



**THE VILLAGE OF HAWTHORN WOODS  
SPECIAL VILLAGE BOARD MEETING  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
MONDAY, AUGUST 20, 2018  
7:00 P.M.**

**MINUTES**

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

Mayor Mancino called the meeting to order at 7:05 p.m. Roll call indicated the following members were present: Mayor Mancino, Trustees Kosik, Corrigan, and DiMaggio. Trustees Kaiser, Riess and David were 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, Public Works Director and Village Engineer Erika Frable, PE, Director of Parks and Recreation Brian Sullivan, Community Development Director Michael Cassata, AICP, Village Engineer Lee Fell, PE, Landscape Designer Brad Dethloff, and Village Attorney Nick Standiford.

**II. PLEDGE OF ALLEGIANCE**

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

None this month.

**IV. PUBLIC HEARINGS**

Mayor Mancino stated the public hearings would be moved to the end of the agenda.

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

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

1. Appointment of Jodi McCarthy to the Finance Committee
2. Appointment of Dante Tisci to the Planning, Building and Zoning Commission

Motion by DiMaggio, second by Corrigan to approve the appointments of Jodi McCarthy to the Finance Committee and Dante Tisci to the Planning, Building and Zoning Commission.

Roll call vote.

Ayes: Kosik, Corrigan, DiMaggio  
Nays: None  
Abstain: None

Absent: Kaiser, Riess, David  
Motion carried.

Mayor Mancino reported that after his lobbying, the Lake County Municipal League did not take action on approving a resolution in support of the Tri-County Access Project.

The Metropolitan Mayors Caucus is paying for Mayor Mancino to attend a world summit in San Francisco on best management practices for all government levels.

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

No report this month.

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

1. Approval of an Ordinance Granting a Certificate of Approval for Monument Signs—Walnut Creek Homeowners Association—Northwest and Northeast Corners of Redwood Lane and Old McHenry Road

Motion by Corrigan, second by DiMaggio to approve an Ordinance Granting a Certificate of Approval for Monument Signs—Walnut Creek Homeowners Association—Northwest and Northeast Corners of Redwood Lane and Old McHenry Road.

Roll call vote.

Ayes: Kosik, Corrigan, DiMaggio

Nays: None

Abstain: None

Absent: Kaiser, Riess, David

Motion carried.

2. Approval of an Ordinance Granting a Certificate of Approval for a Greenhouse—Hawthorn Gardens—Southwest Corner of Quentin Road and Old McHenry Road

Motion by Corrigan, second by DiMaggio to approve an Ordinance Granting a Certificate of Approval for a Greenhouse—Hawthorn Gardens—Southwest Corner of Quentin Road and Old McHenry Road.

It was noted there will not be new signage as a part of this ordinance.

Roll call vote.

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

Motion carried.

10. Approval of an Ordinance Rezoning Land Within the Village of Hawthorn Woods to OS Open Space District—Approximately 3.25 Acres—188 Meadowlark Drive— Located at the Southeast Corner of Schwerman Road and Meadowlark Drive

Motion by Corrigan, second by DiMaggio to approve an Ordinance Rezoning Land Within the Village of Hawthorn Woods to OS Open Space District—Approximately 3.25 Acres—188 Meadowlark Drive—Located at the Southeast Corner of Schwerman Road and Meadowlark Drive.

Roll call vote.

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

Motion carried.

Ms. Newton asked Mr. Sullivan to send a letter to the residents adjacent to the park inviting them to an open house on September 4, 2018 for feedback on the development of the park.

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

Kelly Corrigan, Trustee Liaison

1. Review and Acceptance of the Street Maintenance Improvement Report Prepared by Christopher B. Burke Engineering, Ltd. and Referral to Finance Committee for Funding Recommendations

Village Engineer, Lee Fell, PE, reported on the history of street maintenance. There are approximately 52 miles of streets and five parking lots maintained by the Village. With the 2003 – 2009 road program, approximately 39.5 miles of streets were repaired. The Village spends about \$110,000 annually on patching and crack filling.

Various methods were used to analyze the current conditions of the streets. The Pavement Condition Index describes roadway conditions on a scale of 1 (best) to 10 (worst). In 2013, the average PCI was 3.9; in 2018, the average PCI was 5 with 77% of the total street pavement area having a PCI value of 5 or 6. Based upon the rate of deterioration, these streets are estimated to require reconstruction in the next 4 to 6 years.

Trustee Riess arrived at 7:24 p.m.

The total cost for a pavement program of this magnitude averages \$1.57 million annually over 15 years, which includes \$230,000 in annual maintenance costs. In 2018 dollars, not including future inflation, the total roadway and maintenance cost is \$23,493,000. After 15 years, the cost to resurface and maintain roadways will be approximately \$1.185 million per year.

There are eight large diameter culverts in need of replacing at a cost of \$2,700,000. Three have been replaced recently. The combined cost of the total road program and large diameter culvert replacement is \$26,191,000.

Trustee Corrigan stated the Board needs to take action to refer the report back to the Finance Committee so that a funding method can be determined. She asked Mr. Fell to provide a per house cost.

Trustee Kosik stated it would be better to replace the culverts as a part of the roadwork as opposed to waiting for the culvert to fail as was the case with the Darlington Road culvert. The failure of the Darlington Road culvert closed the road for many months. Mr. Fell noted the report estimates each culvert being replaced separately. If they are replaced in conjunction with the road work, a better price would be realized. Ms. Frable's recommendation would be to replace all culverts in the first three years, if funding is available.

Grant opportunities will be pursued to assist with funding this project. Ms. Newton noted that for every year the Village waits to address the road project, the cost increases by \$1,000,000.

Motion by Corrigan, second by DiMaggio to Accept the Street Maintenance Improvement Report Prepared by Christopher B. Burke Engineering, Ltd. and Refer the Same to the Finance Committee for Funding Recommendations.

Roll call vote.

Ayes: Kosik, Riess, Corrigan, DiMaggio

Nays: None

Abstain: None

Absent: Kaiser, David

Motion carried.

## **PUBLIC HEARINGS**

- A. A Public Hearing for a Certain a First Amendment to Annexation Agreement – Taylor Morrison of Illinois, Inc. – High Pointe Estates

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

Roll call vote.

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

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

Motion by Riess, second by Corrigan to close the public hearing.

Roll call vote.

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

3. Motion by Corrigan, second by DiMaggio to approve an Ordinance Adopting a Certain First Amendment to Annexation Agreement—High Pointe Estates.

Roll call vote.

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

4. Motion by DiMaggio, second by Corrigan to approve an Ordinance Granting a Special Use Permit for a Planned Unit Development Plan, Granting Final Engineering Modification and Subdivision Septic System Plan Approval, Granting Certain Relief from the Village’s Zoning Ordinance, Subdivision Control Ordinance, and Building Regulations Ordinance, and Granting a Certificate of Approval for Architectural Elevations—Taylor Morrison of Illinois, Inc.—High Pointe Estates—North Side of Illinois Route 176, East of Gilmer Road.

After some discussion, amended motion by DiMaggio, second by Corrigan to include with the special use permit that landscape screening would be allowed, and that the petitioner provide documentation or evidence of ownership of the pipe that runs off of Rt. 176.

Roll call vote.

Ayes: Kosik, Riess, Corrigan, DiMaggio  
Nays: None  
Abstain: None

Absent: Kaiser, David  
Motion carried.

5. Motion by Riess, second by Kosik to approve an Ordinance Authorizing the Acceptance of the Covenants for High Pointe Estates Ranch Villas Owners' Association—Taylor Morrison of Illinois, Inc. – High Pointe Estates Subdivision.

Roll call vote.

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

6. Motion by Corrigan, second by DiMaggio to approve an Ordinance Granting a Special Use Permit for Display Homes – Taylor Morrison of Illinois, Inc.—High Pointe Estates Subdivision.

Roll call vote.

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

7. Motion by Riess, second by Corrigan to approve an Ordinance Authorizing the Execution of the High Pointe Estates Subdivision Improvement Agreement—Taylor Morrison of Illinois, Inc.

Roll call vote.

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

The Board took a recess at 8:54 p.m.

The Board meeting resumed at 9:07 p.m. Mayor Mancino and Trustees Kosik, Riess, Corrigan and DiMaggio were present.

- B. A Public Hearing for a Certain Fourth Amendment to a Certain Annexation Agreement – HDP Stonebridge LLC – Stonebridge

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

Roll call vote.

Ayes: Kosik, Riess, Corrigan, DiMaggio

Nays: None

Abstain: None

Absent: Kaiser, David

Motion carried.

Thomas Burney, attorney representing HDP Stonebridge LLC, introduced himself as well as Jason Humm and Tony Holman of William Ryan Homes. Mr. Burney indicated a notice had been published in the newspaper for this public hearing and that the Planning, Building and Zoning Commission recommended the approval of the amended special use permit. He noted that tonight's public hearing was for the Board's consideration of new elevations in the Stonebridge subdivision.

Mr. Burney testified that four models have been added, five have been modified and three are being eliminated. These changes are based upon experience and acceptance by the public. Mr. Burney noted William Ryan Homes is not asking for a modification to the plat.

Mr. Holman noted that the elimination of three models is because none of them have sold. Mr. Burney mentioned that the minimum sizes have increased with the modified plans.

There were no comments or questions from the public.

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

Roll call vote.

Ayes: Kosik, Riess, Corrigan, DiMaggio

Nays: None

Abstain: None

Absent: Kaiser, David

Motion carried.

8. Motion by DiMaggio, second by Kosik to approve an Ordinance Adopting a Fourth Amendment to a Certain Annexation Agreement – HDP Stonebridge LLC.

The developer did confirm there will be overhead lighting, or a coach light on the door.

Roll call vote.

Ayes: Kosik, Riess, Corrigan, DiMaggio, Mancino

Nays: None

Abstain: None

Absent: Kaiser, David

Motion carried.

9. Motion by DiMaggio, second by Corrigan to approve an Ordinance Granting an Amendment to a Special Use Permit for a Planned Unit Development Plan and Granting Certificate of Approval for Additional Architectural Elevations in the Stonebridge Subdivision—HDP Stonebridge LLC.

Roll call vote.

Ayes: Kosik, Riess, Corrigan, DiMaggio

Nays: None

Abstain: None

Absent: Kaiser, David

Motion carried.

## **VI. NEW BUSINESS**

### **A. Consent Agenda**

1. Approval of the July 23, 2018 Village Board Meeting Minutes
2. Approval of the Bills List Dated August 2018
3. Approval of Paid Invoice List Dated August 2018
4. Approval of an Ordinance Amending the Village Code of the Village of Hawthorn Woods—Title 11, Section 11-1-1A—Facility Usage
5. Approval of an Ordinance Authorizing the Execution of Inter-Agency Agreements—The Village of Hawthorn Woods, Illinois State Police—To Obtain Criminal History Record Information
6. Approval of an Ordinance Authorizing the Disposal of Personal Property Owned by the Village of Hawthorn Woods
7. Approval of a Revised 2018 Meeting Calendar

Item #1 was removed from the Consent Agenda.

Motion by Corrigan, second by Kosik to approve the Consent Agenda with the exception of agenda item #1.

Roll call vote.

Ayes: Kosik, Riess, Corrigan, DiMaggio

Nays: None

Abstain: None

Absent: Kaiser, David

Motion carried.

