



**THE VILLAGE OF HAWTHORN WOODS  
VILLAGE BOARD MEETING  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
MAY 19, 2014  
7:00 P.M.**

**MINUTES**

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

Mayor Mancino called the meeting to order at 7:01 p.m. Roll call indicated the following members were present: Mayor Mancino; Trustees Ponzio, Riess, Corrigan, and DiMaggio. Trustee Morgan 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, Director of Parks and Recreation Brian Sullivan, and Village Attorney Patrick Brankin.

**II. PLEDGE OF ALLEGIANCE**

Trustee David arrived at 7:02 p.m.

Mayor Mancino announced he would like to move the audit presentation to this portion of the agenda.

Motion by Riess, second by DiMaggio to move the audit presentation to this portion of the agenda.

Voice vote.

Ayes: 5

Nays: 0

Abstentions: 0

Absent: 1

Motion carried.

Carrie Ditmann, manager at Sikich, reviewed the introductory section of the audit, and acknowledged that for the eighth consecutive year, the Village was awarded the Certificate of Achievement for Excellence in Financial Reporting. She presented an unmodified opinion which is the highest level of opinion. Less than 1% of communities with a population less than 10,000 achieve an unmodified opinion.

Ms. Ditmann encouraged the Board to review the MD&A letter which offers an executive summary of the financial condition of the Village. She thanked Ms. Kazenas and staff for their assistance with the audit.

Trustee Corrigan stated Brian LeFevre was present at the May Finance Committee meeting and presented the audit in detail.

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

**Geri Songer, 60 Senaca East** – Ms. Songer stated she called the Village on May 8, 2014 regarding her concerns about railway safety. She said hazardous and explosive materials are transported on the trains behind her home and she is concerned about resident safety. She is also concerned with the types of cars being used, water supply, illegal dumping, and trains blowing up. Mayor Mancino responded that the Village does not control train traffic through the community, and that the Village has previously provided her with contact information to the Lake County Health Department and Canadian National. Ms. Songer noted that recently, she had been hospitalized and she is concerned about her health. Mayor Mancino asked that Ms. Songer put her concerns in writing to the Village. Ms. Songer turned to the audience requesting they get involved.

**IV. PRESENTATIONS**

- A. Presentation of the Comprehensive Annual Financial Report as of December 31, 2013—  
Carrie Ditmann, Sikich

This portion of the meeting was addressed earlier in the meeting.

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

- A. Mayor’s Report

Mayor Mancino read a letter from a resident about the assistance the Hawthorn Woods Police Department provided during a family emergency. The resident commended the professionalism and care exhibited by the police officers.

- B. Planning, Building and Zoning Commission -----Susy Rein, Chair  
Dominick DiMaggio, Trustee Liaison

No report this month.

- C. Public Safety and Judicial -----Gene Gawalek, Chair  
Neil Morgan, Trustee Liaison

No report this month.

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

No report this month.

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

No report this month.

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

Trustee Ponzio reported that Mr. LeFevre presented the CAFR to the Finance Committee in May, and noted that this was the eighth consecutive year the Village was awarded the Certificate of Achievement for Excellence in Financial Reporting. He thanked staff for their work.

- G. Public Works Committee ----- Vacant, Chair  
Trustee Liaison, Vacant

No report this month.

## VI. NEW BUSINESS

### A. Consent Agenda

1. Approval of Minutes from the April 21, 2014 Village Board Meeting
2. Approval of Paid Invoice List Dated May, 2014
3. Approval of Bills List Dated May, 2014
4. Approval of a Resolution Proclaiming May as Motorcycle Awareness Month
5. Approval of a Resolution Recognizing Public Works Week
6. Approval of a Resolution Recognizing National Police Week 2014
7. Acceptance of the Comprehensive Annual Financial Report as of December 31, 2013
8. Acceptance of Auditor's Communication to the Board of Trustees as of December 31, 2013

Motion by Riess, second by DiMaggio to approve the Consent Agenda as presented.

Roll call vote.

Ayes: Riess, Ponzio, Corrigan, DiMaggio, David

Nays: None

Abstentions: None

Absent: Morgan

Motion carried.

**B. Items for Separate Action**

1. Approval of an Ordinance Granting Preliminary Planned Unit Development Plan and 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—Pulte Home Corporation—Intersection of Gilmer and Midlothian Roads

The minutes for this portion of the meeting were prepared by Patricia Cadrecha, C.S.R., of Q & A Reporting and are attached hereto as Exhibit "A".

Trustee Riess left the meeting at 7:45 p.m.

Trustee Corrigan left the meeting at 7:54p.m.

Trustees Riess and Corrigan returned to the meeting at 7:55 p.m.

**VII. OLD BUSINESS**

None this month.

**VIII. ADMINISTRATION REPORTS**

**A. Report from the Chief Operating Officer Pam Newton**

1. Village Operations

Ms. Newton reported that this week, the Village celebrates National Public Works Week and National Police Week. She noted that the golf outing was very successful. She also reported on the CERT Pancake Breakfast and Bark in the Park.

2. Economic Development Department Report

Ms. Newton's report is on the dais.

**B. Report from the Village Attorney**

Attorney Brankin had no report for open session.

**C. Reports from Department Heads**

1. Chief Administrative Officer – Donna Lobaito
  - a. Building Department Report

Ms. Lobaito reported that the Building Department staff has been developing a vacant parcel spreadsheet to be shared with potential developers. The spreadsheet provides information on property ownership, contact information, zoning, acreage and other pertinent information. She also reported on this month's work on the Pulte and William Ryan Homes applications. Ms. Lobaito also stated that she has completed her sixth of seven classes in the Paralegal program at the College of Lake County, and that she will be completing the program this fall.

b. Village Clerk's Office Report

Ms. Lobaito's report is in the packet.

2. Chief Financial Officer/Human Resources Director– Kristin Kazenas

a. Finance Department Report

Ms. Kazenas' report is in the packet.

i. Approval of a Resolution Authorizing the Allocation of CN Funds for Municipal Public Safety Operations

Motion by Ponzio, second by Corrigan to approve a Resolution Authorizing the Allocation of CN Funds for Municipal Public Safety Operations.

Ms. Kazenas reported that the Village Hall roof and gutters need replacing. She said staff's recommendation would be to defer three projects that were to be funded with the Canadian National funds, and use those funds for the Village Hall roof and gutter replacement. She noted that the roof has deteriorated considerably. Normally, the Village would bid this type of work; however, the current condition of the roof constitutes an emergency situation.

Roll call vote.

Ayes: Riess, Ponzio, Corrigan, DiMaggio, David

Nays: None

Abstentions: None

Absent: Morgan

Motion carried.

ii. Approval of a Resolution Authorizing the Chief Operating Officer to Waive the Sealed Bid Process and Proceed with the Public

Notification of the Request for Proposals (RFP) Process for Replacing the Roof and Gutters at Village Hall

Motion by Riess, second by DiMaggio to approve a Resolution Authorizing the Chief Operating Officer to Waive the Sealed Bid Process and Proceed with the Public Notification of the Request for Proposals (RFP) Process for Replacing the Roof and Gutters at Village Hall.

Roll call vote.

Ayes: Riess, Ponzio, Corrigan, DiMaggio, David

Nays: None

Abstentions: None

Absent: Morgan

Motion carried.

b. Human Resource Department Report

i. Wellness Committee Report

Ms. Kazenas stated that the Wellness Committee Report was in the packet. The Committee will present the annual report next year.

c. Risk Management Department Report

Ms. Kazenas' report is in the packet.

3. Chief of Police – Jennifer Paulus

a. Police Department Report

Chief Paulus' report is in the packet.

4. Public Works Director/Village Engineer – Erika Frable, PE

a. Public Works Department Report

Ms. Frable's report is in the packet.

5. Director of Parks and Recreation—Brian Sullivan

a. Parks and Recreation, and Special Events

Mr. Sullivan reported that the aquatic center would be opening this weekend. He noted that Public Works employee, Dave Barkemeyer, has been invaluable in assisting with the pool opening procedures and has saved the Village a considerable amount of money. Mr. Sullivan also reported that the golf outing grossed \$42,000 in revenue. \$2,600 was raised at the Beat the Mayor contest, with these proceeds being applied to the Sister City program. Lastly, Mr. Sullivan reported on the success of the Bark in the Park event. He noted that approximately 350 people and 100 dogs participated.

- i. Approval of a Resolution Authorizing and Confirming the Execution of a Previously Executed Amended Agreement—Lake Zurich Lacrosse Club

Motion by David, second by Corrigan to approve a Resolution Authorizing and Confirming the Execution of a Previously Executed Amended Agreement—Lake Zurich Lacrosse Club.

Mr. Sullivan reported that the agreement reflects date changes from the previously approved agreement. It was noted that the redacted paragraph in the amended agreement was in regards to the term as we are in the last of a three year contract.

- b. Comprehensive Plan Update

Mr. Sullivan informed the Board that the Comprehensive Plan would be on the June Village Board agenda for their consideration. He said that he would get a copy of the plan to the Village Board in advance of the June meeting. He confirmed that the Village would be receiving 8.5"x11" copies from Houseal Lavigne as well.

## **IX. EXECUTIVE SESSION**

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

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

## **X. ADJOURNMENT**

Motion by Corrigan, second by David to adjourn the Village Board meeting.

Voice vote.

Ayes: 5

Nays: 0

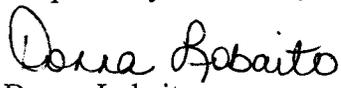
Abstentions: 0

Absent: 1

Motion carried.

There being no further business the meeting adjourned at 10:18 p.m.

