these  
20 greenbelts going through it's when you have very long blocks  
21 like that. We don't have that. It's short. It's a small  
22 site. It's only 22 acres, very easy to get down the sidewalk  
23 back over to any park space throughout the property. Plus,  
24 because these are smaller lots if you start bringing sidewalks

1 mid-block through there you're introducing more people coming  
2 through people's backyard areas and affecting privacy of the  
3 residents, which we're trying to avoid also. So we don't think  
4 that providing that is going to be beneficial, and we don't  
5 believe that it's needed.

6 We have another slide. This is actually in  
7 Hawthorn Woods in Pulte's development. Again, you can see  
8 longer blocks, and we're not close to those lengths. So we  
9 feel what we provided will work well to provide privacy and  
10 it's an easy walk for people to get through the community to  
11 the park space.

12 There was a recommendation based on varying  
13 setbacks a foot. We could accomplish that. That's something  
14 we could do. We're not sure it's necessary. We're not sure  
15 what a foot would do. We think with the relatively short  
16 blocks and the topography on the site -- there's quite a bit of  
17 topography -- that would create enough of a break where varying  
18 the setback a foot wouldn't create any significant visual  
19 break. Again, it could be done. We have a little concern that  
20 perhaps it's going to be more of a housekeeping issue or a  
21 mistake waiting to happen because now we have to make sure if  
22 we put one at 25 feet and one at 26 feet and we have kind of a  
23 back and forth. It's kind of a bookkeeping issue. It could be  
24 done. We just don't really think it's going to accomplish

1 anything and probably even necessary.

2           The key lot design, they brought up a  
3 concern. We certainly will be looking at the key lots as we  
4 move ahead to final. One of the things I think we didn't show  
5 on those which stood out to me which we did talk about,  
6 shutters. That was one of the plan commission's  
7 recommendations, and we do indicate on there that we would  
8 provide shutters on those elevations also. I think those will  
9 help enhance it. And as we move forward -- obviously, tonight  
10 we're asking tonight for preliminary approval. As we move  
11 forward -- and the final design we would have to come in here  
12 with all four side elevations and we'll have to have a key side  
13 and rear elevation for all these homes, and so we'll continue  
14 to work and refine these, working with these elements. But  
15 shutters is certainly one of the things that they brought up  
16 and that we would propose to address.

17           The fifth recommendation is provide a minimum  
18 lot width of 45 feet. Right now the minimum is 42 feet, but  
19 over half of the lots are greater than 45 feet wide. Our  
20 average lot width is 47.2 feet, and the average lot size is  
21 over 6,000 square feet. And 6,000 square feet is actually a  
22 figure the plan commission throughout their -- seemed like a  
23 reasonable lot size. So on average we are over that. Most of  
24 the lots are going to be over a minimum lot size. Most of the

1 lots, as you can see, are over 42 feet wide, and the average  
2 width is wider. So we do think that this provides more  
3 variety. I think if we went back to 45 feet and tried to  
4 balance things out, it would be detrimental. I think it's  
5 going to cause more -- I guess, less variety as we would have  
6 right now.

7                   And then, finally, there was a discussion  
8 about the traffic impact. Our only response to that is I don't  
9 know that there's any legal basis for that. But understanding  
10 from a practical standpoint the impacts of traffic, our traffic  
11 study basically indicated that the intersection at the roadways  
12 could handle the amount of traffic that was coming out of our  
13 community. And we certainly will be working with IDOT and have  
14 to comply with any requirement that IDOT has. I think the  
15 concern was mostly at the intersection down at Midlothian Road  
16 and Old McHenry. To us, it doesn't seem that a development  
17 like ours should be singled out to pay a fee for a state  
18 highway improvement. So we will be working with IDOT on our  
19 entrance. We'll do what needs to be done based on any of their  
20 requirements. We are dedicating 10 feet of additional  
21 right-of-way on Midlothian Road. I should say we're dedicating  
22 20 feet of right-of-way on Fairfield Road, so those homes on  
23 that side will have 20 feet of additional right-of-way and then  
24 the buffer and then the homes.

1                   So that's basically where we are tonight. I  
2                   tried to get through this reasonably quickly and address all  
3                   the issues.

4                   I did want to point out that you did  
5                   receive -- and I don't know if it was in the packet or in front  
6                   of you -- an alternate ordinance of a couple changes as I was  
7                   going through that I found. And one is that the original  
8                   ordinance didn't provide for preliminary approval of the  
9                   architecture and specifically related to the elevation, the  
10                  preliminary approval that was added in. And also language was  
11                  added in that park space, that 2.8-acre park space, we would  
12                  being getting credit for those outlots against the village's  
13                  park land donation ordinance as well as improvements being done  
14                  in that area that would be credited back to us based on your  
15                  park donation ordinance. So those are the two changes that  
16                  were made.

17                  With that, we're here to answer any  
18                  questions. Thank you.

19                  MAYOR MANCINO: Thank you very much for your  
20                  presentation. And I know -- I'm pretty certain everybody has  
21                  questions. I know I have quite a few. Some of them you've  
22                  answered.

23                  But I want to start off with one before we  
24                  get into the granular details of the product itself and the

1 concept.

2 I recently found out about a drainage issue  
3 on the property, and I got some of the details.

4 Can you talk a little bit about that?

5 MR. TRUESDELL: Sure. Sure. When we first started  
6 looking at this property, it came to our attention -- and  
7 apparently had been in this condition quite some time -- that  
8 the drainage tile going through the northwest corner of the  
9 site about where our detention basin is, that area there was a  
10 drain tile in there. It had broken over the years and wasn't  
11 working properly, wasn't draining that area properly. And then  
12 in combination with that, the detention actually from the  
13 Commons office business park discharges into Midlothian Road  
14 right-of-way and kind of aggravated the situation more by  
15 sending water up in that direction and diverted it back into  
16 this property. So this did start back the beginning of the  
17 year, I believe, and it was our understanding -- and again,  
18 I'll take full responsibility for the actions we took. When we  
19 looked at that, we contacted the property owner, because we  
20 don't own the property. We looked at this as an agriculture  
21 field with a drain tile on it that needed repair. So we  
22 approached the owners and indicated to them that we observed  
23 this problem. The owners felt it was to their benefit that  
24 they paid for the drain tile repair. It was in their benefit

1 to go ahead and repair the drain tile because it's in nobody's  
2 benefits for the property not to drain properly. From an  
3 agricultural standpoint if we didn't close on the property, it  
4 was a problem for them, the farmer, and problem is just getting  
5 worse. So they agreed to go ahead and have the tile repaired.  
6 We did act as kind of a general contractor because we have  
7 relationships with the repairs, as we've done this with other  
8 projects. Anyway, it was -- we consulted with our consultant.  
9 The advice that we received was that drain tile repair in an  
10 agricultural field was -- as long as it was done in kind, just  
11 replace an existing drain tile, was allowable without a permit,  
12 the permits aren't required. Farmers can go out and repair  
13 drain tiles. This was still the owner of the property. It was  
14 being farmed. It was a drain tile repair. And it was our  
15 understanding that that didn't require a permit.

16 We were contacted by the Village. I think I  
17 received the first memo back in March, early March, I think was  
18 the first memo. It indicated -- from Chris Burke's office,  
19 basically indicating that they wanted to basically review the  
20 plans. There was a possibility it may need a watershed  
21 development permit. We didn't think it did, and our  
22 consultants advised us that it did not. So we responded to  
23 that letter. Subsequently, we received a response later  
24 basically saying that the drain tile could be repaired and --

1           MAYOR MANCINO: But you need a permit.

2           MR. TRUESDELL: Well, I guess --

3           MAYOR MANCINO: Did that letter say you needed a permit?

4                         Where is Lee?

5           MR. FELL: Yes.

6           MAYOR MANCINO: Okay. So you got a letter saying it  
7 could be repaired once you get a permit.

8           MR. TRUESDELL: Well, the letter said we might need a  
9 watershed development permit. But in any case --

10          MAYOR MANCINO: It also said you need a village permit.  
11                         Did it not, Lee?

12          MR. TRUESDELL: The letter we got this morning said we  
13 may need a watershed development permit. It said we may. We  
14 certainly want to comply. We really went into this, and I  
15 went -- I'll take responsibility. We went into this just  
16 thinking this was a simple drain tile repair. I had no idea  
17 this was going to become a major drainage issue. We thought we  
18 were just taking care of this drainage issues, getting it fixed  
19 so that didn't continue to be a problem. We didn't think we  
20 needed a permit. We did have -- even our drain tile  
21 contractor, I think, had some discussions with Erin Olsen who  
22 said don't put in the channel, don't fill the channel. So we  
23 made sure we did that. So --

24          MAYOR MANCINO: So is it working now, in your opinion?

1 MR. TRUESDELL: Yes, I believe it is working now.

2 MAYOR MANCINO: Because the issue that I personally have  
3 with it is that you went ahead and did it even though you were  
4 notified by the Village you needed a permit. I mean, that  
5 letter -- Lee, that letter, do you have a copy of that letter?

6 MR. FELL: Yes.

7 MAYOR MANCINO: And I'm not trying to give you personally  
8 a hard time. But when a developer comes into the village and  
9 starts off on that foot, that is such a red flag. I've been up  
10 here nine years, and it's happened to me twice. One time I  
11 didn't note the red flag, and I got burned. One time I noted  
12 the red flag, and we did not get burned. And, you know,  
13 messing with the wetland, especially if it's an ordinance that  
14 maybe was benign but now we're talking about the fact that  
15 we're a certified community. We enforce the WDO, which is  
16 something that the entire county has. So now we're enforcing  
17 that on behalf of others as well. That's where it becomes a  
18 real issue, you know, with we've said, hey, you need a permit  
19 in order to do this and you guys go ahead and do the work  
20 anyway. What that tells me is that that's going to happen.  
21 Should this be approved, that's going to continue to happen.  
22 That's a big, big red flag.

23 MR. TRUESDELL: And, and --

24 MAYOR MANCINO: In fact, I think you guys got a

1 violation, didn't you?

2 MR. TRUESDELL: Yes.

3 MAYOR MANCINO: You got a violation of \$500, and you  
4 asked for that thing to be waived.

5 MR. TRUESDELL: Yes.

6 MAYOR MANCINO: That's a purple flag, that now you know  
7 you needed a permit, you got a violation, you did the work, and  
8 now you're asking to get the 500 bucks waived. These are big,  
9 big flags that before I get really deep into this you need to  
10 tell me how that went down and why that went down.

11 MR. TRUESDELL: Yeah. I can say -- and I understand what  
12 you're saying about the red flag. And I can say I've been  
13 doing this on the developer side of the table for 30 years, and  
14 this is the first time I've ever gotten anything like this.  
15 I've never had a citation before. I've never worked with a  
16 company that's gotten a citation like this.

17 MAYOR MANCINO: Really?

18 MR. TRUESDELL: Yes. Yes.

19 MAYOR MANCINO: Wow.

20 MR. TRUESDELL: This has never happened.

21 MAYOR MANCINO: Congratulations. That's a big statement.  
22 You know it's being typed for the record; right?

23 MR. TRUESDELL: That's fine. I'll stand by that.

24 MAYOR MANCINO: Okay.

1 MR. TRUESDELL: So this is certainly -- this is unusual,  
2 and we moved forward --

3 MAYOR MANCINO: And incidentally, I know -- maybe it's a  
4 great job. I don't know if it's doing what it's supposed to be  
5 doing, if it harmed anything, but we don't know because you did  
6 it without a permit. So, you know, I'm not saying the work is  
7 bad or maybe it didn't need to be done, but it's a real problem  
8 when you're told you need a permit and you go and do it without  
9 it. Game changer.

10 MR. TRUESDELL: And maybe it was a misunderstanding,  
11 certainly on my part. You know, we tried to have -- we did  
12 have communication. We did receive the letters, no doubt about  
13 it. I think the first letter indicated that it may need a  
14 permit. We have -- our consultant responded with a letter  
15 saying he didn't think this needed to have a permit. And then  
16 there were conversations and another letter after that. And I  
17 always thought that as we moved forward that we would be able  
18 to resolve this, that we would be able to do this; once  
19 everybody kind of saw what we were doing, that it wouldn't come  
20 to a citation or needing a permit or anything of this nature.  
21 It certainly wasn't done with any malice.

22 MAYOR MANCINO: If it continues to happen, you'll keep  
23 getting citations, if this gets approved.

24 MR. TRUESDELL: Our intent is certainly to work with your

1 staff to resolve this, to get whatever permit in place as  
2 necessary. We don't feel we've done anything negative to the  
3 property. Basically we put in --

4 MAYOR MANCINO: I don't doubt that. I don't doubt that.  
5 But the jumping the gun just will not fly here.

6 MR. TRUESDELL: Understood.

7 MAYOR MANCINO: You won't get approval unless you fix  
8 that. I can guarantee that.

9 MR. TRUESDELL: We fully intend to move forward to get  
10 that taken care of.

11 MAYOR MANCINO: Lee, do you have -- can you make sure the  
12 board gets a copy of those letters that went back and forth  
13 with them regarding this specifically?