Motion by Corrigan, second by Kosik to approve Consent Agenda item #1, Approval of the July 23, 2018 Village Board Meeting Minutes.

Roll call vote.

Ayes: Kosik, Riess, Corrigan

Nays: None

Abstain: DiMaggio

Absent: Kaiser, David

Motion carried.

B. Items for Separate Action

1. None this month.

**VII. OLD BUSINESS**

- A. None this month.

**X. ADJOURNMENT**

Motion by Corrigan, second by DiMaggio to adjourn the meeting. Upon a voice vote, the motion carried and the meeting adjourned at 9:23 p.m.

Respectfully submitted,



Donna Lobaito  
Village Clerk

PRESENT: JOSEPH MANCINO, MAYOR

KELLY CORRIGAN

DONINICK DI MAGGIO

JAYNE KOSIK

STEVE RIESS

ALSO PRESENT:

DONNA LOBAITO

MICHAEL CASSATA

ERIKA FRABLE

LEE FELL

BRAD DETHLOFF

PAMELA NEWTON

KRISTIN KAZENAS

JENNIFER PAULUS

BRIAN SULLIVAN

APPEARANCES:

SCHAIN, BANKS, KENNY & SCHWARTZ, LTD, by

NICHOLAS D. STANDIFORD,

On behalf of the Village of Hawthorn Woods;

MELTZER, FURTILL & STELLE, by

JULIE M. WORKMAN,

On behalf of the Petitioner.

PETITIONER SPEAKER:

SCOTT BARENBRUGGE

PUBLIC SPEAKERS:

IVAN KOSTIC

JACK WEEZAN (phonetic spelling)

STEVE GAYNOR

IN THE MATTER OF  
TAYLOR MORRISON-HIGH POINTE ESTATES  
FOR THE APPROVAL OF AN ORDINANCE  
ADOPTING A CERTAIN FIRST AMENDMENT  
AGREEMENT; AN ORDINANCE GRANTING A  
SPECIAL USE PERMIT FOR A PLANNED  
UNIT DEVELOPMENT, FINAL ENGINEERING  
MODIFICATION AND SUBDIVISION SEPTIC  
SYSTEM PLAN; GRANTING RELIEF FROM THE  
ZONING ORDINANCE, SUBDIVISION CONTROL  
ORDINANCE, AND BUILDING REGULATIONS  
ORDINANCE AND CERTIFICATE OF APPROVAL  
FOR ARCHITECTURAL ELEVATIONS; AN  
ORDINANCE AUTHORIZING ACCEPTANCE OF  
COVENANTS; AN ORDINANCE GRANTING A  
SPECIAL PERMIT FOR DISPLAY HOMES;  
AN ORDINANCE AUTHORIZING THE EXECUTION  
OF HIGH POINTE ESTATES SUBDIVISION  
IMPROVEMENT AGREEMENT

(Public hearing held before the  
(Village Board on Monday,  
(August 20, 2018, at the hour of  
(7:00 o'clock p.m.; held at  
(2 Lagoon Drive, Hawthorn Woods,  
(Illinois.

Q & A REPORTING, INC.  
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Crystal Lake, IL 60014  
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qareportinginc.com

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(Other Village business conducted.)

MAYOR MANCINO: I want to ask the board, with Trustee Riess being late, if we can just take a leave of the agenda as it's presented and move the public hearings to the end of the agenda so Trustee Riess who's en route can arrive and be able to see the presentation and vote properly. In fact, if he shows up in 10 minutes, then we can make that adjustment midstream.

Can we get a consensus on that? We're cool with that?

Most likely it's going to be towards the end of the meeting, and I think, Taylor Morrison, guys, you know that, girls? All right.

(Other Village business conducted.)

MAYOR MANCINO: Let's jog back to our public hearings. Are you good with that, guys? Get all the folks in the room moving here. Back to page 1.

The Chair would like to ask for a motion to open the public hearing for a certain first amendment to the annexation agreement with Taylor Morrison of Illinois and High Pointe Estates.

Do we have a motion to open that public hearing?

TRUSTEE CORRIGAN: So moved.

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TRUSTEE DI MAGGIO: Second.

MAYOR MANCINO: Okay. Our public meeting -- our public hearing is open.

I believe Taylor Morrison has --

MS. LOBAITO: Are you going to take a vote?

MAYOR MANCINO: Oh, thank you.

Ms. Lobaito, can you please take the roll.

TRUSTEE KOSIK: Yes.

TRUSTEE RIESS: Aye.

TRUSTEE CORRIGAN: Yes.

TRUSTEE DI MAGGIO: Yes.

MAYOR MANCINO: Thank you. Now we're in the public hearing.

Can you feel the difference?

(Laughter.)

TRUSTEE DI MAGGIO: I do.

MAYOR MANCINO: Taylor Morrison is here with a presentation, so we'd like to hear from them.

(Whereupon the witness was sworn.)

MR. BARENBRUGGE: Thanks, Mayor Mancino and Village Trustees for the time this evening. My name is Scott Barenbrugge with Taylor Morrison. I'm the VP of land acquisition and development. Our address for the record is 1834 Walden Office Square, Suite 300, Schaumburg 60173.

1 MAYOR MANCINO: Can the public back here hear him?

2 He's too tall for the microphone. Yeah, I  
3 figured you guys might -- Scott, if you can try holding that  
4 thing up. I never have that problem. I'm never too tall for  
5 anything.

6 MR. BARENBRUGGE: All right. All you missed was my name  
7 so far. Scott Barenbrugge with Taylor Morrison.

8 We were here before the planning commission  
9 last Monday night. I want to get into Q and A as quickly as  
10 possible. Before I do that, I want to briefly introduce Taylor  
11 Morrison and the details of the proposal.

12 So one thing that we're very proud of at  
13 Taylor Morrison is that we were recently named America's  
14 most-trusted home builder for the third year in a row. This is  
15 as graded by Lifestory Research, which is a national  
16 third-party research firm. Lifestory surveys 30,000 home  
17 buyers from the top 20 national home builders, and the way it's  
18 determined is by weighing the enthusiastically positive  
19 responses and deducting the enthusiastically negative  
20 responses. Most surveys are somewhere in the middle, but you  
21 can really judge a company by the ones that are very loud  
22 advocates or very loud detractors. And so we're a very good  
23 company. We're at the top of the list for the third year in a  
24 row. We make all of our business decisions based on customer

1 satisfaction. That's not only good for Taylor Morrison, but  
2 it's also good for the villages we work with because most of  
3 the time if somebody has an issue they're not only going to  
4 call the builder but they're also going to call the village.  
5 So it really makes everybody's life a little better.

6 So nationally we're going to be the fifth  
7 largest home builder across the country after next month's  
8 merger with AV(phonetic spelling) Homes. We operate in 17  
9 markets in nine states. Our national headquarters is in  
10 Scottsdale. Locally we're in Schaumburg. We came to Chicago  
11 three years ago by purchasing Orleans Homes, so you may know us  
12 more by that previous Orleans name. We adopted the Taylor  
13 Morrison brand now for three years going. We're actively  
14 locally at Countryside Meadows, which, again, originally  
15 started as an Orleans Community. We're also in nearby Lake  
16 County, locations in Lake Barrington and Lincolnshire where  
17 we're currently under development. We have a number of  
18 communities in planning, and listed here for reference there's  
19 some nearby communities in Long Grove, Libertyville, and  
20 Lake Zurich. And for some strange reason, all of our addresses  
21 start with an L. I don't know why that is. Hawthorn Woods is  
22 a welcome change from the L names.

23 The subject property is in the far north end  
24 of the corporate limits of Hawthorn Woods. High Pointe Estates

1 was originally platted and approved in 2006 as 11 detached,  
2 single-family homes. Since that time, the water and sewer from  
3 Aqua was never extended down Route 176. This is one of the  
4 last legacy communities plaguing Hawthorn Woods in the  
5 immediate area. Most of the legacy vacant lots have been  
6 absorbed following the housing downturn in 2006, 2007. This is  
7 one of those conspicuous remaining vacant-lot communities. The  
8 solution preventing the site from being developed without water  
9 and sewer really involved utilizing private wells and onsite  
10 wastewater treatment facility that we've since gotten  
11 conditional approval from the Lake County Health Department in  
12 getting a critical mass of residents to support those  
13 infrastructure improvements, which are pretty significant.  
14 So here for reference is the aerial map of  
15 the subject property and the surrounding area. We have  
16 agricultural uses to our west, landscaping to our west; large  
17 single-family county residences to our east; future development  
18 and current agricultural use to our south; and residential and  
19 a gun club to our north.

20 I'm actually going to skip over this. It's  
21 for Q and A, the engineering modification plan, where you can  
22 see the proposal for two-unit attached single-family ranch  
23 villas on each of the lots that were originally platted for  
24 single-family homes and how that lays out.

1 We're honoring the original design in terms  
2 of grading and most of the infrastructure. We have standard  
3 basement foundation on the west side the road and walkout  
4 basements on the east side of the road.

5 This is a quick glimpse of the biobarrier  
6 waste treatment facility that is proposed for lot 1. One of  
7 the 11 original lots will be dedicated for that use, so the 10  
8 remaining lots were designed for those ranch villa buildings.

9 So here we have the architectural renderings  
10 that were reviewed and approved by the plan commission last  
11 week. We're utilizing French country, craftsman, farmhouse,  
12 and traditional architectural styles. And I believe I met with  
13 several of you a few months ago to go through this in concept.  
14 One of the bits of feedback we did get back from the group was  
15 we wanted these to mass and present to the street much like a  
16 single-family home rather than, you know, two separate dwelling  
17 units. So there was one of the building assemblies in  
18 particular that was stylized to mass that way. We've since  
19 worked with village staff to manage anti-monotony, as discussed  
20 with some of you a few months ago. We want to focus on not  
21 only which elevation is oriented next to or across the street  
22 from an elevation but also have a diversification of garage  
23 door styles and colors and then the overall color palette of  
24 the home both with paint and color of the accent metal roofs,

1 the roof shingles, siding color.

2 Here is a zoom-in of a site plan exhibit that  
3 shows where our proposed temporary sales trailer would be  
4 located, if I could use the cursor here, towards the front  
5 entrance on Route 176. We are proposing a temporary marketing  
6 sign here just outside of the Route 176 right-of-way. Lot 1,  
7 again, is where the -- anybody that's driven past the site,  
8 you'll see some trees were cleared. That's the location of the  
9 wastewater treatment facility. Model home and sales center  
10 will be located on lot 11 closest to Route 176, and then our  
11 first spec building will be started within 30 days of the  
12 model. It would be on lot 2 adjacent to the wastewater  
13 treatment.

14 This is a rendering of the various temporary  
15 marketing signs we will utilize onsite. On the left is our  
16 temporary marketing sign at the entrance, then the signs in the  
17 middle there, the model lot. And on the right side of this  
18 exhibit shows the lot-by-lot signage identifying not only the  
19 floor plan of the home being built but also the unit number.  
20 So generally each home will be designated by the original lot  
21 number and then dash-one or dash-two depending on whether it's  
22 the dwelling unit on the left or the right.