Respectfully submitted,



Donna Lobaito  
Village Clerk

VILLAGE OF HAWTHORN WOODS  
 VILLAGE BOARD MEETING  
 RE: PULTE GROUP

The Report of Proceedings, taken before  
 Patricia A. Cadrecha, C.S.R., at the Village of  
 Hawthorn Woods, 2 Lagoon Drive, Hawthorn Woods,  
 Illinois, On Monday, May 19th, 2014, at the hour  
 of 7:30 p.m.

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

1 PRESENT:  
 VILLAGE BOARD MEMBERS:  
 2 JOSEPH MANCINO, Mayor  
 PETER PONZIO, Trustee  
 3 STEVE RIESS, Trustee  
 KELLY CORRIGAN, Trustee  
 4 DOMINICK DIMAGGIO, Trustee  
 MICHAEL DAVID, Trustee  
 5 PAMELA NEWTON, Chief Operating Officer  
 6 ALSO PRESENT:  
 7 DONNA LOBAITO, Chief Administrative Officer  
 KRISTIN KAZENAS, Chief Financial Officer  
 8 JENNIFER PAULUS, Chief of Police  
 ERIKA FRABLE, PE, Public Works  
 9 BRIAN SULLIVAN, Director of Parks &  
 Recreation  
 10 DARREN T. OLSON, PE, Christopher B. Burke  
 Engineering  
 11 AL MAIDEN, AICP, Rolf Campbell & Associates.  
 12 APPEARANCES:  
 13 SCHAIN, BANKS, KENNY & SCHWARTZ, LTD, by,  
 MR. PATRICK T. BRANKIN  
 14 appeared on behalf of the Village.  
 15 MELTZER, PURTILL & STEELE, LLC, LTD, by,  
 MR. CHARLES L. BYRUM  
 16 appeared on behalf of the Applicant.  
 17 WITNESSES:  
 18 PETER TREMULIS, Pulte Group  
 JON NELSON, JEN LAND LLC  
 19 MIKE HAUSLER, Pulte Group  
 GREG G. SAGEN, Signature Design Group  
 20  
 21 PUBLIC:  
 CHRIS GEORGE  
 ANNE HURST  
 22 RITESH RADADIA  
 RONALD CUTAIA  
 23 RON RAMSEY  
 JOHN KARAGIANIS  
 24 SUSY REIN

1           MAYOR MANCINO: The Chair seeks a motion for  
2 approval of an ordinance granting preliminary  
3 planned unit development plan, and a plat  
4 approval, granting preliminary engineering plan  
5 approval, granting preliminary landscape plan  
6 approval, and granting certain relief from the  
7 Village's zoning ordinance, subdivision control  
8 ordinance, and building regulations ordinance,  
9 Pulte Home Corporation, at the intersection of  
10 Gilmer and Midlothian Roads.

11                     Do we have a motion?

12           MS. CORRIGAN: So moved.

13           MR. RIESS: I will make that motion.

14           MAYOR MANCINO: Kelly and --

15           MR. RIESS: I will second it. I'm sorry.

16           MAYOR MANCINO: You guys are having a tough  
17 time tonight. We have a motion and a second.  
18 Thank you very much.

19                     All the Board has been following  
20 the progress of this development for the last six  
21 or seven months. I think staff can summarize it  
22 pretty quickly.

23                     We have a Pulte team that's here  
24 with their consultants as well that would like to

1           make a presentation to the Board regarding this  
2 plan.

3                     Ms. Newton, can you please just  
4 outline from the staff's perspective for the  
5 Board?

6           MS. NEWTON: Yes, Mayor, I would be happy to  
7 do that. And as I do, perhaps the Board could  
8 take a look at the illustrative site plan that's  
9 before you.

10                     In terms of background information,  
11 the subject property consists of approximately  
12 123 acres and is generally located west of the  
13 intersection of Midlothian and Gilmer. Before  
14 you today is an application providing for 220  
15 single-family residential homes. But it is my  
16 duty to tell you that is not exactly how  
17 discussions started about six months ago.

18                     Six months ago approximately 235  
19 homes were anticipated. So what you have before  
20 you is a reduction of approximately 15 home  
21 sites.

22                     The original concept included  
23 multiple family units, which we have been in  
24 discussion with. And the plat that's recommended

1 before you now consists of all single-family home  
2 sites. So 220 single-family residential homes,  
3 along with a future development of a commercial  
4 parcel at the intersection. Pulte Homes will not  
5 be developing that commercial parcel. However,  
6 they provided some retail site concept plans for  
7 visual purposes tonight. And they're going to be  
8 going through that in detail.

9           So the property is located within  
10 our corporate limits. And it currently contains  
11 a couple zones. It contains B retail business  
12 commercial district at the corner of Gilmer and  
13 Midlothian; as well as the remainder of the  
14 property is zoned R-1 single-family with an  
15 architectural overlay district.

16           I think it's also important to note  
17 that the surrounding land uses we'll be going  
18 into in a little more detail with the Petitioner.  
19 But adjacent we do have several preexisting  
20 subdivisions. Countryside Meadows is zoned R-1,  
21 one-family residential district. The Hawthorn  
22 Woods Country Club is zoned R-1 PUD, which is the  
23 same zoning that the Petitioner is requesting.  
24 The property to the south has several different

1 land uses and zoning classifications including  
2 the R-1 PUD country club. There is a wastewater  
3 reclamation and reuse system owned and operated  
4 by Aqua Illinois that borders this property.  
5 There also is an existing cell tower that is  
6 currently in operation.

7           Also south and centrally located is  
8 the property within Hawthorn Woods consisting of  
9 Pheasant Ridge that we commonly call the Summit  
10 subdivision. This subdivision is zoned an R-2,  
11 or two units per acre zoning.

12           The property to the southeast  
13 across from Midlothian Road is unincorporated and  
14 it is zoned LI, light industrial, and it's  
15 approved with six industrial office buildings  
16 commonly known as the Midlothian Center.

17           Just a few more items for your  
18 thoughtfulness tonight. The owner of this  
19 property is a village resident. And this owner  
20 did petition the Village to rezone his property  
21 from R-1 in business to an R-1 PUD, in business.  
22 And a PUD is a Planned Unit Development, which  
23 allows for a little bit more flexibility than a  
24 straight zoning.

1           So the owner has petitioned the  
2 Village for this consideration. The surrounding  
3 neighborhoods, especially the Summit and  
4 Countryside Meadows, are conventional  
5 subdivisions with very little park land and  
6 public open space design. It's private open  
7 space design.

8           This proposal as the development is  
9 different. It's about 35 percent public open  
10 space design. It has a sustainable, walkable  
11 community with a trail system to connect to the  
12 aquatic center, shopping, dining, and parks.  
13 It's commonly known as the Hawthorn Hills  
14 Community. And it is a transitional approach  
15 from the one home per acre, which is currently  
16 being developed, called Countryside Meadows, to  
17 the two-home per acre zoning, which is currently  
18 known as the Summit.

19           The total density in this  
20 development would be 1.8 units per acre, or just  
21 under two units per acre. Our comprehensive plan  
22 shows two uses on this site, business and  
23 residential estate. However, our recorded plan  
24 shows nearly 40 acres of the site being developed

1 as commercial, retail, or business, with  
2 commercial uses adjoining preexisting residential  
3 units.

4           Historically for your information  
5 that Lakota Plan was never incorporated into our  
6 comprehensive plan; yet, it still exists today in  
7 our archives. This development is designed to  
8 have an entire perimeter of landscape buffer. So  
9 no rear yard will share a lot line of any  
10 preexisting homes or future homes.

11           The Village and the Plan Commission  
12 have received several comments and suggestions  
13 and the Board has been forwarded those, as well  
14 as transcripts from all of the several Plan  
15 Commission meetings.

16           Staff and our consultants, who are  
17 seated at the table to the Board's left, have  
18 worked to incorporate many of those modifications  
19 into the plan that's before you this evening.  
20 The developers will go through that in detail.  
21 Some of the modifications were not recommended by  
22 staff and our consultants and they will go into  
23 that as well, due to existing ordinances or  
24 current use.

1 The preliminary -- this before you  
2 is a preliminary plan for development. The final  
3 will still need to come before you for your  
4 authorization.

5 And finally, all of our  
6 professional staff and certified consultants who  
7 are retained by the Village have worked with the  
8 developer's consultants to review and comment on  
9 the plan before you. So staff does recommend  
10 this plan for you to review tonight, and your  
11 input and direction.

12 That concludes my opening remarks.  
13 And at this time I would like to introduce Peter  
14 Tremulis of the Pulte Corporation, who will be  
15 presenting their plan to you.

16 MR. RIESS: Sir, please identify yourself.

17 MR. TREMULIS: I'm Peter Tremulis with Pulte  
18 Homes.

19 MR. RIESS: Thank you, sir.

20 MR. TREMULIS: Thank you very much. I'm  
21 Peter Tremulis with Pulte Homes. We have a  
22 number of consultants this evening that would  
23 like to make a short presentation for you. And  
24 it'll probably take no more than 25 or 30 minutes

1 to run through the plan itself, some information  
2 on the landscape plan; a little bit of  
3 information on our parks that we're proposing for  
4 the community; a little bit of information on the  
5 retail site that we have included as a concept  
6 plan as part of the PUD.

7 And I'm going to start with an  
8 introduction from Chuck Byrum, who is our legal  
9 counsel, and helping us on the entitlement work.  
10 And he'll introduce the balance of the presenters  
11 this evening. Thank you.

12 MR. BYRUM: Thanks, Peter. Mr. Mayor,  
13 Trustees, I'm pleased to be before you. My name  
14 is Chuck Byrum, B-y-r-u-m. I'm with the law firm  
15 of Meltzer, Purtill, & Steele. And we are at 300  
16 South Wacker Drive, Chicago, Illinois.