14 MR. FELL: Sure. I'll send them to Pam tomorrow.

15 MAYOR MANCINO: I just want to be specific on that.

16 MR. TRUESDELL: Understood.

17 MAYOR MANCINO: I want to open it up to questions. I  
18 know I have more.

19 What do you guys have?

20 TRUSTEE DI MAGGIO: I, obviously, was at the PB&Z  
21 meeting, so I have some notes about that.

22 The biggest concern that the residents had --  
23 we had pretty packed house.

24 MAYOR MANCINO: Can you use your mic.

1 TRUSTEE DI MAGGIO: So we had about 10 residents that  
2 actually got up and spoke. The biggest concerns that they  
3 voiced were, number one, obviously the density. But everybody  
4 pretty much that got up for the most part understood why we're  
5 doing this: We need density and we want to build a downtown; if  
6 we don't want to build a downtown, we keep going the way we're  
7 going. They get this. All of them pretty much want a downtown  
8 area and understand that one way to get it is we have to have  
9 that. They get that. But despite that, most of the residents  
10 still had a concern that the density was too dense, that the  
11 property, the lot sizes, were that small, too tight, too packed  
12 together. That was a big concern everybody had.

13 Also, another common theme that everybody  
14 had, too, was the architectural items, the standards, the  
15 quality of the home, the look. Everybody pretty much voiced an  
16 opinion that they thought it was plain looking, too much  
17 like -- the Mundelein subdivisions came up. Just the side of  
18 the houses being all siding, nobody liked that. Everybody was  
19 pretty much, hey, we want it to look a little higher quality;  
20 as Hawthorn Woods, we expect a certain look, certain character  
21 of the home. And that's what the residents were really  
22 concerned about. They want the quality of the home to look  
23 like it belongs in Hawthorn Woods and the surrounding area that  
24 are going to surround the homes. Those are the two, really,

1 main concerns. Traffic in and out was a concern. They were  
2 asking about impact on the housing markets, landscaping  
3 impacts. But those are actually -- the biggest concerns were  
4 density and the aesthetics and quality of the architecture.

5 MAYOR MANCINO: Pretty much the concerns we all have.

6 TRUSTEE DI MAGGIO: Exactly. But as a whole, I think  
7 most people understood; they want the downtown so are more open  
8 to more dense project.

9 MAYOR MANCINO: Yeah. On the density issue, I  
10 understand that. In fact, before I ever got up here I  
11 protested the country club being developed because of the  
12 density issue, and we all love that country club, the  
13 development. They did a great job. The density issue, I  
14 understand the concern. But think about where this property is  
15 located. It's pretty buffered from -- just to the north  
16 they're probably going to get a another development; in the  
17 south is a business park; the east is railroad tracks and more  
18 farmland. I have less of an issue with density. I understand  
19 the concerns, and I read some of the comments. I understand  
20 the concerns.

21 But what do you guys think about the density  
22 here?

23 TRUSTEE KOSIK: I also have a concern on the density. I  
24 just think there's too many homes. And I did like that comment

1 of opening up certain areas for more green space.

2                   Also, lot 1, I think, should not be  
3 constructed on so you've got more of an area that's open for  
4 the playground and the green space.

5           TRUSTEE CORRIGAN: I would concur. That was going to be  
6 my comment as well. Lot 1, I just think when you look at that  
7 visually the aesthetics of having the open space on both sides  
8 of it and then lot 1 is a little odd. I don't know why you'd  
9 want to be that close to everybody walking by your house.

10                   But my biggest concern with this is really  
11 the product. There's a couple of homes here that I feel look  
12 like a barn. They're pretty -- I mean, I hate to tell you, but  
13 I wrote on my notes awful, was the word that I used. It was  
14 the York 2, front of -- L. I just think that roof line is  
15 bizarre in the front, and then when you look at the side and  
16 that -- and this is the key lot showing, it looks to me -- it  
17 looks like the red barn on Old Barn Road. So I think that  
18 definitely needs some work as well as the same thing that we're  
19 hearing from the residents, just the quality. I'm not even  
20 sure if adding just some shutters and a little bit of stone two  
21 feet up all the way around the building makes it work. But I  
22 think we definitely -- the quality of it makes me think of some  
23 other communities that surround us.

24           MAYOR MANCINO: I have a comment on that. As far as the

1 quality and look -- first of all, thank you for working with  
2 staff, because I know how these started and where they are  
3 now --

4 TRUSTEE CORRIGAN: Yeah.

5 MAYOR MANCINO: -- so I appreciate that. That's what  
6 we're always after. You know, the Pulte development was a  
7 major departure for this village, and I go there and I drive  
8 through there very often. Every couple of weeks I'm in there  
9 checking it out, and it looks terrific, it looks terrific. And  
10 it's tough to tell from elevations. It's my opinion that the  
11 architectural elements that they added on these homes are  
12 fantastic.

13 TRUSTEE CORRIGAN: If you look at the front of them.

14 MAYOR MANCINO: I agree. They're fantastic. And if you  
15 look at some of the staff recommendations, they talk  
16 specifically about key lots. And I definitely agree with you,  
17 Trustee Corrigan, on those key lots. Like this picture, I bet  
18 you whoever picked that picture wishes they never put it there.

19 TRUSTEE CORRIGAN: That's the barn.

20 MR. TRUESDELL: We will work on that.

21 MAYOR MANCINO: Yeah. I think there's some key lots that  
22 definitely need to be addressed. But if you look -- if you  
23 talk about the back of these homes, Trustee Corrigan, who's  
24 looking at the back of those homes? You know, the other homes.

1 So I have less of a concern there and more of a concern on the  
2 key lots as far as that goes.

3 But as far as the quality goes, let's face  
4 it, these aren't custom homes like we all own here in Hawthorn  
5 Woods. It's most definitely a departure. We're not going to  
6 get \$700,000 homes to sell on 6,000-square-foot lots. That's  
7 just not going to happen, and we can get into all the reasons  
8 why.

9 TRUSTEE CORRIGAN: I understand. Listen, I live in the  
10 house that was one of the first 10 homes built here, so my  
11 house has -- it's all the redwood on the outside; there are no  
12 shutters; there are no -- but it's still a beautiful --

13 MAYOR MANCINO: We should ban it.

14 (Laughter.)

15 TRUSTEE CORRIGAN: -- it's still a beautiful look. But  
16 it's -- you know, but I think that all the different comments  
17 that staff and some of the residents have made regarding  
18 shutters and one of the ones -- there's the optional dormer,  
19 that roof line, I think I would like to see that dormer not be  
20 an option but be a permanent. That's an owners-down plan A,  
21 front elevation L.

22 MAYOR MANCINO: I agree with you.

23 TRUSTEE CORRIGAN: It's just a lot of rooftop. So I do  
24 remember the concept of what these looked like originally, so

1 they have come through -- you know, they've improved a lot when  
2 you look at the front. But those -- some of those back  
3 elevations are -- the way they are in the book here without all  
4 of the added staff comments and then our comments and resident,  
5 plan commission comments, which I think are pretty much the  
6 same, I think we need to see some of that.

7                   And I would like to see lot 1 be removed and  
8 added to the green space if possible.

9                   MAYOR MANCINO: Lot 1.

10                  TRUSTEE KAISER: Which is lot 1?

11                  TRUSTEE CORRIGAN: See the detention center and the  
12 playground and you have a green area, the one lot right there.

13                  MAYOR MANCINO: This isn't even a lot.

14                                Is it aligned with the play area?

15                  TRUSTEE CORRIGAN: No. But there are walkway areas in  
16 there, but you have the playground open area above it --

17                  MAYOR MANCINO: Right.

18                  TRUSTEE CORRIGAN: -- and then you have that sidewalk  
19 area, and then you have another open area on the other side of  
20 it, which they could actually, you know --

21                  MAYOR MANCINO: Lot 1, that's that corner lot closest to  
22 Midlothian.

23                  TRUSTEE CORRIGAN: Jayne and I want it to go.

24                  MAYOR MANCINO: I have a question regarding the

1 elevations.

2 If you take the typical -- we'll just look at  
3 one of them. Pull one up. So looking at the Tucker, you're  
4 showing three elevations there. One that seems to be all hardy  
5 board; one that has a brick element and one that has a stone  
6 element. So how do those three elevations fit? Is the first  
7 one with just hardy board at one price point and then these are  
8 upgrades to get these elements on there? Is that the plan?

9 MR. TRUESDELL: There will be different price points on  
10 this.

11 Maybe Jon Isherwood is our vice-president of  
12 land. He's probably more attuned with some of the product  
13 issues. I'm going to let him --

14 MAYOR MANCINO: Terrific. Jon, is it?

15 MR. ISHERWOOD: Yes. Jon Isherwood. Thank you,  
16 Mr. Mayor.

17 MAYOR MANCINO: So, yeah, how is that going to work?

18 MR. ISHERWOOD: Sure. So we actually -- each different  
19 form, call it, is its own plan, so, and then each one has its  
20 own price. Generally one will be the most affordable and the  
21 others will be more expensive. You can look at that as an  
22 upgrade or option.

23 MAYOR MANCINO: So this masonry material you're showing  
24 on every elevation is an upgrade?

1 MR. ISHERWOOD: Generally, yes. That's correct.

2 MAYOR MANCINO: And how did those three -- again, talking  
3 about the Tucker, just using it as an example, how do these  
4 three work into the monotony code or non-monotony code, however  
5 you want to frame it. So --

6 MR. ISHERWOOD: So generally we have submitted an  
7 anti-monotony code that we utilize across all the homes. It  
8 basically specifies, you know, no same home will be built next  
9 to one another or the three across the street.

10 MAYOR MANCINO: Actually, which section was that in? Did  
11 you guys look at the anti-monotony? I want to bring it up.  
12 Which section was that in?

13 MR. ISHERWOOD: What section of the book?

14 MR. CASSATA: Section 4.

15 MAYOR MANCINO: 4. So when we're dealing with the  
16 anti-monotony, we're dealing about floor plans. We're not  
17 dealing about elevations.

18 MR. ISHERWOOD: The combination thereof. And to be  
19 clear, you know, each of the elevations has numerous different  
20 color options. But the idea is the same home, the plan and  
21 elevation combination, would be subjected to this anti-monotony  
22 program. I believe it's similar to the one that Pulte utilized  
23 at Hawthorn Woods. And we have found it to be successful in  
24 insuring -- you know, achieving a good street scape, an

1 appealing, you know, community, and adhere to this whether the  
2 Village requires us to or not.

3 MAYOR MANCINO: Is this similar to what Pulte --

4 MS. NEWTON: Correct me if I'm wrong, staff, but I  
5 thought Pulte had to have a certain amount of brick or stone --

6 MAYOR MANCINO: Yeah.

7 MS. NEWTON: -- as a standard. Whereas, the concern  
8 here, I think, Jon, is that if all of your customers choose  
9 option one, which is the least expensive, no stone, no brick,  
10 we could see a whole development with no stone or no brick if  
11 everybody chooses the elevation least expensive.

12 MR. ISHERWOOD: Well, certainly --

13 MAYOR MANCINO: That is the biggest fear of our residents  
14 right there. That is the biggest fear of our residents.

15 MR. ISHERWOOD: Understood. And I was speaking more  
16 narrowly to how anti-monotony was enforced, not necessarily the  
17 standard materials. You know, with the homes we think that a  
18 variety of product types and shake singles, vertical shingles,  
19 creates more character, frankly, than just slapping some brick  
20 on a home, so we chose it carefully and purposely to achieve  
21 what we thought was an attractive street scape. Our experience  
22 generally is that, you are going to see people choose a variety  
23 of the homes offered and materials featured. We always  
24 showcase, you know, what we find to be our most appealing,

1 typically our most expensive elevation in our model. People  
2 tend to like to buy what they see, and we found that is  
3 successful in getting a wide variety.

4           If it's the board's concern that no stone or  
5 brick homes will be built, you know, I think it's something  
6 that we would entertain as a condition of the development  
7 because I feel very confident that we will have a good variety  
8 of homes purchased here and that we'll have a very attractive  
9 community once this is built.

10           TRUSTEE KOSIK: But is there something you could do to  
11 some of these that you could add the brick or could add stone  
12 as a standard so that we can be assured?

13           MR. ISHERWOOD: We could look at that. That's not what  
14 we have proposed this evening. We've proposed three distinct  
15 elevations in front of you and are asking you to consider those  
16 elevations as kind of our standard elevations for these home  
17 types. So I guess if the board feels strongly one way or the  
18 other, we will take that into consideration.

19           TRUSTEE RIESS: Can you tell me what the price points  
20 approximately will be for the various choices? Not so much in  
21 between, say, one group of homes but between three different  
22 styles or four different styles.

23           MR. ISHERWOOD: So, for instance, in this one, the  
24 York 2, you're asking, you know, let's say from left to right

1 and right to left what the difference would be? Usually --

2 TRUSTEE RIESS: No. Not right to left. The approximate  
3 price of any of those; best guess, round number, ballpark.

4 MR. ISHERWOOD: Sure. Let's say, you know -- this is all  
5 the same floor plan?

6 TRUSTEE RIESS: Yeah.

7 MR. ISHERWOOD: 450, 457, 462. And not committing to  
8 that, but in round numbers generally we see the pricing for the  
9 different homes being within 5- to \$15,000.

10 TRUSTEE RIESS: And the same question for the other  
11 architectures, the other choices.

12 MR. ISHERWOOD: So generally I don't think you'll see a  
13 disparity. And if you'd like to go through each home, I can.  
14 I don't think you'll see much of disparity from going from the  
15 different elevation. It will be somewhere between a 5- and  
16 \$15,000 difference, would be my expectation. The pricing on  
17 these homes here, we anticipate, broadly speaking, are going to  
18 start, roundabout, \$400,000, and we believe we'll have closings  
19 into the 500,000s, maybe 550.