23 Here is the mailbox specification that the  
24 United States Postal Service approved. We were happy to get

1 individual posts and two-box orientation done for each building  
2 so there won't be the large gang boxes that we're trying to get  
3 away from whenever possible. And it's been kind of hit or miss  
4 with the USPS, but in this case they did approve the more  
5 decorative boxes.

6 Here are some details of the landscaping  
7 proposals. We did include some park improvements on the far  
8 end of the cul-de-sac back into the existing detention facility  
9 and the open space to the north. That will include a five-foot  
10 concrete walk that goes to a concrete slab with a large pergola  
11 gathering area that will ultimately be deeded to an outlot that  
12 will be owned and maintained by the HOA. On the right side of  
13 this exhibit, you can see a general specification for  
14 foundation plantings on each lot. We will also be maintaining  
15 and preserve and replace if necessary the parkway trees that  
16 were planted previously by the original developer. If any of  
17 those conflict with driveways, we will have to remove or  
18 replace them.

19 And here is an exhibit showing one of the  
20 conditions that the plan commission requested last Monday,  
21 which is additional screening on the side yards of lots 2 and  
22 11, which happen to be the first two buildings we will  
23 construct, that really nicely buffer these buildings from  
24 Route 176. So we're surrounded on all sides by largely

1 agricultural land, the gun club, and large residences that  
2 exist today. But these were some side yards that were the most  
3 exposed out of all the 10 buildings, so we've proposed some  
4 additional landscaping in these locations.

5 So with that, you know, we can review the  
6 mechanics of the request, but we would like to review with you  
7 the proposed amendments to the annexation agreement that allows  
8 for this land use with the underlying R-2 zoning and the PUD to  
9 allow for two-unit, attached single-family buildings on each of  
10 these lots and the multitude of approvals that go with that.

11 So any questions we're here to address.

12 MAYOR MANCINO: You know, before we ask questions -- I'm  
13 sure we've got questions to deliberate -- I'd like to ask if  
14 there's anybody from the public who would like to ask any  
15 questions or have any comments.

16 Is there anybody in our audience who would  
17 like to come up to the podium?

18 (No response.)

19 No?

20 If you feel during our deliberation there is  
21 something you'd like to say, just give me a wave. We'd love to  
22 hear from you.

23 Thanks, Scott. Thank you very much.

24 Are there questions? Let's open it up.

1 TRUSTEE CORRIGAN: I'm looking at the items from the  
2 PB&Z Commission, and I see on number 2 you had already  
3 addressed that, which stated on lots 2 and 11 developer shall  
4 provide increased landscaping and enhance architectural  
5 elements. You've just discussed that.

6 But there's a few other ones, and I'm looking  
7 through all the different memos, and I'm not sure if they have  
8 been addressed.

9 If I could just run through them?

10 MAYOR MANCINO: Sure. Please do.

11 TRUSTEE CORRIGAN: Okay. Number 1, the HOA shall provide  
12 to the village public works department annual reports of the  
13 condition of the biobarrier-style community septic system.

14 MR. BARENBRUGGE: Yeah. So we've agreed to that  
15 reporting request. That's been incorporated into the  
16 declaration of CC and Rs.

17 MAYOR MANCINO: So the staff has those.

18 TRUSTEE CORRIGAN: Right. And I can see where it says  
19 response noted on some or comment has been addressed on some or  
20 comment has not been addressed.

21 The HOA CCRs shall provide allowing for  
22 occupants to install landscape separation barrier between units  
23 to increase outdoor privacy; landscape only acceptable form for  
24 increased privacy and screening. The unit owner shall be

1 responsible for installation of maintenance of landscape  
2 privacy screening.  
3 MR. BARENBRUGGE: Yes. That was also incorporated in the  
4 declaration.  
5 TRUSTEE CORRIGAN: Okay. And that Taylor Morrison shall  
6 notify IDOT via e-mail or regular mail that the proposed  
7 development includes 20 dwelling units instead of 11 units  
8 originally approved in 2006.  
9 MR. BARENBRUGGE: Yes. That letter was sent. That would  
10 be last Friday.  
11 TRUSTEE CORRIGAN: Okay. August 17th, I believe?  
12 And then I just wanted -- and maybe I can  
13 ask -- direct this to Erika.  
14 Erika, you had put together a memo dated  
15 August 6th to Michael Cassata, and there were items on there  
16 that -- do you have that in front of you by any chance?  
17 MS. FRABLE: I do.  
18 TRUSTEE CORRIGAN: Okay. Items 4, 5, 6, 9 under  
19 subdivision septic plan system or system plan and then under  
20 site plan item 9 and 13 that had the comment has not been  
21 addressed.  
22 So I just want to know if those items have  
23 been addressed to staff's satisfaction without reading them all  
24 if I don't have to.

1 MS. FRABLE: So for the memo, that is being included with  
2 the declaration that Scott had mentioned previously; correct,  
3 Scott?  
4 This item 4 is operator license for the  
5 biobarrier system.  
6 MR. BARENBRUGGE: Yes. We're including the license  
7 contractor language and the full-service manual.  
8 MS. FRABLE: So that one's been addressed.  
9 Item number 5 is utility easement note. So  
10 this was the comment that I made about within this plan, which  
11 not the plat, it has a statement, a note, that says there's a  
12 blanket utility easement across the entire subdivision. And I  
13 think that's been corrected in the declarations as well, but  
14 that's really only for snow plowing and maintenance of  
15 landscaping and things like that and not for, like, putting a  
16 private utility across the whole entire -- anywhere they want  
17 on the property.  
18 Do you agree?  
19 MR. BARENBRUGGE: Yeah, that's correct. It was a blanket  
20 easement for HOA's access for landscaping and home maintenance.  
21 You know, there will be electrical service connections across  
22 rear yards, for instance, but those are in existing PUBS  
23 primarily. There might be a few feet where it goes beyond that  
24 to connect to the home, but that's not unusual.

1 MS. FRABLE: Okay. And then, Trustee Corrigan, you said  
2 number 6 as well; correct?

3 TRUSTEE CORRIGAN: Correct.

4 MS. FRABLE: So number 6, the one item was addressed  
5 about the Agua manhole, and the sewer manhole was addressed.  
6 And the other item was the typical cross-section you have is  
7 the street detail, which was -- Trustee Corrigan, it was the  
8 existing detail from the existing plan when the neighborhood  
9 was originally developed, and I don't like it being on there  
10 just because if you go to patch something we want -- we want a  
11 separate detail for patching.

12 So I think we're going to work through that;  
13 correct? That we don't want a two-inch binder patch because  
14 that's not going to be adequate for what we see being problems  
15 with the existing pavement.

16 MR. BARENBRUGGE: I mean, in general, not a huge fan of  
17 having different sections in different parts of the road  
18 because it just raises the opportunity for differential  
19 settlement or some strange situations like that. If we're  
20 doing a patch, there is a good chance that we're going to be  
21 putting in the binder and surface courses simultaneously, so we  
22 wouldn't be running on that binder if it's a replacement  
23 section.

24 You know, it's something we should definitely

1 work out with you. But we're fine working that out with  
2 Erika's team.

3 MS. FRABLE: We're just concerned that the base is going  
4 to have to be repaired so it's not just a binder surface. So  
5 that is my concern with that detail.

6 MR. BARENBRUGGE: I just want to make sure we're not  
7 looking at a full removal and replacement for a different  
8 section because that's not what's being proposed.

9 MS. FRABLE: Lee, do you have any information on this?  
10 I know Martin's looked at it before.

11 MR. FELL: Yeah. We're going to have to do a proof roll  
12 and see what it looks like. That's the only way to kind of  
13 look at the existing binder. But I can't tell you today like  
14 how much patching we're suggesting until we do that.

15 MR. BARENBRUGGE: Yeah. I mean, to be fair, we're not  
16 going to punch out the road until we're at 70 percent  
17 occupancy. But in general, you know, we want to make sure that  
18 we have rights to the cross-section that was approved in the  
19 original engineering. We're not proposing a different section.  
20 We just want to put that on the record.

21 MR. FELL: We wouldn't make you reconstruct and  
22 (inaudible.) We'd do a proof roll to determine what areas need  
23 to be patched and then put the surface down.

24 MR. BARENBRUGGE: And we'd spray up the undercut area.

1 MR. FELL: Correct.

2 MR. BARENBRUGGE: Got it. We're on the same page.

3 MS. FRABLE: Thank you.

4 Trustee Corrigan, item number 9, site plan,

5 that was the next one?

6 TRUSTEE CORRIGAN: Right.

7 MS. FRABLE: So this one actually had a resident who's in

8 the adjacent property to the east that came to the PB&Z

9 meeting, and he had commented on this as well. So we need to

10 work out with Taylor Morrison as we go through this process

11 who -- IDOT put a pipe in that drains the right-of-way from

12 Route 176 along Taylor Morrison's High Pointe Estates property,

13 but it comes off of the property for about no more than 100

14 feet, 50 feet, and it comes back onto the property. So the

15 question is that portion of the storm sewer that isn't on

16 Taylor Morrison's property and how that's going to be

17 maintained.

18 MAYOR MANCINO: Who maintains it now?

19 MS. FRABLE: Probably the individual property owner who's

20 responsible for it. But now you've got a pipe that comes onto

21 Taylor Morrison's property, goes off of it, and then comes back

22 on.

23 MAYOR MANCINO: Wait, wait, wait. I'm sorry. I'm trying

24 to understand.

1 The pipe is there now? And it comes off of

2 their property and then comes back on.

3 So who's maintaining the pipe that's off

4 their property now?

5 UNIDENTIFIED AUDIENCE MEMBER: Lake County.

6 MS. FRABLE: I don't think it's Lake County because it's

7 IDOT jurisdiction. So if it were anybody's, it could be

8 IDOT's, but typically IDOT doesn't maintain anything that isn't

9 on their property. So the portion of the pipe that is on

10 Taylor Morrison's property is going to be Taylor Morrison's

11 responsibility to maintain.

12 And so our question was, who's going to

13 maintain the portion that's not on Taylor Morrison's?

14 MAYOR MANCINO: But if it's there already, who's

15 maintaining it now? That's what I'm asking. Why would it

16 change? If the pipe's there and somebody's maintaining it,

17 why --

18 MS. FRABLE: So I don't know the answer to that question,

19 so that's why I've asked the question, who's going to maintain

20 it in the future.

21 MR. BARENBRUGGE: Can I add some color?

22 MAYOR MANCINO: Sure. So who maintains it now?

23 MR. BARENBRUGGE: This exhibit that's up here now shows

24 the pipes in question. So our understanding is that the

1 State -- I assume it was IDOT -- installed the pipe, where my  
2 cursor is showing right here. It generally takes stormwater  
3 from the IDOT Route 176 right-of-way north to the open space  
4 wetlands at the far north end of the property. My  
5 understanding is this pipe was in place prior to the original  
6 development. So before Castigan Court (phonetic spelling) was  
7 installed, before any of the onsite storm sewer was installed,  
8 this pipe kind of meandered along the property line from 176 to  
9 the north end of the property. So this wasn't part of any  
10 proposed engineering from either the original developer or from  
11 Taylor Morrison or from our property owner, for example. My  
12 understanding it's been kind of a sleeping-dog issue from the  
13 get-go. And right now if it's a pipe that's on our property we  
14 would certainly maintain any deficiencies in the pipe, but we  
15 can't speak to what's going to happen over here if we don't  
16 have rights of access. And it's not really a functioning pipe  
17 to serve High Pointe Estates. It's a pipe that serves 176.