17 We are the lawyers for Pulte in the  
18 proceedings tonight and in the applications we  
19 filed for and are processing with the Village.

20 Tonight, as Pam said, the ordinance  
21 that we're looking for is approval of rezoning  
22 the preliminary PUD, the preliminary plat of  
23 subdivision, the preliminary engineering, the  
24 preliminary landscape plan, and some deviations

1 from the ordinances that are authorized under the  
2 PUD ordinance.

3           This is -- you notice the word  
4 "preliminary" has been kind of prevalent with  
5 what we're talking about, but that's how these  
6 things work on a plan development. First you  
7 come in with a preliminary. You get that  
8 approved. And then you go on to what we'll call  
9 the heavier lifting, and that's final. And that  
10 is working with your staff, with your consultants  
11 in coming up with a final PUD, final engineering,  
12 and all the other related documents.

13           We intend, if we obtain your  
14 recommendation and approval of the ordinance  
15 tonight, to get right to work on our final to get  
16 back to you, if we can, within the next 30 days,  
17 to have a hearing, get final-approved, and get  
18 into the ground this summer, which it's going to  
19 be a very exciting project.

20           We have had the best, I think,  
21 consulting help in putting this program together  
22 that you can get in Chicago, in the Chicago area.  
23 We have JEN Land planning. They have been around  
24 for many, many years; Manhard Consulting; and

1 Signature land design -- Signature Landscape  
2 Design.

3           And we're going to give you sort of  
4 an abbreviated version of what they went through  
5 in the several reiterations of what we had going  
6 through the PBC approval process, and then also  
7 some subsequent times spent with your staff. And  
8 then we are going to make a summary and open it  
9 up for questions.

10           So with that I'd like to introduce  
11 Jon Nelson, who's a Principal in JEN Land design.  
12 He's our land planner and he did the land plan  
13 for the development and took into consideration  
14 underlying conditions, planning objectives, and  
15 all the things that are important in something  
16 like this.

17           We will then proceed with Greg  
18 Sagen with Signature Landscape Design, who's  
19 going to show the park design and the landscaping  
20 that is planned. And it is very, very extensive  
21 and I think very good to look at.

22           And finally, we're going to go with  
23 Mike Hausler, who's in charge of product design  
24 with Pulte. And he's going to give you some

1 examples of the type of housing project that you  
2 will see in this area. Peter will finish up with  
3 a sort of a description of the concept plan that  
4 we have for the commercial parcel.

5 So with that, I'll ask Jon to step  
6 up.

7 MR. NELSON: Good evening. As mentioned, my  
8 name is Jon Nelson. I'm with JEN Land, LLC. We  
9 prepared the site plan for the subject property.  
10 Pam did an excellent job of reviewing all the  
11 existing zoning and stuff.

12 What I'd like to do is to -- sorry.  
13 So what I'd like to do is basically just kind of  
14 give you a reference to some of the comments that  
15 were made by staff in terms of what's surrounding  
16 the subject property.

17 As mentioned, the property is  
18 currently within the Village. The existing  
19 subdivision that surrounds the property for  
20 reference, the western half of the property  
21 pretty much abuts the Hawthorn Woods Country Club  
22 development as a PUD. There's single-family to  
23 the northwest and west. And the water  
24 reclamation facility is immediately to the south

1 of the property at that point.

2 MR. RIESS: I'm sorry, Jon, can you show me  
3 that again, please?

4 MR. NELSON: Certainly. The country club is  
5 essentially the western half of our property.

6 MR. RIESS: Laser, please.

7 MR. NELSON: There we go. Runs from  
8 approximately this line running through right  
9 here. So this half of the property is  
10 single-family under construction in Hawthorn  
11 Woods Country Club.

12 MR. RIESS: Follow.

13 MR. NELSON: The western portion is built  
14 with lots in Hawthorn Woods Country Club.

15 MR. RIESS: Follow.

16 MR. NELSON: This is the water reclamation  
17 facility for the Hawthorn Woods Country Club.

18 MR. RIESS: Follow.

19 MR. NELSON: To the north is the Countryside  
20 Meadows subdivision still under construction.

21 MR. RIESS: Follow.

22 MR. NELSON: To the south is what was  
23 platted as Pleasant Ridge, referred to as the  
24 Summit, 100 percent built for single-family

1 homes.

2 MR. RIESS: Thank you.

3 MR. NELSON: The property has frontage on  
4 both Gilmer Road, this location, and Midlothian  
5 Road. Gilmer Road is not suitable for a full  
6 access to the subject property; so we coordinated  
7 with the property owner immediately to the south  
8 of us along Midlothian to provide a location  
9 along Midlothian that is immediately across from  
10 the existing entrance to the Midlothian Center,  
11 which gives us adequate access or full access to  
12 the development. There's an additional access  
13 lane to service the property from the north and  
14 there is another entrance existing to the  
15 property from the Summit, the south location.

16 The western portion of the property  
17 has access to an easement that would be developed  
18 for a better improvement for Kruckenberg Road,  
19 that will run along the eastern portion of the  
20 water reclamation facility to the more improved  
21 section of Kruckenberg Road. So there's multiple  
22 access to the subject property.

23 The property is zoned R-1 and  
24 business. However, the existing business zoning,

1 which is at the same general location what we're  
2 proposing, runs through a sensitive wetland area  
3 and does not currently extend to where the access  
4 is. Part of our plan is, obviously, to make the  
5 commercial work with the natural configuration of  
6 the property; to leave it in its existing  
7 location, assure that it has access and works  
8 with the future commercial, which is zoned B-1  
9 for the adjoining property, all in keeping with  
10 the philosophy of the Village to have secured  
11 accesses combined with adjoining property so that  
12 nobody is isolated and there's immigration for  
13 development. That's true for extending the  
14 existing entrances off-site to the subject  
15 property.

16 In addition, however, as was  
17 mentioned, there are two vacant properties  
18 currently that the property abuts. One is a  
19 single-family home up in the northeast corner.  
20 And there's the cell tower in this location. One  
21 of the challenges in developing this property,  
22 because we had two smaller separate properties,  
23 was to make sure that our road system was  
24 consistent with the philosophy of the Village

1 such that our roads could accommodate those uses  
2 to have future development and have access from  
3 our road systems without encumbering our plan or  
4 the ability to develop that.

5           So you will notice on this  
6 particular plan we've extended a cul-de-sac,  
7 open-ended, so that lot is no longer isolated in  
8 the future if it were to pursue annexation and  
9 development within the community. Ultimately the  
10 cell tower will eventually be developed. And  
11 when it does, that will be accessed off of our  
12 road systems.

13       MR. RIESS: So I shouldn't assume, sir, that  
14 that far northeast piece of property that's not  
15 incorporated in the plan remains unincorporated?

16       MR. NELSON: That is correct.

17       MR. RIESS: Thank you, sir.

18       MR. NELSON: We do not surround it. This  
19 area up here is unincorporated, so it will remain  
20 as is. What we have done is to accommodate some  
21 future capability, if possible.

22       MR. RIESS: Thank you, sir.

23       MR. NELSON: The natural features of the  
24 site, generally the western half is kind of an

1 abandoned nursery that we will get to a little  
2 bit more specifically. The site is the highest  
3 along our west property line and pretty much  
4 falls due east to the intersection of Gilmer and  
5 Midlothian Road. It's about a 60-foot drop in  
6 topography along the entire property.

7           The philosophy of this particular  
8 site plan was to first establish an open space  
9 landscape relationship to the surrounding  
10 existing uses. We've got three separate  
11 communities that we abut. They all have  
12 different lot sizes and different conditions. So  
13 we started by creating a 25-foot landscape buffer  
14 around the entire development. That, through the  
15 process, got modified to deal with specific  
16 concerns either by staff and/or by surrounding  
17 homeowners. So we have actually increased that  
18 buffer along the north. Along the west we had to  
19 do likewise because of some grading issues. We  
20 actually still provided the buffer along the  
21 water reclamation facility. And we've extended  
22 it along the western property line here to the  
23 Summit. The only exception to that is  
24 immediately abutting the cell tower, which

1 doesn't affect any surrounding uses.

2           The road system actually worked out  
3 very well on this particular property. The roads  
4 essentially follow the high portions of the  
5 property and allows us to feature the natural  
6 open spaces drainage areas, and expand them into  
7 several park sites so that we have some interest  
8 in our road system; we're not just driving  
9 through a development.

10           We are also enhancing and visually  
11 accentuating the natural features and man-made  
12 features throughout the road system. You'll see  
13 various colors. Yellow on this particular  
14 exhibit, that represents the fact that there are  
15 four estate neighborhoods, each with a different  
16 lot size, each with a different product, and each  
17 with different model homes. They are all  
18 traditional single-family uses with the exception  
19 of this, what's called Neighborhood 4. This is a  
20 ranch, age-targeted product. Works very well in  
21 this particular area because it's a more secluded  
22 area. It's one-story, which allows us to have a  
23 very passive relationship to the water  
24 reclamation facility in that particular location.

1           As was mentioned, the total site  
2 encompasses approximately 123 acres. We are  
3 currently showing seven gross acres of  
4 commercial, shown here in this salmon color.  
5 Balance of the site, 115.7 approximately, is  
6 residential. Of those 220 units, 144 in  
7 Neighborhoods 1, 2, and 3 would be the  
8 traditional single-family lots. And the 76 for  
9 the age-targeted, this particular location.

10           We have customized zoning design  
11 standards for each of the neighborhoods that deal  
12 with specific conditions. We've made numerous  
13 changes throughout the process, shifting lots,  
14 dropping lots to increase either buffers or  
15 creating more park space and interest in  
16 development.