20 TRUSTEE RIESS: So for the ranch is four-hundred, and all  
21 the way up to the Henley at five-fifty; best guest, round  
22 number.

23 MR. ISHERWOOD: Yeah. That's fair. And I think that's  
24 consistent with what we've seen at, you know, the Hawthorn

1 Hills community specifically, the Hillcrest series and the  
2 ranches featured there. We've looked at that and the revenues  
3 they have achieved there and believe that we should be able to  
4 achieve similar home prices at Villas of the Commons.

5 TRUSTEE RIESS: Thank you.

6 MR. ISHERWOOD: You're welcome.

7 TRUSTEE KOSIK: So I have a couple other comments, and  
8 these mostly relate to some of the staff comments that I don't  
9 see addressed. If you wouldn't mind commenting on those.

10 One of them is a request for a fountain.

11 MR. TRUESDELL: Yeah. Let me go to the landscape plan.

12 Right. There was a suggestion made by staff  
13 that we put a fountain in the detention pond. We would -- it's  
14 something that could be done. We would prefer not to do it and  
15 partially because of just the character we're trying to create.  
16 We're looking at this as being a naturalist look area, and you  
17 as you can see on this public open space slide, kind of the  
18 blueish-greenish area on the east side is going to be more of a  
19 wetland type area. We are going to create an open water area,  
20 but we're trying to blend that into more of a naturalistic  
21 look, and really we felt it was not in character with the  
22 design we were creating. To put an aerator in there, there are  
23 plants and things that would be planted that are intended to  
24 filter water. And Carol Crux, our landscape designer, is here.

1 But basically we just felt it was out of character. We have to  
2 bring, you know, power into there. And also from a practical  
3 standpoint as far as the HOA maintenance of it, you have to  
4 take it out and put it in every year. With the open water and  
5 just trying to maintain the character and vegetation, we felt  
6 that that was more what we were looking for there than putting  
7 an aerator in.

8 TRUSTEE KOSIK: Pam, could you comment on that for me,  
9 why you think staff thought that was --

10 MS. NEWTON: I'm sure what staff member commented on  
11 that. I don't know if that came from Parks, Brian, or it came  
12 from Engineering.

13 But we have found, sir, in our town stagnant  
14 water creates unpleasant odors, and it can create a visual  
15 impairment, and there's a safety reason, too, why we want our  
16 water more clear in case there are some children or even  
17 families with pets, they get near to the water's edge, you want  
18 to be able to see into it. So that's really important to us.  
19 The Village maintains aerators in our ponds, and we expect  
20 developers to do the same.

21 So there is a concept along the water walk  
22 that there are water features on each of these parcels that  
23 contribute, and we would -- like Pulte has three of them. So  
24 we would expect that your pond also would have that type. It

1 doesn't have to be a fancy, six-foot tall fountain, but we do  
2 need that clarity of the water for not only odors but for  
3 environmental conditions as well.

4 TRUSTEE CORRIGAN: I just want to comment on that as  
5 well. We have multiple lagoons that are all fresh-water fed  
6 throughout the village, especially over in this there.  
7 Copperfield, they recently had put in a fountain in their pond  
8 for all these same reasons we have aerators in the ponds over  
9 here, for all that same reason. Because we have found the HOAs  
10 maintain them. They are part of their dues and budgets that  
11 they put together on an annual basis because we have found that  
12 whatever the -- although we have that rural nature here we do  
13 still without those have algae that is -- it is just really  
14 aggressive. So the ponds and the lagoons that for years we  
15 tried to not do that and do it in other ways chemically or  
16 through natural plantings, it really hasn't been successful.  
17 And that's all throughout the village. And that's new  
18 waterways as well as waterways that have been here for decades,  
19 since the village has been developed. So I think that that is  
20 definitely -- it's not really -- it's not for, like Pam was  
21 saying, just to be kind of fancy. It's actually a necessity.

22 MR. TRUESDELL: I'm sorry. Did you want me to go  
23 through -- I know there was some other staff issues. Do you  
24 want me to go through?

1 TRUSTEE KOSIK: There's another one about the roundabout,  
2 where the road is not wide enough.

3 Maybe Erika could comment on that.

4 MS. FRABLE: It's the Potter Court.

5 MR. TRUESDELL: Right. And I do understand that comment.  
6 And Potter Court, which is that cul-de-sac on the west side,  
7 typically the ordinance requires extending all the way around a  
8 60-foot wide right-of-way through there. Ours is 42 1/2,  
9 because basically we took the right-of-way, I believe, just  
10 around the curve on Potter Court on the inside of the court.  
11 Our feeling was it didn't need to be a 60-foot right-of-way  
12 because in that case we're not going to be putting a sidewalk  
13 in there. It's basically we're trying to keep -- the concept  
14 here is kind of just an open field, about 75 feet wide by  
15 almost 190 feet deep. So we hadn't propose -- and there's no  
16 homes on that side. So we hadn't proposed any sidewalk or  
17 anything of that nature. Our feeling was to dedicate the full  
18 60-foot right-of-way wasn't necessary. It could be done. We  
19 could show that it's just -- it's kind of a -- just a line on a  
20 plat. We could change it and show 60 feet, and then part of it  
21 would fall into the village right-of-way and part of it would  
22 be homeowners association. Our feeling was to keep it all  
23 open.

24 MAYOR MANCINO: Yeah. I mean, I'd rather that be an

1 easement there. I don't want that much right-of-way. A lot to  
2 take care of.

3 MS. FRABLE: So remember that the code actually requires  
4 a 66-foot right-of-way, so what we're considering with this  
5 neighborhood is a 60-foot right-of-way in lieu of the 66-foot  
6 right-of-way. So 60-foot we've done in other places, and  
7 that's fine, but the way that road is structured or designed  
8 and laid out is that the edge of the curb you've got 42 1/2  
9 feet but you have this 27-foot back-to-back curb, and the one  
10 curb is one foot away from the right-of-way. So do I dig up  
11 that road to fix it --

12 MAYOR MANCINO: Well, that's fine. But get an easement.  
13 Give the rest of the land to the HOA.

14 Why do we want all that land? It's going to  
15 be grass and trees that if it's our we've got to care of it.  
16 Get an easement.

17 MS. FRABLE: Like any other neighborhood or any other lot  
18 that whoever frontages that lot is responsible for maintaining  
19 it. So if the homeowners association owns something that's  
20 smaller and the right-of-way butts up to it, they're still going  
21 to mow it all the way up to the street. So to me there's no  
22 impact to who's going to be maintaining the grassy area. I'm  
23 not going to go out there and mow the right-of-way. It's going  
24 to be the homeowners association that owns the center part.

1 But in order for us to maintain it -- the other thing I looked  
2 at, I looked at this village and I looked at every neighborhood  
3 in this village, and there's not one neighborhood that has less  
4 than a 50-foot right-of-way, and the only neighborhood that has  
5 a 50-foot right-of-way is the business park. Everybody else  
6 has 60-foot or more.

7 MAYOR MANCINO: I don't think you guys -- I mean, either  
8 way.

9 MR. TRUESDELL: We're not going to argue. We certainly  
10 can do 60 feet or somewhere between 42 1/2 and the 60 feet.  
11 Whatever works.

12 MAYOR MANCINO: Yeah. Jayne, that's not an issue.

13 TRUSTEE KOSIK: I'm just going through some of the staff  
14 comments and getting the resolutions so when I'm trying to  
15 evaluate this I can't do it when I don't know what the  
16 responses are. So to me this is incomplete.

17 MR. TRUESDELL: And I can --

18 MAYOR MANCINO: No. You need to ask more.

19 TRUSTEE KOSIK: And I also on the playground area do not  
20 see the playground equipment on the plan.

21 MR. TRUESDELL: No. We haven't shown it on the  
22 preliminary plan. We've committed to construct a playground  
23 area in there. When we come back for final approval and final  
24 plan and do our final landscape plans, we will be proposing to

1 the Village a full detailed playground area as well as it was  
2 recommended we do kind of a smaller gathering space south of  
3 our entry in that area. That's something we are committing to,  
4 and we would come back with it as part of our final design  
5 plans.

6 MAYOR MANCINO: What other questions do you guys have?

7 TRUSTEE CORRIGAN: You had mentioned the varied  
8 topography on this lot, so I did pull out -- it's hard to get  
9 the visuals of it, but from the low points to the high points.

10 And are you going to maintain that, or are  
11 you planning on just going in and bulldozing everything and  
12 it's going to be -- everybody's going to be --

13 MR. TRUESDELL: No. No.

14 TRUSTEE CORRIGAN: So how --

15 MR. TRUESDELL: We will grade the site. And we haven't  
16 done final engineering design yet, so we don't know the  
17 details. But the site will be graded like for drainage  
18 purposes. But we will be working with the land. It will only  
19 cost us more money to flatten the thing out. We don't want  
20 that. We're trying to build some character. We think the  
21 topography is one of the nice things about the site, and, quite  
22 honestly, I think that's what helps make this work with the  
23 layout and the lot size and everything else because it does  
24 have some nice topography to it, and you're not going to just

1 see this flat, straight line going through there, and it will  
2 continue to do that.

3 I'm not going to say that we're not going to  
4 find -- somewhere on the top of the hill cut down a little or  
5 add a little down there. You've got to do an overall grading  
6 plan. But we will try -- we will be working with the  
7 topography as best we can just for the design of the site and  
8 also for the earth you move the more costs that are incurred.  
9 It's more to everybody's benefit not to do that.

10 TRUSTEE KOSIK: I have another question.

11 On the access in and out on Midlothian Road,  
12 is it correct you cannot go left?

13 MR. TRUESDELL: Right. It will be designed to be a  
14 right-in right-out only, and the reason for that is its  
15 proximity to Landover Parkway, because if we tried to do a full  
16 access along there it was very difficult because of the storage  
17 you would need for left turn lanes, and we didn't want to start  
18 impacting Landover, and if we moved it north we didn't want to  
19 start affecting Kruger. So -- and these plans are in to IDOT,  
20 being reviewed right now, and we'll have to get their approval  
21 obviously at final, but they're working on it now. The early  
22 indication is the location is fine. They'll be working on  
23 final design details. So it will be designed to be right-in  
24 right-out to kind of limit access. And generally that's what

1 we try to do, is on a major road keep that access limited, and  
2 given the fact that we were able to access down through  
3 Landover to an existing intersection seems to be from a traffic  
4 standpoint is the idea that worked best and probably the  
5 safest.

6 TRUSTEE KOSIK: Could I ask Erika, do you have any other  
7 concerns we haven't addressed?

8 MS. FRABLE: So I know the review comments that we have  
9 included in the packet, the PB&Z had recommended moving forward  
10 pending all of staff's comments and the consultants' comments  
11 being addressed. So if the comments that I've provided in my  
12 memo move forward in that direction, then I don't have  
13 additional concerns other than I do believe that we should add  
14 a condition that references this drainage tile issues, that  
15 this issues gets resolved.

16 MAYOR MANCINO: Yeah. I have quite a few issues. I have  
17 a few more issues to address.

18 I'd like to talk briefly about the PB&Z  
19 points that they brought up. And, frankly, just my opinion,  
20 what I practically think about them.

21 Increased landscape along Fairfield Road in  
22 the form of trees and berming. I always like more trees and  
23 berming. I think it's going to be real tough to put a skinny  
24 little berm out there. It's going to look like a funny shelf.

1 Maybe some trees. But I can't see a seven-foot-wide permit or  
2 berm that's going to come to a little point. It will look like  
3 a bunker, like there's soldiers with rifles. So they mean  
4 well, but sometimes it doesn't always translate well.

5 The second thing they asked, a continuous  
6 green way. I think that's great. Personally, I can imagine  
7 the developer shaking their boots over that one because I don't  
8 see the reason, is to get rid of some lots they're going to  
9 lose -- if they did that, they're probably going to lose four  
10 or five lots, you know, with that, and then you're -- and you  
11 are asking to lose another specific lot and lose the density,  
12 you know what happens? The developer goes away. So there's  
13 always a fine balance here. You know, finding that balance is  
14 key. But if we put tough restrictions like that, we've got to  
15 be ready for the result. I don't -- I mean, we're talking  
16 about 22 acres and create a -- I can see those types of big  
17 green ways in a large development, but in a 22-acre  
18 development, in this case that one doesn't seem like it's  
19 really going to do much but maybe lose something else because  
20 of it or lose the development.

21 I also don't think the variance of one foot  
22 to the front of the houses will do a darn thing but confuse all  
23 the guys building those homes, not a thing. Maybe, maybe five  
24 feet you might be able to start but then you lose rear yard.

1           The PB&Z also talks about architectural  
2 enhancement on key lots, which I 100 percent agree. I think  
3 the builder, the developer does as well.

4           The potential cost-sharing of potential  
5 improvement to a major IDOT and county intersection, that's a  
6 great wish list. But I can't see that, imposing that on this  
7 particular development. If they were building a thousand  
8 homes, I can see that.

9           But I just wanted to comment on those things,  
10 on those PB&Z things, what they mean to me, anyway. And I'd  
11 love to here the board's feedback on some of those things.  
12 Because we want to address the work that the PB&Z did.

13           Do you guys have comments on those  
14 conditions?

15           TRUSTEE RIESS: Yeah, Joe. I would say that I would have  
16 to agree with your thoughts in that regard, that the one-foot  
17 setback isn't going to be -- you know, one-foot variation from  
18 one house to the next is not even going to be noticeable to the  
19 eye and doesn't really accomplish anything in regards to  
20 monotony. It's just -- a great idea, but it doesn't work.