18 MAYOR MANCINO: We'll get to you, but now we're in the  
19 middle of this. But I see you.

20 Well, I appreciate you bringing that up  
21 because I don't want the Village to be stuck maintaining that  
22 pipe, and we need to paper that somehow.

23 MS. FRABLE: We know we need to know who will maintain  
24 it.

1 TRUSTEE CORRIGAN: But it won't be Taylor Morrison. I  
2 mean, is that --

3 MAYOR MANCINO: It won't be the HOA.

4 TRUSTEE CORRIGAN: It won't be the HOA.

5 MR. BARENBRUGGE: To the extent there is a storm sewer on  
6 High Pointe Estates property that's maintained by the HOA, they  
7 would be responsible. But we can't speak to pipe that's not on  
8 our property.

9 TRUSTEE DI MAGGIO: Is there any structural reason that  
10 it deviates like that, it comes over?

11 MR. BARENBRUGGE: I can't answer that because I don't  
12 know who installed it and when and why and all those details.

13 MAYOR MANCINO: Have you had any communications with IDOT  
14 on that pipe specifically? Has anybody?

15 MR. BARENBRUGGE: We don't need or use the pipe for  
16 anything, so we have not asked that question, no.

17 MAYOR MANCINO: Okay. I was just curious.

18 TRUSTEE DI MAGGIO: How deep is it?

19 MR. BARENBRUGGE: The rims and inverts are on the plan.

20 MAYOR MANCINO: We've got to find out about that pipe,  
21 Erika.

22 MS. FRABLE: Right. I just don't feel like it's the

23 Village's -- you know, I was asking Taylor Morrison to see if  
24 they could dig up -- if IDOT put it in and left it to the

1 individual property owner or -- I don't think IDOT put the pipe  
2 in and maintains it 2,000 feet onto somebody else's property.  
3 I just don't think they do that. So I just want to make sure  
4 there's someone who's going to take care of it and we all know  
5 whose it is.  
6 MAYOR MANCINO: And -- so that picture showed it going  
7 off your property.  
8 Have we asked the person who owns that  
9 property?  
10 MR. BARENBRUGGE: He was in attendance at the planning  
11 commission meeting.  
12 MAYOR MANCINO: Oh, that's the guy that was.  
13 And did he -- what was his information? Did  
14 he know anything about it?  
15 MS. FRABLE: He gave us a plan that showed it. He wanted  
16 to bring it to our attention. We already knew about it, but I  
17 don't think he knew whose it was either, so we said we would  
18 get it resolved.  
19 MAYOR MANCINO: And it's functional currently? Do you  
20 know? Anybody know?  
21 MR. BARENBRUGGE: So we just confirmed with the village  
22 engineer it's a 5- to 8-foot-deep storm sewer.  
23 MAYOR MANCINO: Do you know if it's functional?  
24 MR. BARENBRUGGE: Yes.

1 MAYOR MANCINO: You think it's working? It's moving  
2 water from the right-of-way --  
3 MR. BARENBRUGGE: It carries water.  
4 MAYOR MANCINO: Okay.  
5 MR. BARENBRUGGE: From a practical perspective, if -- we  
6 already have a lot of cooks in the kitchen. There's IDOT,  
7 Taylor Morrison, and the private homeowner to our east. If the  
8 Village wants to achieve some sort of a guarantee that this  
9 maintenance won't come back to the municipality, we could do a  
10 Hold Harmless like we did in the declaration just to make that  
11 clear, if that accomplishes --  
12 MAYOR MANCINO: It is reviewed by Patrick.  
13 MS. FRABLE: You know, I think that that's fine. But I  
14 also think we need to know who is going to maintain it.  
15 MAYOR MANCINO: Yeah. Try and get some information,  
16 yes. Let's get information. Right.  
17 MS. FRABLE: I don't want to have to figure it out later.  
18 MAYOR MANCINO: If it bursts and it floods, we're going  
19 to get the call. That's usually what happens when you guys  
20 leave.  
21 MR. BARENBRUGGE: Well, and that pipe was installed  
22 before there was a proposed drainage swale on the east property  
23 line. So we're actually putting in overland hundred-year  
24 conveyance on the east property line that would theoretically

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1 carry that water in a large-water storm event. At the time, it  
2 all had to go in the pipe from Route 176.

3 MAYOR MANCINO: Right.

4 MR. BARENBRUGGE: So the overland drainage will be better  
5 once these lots are graded than in the current condition and  
6 certainly the conditions when the sewer was installed.

7 MAYOR MANCINO: And I absolutely understand that, and I  
8 actually assume that. It has to be better. But the point is  
9 it's your property. The pipe's there. You're coming to us.

10 We need to know what the pipe is all about so we can be  
11 comfortable moving forward because you won't be here four years  
12 from now when that pipe breaks. So she's trying to find  
13 information. That's the point. We need to figure out who's  
14 going to take care of that pipe because if it breaks they're  
15 going to call us.

16 MR. BARENBRUGGE: Uh-huh.

17 TRUSTEE CORRIGAN: Is that homeowner here or that  
18 property owner?

19 MAYOR MANCINO: Sir, did you have information on this  
20 pipe?

21 If you're going to say something, I need you  
22 to state your name and address.

23 MR. KOSTIC: I'm Ivan Kostic. I'm a resident second from  
24 that property. I've been there 32 years.

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1 And anybody knows 176 used to be shut down  
2 for over a week. Water comes and right across the 176. To  
3 make it short, one year when the road been shut off couple  
4 times the water comes across. Nobody can go through. Even I  
5 could not get to my house even water was not in my driveway,  
6 but Lake County sheriff and Lake County don't allow us.

7 Anyway, and next to your property there's a  
8 neighbor next to you. That guy get it and sold it to the Lake  
9 County so they could put a pipe, big, huge concrete pipe  
10 installed. Water is getting on my property, his property, and  
11 the next-door neighbor west of me. That's where all the water  
12 comes to our land.

13 MAYOR MANCINO: Okay. So --

14 MR. KOSTIC: The County purchased that part of property  
15 for next door of my neighbor, install these pipe so the water  
16 does not get in 176 and closes the road. And the neighbor now  
17 west of me, he never knew there's a pipe in there. He bought  
18 the property. At the time that he was buying, he never knew  
19 there was a pipe in the ground. I told him there is a pipe in  
20 the ground installed. So he bought a property he didn't even  
21 know.

22 TRUSTEE CORRIGAN: Is that this pipe?

23 MR. KOSTIC: It could be. Find out through the County.  
24 The County did all work, Lake County. And I remember that the

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1 water crossing 176 you couldn't get home. From 83 and 60 they  
2 didn't allow anyone go down.

3 MAYOR MANCINO: So thank you. You think the County did  
4 this work.

5 MR. KOSTIC: The County did the work, definitely. You  
6 could look in the record. The County would give you all  
7 information. That time when the water was so high you couldn't  
8 cross 176.

9 MS. FRABLE: So it's a state highway.

10 So do you think it was the County or the  
11 State that did it?

12 MR. KOSTIC: The County maintain it, yes. There was a  
13 four-time engineering proposed through the state of Illinois to  
14 cut the cross from the heel. If anybody know where Casey  
15 Landscaping when you're coming from Ivanhoe subdivision you  
16 come up the hill, they used to have it to go across that low  
17 barrier where the water come up to where the bridge across, get  
18 to the Gilmer lights and 176. So four time in my time, 32

19 years, I saw documents and paper there was going to do --  
20 Illinois said we gonna do it. Then whatever budget, was no  
21 money in there, let it go. So then the thousands of accidents  
22 happen in that curve where you entering to your property. Then  
23 State came up with the idea as to how limited all these  
24 accidents on their curve. I used to be 24 hours. My house was

1 open for emergency, helping where there was no cell. So what  
2 the State did is they didn't have no money to get that bridge  
3 cross that low with the pond. They widened their road, 176,  
4 and they also -- if you want to, anybody standing -- they took  
5 the road, raised the north, lowered the south so that way  
6 accidents -- nobody would go on his property, my property, next  
7 door all the neighbors' property. Honest. I mean, I've been  
8 32 years on this property, so I know how many accidents. I  
9 know everything what's going on in there. So if you're -- when  
10 you put the line on, you're looking, you would have to see your  
11 lot lines. You have to also find out where is the -- how -- it  
12 is a huge, concrete drain pipes are going through there.

13 MAYOR MANCINO: Well, we're talking about that pipe. I  
14 appreciate that history.

15 So it's not uncommon for the County to be  
16 doing work on behalf of IDOT, just like other areas.

17 So have you done a track search on it, Scott,  
18 on that parcel, to see whose pipe that is?

19 MR. BARENBRUGGE: For our purposes, it really wasn't of  
20 any import because what we know is what's on record. We know  
21 that this pipe was shown on the original approved engineering  
22 in 2006. We know that it was there before the engineering was  
23 designed. It was an existing condition. So for us, because we  
24 weren't changing it it wasn't part of our proposed

1 modification. It's an improvement in place. So I honestly  
2 wouldn't intend to do any further research. Other than holding  
3 the Village harmless in our approval documents, I'm not sure  
4 what else we can do.

5 MAYOR MANCINO: Find out who owns it. Maybe somebody's  
6 maintaining it already. It's kind of like a favor because it  
7 doesn't matter if you hold me harmless. When you leave three  
8 years from now or two years from now and it bursts, they're  
9 going to call me, and I can't say to a resident who's flooded I  
10 got a piece of paper that says it's not my problem. That  
11 doesn't work.

12 So what she's saying, if you could do a  
13 little extra work and find out whose pipe it is, who's been  
14 maintaining it so then we can write in there that it's Lake  
15 County on behalf of IDOT and we have a little more protection.

16 Am I saying that okay?

17 MS. FRABLE: Yes.

18 MAYOR MANCINO: Okay. A Hold Harmless doesn't do  
19 anything.

20 MR. BARENBRUGGE: I would speculate with a concrete pipe  
21 built in the last 10, 20 years it probably hasn't required much  
22 in the way of maintenance. That's why I called it a  
23 sleeping-dog issue earlier. There probably really hasn't been  
24 anybody trying to access private property to do anything with

1 it. We were kind of talking about that earlier in the meeting,  
2 that these concrete pipes are pretty low maintenance.

3 TRUSTEE DI MAGGIO: I have two questions.

4 Do you know for a fact how old the pipe is?

5 MR. BARENBRUGGE: I don't. I just know it predates 2006.

6 TRUSTEE DI MAGGIO: Sir, do you know how old it is?

7 MR. KOSTIC: The pipes are installed somewhere around

8 either 1989 or '90. Pretty good size of pipe. It used to be  
9 farm tiles, and the water never really drained out that low  
10 area, so that the state -- because it's 176, it's a state road,  
11 so they came up with that, you know, the larger pipe. And the  
12 County, I remember watching them install in Lake County --

13 MAYOR MANCINO: Erika or Lee, do you have a solution so  
14 we can move forward to address this?

15 MR. KOSTIC: -- (continuing. Inaudible.)

16 TRUSTEE DI MAGGIO: How about life expectancy?

17 MS. FRABLE: So I do want to comment that in my first  
18 review memo I made this comment and then I made it again on  
19 August 6th and said it hasn't been addressed yet. You know,  
20 they've had an opportunity to look at it a few weeks before  
21 August 6th as well.