17           We have created a variety of lot  
18 widths in certain neighborhoods. We have  
19 increased side yards in certain neighborhoods.  
20 We've essentially addressed and worked closely  
21 with staff to make changes throughout the process  
22 as we mentioned. So that we have incorporated  
23 everyone's wishes up to now relative to the  
24 proposed plan.

1           If there are no more direct  
2 questions of me, I don't know whether the format  
3 is additional questions, but I would be glad to  
4 entertain anybody. Otherwise, I will pass it on  
5 to the next presenter.

6           MR. DAVID: Mr. Nelson, I have a question.  
7 You mentioned briefly that the plan has evolved  
8 and changed, and you said in the interests of  
9 development.

10           And I'm just curious, what change  
11 specifically took place as a result of resident  
12 feedback, if any? Have you -- coming to the  
13 Village's building and zoning meetings, have you  
14 taken any specific feedback from residents and  
15 made any change from the initial? I'm just  
16 trying to get a pulse as far as, if you're  
17 listening to what the residents' concerns were  
18 and if that has changed your plan at all.

19           MR. NELSON: Yes. Some of the changes that  
20 I mentioned were exactly that. There was some  
21 concern about the separation along the north  
22 property line of the homes. We've increased the  
23 buffer for these lots here. We rearranged and  
24 dropped a lot in this location and increased that

1    buffer.

2           There was some concern by the  
3 residents of both the neighboring subdivisions of  
4 the road connects. It's the Village's policy  
5 that those connections exist. We introduced  
6 traffic-calming islands within these areas to  
7 better define a separation of the two  
8 neighborhoods, and still be able to maintain the  
9 connection from the emergency vehicle standpoint  
10 that was desired.

11           We made modifications to the  
12 southern property line here. We shifted and  
13 modified the location of this pond to create  
14 better buffer for certain homes. There's some  
15 landscape enhancements that are in there that  
16 I'll let the landscape architect tell you about.

17           MR. DAVID: All of those changes were a  
18 result from feedback that you received?

19           MR. NELSON: Yes, they are. These were all  
20 part of the process and the feedback that we  
21 received at the public hearings and adjustments  
22 that we made to the plan accordingly.

23           MR. DAVID: If this preliminary is approved,  
24 you're still open, between preliminary and final,

1 as to any feedback or problems or concerns the  
2 residents may have? You can help address those  
3 things as we move forward?

4 MR. NELSON: I don't believe I'm the one who  
5 should answer that. I would defer to my client  
6 in terms of what comments, but we made  
7 adjustments as best we can all the way through  
8 the process.

9 MR. DAVID: Okay. Thanks.

10 MR. NELSON: Any other questions?

11 MR. BYRUM: I would like to take this  
12 opportunity to inform you of something that was  
13 discussed and offered today at our meeting with  
14 the Mayor and the Village manager. There's been  
15 some concern always about the traffic, where is  
16 it going to go, how's it going to get in, get  
17 out. And at the Plan Commission meeting, one of  
18 the recommendations was a study be given to  
19 improvement of Kruckenberg Road so that it can  
20 take some of the traffic that's going to be  
21 generated into and out of the site.

22 Today Mr. Tremulis has committed on  
23 behalf of Pulte to complete the acquisition of  
24 sufficient right-of-way to take Kruckenberg down

1 to that lake where it's improved and to install a  
2 road. And we have got to work out the dimensions  
3 and specifications, but Pulte has committed to do  
4 that.

5 MR. DiMAGGIO: That's great. Thank you.

6 MR. DAVID: In particular for that, what you  
7 have listed as Neighborhood 4, that will serve as  
8 an entrance for them?

9 MR. BYRUM: It should.

10 MR. DAVID: They won't have to go all the  
11 way through the development.

12 MR. BYRUM: We think it will be a big  
13 benefit for everyone.

14 MR. HAUSLER: Good evening and thanks for  
15 having us. My name is Mike Hausler, and I'm the  
16 Vice President of Construction for Pulte Homes.  
17 I'm going to go through a couple slides here this  
18 evening regarding the different homes and  
19 products that we will be offering in Hawthorn  
20 Woods.

21 So what you see in front of you is  
22 our Neighborhood 1. It's our 60-foot wide  
23 product. We're referring to it as the Bradbury  
24 Collection. The square footage range goes from

1 3500 to -- excuse me, 3400 to 4,000 square feet.  
2 There are four different plan types. And of  
3 those four plan types, we have four different  
4 elevations per plan.

5           What you see up there is kind of a  
6 sample, if you will, of the different elevations  
7 for the different plans. This product is geared  
8 towards our move-up buyer, who is  
9 well-established and will be most likely sending  
10 their children to Stevenson schools.

11           Neighborhood 2, Brentwood  
12 Collection. This is a series that ranges from  
13 2500 to 3300 square feet. There are five plans  
14 in this collection in Neighborhood 2. Again,  
15 four different elevations per plan. Up here you  
16 see a variety of different elevations for the  
17 five different plans that we're offering. This  
18 is a -- kind of a move-up -- this is geared  
19 towards move-up buyers with young kids and  
20 hopefully they will be sending their children to  
21 Stevenson schools as well.

22           Neighborhood 3, this is our  
23 Hillcrest collection. It's a 40-foot wide  
24 product, two-car garage, some three-car tandem

1 options. Again, five homes within this  
2 collection, four different elevations per home.  
3 And this is a collection of homes that will be  
4 geared towards the younger families looking to  
5 grow and expand their families in Hawthorn Woods.

6           And then the last neighborhood,  
7 Neighborhood 4, this is geared towards  
8 empty-nesters, with all single-family; again,  
9 four plans in this collection. The Wilshire  
10 collection, four different elevations per plan.  
11 And it will be geared towards the empty-nester  
12 buyer that will hopefully reside here in Hawthorn  
13 Hills.

14           I know staff has worked with Walt  
15 Nashert from Pulte Homes to kind of work through  
16 some of the details and -- different challenge  
17 details with regard to architectural  
18 enhancements, et cetera. And at this point in  
19 time I'd like to thank the staff for doing that  
20 and leading us down a path where we're at today.  
21 And if anybody has any questions at this time?

22           MAYOR MANCINO: Any questions on the product  
23 and the elevations?

24           MR. DAVID: You mentioned there's four to

1 five different elevations for each different  
2 collection?

3 MR. HAUSLER: There are anywhere from four  
4 to five different plans in each collection.  
5 There are four elevations per plan.

6 MR. DAVID: So 16 to 20 different options  
7 within each collection?

8 MR. HAUSLER: Yes, sir.

9 MR. DAVID: Are these models currently  
10 within the general area here in the northwest  
11 suburbs? Has this been done in Mundelein? Is  
12 this exclusive to this? Did we steal this from a  
13 different plan nearby? Or is this a -- these  
14 plans, these collections, are they exclusive for  
15 this or borrowed from other subdivisions?

16 MR. HAUSLER: We have borrowed two of the  
17 houses with different elevation enhancements on  
18 the exteriors. This collection right here we  
19 built in Mundelein. There are a few homes there  
20 that we built. Again we have enhanced the  
21 elevations to give it a dramatic difference in  
22 appearance.

23 There are a couple other -- in  
24 Naperville, for example, we're building a few of

1 the other plans in our collection two and three  
2 with elevational enhancements to the elevations  
3 that I presented to you up here. Our  
4 Neighborhood 1, we have not built those plans --  
5 we built them in St. Louis with our St. Louis  
6 team, and we are looking forward to adding them  
7 to our collection.

8 MR. RIESS: Have you built these someplace  
9 else nationwide?

10 MR. HAUSLER: Yes, either here in Chicago or  
11 down in St. Louis.

12 MR. RIESS: With these elevations?

13 MR. HAUSLER: No, not with these elevations.  
14 These are exclusive to what we are presenting  
15 tonight.

16 MR. RIESS: You created these elevations for  
17 our purposes?

18 MR. HAUSLER: Yes, sir.

19 MR. RIESS: Understood. Thank you.

20 MAYOR MANCINO: With regard to material,  
21 outside appearances, outside extra features,  
22 that's washed through the Plan Commission, and  
23 staff even before that. We've rigorously come to  
24 these elevations that are options tonight.

1 That's where they came from. You may see the  
2 same floor plan, same house somewhere else, but  
3 not spec'd out the way they're going to be spec'd  
4 out here. Thank you.

5 MR. HAUSLER: Okay. Thank you.

6 MAYOR MANCINO: I would also like to add  
7 that when we go back to the Plan Commission for  
8 final, they will have the opportunity to review  
9 in greater detail our elevations, because they  
10 weren't ready for that at the time of the Plan  
11 Commission. They will get the opportunity to do  
12 so, yes, sir.

13 MR. RIESS: I would agree, because I'm not  
14 really fond of your presentation of your actual  
15 garage doors. I would like to see something more  
16 upscale.

17 MR. HAUSLER: Garage doors?

18 MR. RIESS: Yes, sir.

19 MAYOR MANCINO: So noted. The chair of the  
20 Plan Commission is probably also taking notes.

21 MS. NEWTON: Trustee Riess, we have had that  
22 exact conversation. You can see the use of  
23 different colors being introduced so that they  
24 don't all look alike; some with windows or some

1 without. So your point is well-taken and will be  
2 addressed.

3 MR. RIESS: Thank you.

4 MR. BYRUM: Greg.

5 MR. SAGEN: For the record, my name is Greg  
6 Sagen. I'm President of Signature Design Group.  
7 Office is 132 North Washington Street,  
8 Naperville. We're the landscape architects for  
9 the project.

10 It's my pleasure to be here this  
11 evening. And we're going to be talking very  
12 briefly about the landscape components as well as  
13 the open space and park elements of the project.

14 On the board in front of you is our  
15 illustrative plan. I'm going to speak to that on  
16 some of the general first points.