21           And the same thing for the berm and the  
22 various improvements. There's just no way you can practically  
23 make a berm and get anything to grow on the berm unless it has  
24 a lot more width, and it's just not possible on that particular

1 space. The only way you could make a berm worth anything on  
2 Fairfield Road is to eliminate all the houses that back up to  
3 Fairfield Road, and that's just not a viable prospect. It's  
4 just not going to happen.

5 One of the things that happened to me when I  
6 first looked at this subdivision was it sort of scared me.  
7 I've been in the community a long time, come from a part of  
8 Hawthorn Woods where there's one acre equals one homesite, and  
9 that's been much of the concept of Hawthorn Woods for a long  
10 time. There were reasons that it took place that way, because  
11 of the need for septic fields and wells and that type of thing,  
12 and with the advent of the availability of water and sewer,  
13 that's no longer a requirement. The density did scare me, but  
14 the bottom line is is that I think there's not a whole lot of  
15 other choices available to us for 22 acres in the center of the  
16 village in that regard. We have to make decisions about what  
17 we're going to be willing to compromise on from what our ideal  
18 situations might be so we have something there, or we have to  
19 be willing to leave it vacant land forever because the  
20 economics of development along the Midlothian corridor are very  
21 challenging based on some of the things that take place which  
22 aren't even a part of this discussion, and that makes it  
23 really, really tough.

24 Would I like to see some changes in terms of

1 the way things go? Yeah. I think the elimination of unit  
2 number 1 would be appro po as well. I'm wondering whether or  
3 not the school bus is going to be able to make the turn at the  
4 very end of the U-turn there. That doesn't look like the kind  
5 of turn that a school bus can make, and so perhaps the school  
6 bus will rectify that by not going into that subdivision.  
7 That's their problem, not mine but something that I did think  
8 about in terms of looking at it. Do you think that backing  
9 those homes all the way up to Fairfield Road like that is going  
10 to make it visible to the neighboring residents? To some  
11 degree, yes. Is it visible to everybody in the community? No.  
12 Are these homes typical of what most people see in Hawthorn  
13 Woods? No. But then neither was the Pulte development, and I  
14 have to agree with the previous comment, that Pulte has done a  
15 tremendous job, and that's a very nice community, and lots of  
16 people want to live there, which is evidenced by how fast it's  
17 selling.

18 So am I in love with this development, this  
19 concept plan? No. Do I think that it can be improved and some  
20 changes made to? Yes. Is this something that I think we  
21 should move forward with? Yes.

22 MAYOR MANCINO: I appreciate that insight, Trustee Riess.

23 A couple of other issues.

24 The point, one thing, I am less concerned

1 about screening on that property. If you drive up and down  
2 Fairfield and --

3 TRUSTEE RIESS: 50 miles an hour.

4 MAYOR MANCINO: Yeah. You don't see anything. And if  
5 you go from north to south of this property and you look across  
6 the street, it's like all trees. It's big, giant pine trees.  
7 It's not like there's houses right up there starkly that are  
8 going to see it while they're having their morning coffee --

9 UNIDENTIFIED AUDIENCE MEMBER: I disagree with you.

10 MAYOR MANCINO: -- that's when I get more concerned.

11 So, you know, definitely with some  
12 landscaping on this side, I think that can be mitigated.

13 The concern I have is from your very first  
14 comment. You guys are asking for preliminary approval this  
15 evening, but you want to add preliminary approval on the  
16 architectural side of this, and if you want to do that, we're  
17 going to roll up our sleeves here. It's going to be a while  
18 because I think these trustees have some issues with it. It  
19 would be my recommendation that you take this back to staff and  
20 you work with staff on some of those architectural issues and  
21 most definitely straighten out this drainage permit issue.  
22 That would be my recommendation. If you want to ask for  
23 preliminary approval of the architectural renderings tonight,  
24 then I suggest we take a break, roll up our sleeves, and you

1 guys be ready because there's some serious concerns here.

2 What other comments do you guys have or  
3 questions?

4 Why don't we do that? Let's hear some  
5 residents. Do you guys mind if we hear from some residents?  
6 Why don't we do that.

7 Please state your name and where you live.  
8 We'd love to hear from you.

9 MS. ROACH: My name is Kim Roach, and I'm at 33 Old Lake  
10 Road.

11 First, I want to thank Donna and Micheal  
12 because they were very helpful in getting information whenever  
13 I requested it, and I appreciate that very much.

14 MAYOR MANCINO: Excellent.

15 MS. ROACH: The other thing, I have a question for the  
16 developer and their average lot size.

17 Can you tell me the average depth of your  
18 lots?

19 MR. ISHERWOOD: It's 120 feet on average. That is the  
20 minimum, is 120, the minimum lot size.

21 MS. ROACH: Because I see most of them, if not the  
22 majority, at 120 feet. And if you have 47 square feet as your  
23 average times 120, we're not at an average of 6,000 square  
24 feet. So that would be a 50 --50-foot width? And they said

1 their average is 47 feet and then times 120, you're under  
2 6,000. So I don't know where their averages are and how they  
3 play with their numbers, but I don't want to say don't trust  
4 everything but how they started off with the permit, which I  
5 didn't even know about, not really trusting all of the numbers.

6 MAYOR MANCINO: We check those numbers, by the way.

7 MS. ROACH: You check them?

8 MAYOR MANCINO. No. We will check them.

9 MS. ROACH: You will check them?

10 I would like to know what those averages are  
11 because I notice the 120 --

12 MAYOR MANCINO: I'm pretty sure they're accurate.

13 MS. ROACH: Okay. I just want to make sure.

14 And I know -- I, too, drive the Pulte  
15 construction a lot. In fact, I drove every subdivision that  
16 had homes on smaller lots. What makes this one different, it  
17 is not part of a larger development. Every other location is  
18 part of a larger development, and so it goes and it starts  
19 naturally and gradually and comes around and you have an open  
20 feeling. This is a ton of homes in a very concentrated area.  
21 You do not have that -- over at Quentin, you have far less than  
22 70 homes. At Pulte, you do have 74 homes on a smaller lot.  
23 Their average lot size is 7,700 square feet. Their minimum is  
24 7,000 square feet. These are significantly less than that.

1 And I, too, love the Pulte construction and all of the nuances.  
2 I also went to their Libertyville location, the townhomes,  
3 where -- they are spending considerable upgrades in their  
4 townhouses where Wolf appliances were standard. They had  
5 really nice insulation because you're near a train track. This  
6 is near a train track. I don't know if these have basements  
7 because if you're talking about people downsizing into a ranch  
8 homes, 1,700 square feet, and they have no basements and no  
9 room for a shed, I don't know where all their stuff is going to  
10 go. The Pulte, the model I went into had a beautiful full  
11 basement. So I'd like to see if basements are added or crawl  
12 spaces or what they have. I got the packet of information. I  
13 could not tell. I know there are a few. I think they said  
14 last meeting there were a few walkouts, but I'm not sure on  
15 that.

16 Also, I don't know why you're considering  
17 eliminating lot number 1, which is just one lot, why you can't  
18 eliminate the two houses -- it's only two houses -- that back  
19 up to Fairfield, that's it. And then you can increase it and  
20 get a berm. Berms are always nice. I don't know who might  
21 want their homes where they have a very limited yard space and  
22 it's 50 miles an hour, like you said, on Fairfield, or 45, why  
23 they want the entire side of their house without a berm on a  
24 45- or 50-mile-per-hour street. And if they do have kids, it's

1 not very far until they get out onto that street. A berm might  
2 help prevent a little barrier. I don't know if fences are  
3 going to be allowed. Because of how small the lot sizes are,  
4 they won't be able to put a fence to do that. Because there's  
5 25-foot backyards and I don't know what their side yard is, but  
6 it may be six feet. If it's a six-foot -- so if you've got  
7 six-foot and then, again, dangerous road with no berm, that's a  
8 concern as well as safety.

9           The other thing is, I just want to say that  
10 the zoning people came up with six items. What I heard is the  
11 only thing they'll do is shutters. That's what I heard today.  
12 So I know you guys have to work a balance, and believe me, I  
13 get the balance of, but you have to remember you're balancing  
14 old Hawthorn Woods with new Hawthorn Woods, and we do have a  
15 lot of concerns, too, and a compromise needs to be met. And it  
16 doesn't sound today like there's many compromises being made  
17 with the residents' concern. Now, maybe the zoning  
18 commission's concerns, there were a lot of compromises, but we  
19 don't know that. But with our concerns, it appears like okay,  
20 no, no, no, no, no, no, we'll put shutters. And even when they  
21 were fined \$500, now, that kind of irritates me because they  
22 don't want to pay \$500 --

23           MAYOR MANCINO: Imagine what it does to me.

24           MS. ROACH: I know. I know you were upset about it. You

1 could tell.

2                   So I just would like to see our lot sizes  
3 increase a little bit, and I'm not asking -- 6,000 square feet  
4 would be beautiful. I would like every lot to be 6,000; just  
5 like at Pulte, minimum is 7,000 and then 7,700. I'd also still  
6 like the berm still on Fairfield and eliminate those two houses  
7 and lot number 1. If you don't want to eliminate the four in  
8 the give up that open space, I don't understand why we can't  
9 eliminate three on -- two on Fairfield and the one that you had  
10 talked about.

11           MAYOR MANCINO: Duly noted.

12           MS. ROACH: Thank you very much.

13           MAYOR MANCINO: Thank you.

14                   Do we have other folks? Please step up.

15           MR. BRADY: Good evening. Steve Brady; 29 Old Lake Road.

16                   Thank you, Mr. Mayor and Trustees, for this  
17 hearing.

18                   I really want to emphasize probably one  
19 primary point. Kim just did a good job covering a lot of  
20 things. Certainly, disappointing those neighbors who were at  
21 the planning commission and there were a lot of good concerns  
22 raised by the commission partially, not exclusively, listening  
23 to us and they were all discounted. I do agree with Kim. It's  
24 hard to look at particularly addressing the treeline at

1 Fairfield Road, as I see it with Fairfield, having a fairly  
2 decent knowledge of construction, you have two lots and you  
3 could build a berm there. And I think what Kim didn't say that  
4 I would like to add, because across the road is certainly --  
5 that whole development has been around Hawthorn Woods for a  
6 long time, is one of many, but it's one of the jewels of  
7 Hawthorn Woods with the two lakes that were built by Leo  
8 Burnett. And that neighborhood, I guess our concern, many of  
9 us, is that transition from not only one-acre-plus lots but the  
10 lot right across the street, which I guess folks know is mine  
11 and my wife's, is 2 1/2 acres, so we're trying to provide that  
12 transition from fully-wooded lake property. And, again, as was  
13 said I believe by the Trustee DiMaggio, the residents support  
14 what you're trying to do with downtown, and we fully support us  
15 all getting to that point, but that's a big transition to go  
16 from one house on 2 1/2 acres to whatever the number is.

17 MAYOR MANCINO: And I appreciate what you're saying  
18 there, and we -- as a board, we considered that a lot, but  
19 there is no transition here. You're across the street.  
20 There's no access from Fairfield.

21 MR. BRADY: I'm saying the treeline, the berm. I guess  
22 maybe I'm saying not have it be so visible. And we do look out  
23 at the property right now. It's a beautiful sunrise, and we  
24 realize progress happens and that will go away. I wasn't quite

1 sure the purpose of the pictures the developer showed when they  
2 were looking across Fairfield Road at our property.

3 MAYOR MANCINO: I didn't see -- I didn't catch those.

4 MR. BRADY: The purpose of that was to say well, there's  
5 a block on the other side. That is not true. The camera was  
6 angled up. Those trees are 40, 50, 60 feet tall, so you've got  
7 20 feet and up, there is a complete --

8 MAYOR MANCINO: Yeah, I know. I drove by it. I drive by  
9 it all the time.

10 MR. BRADY: But at ground level you can look right  
11 through there. It's providing that kind of transition or block  
12 with the lake property is certainly important to us.

13 MAYOR MANCINO: We are always for berms and somewhat  
14 opacity if it works, if it works. Sometimes if it works -- so  
15 do we try and get four homes here or do we try two homes here  
16 and a berm.

17 MR. BRADY: No. I understand that. I certainly agree.  
18 No one wants to look at a seven-foot -- it's not even a berm.

19 MAYOR MANCINO: Right.

20 MR. BRADY: But absent that, there's certainly going to  
21 be plans for more trees. We talked at the plan commission.  
22 The far northwest corner there, there are not a lot of trees  
23 marked there, and maybe that's an engineering detention thing  
24 that I don't understand.

1           MAYOR MANCINO: No. I agree with you there. I think --  
2 this is preliminary as well, so there would be an updated plan  
3 with updated landscaping and hopefully settle these conditions  
4 that we're talking about right now.

5           MR. BRADY: Right.

6           MAYOR MANCINO: I agree with you. There's not enough  
7 landscaping.

8           MR. BRADY: It was a safety concern. Those residents  
9 will see the lake. Want to make sure the little children don't  
10 wander across Fairfield Road because of the draw of the lake  
11 across the street. And off that northwest corner, if I have my  
12 geography right, is the common area, the White Birch  
13 Association, so if you pass our home and there will be nobody  
14 there to make sure that it's safe from people migrating across  
15 the street. I appreciate that. Thank you.