22 MAYOR MANCINO: Scott, if you're saying it's not your  
23 problem, it's going to be our problem.

24 MR. BARENBRUGGE: And that's not what I'm saying. No,

1 that's not what I'm saying.  
2 In previous correspondence we were asked will  
3 you maintain the storm sewer that's on the High Pointe  
4 property, and the answer was absolutely, yes. We didn't  
5 install it, but we didn't install the storm sewer that serves  
6 the road either, and we're still going to, you know, take on  
7 obligations with the HOA.  
8 MAYOR MANCINO: We're not trying to stick you with  
9 anything. We're just trying to figure out who it is so that we  
10 don't have to figure it out when you're gone.  
11 MR. BARENBRUGGE: Yeah, I get it. But please understand  
12 my perspective. For a pipe that was shown on the approved  
13 engineering that's the only thing we have to go off of, our  
14 understanding is that the Village had knowledge of this pipe  
15 before 2006.  
16 MAYOR MANCINO: I'm not beating up on anybody here.  
17 MR. BARENBRUGGE: Got it.  
18 MAYOR MANCINO: I'm just trying to make it so I know who  
19 to call when they call me two years from now. When it fails,  
20 they'll call the Village, and you can't let -- you just  
21 can't -- then we're going to try to figure it out. We'll have  
22 to go out there because it will be an emergency and it will be  
23 our cost.  
24 MR. BARENBRUGGE: And we're fine with, you know, helping

1 out with whatever research we're capable of helping out with as  
2 a condition moving forward.  
3 MAYOR MANCINO: Is that what you're looking for, Erika?  
4 MS. FRABLE: Yes. Originally -- my original comment was  
5 to ask them to maintain it, but if they're not going to  
6 maintain it, we need to know who is responsible for it in the  
7 future.  
8 MAYOR MANCINO: Right.  
9 MR. BARENBRUGGE: And we would be willing to maintain it.  
10 MAYOR MANCINO: Do you have ideas?  
11 MS. FRABLE: If you're willing to maintain it, I think  
12 that's the simplest -- the portion that's not on your property?  
13 MR. BARENBRUGGE: Well, that portion I don't have access  
14 to. But everything --  
15 MS. FRABLE: If you get the rights from the property  
16 owner to maintain it, would Taylor Morrison maintain it?  
17 I mean, that's the simplest --  
18 MR. BARENBRUGGE: Yeah. We can pursue, I guess it would  
19 have to be, some sort of a maintenance agreement with the third  
20 party. The difficulty is that we don't know what that property  
21 owner might be looking for or what terms of the maintenance  
22 agreement might need to be negotiated, so it's hard for us to  
23 agree to a condition without knowing those things.  
24 MAYOR MANCINO: But --

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1 MS. FRABLE: The good news is he came --

2 MAYOR MANCINO: -- You can't just say we'll have the HOA

3 do it. Maybe somebody's already responsible for it.

4 MS. FRABLE: Sure. If they can find a document that says

5 somebody else is responsible for it, then --

6 MAYOR MANCINO: Right. And I think we can help as well.

7 I mean, a couple phone calls to Lake County?

8 Or have we done anything like that?

9 MR. BARENBRUGGE: That was going to be my question, is if

10 anything's in the village's file from 2006 showing reference to

11 that sewer that was on the engineering plans.

12 MS. FRABLE: I've never seen anything in my files. But I

13 don't know about the rest of the village files back when it got

14 approved. Public works, I have not seen anything from the

15 public works file.

16 MR. FELL: We can take a look in our file, too, and then

17 I can make a quick call to Lake County. But IDOT may be a

18 little more difficult. But I can take a look tomorrow, too.

19 MR. BARENBRUGGE: Thank you.

20 TRUSTEE CORRIGAN: Okay.

21 MS. FRABLE: Item 13 has already been addressed.

22 TRUSTEE CORRIGAN: The other ones that I had mentioned,

23 they have been addressed. I looked in some other documents

24 during this discussion.

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1 My other question is if you could put up on

2 the screen and identify where that Glenridge Gun Club is.

3 MR. BARENBRUGGE: So the subject property is bordered in

4 blue, and it is this property right here to our north and west.

5 TRUSTEE CORRIGAN: Is that in Mundelein, or what is that

6 town?

7 MAYOR MANCINO: It's unincorporated.

8 TRUSTEE DI MAGGIO: It's shotgun, sporting clays?

9 MR. BARENBRUGGE: Yeah. I believe it is mostly clays.

10 TRUSTEE DI MAGGIO: No rifles.

11 MR. BARENBRUGGE: I don't have details. The purveyor of

12 the gun club was actually here at the plan commission. I want

13 to say he testified that they fire generally east, that they

14 have regular hours of operation but they generally shoot mostly

15 at night. And we have no less than 4,700 feet of separation

16 from the range.

17 TRUSTEE CORRIGAN: That was my concern. If it's an

18 indoor shooting range or shooting outside, what exactly is

19 their safety concern there?

20 We've got two people.

21 MAYOR MANCINO: If you'd like to testify, I'd love to

22 have you come to the podium.

23 Is it about the gun club? Germane?

24 Please do. We'd love to hear your name and

1 address for the record. Page 33  
2 MAYOR MANCINO: Thanks, Scott. Since we're on it.  
3 MR. WEEZEN (Phonetic spelling): My name is Jack  
4 Weezen (phonetic spelling.) I'm not a resident of Hawthorn  
5 Woods. I'm a resident of Libertyville. I am the president of  
6 Glenridge Trap Club.  
7 We shoot shotgun only; no rifles, no pistols,  
8 no scope. Rifles, that was the question as I heard.  
9 MAYOR MANCINO: Yeah.  
10 MR. WEEZEN: Are there any more?  
11 TRUSTEE DI MAGGIO: How long have you guys been around?  
12 MR. WEEZEN: We've been on that location since 1950.  
13 We've been special-use permitted by Lake County for over 50  
14 years.  
15 TRUSTEE DI MAGGIO: Is it open to the public, or is it  
16 private?  
17 MR. WEEZEN: It's a private club, but we're open to the  
18 public.  
19 MAYOR MANCINO: How come we never heard of you?  
20 (Laughter.)  
21 MR. WEEZEN: We're open to the public. We require  
22 registration, and there is instructors, and somebody's there if  
23 somebody's not a competent shooter.  
24 MAYOR MANCINO: Have you ever had any issues or conflicts

1 with area residents or property owners? Page 34  
2 MR. WEEZEN: There was in the past when Ivanhoe was  
3 developed. That's why I came to the zoning and planning  
4 commission last week, just to get into the record that we're  
5 there.  
6 MAYOR MANCINO: I appreciate that.  
7 MR. WEEZEN: We have had noise complaints even from new  
8 residents that move into the area. At Ivanhoe we were  
9 threatened with suits, but it was discarded because we were  
10 there first --  
11 MAYOR MANCINO: Right.  
12 MR. WEEZEN: -- and we're protected from noise pollution.  
13 MAYOR MANCINO: You're not doing anything illegal.  
14 TRUSTEE RIESS: Is there a restriction on what kind of  
15 shot can be used --  
16 MR. WEEZEN: Yes, sir.  
17 TRUSTEE RIESS: -- 7 or --  
18 MR. WEEZEN: 7 1/2 and 8 only.  
19 TRUSTEE RIESS: Got it. So no double load or anything  
20 like that?  
21 MR. WEEZEN: No, no, no, no. No game loads, nothing over  
22 three gram. That's what we enforce.  
23 We're a small trap club. The charter is from  
24 10:00 o'clock in the morning till 10:00 o'clock in the evening,

1 seven days a week. We don't shoot that much.  
2 TRUSTEE DI MAGGIO: Is it just trap or you've got skeets?  
3 MR. WEEZEN: No. It's strictly trap. It's a two-trap  
4 club. One is basically a beginner trap we use for teaching,  
5 and then the other one is a competitive trap.  
6 MAYOR MANCINO: And generally you're shooting east?  
7 MR. WEEZEN: We're shooting straight east. You can't  
8 quite see it on the diagram up there, but you can almost -- see  
9 that little whitish area?  
10 MAYOR MANCINO: Yes.  
11 MR. WEEZEN: That little whitish area is right out in  
12 front of our trap. The trap sits back about probably 50 or 60  
13 yards from that whitish area.  
14 MAYOR MANCINO: Gotcha.  
15 MR. WEEZEN: I had a diagram with me last week, and I  
16 presented it to the zoning board. I didn't bring that this  
17 week. I didn't think I was going to speak today.  
18 MAYOR MANCINO: Well, no. Appreciate the information.  
19 Are there any questions?  
20 MR. WEEZEN: Thank you.  
21 MAYOR MANCINO: We appreciate you being here. It really  
22 helps.  
23 Were there -- did you want to say something?  
24 MR. GAYNOR: Yes. My name is Steve Gaynor. I live at

1 22132. I'm the third residence over.  
2 As far as -- I want to address Taylor. As  
3 far as the water shed, the homes that are being planned for  
4 now, is that 25 percent more than the single-family homes as  
5 far as water shed?  
6 MAYOR MANCINO: As far as the impervious surfaces?  
7 MR. GAYNOR: Yes. (Inaudible) actual homes I know on the  
8 driveways -- the driveway single-family homes as well  
9 (inaudible.) But the roof, is the square footage on the roof  
10 25 percent more? Is it less? Is it equal?  
11 MR. BARENBRUGGE: That's a very good question. So the  
12 original engineering was designed for 25 percent impervious  
13 coverage. We are working to the state maximum of 25 percent,  
14 so we were careful not to exceed that impervious percentage  
15 area because that would have run the risk of the potentially  
16 some sort of conveyance not being properly sized.  
17 MR. GAYNOR: What is that (inaudible.)  
18 MS. LOBAITO: Sir, could you come up to the microphone,  
19 please? I think the court reporter might be having difficulty.  
20 MAYOR MANCINO: Yeah. We're all having a hard time  
21 hearing you.  
22 MR. GAYNOR: Did you hear what my question was?  
23 COURT REPORTER: Please repeat the question.  
24 MR. GAYNOR: My question was in regards to the impervious

1 area from the single-family homes as it increased to the  
2 duplexes as far as the area.

3 MAYOR MANCINO: It's a great question.

4 MR. BARENBRUGGE: Yeah. So like I said, the impervious  
5 area percentage that was the design criteria with the original  
6 engineering has not been increased. The living area of these  
7 homes range from 650 square feet to 2,400 with available  
8 options.

9 MR. GAYNOR: Okay. As far as the landscaping that's  
10 there right now, are you taking a lot of it down to make room  
11 for these homes, so as far as the overall square footage of the  
12 home versus the single-family homes?

13 MR. BARENBRUGGE: I believe a similar amount of tree  
14 removal would be required with our proposal versus the  
15 original.

16 MR. GAYNOR: And that's up to the individual homeowner to  
17 replace that, or is there landscaping included?

18 MR. BARENBRUGGE: So we showed earlier some landscaping  
19 that's being proposed with each of the buildings. So in  
20 addition to the foundation plantings, there's parkway trees and  
21 existing trees that are maintained.