17 First, I'd like to point out that  
18 Jon provided us with a wonderful site plan to  
19 work with, a lot of the integral site design, the  
20 layout, the road networks, a lot of this open  
21 space that we then had the opportunity to amend  
22 and to improve and create some dramatic views,  
23 vistas, and open space corridors throughout this  
24 community.

1           So I think combined with our  
2 involvement as well as JEN Land design, we are  
3 going to have a wonderful site plan and  
4 wonderfully landscaped site.

5           This site features a very nicely,  
6 extensively landscaped site through the entrance  
7 corridor. Off Midlothian we will have an  
8 extensively landscaped gateway area, which  
9 creates a sense of welcome, an entrance and  
10 arrival into the community. Along the entire  
11 eastern portion we have a large open space with  
12 the existing wetland. Blue water retention base  
13 is being proposed, as well as a terminus in two  
14 of our park sites, which kind of concludes this  
15 entrance corridor and creates a wonderful sense  
16 of arrival and openness within this community.

17           Internally we are providing a  
18 monument sign at the main entrance, as well as  
19 secondary neighborhood signs back where we had  
20 Neighborhoods 3 and 4 at the west end of the  
21 community. This site features open space  
22 corridors. As Jon mentioned, no lots back up to  
23 one another. Minimally internally there are  
24 25-foot corridors. Four of those corridors get

1 expanded to as much as 100 feet plus in other  
2 areas throughout the community. All these open  
3 space corridors are extensively planted with  
4 shade trees, ornamental trees, and evergreens to  
5 provide privacy and buffering and aesthetics  
6 within the community.

7           Externally, as Jon also mentioned,  
8 around our perimeter we have minimally a 25-foot  
9 landscape buffer which has been enhanced and  
10 expanded at the request of residents to 40-feet  
11 along our western property line with additional  
12 berming. These buffers are, again, heavily  
13 planted with shade trees, evergreens. And based  
14 on staff input as well as plan commission's  
15 input, extensively with landscape -- or  
16 evergreens -- excuse me -- we have significantly  
17 increased the landscape component in all of our  
18 perimeter buffers at the request of staff, the  
19 residents, and Plan Commission.

20           Areas also, as Jon mentioned, along  
21 our south property line, similar applications  
22 where we tried to create as much berming. These  
23 perimeter buffers will be elevated berms to the  
24 extent possible that the site conditions and

1 grading -- or excuse me -- drainage will allow.  
2 And then also for the survivability of the plant  
3 material, getting them elevated up, getting a  
4 little bit more visibility and good root zone  
5 growth for them. So that's our buffers around  
6 the site.

7           Our stormwater management on the  
8 site is handled through a combination of four  
9 blue water ponds. And the fourth one right here.  
10 And then eight wetland -- hybridized wetland-type  
11 basin stormwater elements. These wetland basins  
12 speaks for Best Management Practice, BMP tact  
13 designs. And these BMPs feature a ribbon of open  
14 water, open water sedimentation pools and  
15 forebays, as well as native plantings, wet metal  
16 plantings, flowering forbes, grasses and  
17 sediment.

18           This type of design provides for  
19 good water quality improvements. It reduce the  
20 speed of runoff and increases infiltration;  
21 provides for more wildlife habitat within the  
22 development, as well as being an aesthetic  
23 amenity.

24           These type of areas are at the

1 forefront of the property stormwater management.  
2 And we feel when completed will really enhance  
3 the overall development as well as the quality  
4 and the water quality within the development.

5           Overall our development landscape,  
6 as I mentioned, is extensively landscaped with  
7 trees and shrubs. Generally the palliative  
8 trees, all of our parkway trees, are planted at  
9 or closer than 50 foot on center as required by  
10 your ordinance. One of the departures is that  
11 our parkway trees will be planted in the parkway  
12 in this development, and that's the area between  
13 the sidewalk, public sidewalk, and the street.  
14 Your ordinance stipulates those trees should be  
15 outside, but that is based on some of the other  
16 developments in the community where you do not  
17 have the benefit of city sidewalks. So it makes  
18 more sense in a development like this to bring  
19 them into the public right-of-way. They will  
20 generally be linear, adjustments for driveways or  
21 utility conflicts. And in certain opportunities  
22 where we do have open space crossings or when we  
23 do have longer stretches of road, we will be  
24 clustering these trees. The rest of the trees in

1 our site, shade trees will be planted initially  
2 between two-and-a-half and four-inch caliber.  
3 Our evergreen trees will be planted between six  
4 and eight feet tall at planting. And the  
5 ornamental trees will be between six feet and  
6 ten feet tall at the time of planting. And there  
7 will be many, many such trees planted throughout  
8 the development.

9           The site design, as Pam mentioned  
10 in our introduction, encourages walkability with  
11 both the city -- the traditional sidewalk along  
12 the roads, as well as some of the amenities into  
13 the community. So to further enhance that, our  
14 overall site plan kind of segway-ing into our  
15 open space, this exhibit illustrates where the  
16 three primary public parks will be within the  
17 development. And then secondarily, there are two  
18 design sitting areas; one, an interpretive  
19 overlook over the wetland, which will lead to  
20 interpretive signage and sitting opportunities;  
21 and a second overlook with a pergola-shaped  
22 structure overlooking the open water pond between  
23 Neighborhoods 3 and 4.

24           Keeping in mind that this is our

1 age-targeted community, we see this as being a  
2 primary walking loop to provide destinations for  
3 seating along this sidewalk system. It is very  
4 much in keeping with this type of design.

5           Further, as people start working  
6 through the development towards either the  
7 commercial corner or the bikeway, which will take  
8 them down to the aquatic center, there are  
9 additional seating areas provided within the park  
10 spaces, and linear open space as we enter the  
11 development.

12           What we're going to look at now  
13 starting in Neighborhood 1, this park site right  
14 here, and then we'll go across the street to  
15 Neighborhood 2 park, down to Neighborhood 3 park.  
16 As we look at our open space within the community  
17 this is a preliminary exhibit for the  
18 Neighborhood 1 park site. This park site has  
19 been evolving over the course of our process.  
20 And I think for the benefit, for the good, I  
21 think ultimately here we have a park site that  
22 really serves the needs of the community and  
23 provides an opportunity that this community  
24 currently doesn't have.

1 This site features a small central  
2 stage performance area in the middle of a natural  
3 lawn amphitheater. The site generally falls this  
4 way. And with grading enhancements we're able to  
5 create a ten-foot drop lawn amphitheater with  
6 visual cues looking out over the wetland, looking  
7 out from the amphitheater lawn down along a pond  
8 with the fountain in the middle. So this is a  
9 dramatic, wonderful natural backdrops to this  
10 amphitheater and in the general stage area with  
11 the pergola backdrop to it. This stage, then,  
12 when not being programmed would be used as a  
13 sitting area, obviously, for the community.

14 This site, park site, is  
15 inter-wound with an eight-foot asphalt trail,  
16 which takes us all the way down to the commercial  
17 corridor, as well as the bike trail beyond. Or  
18 one could take the city sidewalk which meanders  
19 down through our open space corridors in the same  
20 direction to Midlothian Road.

21 This asphalt trail creates a  
22 walkway along the top of the amphitheater. It is  
23 bound on the north side by a berm, which has a  
24 stone seat wall, a ledge rock seat wall, which

1 provides some secondary seating opportunities for  
2 people watching the performances as well as  
3 general casual seating as people use the trail  
4 corridor.

5 Beyond that is a grass berm,  
6 overflow seating, as well as the asphalt trail  
7 with an extension to provide folding chair  
8 seating for some of the elderly and other people  
9 attending performances.

10 Terminating this site, we put an  
11 asphalt sitting area which will provide an  
12 opportunity for general seating and observations,  
13 but it also gives us an opportunity when you are  
14 programming this space, having performances, that  
15 would be the area for your control power, your  
16 music mixer, your follow spots and those types of  
17 activities. It's designed in a location that  
18 doesn't obstruct anyone's views to the stage. So  
19 it compliments this overall space, and have the  
20 double use when you're not programming this  
21 space. So a great little community asset when  
22 programed. When not programed, wonderful, just  
23 open space amenity.

24 MR. RIESS: Sir, how many acres is this?

1 MR. SAGEN: I'm glad you asked. That site  
2 is 1.63 acres.

3 MR. RIESS: Thank you.

4 MR. SAGEN: And this is the southern  
5 property line to that site and then it's bounded  
6 by the lots to the north.

7 The last elements of this site, we  
8 have an open lawn play field. We have a trail  
9 coming through. And again extensive plantings,  
10 primarily evergreens, separating our neighbors,  
11 our lots to the north from this open space.

12 Total proposed improvements in this  
13 site would have a dollar value right now at  
14 preliminary design of \$190,880.

15 The second park site, which is  
16 immediately across the street from the  
17 amphitheater, the crosswalks would take  
18 us -- would serve this park. This is the main  
19 neighborhood park site, the central park site,  
20 which has a central playground, the main  
21 playground for the community. As a destination  
22 and circuit of sidewalks, this would be a large  
23 theme play structure, poured-in-place rubberized  
24 surfacing underneath it, a tree grove to the

1 north for picnicking, and a small parking lot for  
2 your cars as well as a handicapped space to the  
3 south. Extensive landscaping throughout the  
4 site. Again, some open play area; not as large  
5 as the area across the street to the east. So  
6 it's nice opportunities for this.

7 This site also had the possibility  
8 for a shade structure and a sitting area. That  
9 element would be eliminated and is eliminated  
10 from future designs just because of the budget  
11 constraints and how this has evolved and where  
12 the target budget numbers are going to be. But  
13 the site lends itself to this type of a  
14 structure. It can be added at a later point in  
15 time.