16           MAYOR MANCINO: Thank you, sir.

17                           Do we have -- please step up.

18           MR. SINGH: My name is Mahesh Singh, and I live at 35 Old  
19 Lake Road.

20                           I think I brought this up at the last meeting  
21 as well and some of the comments you made, Joe and Dominic as  
22 well. I think the biggest concern is when we look at the Pulte  
23 homes and I think that architecture and size of the lots and  
24 others got the prices up in the 350- and \$400,000 mark. My

1 biggest concern is a 1,700-square-foot home with lesser quality  
2 could very quickly draw the price down under 300,000. I think  
3 there's an expectation from the builder that they would get  
4 400,000. What we don't want is a stretch number put out there  
5 and have values drop dramatically and impact the city of  
6 Hawthorn Woods. The next thing we might be going down to is  
7 condominiums. It just depends on where we want to go for the  
8 density. But I think the biggest challenge is you think  
9 through the approval process, insuring that we're able to  
10 maintain the expectation of coming to Hawthorn Woods and having  
11 a nice size -- a nice priced home in the market. Otherwise,  
12 it's just going to drag the market down. It's already bad.  
13 It's going to get worse. So thank you.

14 MAYOR MANCINO: Thank you, Mr. Singh.

15 Is there anyone else in our audience? Don't  
16 be shy.

17 MS. MARION: My name is Maureen Marion; 38 Deer Point  
18 Drive.

19 Thank you for all the work that everybody has  
20 put into this, and we certainly want to see Hawthorn Woods be  
21 as beautiful as it currently is. I think all the residents  
22 that have previously spoken share that sentiment.

23 I guess Mayor Mancino said it best tonight  
24 when he said people who visit Hawthorn Woods can't help but

1 remark on its beauty, and kudos to all the trustees past,  
2 present who've maintain this standard. As residents, we're  
3 really -- we all agree that the ratio of the open green space  
4 with the residential structures is what really makes Hawthorn  
5 Woods the gem that it is. And as tax-paying voters, we hope to  
6 maintain these standards, and that's really where the concern  
7 comes from.

8           It is unusual. We are unusual here, I think  
9 everybody agrees. That's what is awesome about Hawthorn Woods.  
10 So is such a stark departure really necessary? It sounds like  
11 we're backing away from trying to make it more Hawthorn Woods.  
12 And I just want that make sure that we're all in love with  
13 this. So that's all I want to say.

14           MAYOR MANCINO: Thank you very much for those comments.  
15 And we've all had those thoughts over the years, especially  
16 during our comprehensive plan process. Those are the exact  
17 discussions and thoughts we had. Part of this is not just the  
18 fact that we want a downtown, we want commercial. We need that  
19 revenue. We want places to go to. But it's the reality of the  
20 market as well, and it took me a while to learn that. Not very  
21 many folks want one-acre-plus homes anymore. It's getting  
22 tough out there in that part of the market. Just another --  
23 other things we can think about, including all those things  
24 that you just mentioned. The commercial is not going to come

1 without this. It won't happen. And, again, you can't expect  
2 to sell a 1,700-square-foot home for \$800,000 in Hawthorn  
3 Woods. So it's a tough balance. It's tough. But thanks for  
4 your comments.

5 MS. KENNEDY: Hi. My name is Cindy Kennedy, and I live  
6 at 42 Deer Point Drive.

7 I know this is a hard-to-develop lot --

8 MAYOR MANCINO: We can't hear you.

9 MS. KENNEDY: Sorry. Gosh. My kids have never said  
10 that.

11 I know this is a hard-to-develop lot, and I  
12 know you guys are trying to the best with it. I was at the  
13 last meeting, and two of the things that I kind of took out of  
14 it and I was glad to hear you guys say tonight that you had  
15 concerns about some of the design and the elements in the  
16 homes, because that's definitely one of the things that a lot  
17 of us took away from the last one, is the quality elements were  
18 not there and it doesn't live up to the standards of what we  
19 think of in Hawthorn Woods.

20 My biggest concern is on the lot where they  
21 want to have 21 -- up to 21 side entrances. Somebody, a couple  
22 people said well, that's more like a mobile home lot. It  
23 doesn't seem indicative to what we should have. And at the  
24 planning meeting I think they even talked about potentially

1 trying to put a limit on the number of side lots, because when  
2 you looked at the Xs where they are, I think it's up to 21, and  
3 that seems quite a lot.

4           And I know you don't have an issue with the  
5 density. I still do. I looked at some of the other things you  
6 guys have in the comprehensive plan, and they talk a little bit  
7 about the conservation design versus kind of a regular  
8 conventional subdivision. And I would still love to see a  
9 little bit more grown space. If it's not in the middle on one  
10 of the edges, you know, just a little bit more green space in  
11 there than just home after home after home. If you're seeing  
12 home after home after home and a lot of sides, I just don't  
13 think it lives up to the aesthetics of what we think of as  
14 homeowners in Hawthorn Woods and residents here.

15           That's it. Thank you.

16           MAYOR MANCINO: Thank you.

17           MR. ARENDS: Good evening. My name is Jason Arends. I  
18 live at 116 Governors Way.

19           I appreciate all the time and the efforts. I  
20 appreciate the presentation.

21           A couple things. I heard five different  
22 people, five different trustees mention the word density. I  
23 think it's a theme. We talked about lot 1. We talked about  
24 the need perhaps for a berm on the west side of the property.

1           No one's really talked about the traffic and  
2 how bad the traffic is now with the increased trains, Old  
3 McHenry, Midlothian. Coming south on Fairfield, it can be 15  
4 minutes to get past the Y to get over the railroad tracks.  
5 This, to me, really scares me. The other thing that scares me  
6 is, you know, I think I got the numbers right, but a  
7 1,700-square-foot home on probably a 5,000-square-foot lot,  
8 average is six, average would probably have smaller lots. It's  
9 \$235 a square foot, and that seems to be an elevated number for  
10 what any other homes are really going for in the area,  
11 especially one where we're all kind of questioning quality.

12           So I just want to reiterate our stance, the  
13 community, with all the of you. We've taken a lot of time to  
14 look at this. But, again, appreciate your effort and your help  
15 in trying to figure out what is best.

16           MAYOR MANCINO: Thank you, Mr. Arends.

17           MR. ROACH: Hi. Jim Roach; 33 Old Lake Road.

18           Thanks for everything everybody's doing. I'm  
19 sort of Mr. Progress. I think it's a tough piece of property  
20 to develop. I think it's great that we're developing it. It  
21 seems like that's probably the direction we're going in. I  
22 just want to repeat that these lots are actually  
23 5,700-square-foot averages despite their new math, and if you  
24 look at that, you take those two lots away on Fairfield and the

1 one -- the number one lot that's only three lots. There's  
2 probably some room there to reduce lot size. I think that's  
3 where we should reduce them because we would put a berm up if  
4 we take those two off of Fairfield. I think that's something  
5 we're going to regret for a long time if we don't do it.

6 And I think that if we're going to go  
7 forward, I understand, Mr. Mayor, your comments about the  
8 developer leaving, but if they're not going to leave over those  
9 three lots maybe this isn't the developer we want.

10 And then the last thing nobody's brought up  
11 is where the construction entrance is going to be. That's just  
12 something we wondered about.

13 MAYOR MANCINO: Sure. One of the other things about the  
14 berms, you know, the property north of here is mixed use, I  
15 think.

16 What's the zoning just north of here?

17 MR. CASSATA: That is -- I think it's R-3.

18 MS. LOBAITO: Are you talking about the Kruger property?

19 MR. CASSATA: Yeah. South of Kruger Road.

20 MS. LOBAITO: I think it's R-1.

21 MAYOR MANCINO: R-1. The reason why I bring it up -- and  
22 who was that -- Mr. Roach. I agree a berm, you know, to screen  
23 things out. But you also have to consider what if the property  
24 next door develops and they need it to be open. If it's mixed

1 use or if it's some kind of attraction, now you'll have one  
2 piece of property with a berm rolling down, and then all of a  
3 sudden the next piece of property is wide open. What I'm  
4 trying to say is berms aren't always the answer. They might  
5 look good now, but then as things develop, they might actually  
6 be a detriment.

7 MR. ROACH: Just eliminate the berm. Put some trees up.  
8 Eliminate the two lots.

9 UNIDENTIFIED AUDIENCE MEMBER: A lot of people have been  
10 asking for it, so I'd like you to take it seriously.

11 MR. ROACH: I'm not even sure what a berm is.

12 (Laughter.)

13 Let's cut to the chase, get rid of the two  
14 lots.

15 MAYOR MANCINO: That's good. He doesn't know what a berm  
16 is.

17 Are there any other residents or audience  
18 members who would like to make a comment?

19 (No response.)

20 Thank you for those comments. It's important  
21 to hear from you.

22 How's the board doing? What other questions  
23 do you have?

24 TRUSTEE KAISER: I do have some concerns over the

1 density. And the narrow houses really bothers me a lot.  
2 Seeing mostly garage when you go through a subdivision, again,  
3 is not to me what I would think of in Hawthorn Woods.

4 I don't know if it's -- certainly it would be  
5 a major switch but -- and I'm going to throw out the word  
6 duplex. But you get a larger structure on two lots. They  
7 could still mow their own lawn and have their own property, but  
8 you'd get larger homes, probably have a little more land around  
9 it. You could have about the same amount of homes, but it  
10 would look better. As an idea. I don't know. But that's just  
11 another thought process.

12 When I was looking at it, I saw -- even  
13 before I read the comments on mobile home, that's what dawned  
14 on me, and I said, wow, are we really going to go there? So  
15 I'm really bothered by that, the narrow houses.

16 MAYOR MANCINO: How many of those lots are there,  
17 Michael?

18 MR. CASSATA: For the -- 21, I believe.

19 The corner lot, the side entry?

20 MAYOR MANCINO: The side entry, yeah.

21 MR. CASSATA: I believe 21 were identified.

22 MAYOR MANCINO: What was the reason behind putting those  
23 there?

24 MR. CASSATA: To keep them on the corner lots?

1           MAYOR MANCINO: Yeah.

2           MR. CASSATA: Because we don't want to -- I think it's  
3 functional to have them on someone's side yard --

4           MAYOR MANCINO: Right.

5           MR. CASSATA: -- like a gangway.

6           MAYOR MANCINO: Any questions or comments on this? Any  
7 others questions or comments?

8           TRUSTEE CORRIGAN: Mr. Roach mentioned this, and we did  
9 get a couple of e-mails from some other residents requesting  
10 where the construction entrance would be.

11                         Do you have any idea where that might be?

12           MR. ISHERWOOD: Sure. Happy to address that.

13                         We would anticipate the construction access  
14 would come off of Midlothian Road. We would anticipate the  
15 construction access would come directly off Midlothian Road  
16 generally in the vicinity of the right-in right-out that's  
17 being proposed for the main entrance. That's where we see it.  
18 I believe -- we have not had comments back from IDOT. We do  
19 have a submittal into IDOT for comments, but that is the  
20 location we've designated as the temporary construction  
21 entrance.

22           MAYOR MANCINO: Did you guys hear that back there?

23                         So it would be off Midlothian Road.

24           MR. ISHERWOOD: Basically right where the pointer is,

1 here.

2 (Indicating.)

3 UNIDENTIFIED AUDIENCE MEMBER: So you're going share it  
4 with the regular entry? Is that what your intention was?

5 MR. ISHERWOOD: That would be the permanent access, yes.  
6 It's not uncommon for us to utilize the construction access and  
7 the main access in the same. We are currently utilizing that  
8 same technique at a community up in Mundelein called Maple Hill  
9 that has a single access off of an IDOT right-of-way, 60-83,  
10 and IDOT has found that to be a good solution. We do have  
11 secondary means of access to the community through Landover  
12 Parkway and I believe would direct sales traffic in and through  
13 that business park until such time as that, you know,  
14 construction access turns into a more beautiful entryway, if  
15 that makes sense.

16 MAYOR MANCINO: More questions for these gentlemen?

17 MR. ISHERWOOD: Mr. Mayor, if I may, one point for  
18 clarification.

19 MAYOR MANCINO: Sure.

20 MR. ISHERWOOD: The 21 lots that are identified as side  
21 entry are potential side-entry. They would not all be  
22 side-entry homesites. Frankly, we would let the market  
23 dictate. But working with your staff, we found it appropriate  
24 to limit it to those 21 homesites in the community.

1           MAYOR MANCINO: So you didn't pick those because the home  
2 is so skinny that it only fits on that one.

3           MR. ISHERWOOD: In fact, as chance may have it, all of  
4 those side-entry homesites tend to be our largest homesites in  
5 the entire community.

6           MAYOR MANCINO: That's what I thought.

7                         It's a little different than you think.

8           MR. ISHERWOOD: They all have a larger side-yard setback  
9 than the traditional lot, so all of those are, generally  
10 speaking, larger in size.

11           MAYOR MANCINO: What I think is going to be difficult is  
12 the request of preliminary for architectural.

13           MR. ISHERWOOD: Mr. Mayor, if I may, you know, we've had  
14 a chance to have a conversation and would welcome coming back  
15 to you with our architecture at a future point in time.  
16 Ideally, we would like the board to consider the proposal in  
17 front of you this evening but be able to come back to you maybe  
18 before final engineering is completed to work through with your  
19 staff and then, with your blessing, the architecture of these  
20 homes so that we can, kind of, come back to you maybe in a  
21 month or two we'd have that. We wouldn't have to re-notice for  
22 a public hearing process. It is not my expertise, the process.  
23 But that would be something we are agreeable to.