22 MR. GAYNOR: I had a question earlier to him, and he did  
23 answer the question as far as not just the water shed but the  
24 actual sewers for the streets draining into the area in the

1 same place as this pipe that was brought up earlier, and that  
2 all drains back to the water shed area behind ours.

3 MAYOR MANCINO: Yes.

4 MR. GAYNOR: And years ago, from what I understand, you  
5 could actually walk across this (inaudible) not just to keep  
6 increasing the amount of water that comes from the watershed.  
7 Thank you.

8 MAYOR MANCINO: Thank you.

9 MR. BARENBRUGGE: You can actually see on this plan. So  
10 where my cursor is shown here, this is that bypass storm sewer,  
11 the existing condition pipe from Route 176. That really  
12 bypasses our entire development and discharges directly into an  
13 existing wetland. Whereas all of our onsite storm sewer is  
14 conveyed to the detention basin before it's released in a  
15 controlled manner in the same level.

16 MAYOR MANCINO: Right. That's going to dry things up out  
17 there a little bit.

18 Would you like to -- testimony? Sure.

19 MR. WEEZEN(phonetic spelling): One question. Where is  
20 the overflow from your retention pond going to be draining to  
21 if it overflows in a catastrophic rain?

22 MR. BARENBRUGGE: It's actually already installed. So  
23 these contours are as-built. This is the detention facility  
24 that's already in place. The outfall -- actually you might

1 have the full-size plans. So the outfall is 12-inch RCP, where  
2 my cursor is shown here. And then there's several acres of  
3 wetlands between the --

4 MR. WEEZEN: Are you going to overflow into the Swan  
5 Creek or overflow out to the gun club's property?

6 MR. BARENBRUGGE: No. It's into that wetland.

7 MR. WEEZEN: That is the gun club's property. That  
8 wetland back at the bottom end of the property is the gun  
9 club's property.

10 MR. BARENBRUGGE: Understood.

11 MR. WEEZEN: So that's where your proposing to overflow  
12 is to run into that portion of land?

13 MR. BARENBRUGGE: That's where it is right now.

14 MR. WEEZEN: Okay.

15 MR. KOSTIC: Right on my property.

16 MAYOR MANCINO: We can continue --

17 (Public conversation. Many speakers.)

18 MAYOR MANCINO: -- I think we were at Trustee Corrigan.

19 TRUSTEE CORRIGAN: No further questions.

20 MAYOR MANCINO: Who else?

21 I had some questions with regards to going  
22 through staff memos. I know that there's still some open  
23 comments out there.

24 Ms. Lobaito, your memo specifically has some

1 open comments.

2 Have you gotten any further on those?

3 MS. LOBAITO: My memo?

4 MAYOR MANCINO: You don't know --

5 MS. LOBAITO: I didn't have a memo.

6 MAYOR MANCINO: Oh, I'm sorry. Mr. Cassata. Excuse me.  
7 I meant to say Mr. Cassata.

8 MR. CASSATA: So the items that have not been discussed  
9 tonight are number 2, 3, and 4 on the items for consideration.  
10 Again, those are not staff recommendations. Those are just  
11 items for discussion.

12 MAYOR MANCINO: Can you repeat that?

13 For some reason I'm having a hard time  
14 hearing you on that mic.

15 MR. CASSATA: Yeah, items 2, 3, and 4 are the items for  
16 consideration on page 4. Those have not been discussed yet.  
17 Those are not staff recommendations. They're just free to  
18 discuss.

19 MAYOR MANCINO: Gotcha. Well, thank you.

20 The landscape retaining wall on lot 7, I did  
21 not see Erika Frable's comments on that.

22 Did you make comments on that?

23 MS. FRABLE: I don't think I did.

24 MAYOR MANCINO: Lee, did you have comments on that, on

1 that retaining wall on lot 7.  
2 MR. FELL: Give me a second. No. Lot 7.  
3 MR. BARENBRUGGE: There was a question on the initial  
4 review that asked for specification detail on the landscape lot  
5 wall which was added to the engineering plans.  
6 MAYOR MANCINO: It was added?  
7 MR. FELL: They've added the detail as shown on sheet 2  
8 of three.  
9 TRUSTEE CORRIGAN: So, Michael, these numbers that you  
10 were talking about, number 2, the village code does not require  
11 fire-suppression sprinklers for each unit, the subdivision  
12 individual will not have a high (inaudible) since there isn't a  
13 wet detention pond. Is that the item that you were talking  
14 about?  
15 MR. CASSATA: Yes.  
16 TRUSTEE CORRIGAN: Now, I thought when I was reading  
17 another document here that that was addressed.  
18 MR. CASSATA: Yeah, they have been addressed. I'll let  
19 Scott -- he had discussion back and forth with the fire  
20 district. But one of the comment letters, it was from the fire  
21 district, and it's their preference. They're just requesting  
22 that. It's not required.  
23 TRUSTEE CORRIGAN: Right. But -- so I thought that that  
24 was already addressed. I thought I saw somewhere in here that

1 they were going to give the purchasers the option to install a  
2 system in their unit; is that correct, or no?  
3 MR. BARENBRUGGE: That's one of the things that the  
4 Countryside Fire Protection District suggested or requested.  
5 Generally my sense from the Fire Protection District is that  
6 they were a little bit unhappy with the waiver of that  
7 requirement in Hawthorn Woods and in other communities as well.  
8 So this comes across as kind of a second versus try to get that  
9 incorporated on a project-by-project basis. We explained that  
10 we would be following village code.  
11 TRUSTEE CORRIGAN: So you're not going to give it as an  
12 option if people want it?  
13 MR. BARENBRUGGE: If somebody came to us wanting that, we  
14 would certainly price it out for them, but we're not proposing  
15 it.  
16 TRUSTEE CORRIGAN: Right. But if somebody wants it, then  
17 you can provide it.  
18 MR. BARENBRUGGE: Yes. So the difficulty -- and I  
19 explained this to the fire marshal as well. The difficulty  
20 presented with fire suppression with private wells is that it  
21 turns into instead of just a 6- or \$7,000 cost -- it has to be  
22 up charged to the consumer. It turns into more like a \$13,000  
23 cost because you have a large -- it looks like the belly of the  
24 nuclear submarine in your basement. You have a large pressure

1 tank to make sure there's enough volume of water to support  
2 that fire suppression system. It's a whole different --  
3 TRUSTEE CORRIGAN: Yeah, we're well aware of that. We  
4 had a lot of discussion of all of those issues, which is why  
5 it's not part of our village code.

6 But I just want to make sure wherever that  
7 needs to be documented, that if somebody does want it --  
8 because that's what's happening right now in single-family. If  
9 somebody wants it, then they can have it installed. If they  
10 don't, it's not code. It's not required.

11 And then number 3 with the International Dark  
12 Sky for the lighting fixtures on all homes, should comply with  
13 these standards. I noticed that you're not having  
14 streetlights. But as far as the lighting fixtures on all the  
15 homes, are you -- is that something that Taylor Morrison is  
16 going to be doing, is complying with the standards of the  
17 International Dark Sky Association?

18 MR. BARENBRUGGE: No. That's not what's been proposed.  
19 So that came up kind of late, and our recommendations to the  
20 plan commission was that if Dark Sky is something that they  
21 want to see going forward that that be incorporated in the  
22 village code.

23 TRUSTEE CORRIGAN: Michael.

24 MR. CASSATA: Scott is correct. That's not currently

1 part of the code.

2 TRUSTEE CORRIGAN: Okay. And then -- but if we wanted  
3 to -- so since this is an item for consideration, if we  
4 deliberated here and that's something that we wanted to do,  
5 then even though it's not in the code we could request it.

6 MR. CASSATA: Yes.

7 MAYOR MANCINO: It would have to be done through their  
8 HOA. We can't -- I don't think we can enforce a code that  
9 doesn't exist.

10 TRUSTEE DI MAGGIO: If we did a subdivision.

11 MAYOR MANCINO: Right. Right. It would have to be  
12 something put into their HOA controlling the types of bulbs  
13 and --

14 TRUSTEE CORRIGAN: I'm just trying to tick these items  
15 off.

16 And then the other one is the new driveways  
17 may conflict with the approved landscape plan and the ability  
18 to plant parkway trees for that approved plan; suggest  
19 discussing with the developer the need to provide parkway trees  
20 to accommodate the new conditions.

21 You had already mentioned that.

22 MR. BARENBRUGGE: I did. Yeah. The parkway trees were  
23 already installed. Some are in better health than others. So  
24 we'll be replacing the trees that are in distress. We'll also

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1 be moving or replacing any trees that can conflict with our  
2 future driveway locations, and we won't know where those  
3 driveways are until the homes are sited and built, so we'll do  
4 that on a lot-by-lot basis.

5 TRUSTEE CORRIGAN: Thank you very much.

6 Now I'm done.

7 MAYOR MANCINO: How about item 5, Michael?

8 Did you get further on the additional  
9 landscaping? We're just talking about 2 and 11?

10 MR. CASSATA: Yes. So he did provide a slide that showed  
11 that they are adding additional landscaping to those two lots  
12 on the south side of those lots to protect the -- from 176.

13 MAYOR MANCINO: Right.

14 MR. CASSATA: And Rolf Campbell did review the plans, the  
15 landscape plans for those two lots, and believes that they are  
16 sufficient.

17 MR. DETHLOFF: Yes.

18 MAYOR MANCINO: Any other questions, folks?

19 TRUSTEE KOSIK: This is something, because I'm new, but  
20 have we had much experience with this biobarrier-style septic  
21 system before?

22 MAYOR MANCINO: What do we got, a couple, Michael, or  
23 none?

24 MR. CASSATA: None. There aren't any in town at this

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1 point.

2 But the important thing, in order to get to  
3 this point in the process we made it very clear to Taylor  
4 Morrison that they need to get Lake County Health Department  
5 approval, at least a pre-approval, prior to moving forward. So  
6 Lake County did provide that, and their approval letter is in  
7 the file.

8 TRUSTEE KOSIK: Right. I just didn't know if we had any  
9 other new developments that I wasn't aware of.

10 MAYOR MANCINO: Good question. I thought we had one.

11 MR. CASSATA: No. But this --

12 MAYOR MANCINO: Wasn't there one proposed?

13 Never mind.

14 MR. CASSATA: We've been talking about it for a couple  
15 years now.

16 MAYOR MANCINO: Can staff add anything?

17 What are we missing here, staff?

18 MR. CASSATA: Well, I think we covered, at least from my  
19 perspective, all the items, unless Erika or Lee or Rolf  
20 Campbell has anything additional.

21 MS. FRABLE: The only other item, the final engineering  
22 modification August 6th review memo, item number 3. Just a  
23 sump pump connection.

24 So I know that Taylor Morrison submitted

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1 something to the Village, and they're waiting to hear back from  
2 us on the response as far as how we'll address that. But I'm  
3 sure we can work that out as we finalize things.

4 MAYOR MANCINO: Gotcha. The only thing I think we're  
5 unclear of -- and I think you guys are and I am not -- is if we  
6 want to allow the HOA to have covenants that allow landscaping  
7 between the units. It looks like PB&Z discussed that as well.  
8 Taylor Morrison thinks there's enough privacy. PB&Z thought  
9 people may ask to put up natural landscaping between the units.