16 So now we're moving to the west end  
17 of the site, Neighborhood 3. And this is more of  
18 a top lot. But it provides valuable open space  
19 for that end of the community. This site is --  
20 the previous site, I mentioned, Neighborhood 2  
21 was 1.18 acres. And the value of improvements  
22 was \$142,485.

23 Now this site, our Neighborhood 3  
24 top lot, is just under one acre, .95 acres. And

1 again, this provides a valuable open space to  
2 this end of the community, a destination for the  
3 age-targeted, bringing the grandchildren perhaps.  
4 A little themed playground featuring naturalized  
5 rock climbing structures. Again, poured-in-place  
6 surfacing, bench seating. We're going to create  
7 some little berms and natural stone outcrops  
8 around it. So the climbing structure's going to  
9 relate to the overall area. Open play fields.  
10 There's a sidewalk system that terminates into a  
11 sitting area. The screen from our neighbors to  
12 the north are going to be screening this off of  
13 the playground from the existing, our proposed  
14 residents. And then the design view from the  
15 sitting area to -- directly to the west over our  
16 naturalized detention basin and directions to the  
17 west. So that is our third park site, which has  
18 an estimated value of improvements of \$83,130.

19 And then finally, as I showed you  
20 in the illustrative, we have a sitting area with  
21 a pergola overlook right in this location which  
22 overlooks this pond. The value of that pergola  
23 structure, sitting area, and pavement is \$26,550.  
24 And then the final enhanced sitting area is an

1 overlook with appropriate signage to help convey  
2 and interpret the wetland function. This type of  
3 naturalized wetland basin will describe the  
4 function of the basin; how this type of  
5 stormwater works; have bench seating and  
6 overlooking this basin; and then some strategic  
7 slots into the wetland. The value of this  
8 improvement is \$18,855. And these dollars will  
9 be combined with the land improvement towards the  
10 enhancement of this community.

11 So I will gladly answer any  
12 questions specific to landscape right now or turn  
13 it back to Chuck and the rest of the team.

14 MAYOR MANCINO: Thank you. That was really  
15 informative.

16 MR. RIESS: Sir, if you would please relate  
17 to us the total expenditure for all parts.

18 MR. SAGEN: I'm glad you asked that  
19 question. The total land for the three park  
20 sites is 3.762 acres. And total expenditure for  
21 improvements that would be by Pulte would be  
22 \$461,900.

23 MR. RIESS: Thank you.

24 MR. SAGEN: One point of clarification.

1 Again, the sitting area here and sitting area  
2 here are not -- is not on public land. It's a  
3 public improvement, but not on public land.

4 MR. RIESS: I understand.

5 MS. NEWTON: Trustee Riess, if I may, the  
6 proposal that will be coming, our park donation  
7 agreement will be in your final review for PUD.  
8 And that will include a combination of what Greg  
9 just showed you, property, park improvements, and  
10 cash donation to the municipality.

11 So we will be accepting cash and  
12 land and improvement to formulate their total due  
13 to us by ordinance.

14 MR. RIESS: Thank you.

15 MR. DAVID: Can I ask a question, Greg?  
16 Regarding the main part of the playground, you  
17 stated that there was a potential shade structure  
18 which was eliminated for financial concerns due  
19 to other requirements.

20 I just wanted to touch on that.  
21 Was that something that was there originally and  
22 you eliminated the shade structure? I tried to  
23 write it down as close as to what you said.

24 MR. SAGEN: Trustee David, I'm probably not

1 the expert. Perhaps Peter Tremulis can talk  
2 about this more. But generally, as the park  
3 donation has been evolving with the Village, it's  
4 been based on a preferred combination of land,  
5 improvements, cash in lieu in reserve. With the  
6 initial developments we were heavy in  
7 improvements and there were perhaps not as much  
8 cash in lieu to provide perpetual maintenance on  
9 this land. So when the Village determined  
10 preliminarily dollars for the improvements,  
11 certain amenities such as that stage structure,  
12 had to be eliminated. Otherwise we will be using  
13 up all the cash in lieu in reserve.

14 MR. DAVID: Thank you.

15 MR. BYRUM: May I add, you know, I agree  
16 with Pam's description of how this works. It's  
17 very hard to come up with numbers and how we're  
18 going to meet the obligations under the  
19 ordinance, and come up with an agreement that  
20 works for both the Village and for the developer,  
21 and I think we're there.

22 And you will see in your packet for  
23 final the park donation agreement. This leads us  
24 now to a description by Peter. We don't have our

1 architect here that did the commercial plan, but  
2 Pete is a multi-talented fellow, and I think he's  
3 going to describe a little bit about the  
4 commercial property.

5 MR. TREMULIS: Thanks, Chuck. So one of the  
6 major features of this property that I will --

7 MR. RIESS: I know you have spoken before,  
8 but identify yourself again, please.

9 MR. TREMULIS: Peter Tremulis, with Pulte  
10 Homes. I'm Vice President of Land.

11 So at the east end of the property  
12 at the intersection of Gilmer and Midlothian Road  
13 is a retail site. The site is currently  
14 configured as seven acres. It has been as small  
15 as five-and-a-half acres, five-and-a-quarter  
16 acres. And after a number of revisions with our  
17 engineers, land planners, and with village staff,  
18 we have increased the size of that retail site to  
19 seven acres.

20 The land planner for the project,  
21 for the commercial portion of the project, is  
22 JTS Architects. They're located just off of I-90  
23 and Busse Road, in that vicinity. They have done  
24 a number of retail developments along the

1 Route 12/Rand Road corridor. And we were very  
2 fortunate to have them do the design for this  
3 community as well.

4 I would like to show you that site  
5 plan and a little bit of the special presentation  
6 that they prepared for us. So this place has an  
7 animated view of it in looking towards the  
8 northwest and from Gilmer and Midlothian. And it  
9 hovers over the retail site.

10 These buildings are designed as  
11 both single-story and two-story buildings. So  
12 there's retail on the first floor and some  
13 potential professional offices on the second  
14 floor. The building foreground is a proposed  
15 restaurant and parking area. And you can see a  
16 detention pond that's at the corner of the site.

17 We also have a secondary means of  
18 access to the retail proposed along Midlothian  
19 Road. That will provide an enhanced means of  
20 getting from the retail site to Midlothian Road.  
21 And then this is actually a bit of a plaza that  
22 is proposed for gathering areas for special  
23 events that can also be programmed by the retail  
24 site or in conjunction with a municipality.

1 This is the parking area. And  
2 we've incorporated some green space islands with  
3 trees. We've also incorporated, as you can see,  
4 covered entries for all the retail buildings  
5 providing a bit of a promenade so that people can  
6 walk between building when it's raining, like  
7 this day.

8 This is the restaurant site that we  
9 just viewed. And we can see this restaurant as  
10 opening up onto the big pond and creating an  
11 opportunity for an overlook for people to dine.  
12 This was the location where we initially had  
13 proposed the performance area. But the grades in  
14 this area were too steep, and we had to move it a  
15 little further to the northwest. Again here,  
16 this is a view of the restaurant with a dining  
17 area, outdoor seating area along the pond area.

18 So this is a concept plan that  
19 contains approximately 56,000 square feet of  
20 retail, parking, and an opportunity to kind of  
21 integrate both the retail along with the  
22 residential. So it becomes a focal amenity for  
23 the community. And that's a short presentation  
24 on the retail piece.

1 MAYOR MANCINO: Thank you, Mr. Tremulis.  
2 Any questions on the retail piece? I think it's  
3 clear Pulte is not the developer on the corner.

4 MR. TREMULIS: We have been actively  
5 marketing the site to solicit feedback. And we  
6 have, in fact, received some offers on the  
7 property. So that helps validate for me that  
8 it's a viable piece of retail and makes a nice  
9 addition to the community.

10 MR. BYRUM: Thanks, Peter. The next step  
11 for us after we have our discussion and hopefully  
12 that you approve this ordinance is to proceed  
13 then to final. We've almost completed our final  
14 engineering. And we will be working with staff  
15 on the final ordinance, including getting into  
16 the real specifics and details down that you find  
17 in final.

18 Also, we have had testimony from  
19 several consultants tonight. We did not ask our  
20 engineer to give direct testimony on engineering  
21 items, but he is here if you have any engineering  
22 questions, as you ask questions of our group  
23 generally.

24 So with that, we'll rest and open

1 it up for your questions and comments.

2 MAYOR MANCINO: Thank you, Chuck. Are there  
3 any specific questions with the Board?

4 I know I have had an opportunity to  
5 talk to you, several of you directly. Over the  
6 last couple of weeks staff and I have had some  
7 questions regarding the access points of this  
8 development. And today Pulte did commit to  
9 improving Kruckenberg Road all the way down, as  
10 Plan Commission has actually requested. We were  
11 able to get that commitment from Mr. Tremulis.  
12 And I think that's a very important change from  
13 what we originally were discussing.

14 Looking at the plan, that was one  
15 of my greatest concerns. And what I heard about  
16 from residents, mostly, was the various access  
17 points that were still not quite identified yet.

18 But extending the Kruckenberg Road  
19 to our specs all the way down, pretty much takes  
20 Neighborhood 4 out of any of the road. It just  
21 makes no sense for them to exit any other way but  
22 to come out Kruckenberg Road. There's no -- Plan  
23 Commission came up with the same concept  
24 basically.

1 It will even probably take a little  
2 piece of neighborhood in the center, 3, and take  
3 that traffic down through Kruckenberg as well.  
4 It's been an item that's been up in the air. We  
5 got a recommendation from Pulte today and I know  
6 there's probably some comments from Pulte on  
7 this.