24           MAYOR MANCINO: Yeah. We could continue this to a date

1 certain. If we want to do everything once, then you wouldn't  
2 have public notice requirements.

3 MR. ISHERWOOD: Alternatively it would be something you  
4 would consider at final approval? Is that -- a final approval  
5 of public notice is not required. Not that we would not notify  
6 residents --

7 MAYOR MANCINO: Right --

8 MR. ISHERWOOD: Just the process.

9 MAYOR MANCINO: -- the waiting period.

10 So you guys only come back once, is that what  
11 you're saying?

12 MR. ISHERWOOD: Yes, sir.

13 MAYOR MANCINO: That would be an awful long -- I think  
14 that would be difficult, too.

15 So considering this proposal, I'm okay  
16 considering it now and not considering the architectural.

17 How do you guys feel about this?

18 You're saying that you're willing to pull  
19 back on your request from earlier this evening?

20 MR. ISHERWOOD: That's correct.

21 MAYOR MANCINO: I think that's a good idea.

22 TRUSTEE CORRIGAN: Say that again.

23 MAYOR MANCINO: So when they first started their  
24 presentation, they asked that a change be made to the proposed

1 ordinance that would create the PUD, and that was to grant  
2 preliminary -- we would be granting preliminary approval to all  
3 these things. They asked in the beginning if we would also  
4 include the architectural portion and grant preliminary  
5 approval on the architectural portion of this. I have reasons  
6 why I don't think we should. I think they have reasons. Or  
7 I'd like to tell them consider they should not do it. So that  
8 what I'm saying is do we want to just consider this tonight  
9 then?

10 TRUSTEE CORRIGAN: So I have a question on that.

11 So does that -- so we're talking about not --  
12 you're saying you don't want us to consider the architectural  
13 and come back.

14 What about these three lots? What about the  
15 berms? What about --

16 MAYOR MANCINO: Let's have at it.

17 TRUSTEE CORRIGAN: -- all the other things?

18 MAYOR MANCINO: Let's continue.

19 TRUSTEE CORRIGAN: So we've thrown out quite a few things  
20 here and specifically talking about three lots, which I know  
21 that changes dollar numbers for you. But we haven't gotten any  
22 feedback.

23 MR. ISHERWOOD: Sure. So let me briefly address, then,  
24 lot 1. I'm going to try to do a blow up of that area if I have

1 it. It's difficult to read.

2 I guess, Trustee Corrigan, what I'd like to  
3 point out is that we're dedicating 10 feet to IDOT, and then on  
4 top of that there's 40-foot between the edge of the property  
5 and lot 1 currently. So certainly not a full lot but a pretty  
6 wide corridor of green space that maybe doesn't jump up off the  
7 page because you have a lot of green space behind it. Also,  
8 considering what's going to be across the street, what could be  
9 across the street could be commercial mixed use, a variety of  
10 uses. And so I guess our feeling given the adjacent uses, the  
11 introductory of the walk which we view as an amenity to the  
12 community and future residents, not afraid to being close to,  
13 we thought the 40-foot between the end of lot line 1 and the  
14 property line was a sufficient buffer as it relates to the two  
15 lots on Fairfield. I think that, especially working with -- I  
16 apologize, I don't have the name -- the screening they're  
17 concerned about is actually lower. They have a high screen.  
18 You do a berm so that you get higher screening. I think the  
19 solution there is to insure we have a dense landscape buffer  
20 with four-season-type plantings, evergreens, things that are  
21 going to hold their greenery throughout the year to insure that  
22 you do have the lower screening in addition to the higher  
23 screening that's already in place as we've represented in the  
24 photos.

1           So I guess our position would be we'd happily  
2 entertain increasing the amount of plantings and the density in  
3 the landscaping along Fairfield Road. And also, keep in mind  
4 we'll have additional foundation landscape plantings in each of  
5 those lots that would add to the plantings along Fairfield  
6 Road. So that's -- on the fly, that's how we see that, that  
7 those are why we made the design choices we did, and that would  
8 be our preference on that.

9           TRUSTEE CORRIGAN: Which means not getting rid of any  
10 lots.

11          MR. ISHERWOOD: Meaning, that's our preference.

12          TRUSTEE CORRIGAN: Correct. But is there room there  
13 for -- I mean, if we're going to move forward here today --

14          MAYOR MANCINO: Kelly, you can put the condition on  
15 there, Trustee Corrigan.

16          TRUSTEE CORRIGAN: Yeah. I think we need that. You're  
17 talking about the trees, and along that Fairfield Road we've  
18 got five shade trees, 10 evergreen and eight ornamental for a  
19 total of 23. So if that grading is at the street level, I do  
20 agree that certainly 23 trees isn't enough, and if you're not  
21 going to get rid of two lots and you still have to keep your  
22 right-of-way, how many trees can you plant and how many shrubs  
23 can you put in there, you know, to satisfy the needs of the  
24 safety of the children and the residents and, you know, the

1 concerns of the neighbors.

2 MR. ISHERWOOD: I mean, you know, recently in  
3 Libertyville I think we installed 27 in about a 105-foot rung  
4 that was 10 feet high. That created a literal screen. So I  
5 think there's a lot that can be done, is what I'm saying. And  
6 I think that we can address the concerns without losing the  
7 lots. And I frankly don't know that losing the lots addresses  
8 or solves any of the issues. I think we can address them and  
9 solve the issues without losing them that. Like the density  
10 here, I understand it's an adjustment for Hawthorn Woods, but I  
11 think it works to the benefit of area, and I think it works to  
12 the benefit of the community. So that's where we'll happily  
13 work with staff, with you the board, to come up with a much  
14 denser screen that would satisfy you. And I'll happily bring  
15 in and show examples of other screens we've done that really do  
16 create kind of 100 percent visual buffer.

17 TRUSTEE DI MAGGIO: I like the idea of eliminating lot 1.  
18 But if it's going to make a difference, I'd rather see the two  
19 lots on Fairfield Road be eliminated to create a bigger buffer  
20 and maybe a berm instead. You do have commercial across  
21 Midlothian Road on the opposite side. Eliminating lot 1 isn't  
22 going to do anything. The bigger difference to the current  
23 residents, eliminating the two lots on Fairfield Road to make a  
24 bigger, stronger buffer and a berm.

1 TRUSTEE CORRIGAN: I would agree. I would give up -- I  
2 would keep lot 1 to lose lot 27 and 28. Although, I don't know  
3 what that does to the little cul-de-sac on Potter Court.

4 MR. ISHERWOOD: We'd have to take a look at that design,  
5 it will shrink -- or it will shrink in that condition. We want  
6 to make sure that the radius, the turn radius, specifically for  
7 fire and life safety vehicles would not be impacted. So we  
8 have run all of those turn radiuses on this street design. We  
9 just have to use those.

10 MAYOR MANCINO: We'd like to -- we can take your  
11 question. Then we're taking a potty break.

12 MS. ARENDS: I just have one quick question.

13 MAYOR MANCINO: Your name?

14 MS. ARENDS: Patty Arends; 116 Governors Way. I'm with  
15 Jason back there.

16 MAYOR MANCINO: Thank you.

17 MS. ARENDS: Thank you for all that you've done.

18 I have one little issue, something that you  
19 said earlier, that if we lose a developer because we take away  
20 lot 1, we take away the two lots on Fairfield, we take away two  
21 more and we lose the developer over four or five lots. I don't  
22 necessarily think that's a bad thing because he may not be the  
23 developer we need.

24 I have a little problem with the drain tile.

1 And it seems that he is not agreeing -- that the developer  
2 doesn't care about the green space that we like in Hawthorn  
3 Woods. The tile was one thing. And the fact that they're  
4 really fighting against four or five lots that we want for  
5 greenery. I'm not sure this is the best fit. And maybe it  
6 will be down the road, or maybe we can come to an agreement,  
7 but I think there has to be more of a give and take, and it  
8 seems like they're not giving anything and we're giving up a  
9 lot.

10 MAYOR MANCINO: Thank you for your comments. Appreciate  
11 your comments.

12 TRUSTEE CORRIGAN: I just want to make a comment in  
13 response to Patty's comment.

14 Just so that everyone is aware, we have had  
15 developers leave this village because, you know, they wouldn't  
16 negotiate down lot sizes, they wouldn't -- they wouldn't drop  
17 off certain lots and change the scopes that would fit. So we  
18 have other developers along the Midlothian corridor who have  
19 come and gone. We've never even gotten to this part because we  
20 just didn't like the concept or we couldn't come to an  
21 agreement. So we are very much, you know, seasoned on that, I  
22 guess you could say.

23 You know, one of the things that we have to  
24 constantly keep in mind is that this is right now general

1 office, so that the next developer that could come along could  
2 be a commercial developer, too. So, you know, we're always  
3 trying to keep -- you know, to balance that whole thing, how  
4 we're going to bring revenue and the rooftops to provide the  
5 things that people want according to the master plan and then  
6 also not have it turn into Rand Road, which of course it  
7 wouldn't, but you know what I'm saying? So we have done that  
8 before. We have had developers walk away from us because we  
9 just couldn't come to an agreement on some of those things.

10 MAYOR MANCINO: Patty, I may have used the wrong term.  
11 Developer is really not the term. It's deal. Okay? Because  
12 this developer, they're successful. They do other homes in  
13 other communities. They've got a reputation. It's not about  
14 the developer or the specific company or any person there.  
15 It's about the deal. That's what I meant to say. That's what  
16 I mean to say. Maybe the same developer comes back and says  
17 here's a different deal, make that work. If it comes down to  
18 numbers, what they're willing to absorb versus what we're  
19 willing to absorb, that's a better way to put it.

20 I seek a motion for a potty break. Recess.

21 TRUSTEE CORRIGAN: So moved.

22 MAYOR MANCINO: Second?

23 TRUSTEE DI MAGGIO: Second.

24 MAYOR MANCINO: All in favor.

1 (Response.)

2 Any opposed?

3 (No response.)

4 Just five minutes, folks.

5 (Recess taken.)

6 MAYOR MANCINO: We need a motion to reconvene.

7 TRUSTEE RIESS: So moved.

8 TRUSTEE DI MAGGIO: Second.

9 MAYOR MANCINO: And a second. All those in favor?

10 (Response.)

11 Any opposed?

12 (No response.)

13 Okay. We are reconvened.

14 And where were we? We were questioning --  
15 where were we, guys?

16 TRUSTEE CORRIGAN: We were talking about berms and lots  
17 27 and 28 and increased landscaping.

18 MAYOR MANCINO: Okay. So there is a motion on the table,  
19 but the trustees are asking for some additional changes, I  
20 think?

21 Are we ready to go there, to conditions?

22 Or do you guys have different questions? Do  
23 you guys have additional questions --

24 TRUSTEE RIESS: Not me.



1 with preliminary, although -- and there's a number of  
2 conditions to note as well in the preliminary ordinance that's  
3 before you.

4 TRUSTEE DI MAGGIO: So the removal of lots should be  
5 addressed --

6 MR. BRANKIN: If it's part of a condition, which I would  
7 recommend being made now.

8 TRUSTEE DI MAGGIO: I would seek to amend my motion to  
9 include the elimination of the two lots that are adjacent to  
10 Fairfield Road.

11 MR. BRANKIN: Do we have lot numbers on those?

12 TRUSTEE CORRIGAN: 27 and 28.

13 TRUSTEE DI MAGGIO: Lot 27 and lot 28.

14 MR. BRANKIN: So approval of the ordinance as it is in  
15 the packet with the additional condition of removal of those  
16 two lots.

17 TRUSTEE DI MAGGIO: Yes.

18 TRUSTEE CORRIGAN: Wait a second. And what about all  
19 these conditions by PB&Z?

20 MAYOR MANCINO: Okay. That's what I mean. Let's talk  
21 about that. If we're going to really prepare this to amend  
22 this, theirs was to provide increased landscaping along  
23 Fairfield Road in the form of trees and provide barrier or  
24 undulating berms.

1 I think the developer has already said they  
2 would provide additional screening.

3 TRUSTEE CORRIGAN: Do we put that -- leave it as a  
4 condition?

5 MAYOR MANCINO: I didn't make the motion.

6 TRUSTEE CORRIGAN: Okay. Should we just get a list --

7 TRUSTEE DI MAGGIO: All at once -- (Inaudible words.)

8 MR. BRANKIN: Yes, Trustee DiMaggio. If that's part of  
9 your amended motion to add that second condition regarding the  
10 addition of trees --

11 TRUSTEE DI MAGGIO: Yes.

12 MAYOR MANCINO: The second one, providing a continuous  
13 green way. I just can't -- I wouldn't impose that on this  
14 development.

15 The third one was the one-foot setback, which  
16 is going confuse everyone and not help us.

17 The fourth is architectural enhancements on  
18 key lots such as shutters and other features, which is one of  
19 the same concerns as staff raised, and I think that should be  
20 part of it.

21 How do you feel about that, Trustee DiMaggio?

22 TRUSTEE DI MAGGIO: I agree with that.

23 MAYOR MANCINO: Provide a minimum lot width of 45 feet, I  
24 think is too arbitrary, in my opinion.

1 TRUSTEE DI MAGGIO: Agreed.

2 MAYOR MANCINO: And cost-sharing on a potential upgrade  
3 to Old McHenry and Midlothian. I just can't see doing that to  
4 any developer. There's no plans, number one. It's a state  
5 route, number two. They're going to represent a tiny share of  
6 the traffic that's out there. Obviously, the intersection is  
7 improved already. I just think it's no go.