10 MR. CASSATA: Right. So the way that the HOA documents  
11 are written, it does allow for the individual residents to add  
12 landscaping in addition to -- to provide additional privacy.  
13 The village -- or the staff does not have an issue with that.  
14 And I think that in order to add the landscaping per the  
15 documents, they have to go through the HOA for approval, so  
16 that would prevent them from creating a line all the way back  
17 to the end of the lot.

18 The original discussion was we wanted to make  
19 sure from the staff level that this didn't come back to us in  
20 the future when someone inevitably wants to put up a fence, a  
21 privacy screen --

22 MAYOR MANCINO: Gotcha.

23 MR. CASSATA: -- and so the solution that Taylor Morrison  
24 is proposing is a landscape fence.

1 MAYOR MANCINO: So do we have that in the covenants?  
2 I missed that part.

3 TRUSTEE DI MAGGIO: I think it's a good idea to allow  
4 them to do that. Isn't that the reason for having (inaudible)  
5 the landscape plans?

6 MAYOR MANCINO: Yes, it is. Unless we specifically allow  
7 it.

8 MR. CASSATA: Technically it is prohibited, but it  
9 depends on how you define how things are planted. So when  
10 they're originally planted, it might not create a screen, but  
11 when they mature, a screen develops and then we don't have any  
12 jurisdiction.

13 MAYOR MANCINO: But we're also approving it under a PUD,  
14 so we're covered that way, I believe.

15 MR. CASSATA: That's correct. We didn't make a departure  
16 for that.

17 MAYOR MANCINO: Because we're talking about only 11  
18 buildings or 20 --

19 TRUSTEE DI MAGGIO: I believe it's a good idea.

20 MAYOR MANCINO: Yeah. This is a different part of town.  
21 It's not single-family homes where the no-fencing is really  
22 what we're after.

23 MR. BARENBRUGGE: I think our interests are aligned with  
24 that of the village. We don't want to see a hedge row all the

1 way back to the property line either. I think it would be  
2 reasonable to set a restriction that it can only be, you know,  
3 no more than the first 15 or 20 feet from the back of the  
4 building so that you're really just buffering the outdoor  
5 living areas. You're not carrying it all the way to the  
6 property line.

7 MAYOR MANCINO: Right.

8 MR. CASSATA: Mr. Mayor, I'll just ask that as part of  
9 the conditional approval is that we add that to the departure  
10 list just to cover ourselves that you're allowing a landscape  
11 screen.

12 MAYOR MANCINO: Probably make that part of the motion.

13 MR. CASSATA: Yes.

14 MAYOR MANCINO: Any other questions?

15 (No response.)

16 No other questions? Okay.

17 TRUSTEE KOSIK: I think you really did a nice job coming  
18 back.

19 MAYOR MANCINO: Yeah, I think so, too. It's better the  
20 second time around.

21 So I think we have to close the public  
22 hearing; is that correct?

23 So the Chair seeks a motion to close the  
24 public hearing.

1 TRUSTEE RIESS: So moved.

2 TRUSTEE DI MAGGIO: Can I ask a question before that  
3 about the amendment?

4 MAYOR MANCINO: Sure.

5 TRUSTEE DI MAGGIO: Do we make the amendment on the  
6 motion after the public hearing is closed?

7 MAYOR MANCINO: We would do it after.

8 MR. STANDIFORD: After.

9 MAYOR MANCINO: We can do it after. Yeah. Because we're  
10 going to take a vote outside of the public hearing.

11 Do we have a second?

12 TRUSTEE CORRIGAN: Second.

13 TRUSTEE KOSIK: Second.

14 TRUSTEE RIESS: Two seconds.

15 MAYOR MANCINO: Ms. Lobaito, will you please take the  
16 roll.

17 TRUSTEE KOSIK: Yes.

18 TRUSTEE RIESS: Aye.

19 TRUSTEE CORRIGAN: Yes.

20 TRUSTEE DI MAGGIO: Yes.

21 MAYOR MANCINO: Okay. That motion carries, and the  
22 public hearing is now closed.

23 Back to the -- that is for Stonebridge, so we  
24 want to -- we have a motion on the table; is that correct?

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1 Donna, what's the motion on the table?

2 MS. LOBAITO: You are on PB&Z agenda item number 3, the

3 ordinance approving the first amendment to the annexation

4 agreement.

5 MAYOR MANCINO: We don't have a motion on the table.

6 MS. LOBAITO: You do not.

7 MAYOR MANCINO: Okay. So this goes to Trustee DiMaggio.

8 There's going to have to be a modification. Let's make it

9 first.

10 The Chair -- it's number D-3. The Chair

11 seeks a motion for approval of an ordinance adopting a certain

12 first amendment to the annexation agreement with High Pointe

13 Estates.

14 TRUSTEE CORRIGAN: So moved.

15 MAYOR MANCINO: Is there a second?

16 TRUSTEE DI MAGGIO: Second.

17 MAYOR MANCINO: Okay. So I don't think this is where you

18 modify your motion; is that correct?

19 I think it would be when we're actually

20 granting the ordinance?

21 MR. CASSATA: Yeah. For the PUD, correct.

22 MAYOR MANCINO: Yeah. This is just the annexation.

23 Any questions on this?

24 We have a motion. Any questions on this?

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1 (No response.)

2 No?

3 Ms. Lobaito, will you please take the roll.

4 TRUSTEE KOSIK: Yes.

5 TRUSTEE RIESS: Aye.

6 TRUSTEE CORRIGAN: Yes.

7 TRUSTEE DI MAGGIO: Yes.

8 MAYOR MANCINO: Yes.

9 Okay. Item 4. Trustee DiMaggio, this is

10 where I need your help in modification. Let's put it on the

11 table.

12 The Chair seeks a motion to approve an

13 ordinance granting a special use permit for a planned unit

14 development, granting final engineering modification and

15 subdivision septic system plan approval; granting certain

16 relief from the village's zoning ordinance, subdivision control

17 ordinance, building regulation ordinance; and granting a

18 certificate of approval for architectural elevations.

19 Let's get that motion on the table.

20 TRUSTEE DI MAGGIO: So moved.

21 TRUSTEE CORRIGAN: Second.

22 MAYOR MANCINO: And a second.

23 Now, we wanted a modification based on the

24 discussion.

1 What were those modifications we wanted?  
2 MR. STANDIFORD: (Inaudible.)  
3 COURT REPORTER: Can you use the microphone, please?  
4 Thank you.  
5 MR. STANDIFORD: Mr. Mayor, I think we wanted to put in  
6 the PUD that landscape screening would be allowed within the  
7 PUD.  
8 MAYOR MANCINO: Yes. Is that the only other --  
9 MR. CASSATA: Yes.  
10 MAYOR MANCINO: -- condition?  
11 MR. STANDIFORD: We also talked about the petition  
12 providing documentation or evidence of ownership of the pipe  
13 that runs off of 176.  
14 MAYOR MANCINO: How are we going to handle that, the  
15 pipe, the mystery pipe.  
16 We want to work together with Taylor Morrison  
17 so we don't get it dumped on us.  
18 MR. CASSATA: That is one of the comments which is part  
19 of the packet. So part of the approval is that they have to  
20 comply with the packet -- or with the comment letters provided  
21 by staff.  
22 MAYOR MANCINO: Okay. So I don't think we're --  
23 MR. CASSATA: It's already covered.  
24 MAYOR MANCINO: It's covered. We don't need a

1 recommendation -- or we don't need a modification. Okay?  
2 MS. WORKMAN: May I make a suggestion?  
3 MAYOR MANCINO: Yes. Please.  
4 MS. WORKMAN: My suggestion is that we would be more than  
5 willing to review the existing ALTA survey we have for the  
6 property which may give us information. I tried to look at it  
7 tonight, but it was hard to look at on a phone. I'm happy to  
8 go back and look at the title insurance commitment to see if  
9 there's any information on that. That may or may not be  
10 helpful. Hopefully we can work with Erika and see if there's  
11 anything in the village files from 12 years ago and maybe  
12 there's something there historically. I'm not sure. We're  
13 happy to submit to do any of that if there's no evidence out  
14 there. I don't know if we can promise a document and say --  
15 MAYOR MANCINO: Well, I think at that point if we can't  
16 find anything, nobody wants to claim this pipe, I think at that  
17 point we'd fall back to that Hold Harmless provision and, you  
18 know, further investigate.  
19 Somebody's got to claim that pipe.  
20 MS. WORKMAN: Right. And we'd be more than happy to  
21 include a provision falling back to the Hold Harmless. We  
22 would make all diligent efforts to research this, look at  
23 everything that's in our files at my firm, Scott's firm, and  
24 work with Erika and maybe dig up something in the village

1 files, who knows.  
2 MAYOR MANCINO: Appreciate that.  
3 So our only modification --  
4 TRUSTEE CORRIGAN: Mr. Mayor?  
5 MAYOR MANCINO: Yes.  
6 TRUSTEE CORRIGAN: May I please clarify?  
7 Michael, I know what you just said, that this  
8 approval includes all of the items and comments by staff.  
9 But how do we know that?  
10 MR. CASSATA: That is as part of the ordinance itself.  
11 If you look through the ordinance, it spells out I think there  
12 are 14, something like that, and each of staff's comments  
13 letters is addressed in that.  
14 TRUSTEE CORRIGAN: Okay. Very good. Thank you.  
15 The only one that's not in there is this  
16 condition on the landscape screening in between the units in  
17 their back yard, which would go through the HOA for approval.  
18 MR. CASSATA: Correct. The way it's -- yes, that's  
19 correct.  
20 TRUSTEE CORRIGAN: Okay. So --  
21 MAYOR MANCINO: Let's put that into words.  
22 MR. CASSATA: I thought you already did.  
23 MAYOR MANCINO: Did I?  
24 MR. CASSATA: Yeah. So I will amend the departures

1 exhibit to include that section of that modification or  
2 departure from the code.  
3 MAYOR MANCINO: So we did include it?  
4 MR. CASSATA: Yes.  
5 MAYOR MANCINO: We don't have to modify the motion?  
6 MR. CASSATA: No. Not unless you're going to add the one  
7 that we were just talking about with regard to the pipe.  
8 TRUSTEE CORRIGAN: So this landscaping is in those 14  
9 items as well?  
10 MR. CASSATA: Right. But prior to the pipe discussion,  
11 you already made the motion to modify.  
12 TRUSTEE CORRIGAN: Who made the motion?  
13 MAYOR MANCINO: We made the motion. We hadn't made the  
14 motion to modify anything.  
15 MR. CASSATA: I'm sure I heard it.  
16 MAYOR MANCINO: Okay. Did we make a motion to modify?  
17 I think we asked the question of Trustee  
18 DiMaggio. We didn't officially -- so the motion is still the  
19 motion that's written on the agenda, and we need a modification  
20 for the landscape?  
21 MR. CASSATA: Yes. To allow landscape screening on the  
22 individual units.  
23 MAYOR MANCINO: But you said we're covered. We don't  
24 need to modify the motion?