8 MR. TREMULIS: Sure. I would also probably  
9 be remiss if I didn't thank Toll Brothers and  
10 Aqua Illinois, both of whom are providing that  
11 right-of-way at no cost to the municipality. So  
12 it makes the project more feasible for us. And  
13 we look forward to working with the Village and  
14 staff to make that improvement as part of the  
15 overall development.

16 Yes, sir.

17 MR. RIESS: Please, sir, when you come to  
18 the microphones, please identify yourself.

19 MR. TREMULIS: Peter Tremulis, with Pulte  
20 Homes.

21 MAYOR MANCINO: Thank you for that,  
22 Mr. Tremulis. Any other comments from the Board,  
23 or questions?

24 I'd like to invite the public. I

1 know I asked you if there were any comments. But  
2 please hold them until the item is being heard.  
3 At this time if there are any comments from our  
4 audience, please step up to the microphone. We'd  
5 love to hear from you.

6           Please state your name and  
7 address -- real quick. I'd just like to mention,  
8 staff and board has been collecting various  
9 e-mails and comments. We have received them all  
10 from all the residents, and they have been  
11 distributed among us. We have read them. We  
12 have understood them. We'd love to hear  
13 something different. If you have something  
14 different, we will be happy to hear -- or some  
15 duplicative testimony that we heard at Plan  
16 Commission. But all your e-mails and concerns  
17 have been shared among the board.

18           CHRIS GEORGE: Thank you. My name is Chris  
19 George. I'm at 28 Deerfield Drive. I think you  
20 all probably got e-mails from me, but this is the  
21 first time that I have been able to attend one of  
22 the meetings, so thank you very much for that.

23           I have a few comments, but actually  
24 I now have a few questions. One was I thought I

1 heard that there's not going to be any access to  
2 the neighborhood on Gilmer Road and I was  
3 wondering if somebody at Pulte could confirm  
4 that.

5           MAYOR MANCINO: What is your question?

6           CHRIS GEORGE: Access on Gilmer. It's my  
7 understanding originally that there was going to  
8 be access from Gilmer as well as Midlothian. But  
9 I thought I heard earlier tonight that they said  
10 there was no access off Gilmer.

11           MAYOR MANCINO: We'll get clarification. I  
12 think the access they were talking about was  
13 access --

14           CHRIS GEORGE: I thought --

15           MAYOR MANCINO: -- talking about was access  
16 on Gilmer -- on the commercial piece. And there  
17 still will be. It's just the commercial has to  
18 be developed before access would be there.

19           CHRIS GEORGE: Thank you. I guess I should  
20 clarify my question. It was more to the  
21 residential area. What I heard is no access on  
22 Gilmer, then?

23           MR. RIESS: Right.

24           MAYOR MANCINO: No.

1 CHRIS GEORGE: Great. Thank you. My other  
2 question is, as you mentioned, Mayor Mancino, and  
3 Pulte mentioned before with regard to Kruckenberg  
4 and that, the right-of-way, the development of  
5 that. And that -- I believe that's something  
6 that the Plan Commission had recommended. And  
7 sounds like that is going to happen now?

8 MAYOR MANCINO: I believe we're going to  
9 make it a condition for it to happen. This is a  
10 new development and --

11 CHRIS GEORGE: That's fantastic. And as  
12 everyone knows, myself and I think most of my  
13 neighbors in the Summit, are concerned about the  
14 traffic flow and --

15 MAYOR MANCINO: You made it clear in --

16 CHRIS GEORGE: -- and I won't say it again,  
17 but I think that will go a long way to helping  
18 those concerns.

19 And I would also ask that perhaps  
20 the rest of the plan commission's recommendations  
21 could then be followed in terms of not needing  
22 that other access if the Kruckenberg Road  
23 development can be completed.

24 MAYOR MANCINO: I appreciate that comment.

1 All of us have considered that. Staff is  
2 recommending that we follow our ordinances and  
3 those connections still be made. Like any other  
4 deal, we try to take a real bird's eye approach  
5 on all the access points and then deal with it in  
6 its entirety, and try to get everything you can  
7 and try to get everybody at the table.

8 When you talk about the  
9 stakeholders, the Village and the needs of the  
10 Village, there's the property owner, and there's  
11 the developer, and there's the residents. We as  
12 a board try and sit as representative of the  
13 residents at the table. And that has to be  
14 balanced.

15 There are certain things you can  
16 get. There are certain things that don't work,  
17 don't make the deal work. And we have been  
18 hearing what the residents have been saying. We  
19 have been trying to -- not trying, we have  
20 actually been working on all those points. Some  
21 of them we're going to get. Some of them we just  
22 can't get committed to. So based on the things  
23 that we can get, that's what is before us this  
24 evening.

1 Staff's recommendations includes  
2 those connections both to the Summit and into  
3 Countryside Meadows. Just so you know, that's  
4 what staff is recommending and that's what we  
5 have in front of us right now.

6 CHRIS GEORGE: Great. My final point will  
7 then be I think our primary concern is safety.  
8 And that's where all this is kind of coming from,  
9 is these concerns over safety. We have talked to  
10 Countryside Fire Department, who said that bike  
11 path alternative might not be ideal, but it's  
12 acceptable.

13 And the last thing I'd like to say  
14 with respect to the Village ordinance that keeps  
15 coming up, that talks about the street  
16 connections. My reading of that is it talks  
17 about street connections, one within a  
18 neighborhood. We're talking here about  
19 connections between two separate neighborhoods.  
20 I don't think anybody is arguing this is one  
21 continuation of a neighborhood. So we're not  
22 talking about a street within a neighborhood.

23 The other is that it says -- it  
24 talks about connections to principal streets in

1 adjacent areas. And I don't think anybody can  
2 really argue that Deerfield Drive is a principal  
3 street. So it seems to me that 10-3-2 doesn't  
4 necessarily apply here and mandate that there be  
5 a connection because I think it deals with a  
6 different circumstance.

7 MAYOR MANCINO: We did get your e-mails  
8 specific to that. I appreciate your  
9 thoughtfulness behind that. We can sit here and  
10 talk about the interpretation of ordinances all  
11 day long. It's not what is before us. I don't  
12 agree with your interpretation. I did ask our  
13 legal counsel for clarification.

14 When you talk about primary roads,  
15 it's hard to consider that we're making  
16 ordinances -- you said that the primary road is  
17 Midlothian or Gilmer. Those aren't our roads,  
18 you know. Our ordinance talks about our roads.  
19 When we talk about primary roads, yes,  
20 Cardinal Drive, that's a primary road. We don't  
21 have highways in Hawthorn Woods.

22 That ordinance and our  
23 interpretation is designed to connect  
24 neighborhoods. And I think I have had individual

1 conversations with residents, and I know  
2 certainly at other meetings with our  
3 comprehensive plan showed that one of the  
4 encumbrances that we're facing is the separation  
5 that we have specifically from a walking  
6 perspective. It's tough to get from where I live  
7 on the other side of Gilmer Road to any other  
8 neighborhood on this side of Gilmer Road.

9           So the ordinances were designed to  
10 allow for continuation of traffic, the safe  
11 execution of police and fire.

12           Now, I know you have spoken  
13 directly with fire. So have we, many times.  
14 And, you know, they don't have the authority.  
15 They can make recommendations. Their  
16 recommendations are that all streets are  
17 connected. They see a lot more than any one of  
18 us have seen or can imagine. So they're always  
19 thinking of safety going into a neighborhood and  
20 continuing to get out; not big rigs having to  
21 make three-point turns in cul-de-sacs and things  
22 like that. So they're always thinking of the  
23 cleanest route. Will they say, sure, we'll live  
24 with that? Yes, they're going to say that

1 because they're not the authority.

2           But both our police department and  
3 fire have strongly recommended those roads stay  
4 open, not to mention our village engineers, for  
5 plowing purpose and maintenance purposes.

6           Again, it's more of a bird's eye  
7 view. I do understand your concerns  
8 specifically. I do understand them and I  
9 appreciate them.

10          CHRIS GEORGE: Thank you very much. Thanks  
11 for your time.

12          MAYOR MANCINO: Please step up. Please  
13 state your name and your address.

14          ANNE HURST: Anne Hurst, 1 Forest View  
15 Drive. Just a brief clarification. I heard you  
16 say that Kruckenber Road will be developed. So  
17 I'm just wanting to find out what the timeline is  
18 on that with relation to the whole project? Is  
19 that coming at the very end? Is that going to  
20 come first? And when would we expect to see that  
21 road open up?

22          MAYOR MANCINO: That is a great question.  
23 Again, because this a new development, I'm  
24 anticipating modifications to the actual motion

1 that is on the table to include that as a  
2 requirement. But the details of the timing  
3 haven't quite been worked out.

4 Mr. Tremulis can probably comment a  
5 little bit on it.

6 ANNE HURST: Okay. And would that include  
7 sidewalk as well?

8 MR. TREMULIS: My name is Peter Tremulis.  
9 Since we are working with both Toll Brothers and  
10 with Aqua Illinois, it looks as though if all  
11 things work out as we're anticipating that they  
12 will, that with the final plat recording for  
13 Hawthorn Woods, we will also record the  
14 dedication of right-of-way for Kruckenberg Road.  
15 That will help speed up the process for getting  
16 the road built.

17 There are some other items that  
18 have been addressed and those include the removal  
19 and relocation of exiting utilities within the  
20 easement area, as well as with adjoining -- on  
21 adjoining property. So -- not within the Summit,  
22 but certainly on the Toll and Aqua property. So  
23 we have to clear those. We look to work with the  
24 Village on that particular issue; see if we can

1 help expedite clearing those utilities. And then  
2 we'd be able to install the roadway improvement,  
3 and it would be a two-lane road. There would be  
4 a pathway system that would accompany it to  
5 connect to our sidewalk system and provide a  
6 means of pedestrian access down to the park site.