8 What I would like for the board to look at is  
9 the items that the staff came up with, and I think -- you guys  
10 see that list of eight items?

11 I think the first one is relative to what  
12 we're already saying, key lots, and it would become the forest  
13 again.

14 Number two is, again, a key lot. So staff  
15 got very specific.

16 I love the idea of the optional dormer being  
17 a permanent feature.

18 TRUSTEE CORRIGAN: I agree with that.

19 MAYOR MANCINO: Just less roof surface. Those are the  
20 kinds of things that our residents appreciate when they drive  
21 by.

22 This right-of-way issue, they don't care  
23 either way.

24 What do you need, Erika?

1 MS. FRABLE: So are we still entertaining all of staff's  
2 comments being addressed?

3 MAYOR MANCINO: That's what I'm doing. I'm on number  
4 four.

5 MS. FRABLE: So, yeah. So I would recommend that we have  
6 a 60-foot right-of-way there.

7 MAYOR MANCINO: Okay. 60?

8 MS. FRABLE: 60-foot right-of-way, yeah. And the middle  
9 portion can still be the homeowners association's  
10 responsibility, and we would still -- they would still mow up  
11 to the edge of the road. But that way we'd have --

12 MAYOR MANCINO: I'm okay with that.

13 But, staff, you need to make sure that  
14 property goes to the HOA.

15 MS. FRABLE: Absolutely. It's in the final plat. Or  
16 it's in the preliminary plat right now. This homeowners  
17 association responsibility is one of the first comments we made  
18 when we looked at the first set of plans.

19 MAYOR MANCINO: So do you guys understand that change?

20 TRUSTEE CORRIGAN: I just want to know what's the  
21 difference between, you know, you had previously said about it  
22 just being an easement.

23 MS. FRABLE: So they started off by that whole entire  
24 circle being all right-of-way, so it was 120 feet. It was 150

1 feet wide from the front yards of those five homes to the front  
2 yards of the other five homes, and I said absolutely not.  
3 We're not going to take care of that whole green space in the  
4 middle, so I said that that needed to be an outlot dedicated to  
5 the homeowners association and that the road needed to be  
6 60-foot. You know, our code says 66 feet, but we would have  
7 allowed 60-foot right-of-way for the road right-of-way. And so  
8 they modified it so that the center did become an outlot  
9 dedicated to the homeowners association, but they made the  
10 right-of-way only 42 1/2 feet. And then, like I mentioned  
11 earlier, they put the edge of the curb one foot from the  
12 right-of-way, so there's no way to maintain if snow removal  
13 goes into play, all sorts of things go into play. I just don't  
14 want to see us changing our right-of-way. Make it a private  
15 road if they really don't want to do it; make it a private  
16 road, and I don't have to touch it. That's another  
17 consideration. But I just don't like a 42 1/2-foot  
18 right-of-way. We don't see it anywhere in this village.

19 MAYOR MANCINO: What I was saying earlier as opposed to  
20 giving it to us writing an easement. So it could just  
21 include -- yeah. So she needs 60 feet.

22 Are you going to be okay with that?

23 MR. ISHERWOOD: Yes, we are okay with that. I just want  
24 that make sure that we wouldn't be requesting a sidewalk at the

1 typical place you'd find it in a right-of-way, if you catch my  
2 drift?

3 MAYOR MANCINO: No, I don't.

4 MR. ISHERWOOD: In other words, right now that circle of  
5 green space, there's no sidewalk on the interior of that circle  
6 green space. There's curb and then green space.

7 MAYOR MANCINO: There's a little piece of sidewalk on the  
8 eastern part of it.

9 MR. ISHERWOOD: Yes. There is on the eastern part of it,  
10 along the north-south roadway. A traditional right-of-way, you  
11 have our roadway cross section, your parkway, and then your  
12 sidewalk --

13 MAYOR MANCINO: Oh, I got you.

14 MR. ISHERWOOD: -- what we're saying, we just want to the  
15 clarify you're not intending to add a sidewalk in the center  
16 island.

17 And then the other point, Mr. Mayor, I want  
18 to make is that we would happily agree to make part of our  
19 CC and Rs as part of the final approvals of this development  
20 that the homeowners association maintain all of the Potter  
21 Court green area, and those CC and Rs can run to benefit the  
22 village. So there would be no concern whatsoever that the  
23 Village would have any responsibilities related to those  
24 maintenance, and we can treat that similarly as we are the

1 remainder of the public open space onsite.

2           MAYOR MANCINO: Gotcha. So 60 feet, we'd have to include  
3 that in the amended ordinance that Trustee DiMaggio has.

4                     An easement from the western edge of Potter  
5 Court between 27 and 28 that extends to the western subject  
6 property line for future installing of -- oh, I gotcha.

7           TRUSTEE CORRIGAN: Wait.

8           MAYOR MANCINO: So did I forget number five?

9                     Consider sidewalks to Executive Drive. Yeah.  
10 There's a quick one to talk about.

11                    There's no sidewalks in the office park, so  
12 why would we want to extend them? I'm asking, I'm not telling.

13                    Doesn't it just dead-end there to -- what  
14 would it be, just grass; right?

15                    Anybody got a comment on that, staff or  
16 trustees?

17                    You look like you have a comment.

18           MS. NEWTON: I do. So our thought is if this is truly,  
19 you know, a pedestrian-oriented development we do want people  
20 on foot and we would want to encourage them to interface with  
21 the nursery over at Goddard school or be able to walk to the  
22 bank instead of getting in a vehicle. So bringing sidewalks  
23 out to the business park would enable a stroller to get over --  
24 you know, right now it's grass, so it would -- or a vehicle to

1 be accessible to get to the business park to do business there.  
2 We would like to encourage a walkable community with this  
3 development, and that just invites people to get into the  
4 business park and do business there. Without that, the  
5 strollers or any type of bikes or the walkers will be in the  
6 street.

7 MAYOR MANCINO: But they'll be in the street as soon as  
8 they hit the --

9 MS. NEWTON: Yeah, they will. They will.

10 MAYOR MANCINO: So there's no sidewalks there in the  
11 business park, so they would walk down the sidewalk and then be  
12 in the street.

13 Trustees, I'm looking for your help on this.

14 Does that make sense?

15 TRUSTEE RIESS: Can I see the pictures of the lots. I'm  
16 not sure I'm seeing this. This one.

17 Talking about sidewalks right down there.  
18 Then there's no sidewalks there. I'm wondering what's  
19 necessary.

20 MAYOR MANCINO: Anybody have a comment on that?

21 TRUSTEE CORRIGAN: I don't think it's necessary.

22 MAYOR MANCINO: I don't think it's necessary. I'm taking  
23 it out.

24 Consider requiring the developer to pay for

1 installation of the lift station.

2 TRUSTEE CORRIGAN: Wait. You're on six now.

3 MAYOR MANCINO: Well, we just went through six.

4 TRUSTEE CORRIGAN: Number five.

5 MAYOR MANCINO: Six. Pedestrian path to the northwest  
6 detention pond outlet D and pond to overlook.

7 Do you guys see where that's at?

8 TRUSTEE CORRIGAN: Isn't there one right now?

9 MAYOR MANCINO: No. I think it's kind of weird.

10 TRUSTEE RIESS: That's fine.

11 TRUSTEE CORRIGAN: Isn't that a sidewalk that circles  
12 around there? Wait. The northwest is there.

13 TRUSTEE RIESS: Upper left-hand corner.

14 MAYOR MANCINO: Addition to the northwest detention pond,  
15 a sidewalk path in between those houses. I don't know.

16 Do you have a comment?

17 MR. TRUESDELL: I was going to say -- I'm sorry -- I  
18 think when we had looked at this initially -- and we agree, we  
19 really wouldn't want to put a sidewalk in between the two  
20 houses. But to extend something under the current plan if they  
21 do easement for the edge of Potter Court to the right-of-way  
22 line in case they need it sometime in the future is certainly  
23 something that could be -- we wouldn't have an objection to  
24 under the current plan.

1 TRUSTEE CORRIGAN: Well, if you take out lot 28, you can  
2 put a sidewalk right there. Put a sidewalk right there.

3 MS. NEWTON: I think staff came up with this one because  
4 there is proposed bike path at some point in the future on  
5 Fairfield Road. We don't know what size. It's a county  
6 project. So this would give access, again, a  
7 pedestrian-oriented access, non-vehicular, to a regional path.

8 MR. TRUESDELL: To provide an easement on the end of  
9 Potter court.

10 MAYOR MANCINO: That's item two, you're talking about.  
11 What you just said is item two, right, on  
12 number six?

13 MR. CASSATA: No. Item One.

14 MAYOR MANCINO: A pedestrian path to the northwest  
15 detention pond and a pond overlook.

16 MS. NEWTON: Or.

17 MAYOR MANCINO: Or.

18 TRUSTEE RIESS: Some sort of exit to Fairfield Road.  
19 The bottom line is that exit already exists to the business  
20 park.

21 MAYOR MANCINO: But you're saying you guys wouldn't have  
22 a problem giving us an easement if we decided to connect it to  
23 a future --

24 MR. TRUESDELL: A future bike path goes in, if you'd like

1 to provide an easement off of Potter Court because the plan as  
2 existing right now we wouldn't have a problem granting the  
3 easement.

4 MAYOR MANCINO: And, Trustee Corrigan, my comment between  
5 the two houses was about number one.

6 TRUSTEE CORRIGAN: Okay. So if it's a berm, how do you  
7 go over the berm?

8 MAYOR MANCINO: Hey, life's like a box of chocolates;  
9 right? You keep digging in there and you never know what  
10 you're going to get. We could get skateboards and put a ramp  
11 in and fly over the berm.

12 TRUSTEE DI MAGGIO: Also, if we are going to move to  
13 eliminate lots 27 and 28, then I'd like to designate 26 and 29  
14 as the key lots.

15 MAYOR MANCINO: Okay.

16 TRUSTEE RIESS: Say that again, Dominick.

17 TRUSTEE DI MAGGIO: You've got two keys lots that we're  
18 proposing to eliminate right now.

19 TRUSTEE RIESS: Right.

20 MR. CASSATA: Use your microphone, please.

21 TRUSTEE DI MAGGIO: So what I was suggesting is since  
22 we're proposing to eliminate two lots closest to Fairfield Road  
23 which are currently designated key lots, we now substitute  
24 those key lots with 26 and 29 are now designated key lots

1 because those would be the closest adjacent to Fairfield Road.

2 TRUSTEE RIESS: Understood. Thank you.

3 MAYOR MANCINO: And then, consider providing aerators.

4 TRUSTEE CORRIGAN: No. Number seven.

5 MAYOR MANCINO: Why do I keep doing that?

6 So consider upgrades to the lift station.

7 Someone talk about that. Is that you, Erika?

8 MS. FRABLE: Sure. I'd love to.

9 So we have the Kruger lift station, and  
10 you know, the aquatic center is the only thing connected to it  
11 right now. So do expect that the Kruger lift station would  
12 serve this whole, entire area, and at this time there's no way  
13 for public works to know what's going on in the lift station.  
14 If the lift station's out of power, we get a phone call or a  
15 light goes on and it flashes, and the police department sees it  
16 and calls us and we come and take a look at it. That's how we  
17 communicate with it when we're not here during the day. So a  
18 telemetry might be an old way to say it, but some type of way  
19 to communicate with the lift station from home remotely or know  
20 if the pumps are running or things are operating the way they  
21 should be. So this is something we need to start doing with  
22 those stations that we have. And even the school lift station  
23 has some call out that would call us if the power's out because  
24 we don't have a generator over there, so that's good.

1                   So this is one of those suggestions that when  
2 you look at a new neighborhood and they annex, they annex a  
3 road that was really -- like Krukenberg(phonetic spelling) came  
4 in and we had asked them to upgrade and make it better. This  
5 is one of those considerations that we can make here that we're  
6 going to have 73 or 70 homes connected to this lift station and  
7 the Village needs to install this equipment, and the  
8 recommendation is that the developer helps.

9                   MAYOR MANCINO: Do you know a ballpark?

10                  MS. FRABLE: Lee, did we look at what we were thinking?

11                               I think we were looking at 10- or \$15,000.  
12 It's not a big -- I mean, I don't know what you call big  
13 impact, but it's not a huge impact. We can look into it a  
14 little closer as we move forward. I know we talked with Burke  
15 about giving a recommendation. We haven't gotten to the point  
16 of what Burke would recommend. Public Works looked at it a  
17 little bit ourselves and has gotten some ideas. That's  
18 something for consideration.

19                  MAYOR MANCINO: Yeah.

20                  TRUSTEE CORRIGAN: Do you want --

21                  MAYOR MANCINO: Still need to make that a condition.

22                  MR. ISHERWOOD: Currently our fee schedule, because for  
23 us to pay a sewer tap-on fee to the Village of Hawthorn Woods  
24 in the amount of \$4,000, clearly those are the funds that can

1 be used for that kind of improvement. This is also part of  
2 SSA no. 4, so upon our acquisition of the property the entirety  
3 of SSA no. 4 would be paid off. That's a significant amount of  
4 money that relates to the sanitary up and down Midlothian Road.  
5 So I just wanted to make those two points as it relates to the  
6 village lift station and the sanitary. Thank you.

7 MAYOR MANCINO: Thanks. Personally, I think that  
8 improving that equipment, I just know don't know that it's  
9 these guys' responsibility and in the long run if you're  
10 talking about a deal, I'd rather have some of those other  
11 things we're asking for.