1 We do.  
2 MR. CASSATA: You're not covered on that one. You are  
3 covered on the pipe.  
4 MAYOR MANCINO: Gotcha. DiMaggio, you got any ideas?  
5 TRUSTEE DI MAGGIO: I'd like to amend my motion to allow  
6 the individual residents to use landscape screening with  
7 homeowners association approval in between units.  
8 MAYOR MANCINO: Did you get that, Donna?  
9 MS. LOBAITO: No. I can't hear him.  
10 TRUSTEE DI MAGGIO: I'd like to modify my motion to allow  
11 individual residents to place landscape screening with approval  
12 of the homeowners association in between units in their  
13 backyard.  
14 MAYOR MANCINO: Not as clean as I'd like it, but I think  
15 it will pass.  
16 Are you okay with that, Mr. Cassata?  
17 MR. CASSATA: Yes. Thank you.  
18 MAYOR MANCINO: Are you okay with that, Nick?  
19 MR. STANDIFORD: Yes.  
20 MAYOR MANCINO: Okay. No other modifications.  
21 Any other questions?  
22 Ms. Lobaito, will you please take the roll.  
23 TRUSTEE KOSIK: Yes.  
24 TRUSTEE RIESS: Yes.

1 TRUSTEE CORRIGAN: Yes.  
2 TRUSTEE DI MAGGIO: Yes.  
3 TRUSTEE CORRIGAN: Didn't the person who seconded it  
4 amend the motion?  
5 MS. LOBAITO: Yes.  
6 TRUSTEE CORRIGAN: And that would be me.  
7 MS. LOBAITO: That would be you.  
8 TRUSTEE CORRIGAN: So yes.  
9 MS. LOBAITO: Okay. Got it.  
10 MAYOR MANCINO: That motion does carry. That's a long  
11 one.  
12 Okay. We are done with these guys. We can  
13 move on to our next public hearing.  
14 MR. CASSATA: You've got more.  
15 MAYOR MANCINO: We've got another one. Oh, yeah. We've  
16 got a whole bunch of them.  
17 The Chair seeks a motion for the approval of  
18 an ordinance authorizing the acceptance of the covenants for  
19 High Pointe Estates Ranch Villas homeowners association.  
20 TRUSTEE RIESS: So moved.  
21 TRUSTEE KOSIK: Second.  
22 MAYOR MANCINO: Any questions on that item?  
23 (No response.)  
24 Ms. Lobaito, will you please take the roll.

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1 TRUSTEE KOSIK: Yes.  
2 TRUSTEE RIESS: Aye.  
3 TRUSTEE CORRIGAN: Yes.  
4 TRUSTEE DI MAGGIO: Yes.  
5 MAYOR MANCINO: Thank you. That motion carries.  
6 The Chair seeks a motion for approval of an  
7 ordinance granting a special use permit for display homes for  
8 Taylor Morrison.  
9 TRUSTEE CORRIGAN: So moved.  
10 MAYOR MANCINO: And a second?  
11 TRUSTEE DI MAGGIO: Second.  
12 MAYOR MANCINO: Ms. Lobaito, can you please take the  
13 roll.  
14 TRUSTEE KOSIK: Yes.  
15 TRUSTEE RIESS: Aye.  
16 TRUSTEE CORRIGAN: Yes.  
17 TRUSTEE DI MAGGIO: Yes.  
18 MAYOR MANCINO: Thank you. That motion carries.  
19 The Chair seeks a motion for approval of a  
20 motion adopting a fourth amendment to a certain annexation  
21 agreement -- no. That's not it. That's Stonebridge. No one  
22 stopped me.  
23 The Chair seeks a motion of approval of an  
24 ordinance authorizing the execution of the High Pointe Estates

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1 subdivision improvement agreement, Taylor Morrison -- with  
2 Taylor Morrison of Illinois.  
3 TRUSTEE RIESS: So moved.  
4 TRUSTEE CORRIGAN: Second.  
5 MAYOR MANCINO: I think you got two there, Donna.  
6 Can you please take the roll.  
7 TRUSTEE KOSIK: Yes.  
8 TRUSTEE RIESS: Aye.  
9 TRUSTEE CORRIGAN: Yes.  
10 TRUSTEE DI MAGGIO: Yes.  
11 MAYOR MANCINO: Thank you. That motion carries.  
12 We will come back to the next public hearing,  
13 but we are going to take a short recess.  
14 (Other Village business conducted.)  
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STATE OF ILLINOIS )  
)  
COUNTY OF MCHENRY )

I hereby certify that I reported in shorthand the proceedings at the above-entitled public hearing and that the foregoing reported proceedings, consisting of pages 3 through 60, inclusive, is a true, correct, and complete transcript of my shorthand notes so taken at the time and place aforesaid.



*Joan M. Holub*

JOAN M. HOLUB  
Certified Shorthand Reporter  
CSR License No 084-004283

<p><b>A</b></p> <p>ability 44:17 able 3:6 above-entitled 61:7 absolutely 23:7 29:4 absorbed 7:6 accent 8:24 acceptable 12:23 acceptance 1:8 58:18 access 14:20 19:16 27:24 30:13 accidents 25:21,24 26:6,8 accommodate 44:20 accomplishes 22:11 achieve 22:8 acquisition 4:23 acres 39:2 actively 6:13 actual 36:7 37:24 add 18:21 46:16 47:11 47:14 49:9 56:6 adding 41:5,6,7 added 45:11 addition 37:20 47:12 additional 10:21 11:4 45:8,11 46:20 47:12 address 4:23 11:11 23:22 28:14 33:1 36:2 47:2 addressed 12:3,8,19 12:20 13:21 23:14,8 134:5 28:19 31:21 31:23 41:17,18,24 55:13 addresses 6:20 adequate 15:14 adjacent 9:12 17:8 adjustment 3:8 adopted 6:12 adopting 1:3 51:11 59:20 advocates 5:22 aerial 7:14 aforesaid 61:11 agenda 3:4,5 51:2 56:19 ago 6:11 8:13,20 38:4 54:11 agree 14:18 30:23 agreed 12:14 agreement 1:3,10 3:20 11:7 50:19,22 51:4 51:12 59:21 60:1</p>	<p><b>B</b></p> <p>back 3:15,17 5:1 8:14 10:8 17:14,21 18:2 22:9 31:1,3 35:12 38:2 39:8 41:19 47:1 47:16,19 49:1,3,18 55:17 60:12 50:23 54:8,17,21 backyard 57:13 BANKS 2:10 Barron 2:14 Barron 2:14 4:20,22 5:6,7 12:14 13:3,9 14:6,19 15:16 16:6,15,24 17:2 18:21,23 20:5,11,15 20:19 21:10,21,24 22:3,5,21 23:4,16 26:19 27:20 28:5,24 29:11,17,24 30:9,13 30:18 31:9,19 32:3,9 32:11 36:11 37:4,13 37:18 38:9,22 39:6 39:10,13 41:3 42:3 42:13,18 43:18 44:22 48:23 barrier 12:22 25:17 Barrington 6:16 base 16:3 based 5:24 52:23 basement 8:3 42:24</p>	<p>agricultural 7:16,18 11:1 aligned 48:23 allow 11:9 24:6 25:2 47:6,6,11 48:3,6 56:21 57:5,10 allowed 53:6 allowing 12:21 49:10 allows 11:7 ALTA 54:5 amend 55:24 57:5 58:4 amendment 1:3 3:19 50:3,5 51:3,12 59:20 amendments 11:7 America's 5:13 amount 37:13 38:6 annexation 3:20 11:7 51:3,12,22 59:20 annual 12:12 answer 18:18 20:11 29:4 37:23 anti-monotony 8:19 anybody 9:7 11:14,16 20:14 21:20 24:1 25:14 26:4 27:24 29:16 anybody's 18:7 anything's 31:10 Anyway 24:7 APPEARANCES 2:9 appreciate 19:20 26:14 34:6 35:18,21 55:2 approval 1:2,7 7:11 2:7,3 46:5,6 47:15 49:9 51:11 52:15,18 53:19 55:8,17 57:7 57:11 58:17 59:6,19 59:23 approvals 11:10 approve 10:4 52:12 approved 7:1 8:10 9:24 13:8 16:18 26:21 29:12 31:14 44:17,18 approving 48:13 51:3 Aqua 7:3 15:5 architectural 1:7 8:9 8:12 12:4 52:18 area 7:5 15:10 11 16:24 28:10 34:1,8 35:9 11,13 36:15 37:1,2,5 6:24 38:2 51:12 59:21 60:1</p>	<p>areas 16:22 26:16 49:5 arrive 3:5 as-built 38:23 asked 18:19 20:16 21:8 29:2 41:4 56:17 asking 18:15 20:23 assemblies 8:17 association 43:17 57:7 57:12 58:19 assume 19:1 23:8 attached 7:22 11:9 attendance 21:10 attention 21:16 audience 11:16 18:5 August 1:14 13:11,15 28:19 21 46:22 authorizing 1:8,9 58:18 59:24 AV(phonetic) 6:8 available 37:7 aware 43:3 46:9 Ave 4:9 50:18 52:5 59:2,15 60:8</p>	<p>basements 8:4 basically 35:4 basin 38:14 basis 42:9 43:4 beginning 29:16 beginner 35:4 behalf 2:11,13 26:16 27:15 believe 4:4 8:12 13:11 32:9 37:13 48:14,19 believes 45:15 belly 42:23 better 6:5 23:4,8 44:23 49:19 beyond 14:23 big 24:9 binder 15:13,21,22 16:4,13 biobarrier 8:5 14:5 biobarrier-style 12:13 45:20 bit 38:17 42:6 bits 8:14 blanket 14:12,19 blue 32:4 board 1:1 3:3,2 35:16 bordered 32:3 bottom 39:8 bought 24:1,7,20 boxes 102:5 BRAD 2:6 brand 6:13 breaks 23:12,14 BRIAN 2:8 bridge 25:17 26:2 briefly 5:10 bring 21:16 35:16 bringing 19:20 brought 38:1 budget 25:20 buffer 10:23 buffering 49:4 builder 5:14 6:4,7 builders 5:17 building 1:6 8:17 9:11 10:1 49:4 52:17 buildings 8:8 10:22,23 11:3,9 37:19 48:18 built 9:19 27:21 45:3 bulbs 44:12 bunch 58:16 bursts 22:18 27:8 business 3:1,14 5:24 60:14</p>	<p>buyers 5:17 buying 24:18 bypass 38:10 bypasses 38:12</p> <p><b>C</b></p> <p>call 6:4 4 22:19 23:15 27:9 29:19,19,20 31:17 called 27:22 calls 31:7 Campbell 45:14 46:20 capable 30:1 care 2:14 23:14 careful 36:14 carries 22:3 50:21 59:5 18 60:11 carry 23:1 58:10 carrying 49:5 case 10:4 Casey 25:14 Casata 2:5 13:15 40:6,7,8,15 41:15,18 43:24 44:6 45:10,14 45:24 46:11,14,18 47:10,23 48:8,15 49:8,13 51:21 53:9 53:18,23 55:10,18 55:22 24 56:4,6,10 56:15,21 57:2,16,17 58:14 Castigan 19:6 catastrophic 38:21 CC 12:16 CCRs 12:21 cell 20:1 center 9:9 center 1:3 3:19 51:11 52:15 59:20 certainly 19:14 23:6 42:14 certificates 1:7 52:18 Certified 61:16 certify 61:6 Chair 3:18 49:23 51:10,10 52:12 58:17 59:6,19,23 chance 13:16 15:20 change 6:22 18:16 changing 26:24 charged 42:22 Chicago 6:10 claim 54:16,19</p>
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