12 MS. FRABLE: Understood.

13 TRUSTEE DI MAGGIO: Can I ask one question. When we're  
14 asking to eliminate two lots, for you guys -- and I know costs  
15 are tight, would anybody be opposed to adding a lot to the east  
16 of lots 52 and 51 right in the interior?

17 TRUSTEE CORRIGAN: How do they get there?

18 MAYOR MANCINO: That might change --

19 MR. ISHERWOOD: I don't think it would be wide enough.  
20 We currently have a pedestrian path coming through there. The  
21 one thing I would just like to introduce into the conversation  
22 as it relates to specifically lots 27 and 28, one, we took a  
23 very careful design approach with relation to Fairfield Road to  
24 try to minimize the number of homes that would have, kind of,

1 exposure to Fairfield Road. So we purposely only chose to have  
2 two homes that front to Fairfield Road. If we start to make  
3 Potter Court -- and Potter Court is a very, kind of, expensive  
4 feature for the subdivision. We like it. We think it's very  
5 nice. We think our home buyers will like it. But one of the  
6 things we may want to explore would be a different design, site  
7 design, in order to accommodate a larger buffer along Fairfield  
8 Road. That could mean that rather than installing Potter Court  
9 you might just put lots on the existing north-south roadway.  
10 Just because the economics of installing Potter Court weighed  
11 against eight units on Potter Court rather than 10, it's just a  
12 balance that we would like the ability to consider if the board  
13 does choose to go in that direction, if I made myself clear.

14 TRUSTEE DI MAGGIO: I get that.

15 (Inaudible conversation.)

16 MAYOR MANCINO: You guys better be careful what you wish  
17 for with this 27 and 28. It's my opinion that landscaping  
18 there would solve this issue. So be careful what you wish for.  
19 That Potter Court is pretty cool, that circular and that green  
20 space there.

21 MR. ISHERWOOD: Yeah. The change in the element would be  
22 you'd now have seven or eight homes backing to Fairfield Road.  
23 You'd have a larger landscape buffer, certainly. You could  
24 accommodate that 50- or 60-foot landscape buffer pretty easily

1 along Fairfield Road by the elimination of Potter Court. We'd  
2 lose that design element as it relates to this community, and  
3 you'd have more homes that would have what's called exposure  
4 to, you know, an open space corridor along there.

5           MAYOR MANCINO: Do you understand what he's saying?

6                       So may go to four or five homes that are  
7 backing up there and need to have the berm and trees. I'm just  
8 saying, consider what we're asking for or what you're all  
9 asking for.

10                      So which item are we talking about here? Oh,  
11 the lift station -- no. We said -- we finished that one.

12                      Consider providing aerators.

13                      Why wouldn't you guys want to put in aerators  
14 in those ponds? I mean, even during construction --

15           MR. ISHERWOOD: We're happy to do it --

16           MAYOR MANCINO: They're going to get smelly.

17           MR. ISHERWOOD: -- at final approval.

18           MAYOR MANCINO: If I come to buy it home and that pond is  
19 covered with muck --

20           MR. ISHERWOOD: I'm with you.

21           MS. NEWTON: He's agreeing. He'll do it.

22           MAYOR MANCINO: Cool. I have a condition, and my  
23 condition is that I don't think this project should move  
24 another inch until this wetland permitting issue is resolved,

1 until those fines are paid. I don't want to see this project  
2 move another inch until that's a completely taken care of. I  
3 don't mean another inch. You'll get a vote tonight, and that's  
4 it. Nothing else happens until that's taken care of.

5 MR. ISHERWOOD: Mr. Mayor, you have my commitment that we  
6 will resolve that issue. We will get that fine paid  
7 immediately.

8 I would ask -- the fine is scheduled to  
9 double, I believe, Tuesday or Wednesday. The way in which our  
10 company, being a large public corporation, processes checks it  
11 takes us about four days to do so. We'll process that payment  
12 and get it to you as soon as --

13 MAYOR MANCINO: We take credit cards --

14 MS. KAZENAS: No, not for that amount.

15 MR. ISHERWOOD: Yes, we should have. I am sorry. We  
16 were --

17 MAYOR MANCINO: Credit card's fast. Then expense it. I  
18 do that for my company all the time.

19 MR. ISHERWOOD: I get my hand slapped when I do that with  
20 my company. And, understood. We'll get it taken care of.  
21 We'll get everybody in the same room. We'll meet onsite.  
22 We'll resolve the issue. We apologize for any miscommunication  
23 and moving forward without a permit. We will resolve it. That  
24 is not who we are as a builder --

1           MAYOR MANCINO: I hope not.

2           MR. ISHERWOOD: -- that is not who we are as a company.  
3 We are committed to creating quality development that have and  
4 provide lasting value and being good neighbors.

5           MAYOR MANCINO: Where are we going to put that as part of  
6 this? How should we word that? Got any ideas, Mr. Brankin?

7           MR. BRANKIN: Add as an additional condition to resolve  
8 the wetland issue prior to approval.

9           MAYOR MANCINO: Good enough for me.

10                                 What are we forgetting here, board? What  
11 else do we need to discuss?

12           TRUSTEE DI MAGGIO: I would ask consensus regarding the  
13 elimination of lots 27 and 28. We're opening a can of worms  
14 that we're not thinking of? My question was consensus of the  
15 board in adding a condition removing lots 27 and 28 and  
16 opening a can of worms that we're not anticipating.

17           TRUSTEE RIESS: So if we say eliminate 27 and 28 and they  
18 come back and say that doesn't work very well, here's a new  
19 engineering plan, all eight of those will now back up to  
20 Fairfield Road and we look at it and we don't like that, can we  
21 not go back to 27 and 28, or are we stuck with?

22           TRUSTEE DI MAGGIO: We could. Right now there's no way.  
23 We have the two lots there. Increasing that is absolutely not  
24 an answer.

1 TRUSTEE RIESS: Am I understanding that correctly? That  
2 that would change the formation of that to be sort of a gentle  
3 curve and increase that to an eight-lot count instead of having  
4 the bump-out?

5 MR. ISHERWOOD: I believe that's a fair assessment. We  
6 just want that flexibility to consider the different design  
7 criteria.

8 Trustee DiMaggio, one other thing that you  
9 may consider is, I know we don't want to make the lots smaller  
10 and everyone's concerned about density and lot size. All of  
11 the lots on Potter Court are 47-foot wide. We can take two  
12 lots on both the south and north side of Potter Court, make  
13 them 42 feet and interject another 10-foot of space into the  
14 landscape buffer, taking it from 17 1/2 to 27 1/2 feet. That's  
15 something we'd be happily agreeable to doing in maintaining the  
16 current design as an alternative.

17 MAYOR MANCINO: You probably end up with nicer homes on  
18 that court.

19 So does that mean --

20 TRUSTEE DI MAGGIO: Keeping the lots. Just changing the  
21 square footage of the lots.

22 MAYOR MANCINO: No. He's saying -- you're saying  
23 dropping the lots --

24 MR. ISHERWOOD: I'm saying just making the lots narrower.

1 So I think the proper condition would be conditioned upon  
2 increasing the landscape buffer along Fairfield Road to a  
3 minimum of 27 1/2 feet which is currently 17 1/2 feet.

4 MAYOR MANCINO: It's 27 1/2 feet. They'd be able to  
5 build a berm.

6 MR. ISHERWOOD: Not a big one, but a berm.

7 MAYOR MANCINO: Right.

8 TRUSTEE CORRIGAN: Mr. Cassata, do you have any comments  
9 about that?

10 MR. CASSATA: The objective was to eliminate lots 27 and  
11 28 or to accommodate the berm? Then if those are 47-foot wide  
12 lots and they can narrow those, then that meets the objective.

13 TRUSTEE DI MAGGIO: The bigger objective I have is better  
14 screening for residents across the street.

15 MR. CASSATA: And that meets the objective and keeps the  
16 lot count where it is.

17 TRUSTEE CORRIGAN: And then, so does that also mean --  
18 we've got 23 -- what did I count, 23 trees? So this would be  
19 the additional tree -- there would be additional trees,  
20 additional coverage and a berm.

21 MAYOR MANCINO: We'd get a stab at final. They'd be  
22 doing this again.

23 MR. ISHERWOOD: Correct.

24 TRUSTEE DI MAGGIO: Maybe not a berm. (Inaudible.) Some

1 kind of screening where it's sufficient that the residents  
2 across the street aren't going to see it.

3 MR. ISHERWOOD: I think what we heard was that the low  
4 screening was the real concern. So I think the most effective  
5 thing to address the concerns raised would be a very dense,  
6 kind of four-season screen. We've done that at a number of our  
7 communities. You just increase the number of evergreens. You  
8 can literally create a near-hundred-percent visual screen along  
9 that Fairfield Road corridor with probably the some kind of gap  
10 for that pedestrian easement that we talked about at kind of  
11 the terminus at Potter Court. You wouldn't want to plant that  
12 out and in the future have to rip it out in order to  
13 accommodate a future pedestrian connection.

14 MR. CASSATA: Can I ask a question, please? Maybe, Jon,  
15 you can answer.

16 With that increase, you said 27 feet it would  
17 be?

18 MR. ISHERWOOD: It would increase to 27 feet.

19 MR. CASSATA: To 27 feet, right.

20 So what height would you be able to  
21 accommodate?

22 MR. ISHERWOOD: We would still have to respect the  
23 10-foot county setback requirement, so we'd have about 17 feet.  
24 Typically, a berm you are going to do no more than 3-1 slope.

1 That would be kind of the maximum the things can grow on. So  
2 that's -- you've got to figure up and down, so you're maybe  
3 talking about a 2 1/2-foot berm that could be accomplished in  
4 that 17 feet, plus or minus.

5 MR. TRUESDELL: And plus the plant material.

6 MR. ISHERWOOD: Of course, yeah. I mean, the plant  
7 material I take as a given.

8 MR. CASSATA: I just want you to understand it's not  
9 going to be a five-foot berm.

10 MAYOR MANCINO: Were there other conditions that we  
11 missed?

12 This is preliminary.

13 Do we have the conditions, Mr. Brankin?

14 MR. BRANKIN: I believe so.

15 Would you like me to read them?

16 MAYOR MANCINO: Yeah.

17 TRUSTEE DI MAGGIO: Did anybody write those down?

18 MR. BRANKIN: I did, I think.

19 So the motion-maker and the amended  
20 motion-maker, Trustee DiMaggio, so insure that I have  
21 accurately reflected your amended motion, please.

22 The lots 27 and 28 would now be narrowed. Is  
23 that your amendment in your amended motion?

24 TRUSTEE DI MAGGIO: Yes.

1 MR. BRANKIN: To insure that condition two is addressed,  
2 which would be to add an additional four-season landscape  
3 buffer of trees and other landscape material on Fairfield Road.

4 TRUSTEE DI MAGGIO: Yes.

5 MR. CASSATA: I'm sorry to interject. I think 23 through  
6 27 and 28 through 32 would be narrowed.

7 MR. BRANKIN: Okay.

8 MAYOR MANCINO: You'd pick up a few feet.

9 MR. BRANKIN: Is that accurate?

10 TRUSTEE DI MAGGIO: Yes.

11 MR. BRANKIN: There would be -- and this is getting  
12 into -- but dormers being a permanent feature.

13 MAYOR MANCINO: Yes.

14 MR. BRANKIN: 60-foot right-of-way.

15 MAYOR MANCINO: Yes.

16 MR. BRANKIN: With the CCRs to have the HOA maintaining  
17 to be discussed.

18 Pedestrian path at the end of Potter Court.

19 I think we eliminate -- with the amendment to  
20 your amendment we would eliminate the need to designate 26 and  
21 29 as key lots.

22 TRUSTEE DI MAGGIO: Correct.

23 MR. BRANKIN: Aerators installed in ponds.

24 Resolution of the wetland issue prior to any

1 final approvals.

2 And there was an additional condition  
3 regarding granting additional easements on key lots.

4 TRUSTEE DI MAGGIO: Yes.

5 MR. BRANKIN: I believe that is reflective of the  
6 conditions.

7 So is that your amended --

8 TRUSTEE DI MAGGIO: That is my amended motion, yes.

9 MR. BRANKIN: In addition to all the other conditions in  
10 the ordinance.

11 MS. LOBAITO: And, Pat, I'm sorry, did you mention the  
12 additional architectural features?

13 TRUSTEE CORRIGAN: What about the additional  
14 architectural from the PB&Z commission?

15 MR. BRANKIN: Yeah. I know. It's still -- the ordinance  
16 is still subject to architectural being subject to new approval  
17 by the village board. So instead of addressing those all  
18 individually, I think the record reflects what the board was  
19 after. So that condition's already existing in the ordinance.  
20 It kind of collectively addressed all of that.

21 MAYOR MANCINO: We're not giving them preliminary on  
22 architectural tonight, so it's like we haven't seen it yet.

23 TRUSTEE DI MAGGIO: So moved.

24 MAYOR MANCINO: Are we there?

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So moved? Do we have a second?

TRUSTEE RIESS: I will second the motion as amended.

MAYOR MANCINO: Ms. Lobaito, can you please take the  
roll.

TRUSTEE KAISER: No.

TRUSTEE KOSIK: No.

TRUSTEE RIESS: Yes.

TRUSTEE CORRIGAN: Yes.

TRUSTEE DI MAGGIO: Yes.

MAYOR MANCINO: Thank you. That motion carries.

Thank you, guys, for your time.

(Other Village business conducted.)

\* \* \* \* \*



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