7 So all of this is now conceptual in  
8 terms of design. But Manhard Engineering has  
9 verified for us that it can be done.

10 MAYOR MANCINO: Thank you, Mr. Tremulis.

11 MR. TREMULIS: Certainly.

12 MAYOR MANCINO: All good news. It's all  
13 pretty good news.

14 ANNE HURST: Anne Hurst. I really didn't  
15 hear a time frame. It was a beautiful  
16 explanation. I appreciate that.

17 MAYOR MANCINO: I think there are a lot of  
18 unknowns.

19 ANNE HURST: Is that something that we're  
20 going venture into as an historical project? Are  
21 we going to wait until we have a certain number  
22 of homes up and going? What is the -- just some  
23 general idea. I know construction well and you  
24 can't give an exact date on the calendar.

1 MR. TREMULIS: My name is Peter Tremulis.  
2 We anticipate 24 months from the recording of the  
3 final plat and the recording of off-site  
4 dedications.

5 MAYOR MANCINO: That give us a little bit of  
6 an idea. Could come sooner. Again, it's a new  
7 development. I mean the road is a new  
8 development. Literally we got the commitment  
9 today. So a lot of the vacating of the utilities  
10 have to happen, that sort of thing. So it's not  
11 something that when they're done building X  
12 amount of homes, they're doing it. It's  
13 something that will be actively pursued both by  
14 developer and by the Village, even me personally.

15 I wish we had an exact date. We  
16 just can't give you that date. It is complex.  
17 There are several property owners, believe it or  
18 not, that own pieces of that land; as  
19 Mr. Tremulis mentioned, Toll, Aqua. This is a  
20 complex thing to get done. But they're going to  
21 get it done. It's going to be a requirement.

22 RITESH RADADIA: My name is Ritesh Radadia.  
23 I live at 11 Fairfield Drive in the Summit. The  
24 back of my house is on Kruckenberg, so I also

1 have concern about developing Kruckenberg.

2 Are there going to be anything that  
3 will ensure the speed of that area? Because  
4 right now -- I don't know if people drive down as  
5 you drive down that hill, they're speed demons  
6 that go down there.

7 MAYOR MANCINO: Are you talking improved  
8 Kruckenberg or unimproved?

9 RITESH RADADIA: Unimproved. And they go  
10 pretty fast down that hill, that little strip.

11 MR. RIESS: Speed bumps.

12 RITESH RADADIA: I think you did not  
13 recommend speed bumps. I do remember that from  
14 last time.

15 My concern is also from people  
16 coming down south on Gilmer, cutting across,  
17 coming down the neighborhood through the N-1,  
18 coming down into Kruckenberg and then down.

19 So that's additional traffic that  
20 may be cutting through the neighborhoods. And I  
21 mean --

22 MAYOR MANCINO: I'm trying to understand.

23 RITESH RADADIA: So if people are coming in  
24 through this way, coming down east to take a

1 right turn, coming through, come down this way,  
2 it's pretty easy. It's not like you have to go  
3 through a complex route to get to it.

4 I'm concerned there's going to be  
5 additional traffic going back behind my yard.  
6 Also, there's a park right here. So I know  
7 children come through this way. I don't want  
8 anybody to get hit. There's going to be a lot  
9 more traffic from people zooming through here.

10 MR. RIESS: What do you think their  
11 destination is?

12 RITESH RADADIA: They want to take -- coming  
13 down here. They want to take a turn to get down  
14 to Midlothian.

15 MR. RIESS: Why would they take the extra --

16 RITESH RADADIA: There's a lot of traffic  
17 over here. So they don't want to deal with that,  
18 so let's cut through the neighborhood.

19 MAYOR MANCINO: I understand your concern.  
20 I disagree with what you're saying. I can't see  
21 anybody wanting to cut through all these  
22 neighborhoods just to avoid that corner.

23 I think I mentioned, maybe at one  
24 of our board meetings, and you folks might not

1 have been here. Is everybody aware of the  
2 country's plans for that corner? Is anybody not  
3 aware of the improvements that are planned for  
4 Gilmer and Midlothian? So you are all --

5 RITESH RADADIA: Roundabout or something  
6 else?

7 MS. CORRIGAN: It's not decided.

8 MAYOR MANCINO: There is a plan.

9 MS. CORRIGAN: There is a plan and it's  
10 going to be improved. It's what they're going to  
11 do.

12 Can I make a comment to that?

13 MAYOR MANCINO: Sure.

14 MS. CORRIGAN: And I understand people's  
15 fear when you talk about connecting to a piece of  
16 property that right now is a big field. And  
17 that, you know, it's going to be improved. But I  
18 live over here in this original section of  
19 Hawthorn Woods where the entire area is  
20 connected. We don't have any part of the  
21 subdivisions over here where you can get from  
22 what's called the original part of Hawthorn Woods  
23 to what's considered Glenshire, to what's  
24 considered -- I don't even know what they're all

1 called, to be honest with you.

2                   And we have had traffic studies  
3 that Chief Paulus has done mainly on  
4 Darlington Road from Old McHenry to cut through  
5 to get over to Gilmer. Because Old McHenry backs  
6 up just as bad as Gilmer does; this whole area,  
7 the whole region does.

8                   And time and again our traffic  
9 studies have shown, you know, it's not a horrible  
10 occurrence. And I live here. I have raised my  
11 two kids. I have lived here for 19 years. I  
12 have seen the amount of traffic that has built up  
13 on our major artery roads by having the Hawthorn  
14 Woods Country Club built, and all these other  
15 things up through Wauconda and everything.

16                   But I can tell you that the  
17 connectivity that we have through this  
18 subdivision, all these subdivisions over here,  
19 does not equal an immense amount of cut-through  
20 traffic coming from Midlothian and Gilmer and Old  
21 McHenry.

22                   So people's travel patterns are  
23 still going to want to take the most direct  
24 route. And you can do the cut-through, and my

1 husband and I have done it numerous times because  
2 I have always said I'm going to do a cut-through  
3 and I bet that I'll get on the other side faster,  
4 and I never do.

5                   Because as you're winding and  
6 turning and going up and down the hills in  
7 Deerfield -- I traveled all of this today. I  
8 went through all of Summit. I went through all  
9 Countryside Meadows. And I can appreciate your  
10 concern, but I think that it's really not going  
11 to happen to the extent that you think it's going  
12 to. I live over here. I see it.

13                   RITESH RADADIA: I understand. But the  
14 pathway I'm talking has a lot more straight-aways  
15 than normal.

16                   So the only thing I ask is that  
17 just to kind of slow things down a little bit,  
18 this part right here, these houses that are  
19 turned this way, they would have to at least do  
20 that.

21                   MAYOR MANCINO: What's your suggestion?

22                   RITESH RADADIA: These home right here  
23 (indicating) instead of this being a straight  
24 right here, this would be turned so that these

1 homes would be laying across this way. So that  
2 would force traffic to go this way to at least  
3 slow it down.

4 MR. DAVID: You're talking about eliminating  
5 the street altogether?

6 RITESH RADADIA: Altogether. It's the same  
7 amount of homes. It wouldn't decrease anything  
8 that way, but it would at least take out the  
9 possibility of traffic that likes the idea of,  
10 you know, straight-of-ways, shorter paths.

11 MAYOR MANCINO: I don't know if they've done  
12 all this, and you get there --

13 RITESH RADADIA: I'm saying --

14 MAYOR MANCINO: I don't believe it's going  
15 to happen. By the time they get there --

16 RITESH RADADIA: Straight path. Make this  
17 the part that kind of slows them down. Or even  
18 just that bit more. I feel like -- I think that  
19 will take out a lot of the traffic that are going  
20 to take that right-hand turn.

21 MAYOR MANCINO: We can take that under  
22 advisement. When you look at the drawing and you  
23 make those suggestions, a lot of times they do  
24 seem logical or sound logical as it applies to

1 the issue you're addressing. But you also have  
2 to understand some of the work -- all the work  
3 that's gone into here is comprehensive work.

4 So when you're talking about  
5 eliminating streets and shifting homes into a  
6 wetland, sometimes that's -- it's just not  
7 doable; even if you want to do it; even if you're  
8 the commander of the universe and have the power  
9 to do it. There's a lot more than just moving  
10 stuff around. Certain wetlands are staying there  
11 for certain reasons. Stormwater drainage has  
12 been set up for, you know --

13 RITESH RADADIA: It's not really a low  
14 wetland. Just take it into consideration, that's  
15 all --

16 MR. DiMAGGIO: -- turnaround --

17 RITESH RADADIA: -- I'm asking.

18 MR. DiMAGGIO: -- for emergency vehicles  
19 and --

20 RITESH RADADIA: They would be -- people  
21 would drive this way to get around (indicating.)  
22 They would still be able to get to every house.

23 MS. NEWTON: I think your original question  
24 was could we control that traffic with speed

1 limit. The answer is yes. Our chief of police  
2 would absolutely, because of the proximity of the  
3 park, be able to make recommendations to the  
4 Board about speed limits.

5 RITESH RADADIA: Also a stop sign from  
6 Forest View --

7 MS. NEWTON: Well, let's not design  
8 the -- stop signs have to be warranted. So we  
9 have qualified people that will absolutely  
10 monitor the speed and safety, which is the  
11 primary concern of our police department.

12 MR. TREMULIS: Just to clarify, there's a  
13 wetland --

14 MR. RIESS: State your name.

15 MR. TREMULIS: My name is Peter Tremulis.  
16 Thanks for reminding me. There is a wetland  
17 there. It is regulatory. And we did look at  
18 several different design items there. But we  
19 cannot -- we don't want to invade that wetland.  
20 So we had to design the dimension in such a way  
21 that we increase the size of that area and create  
22 the blue water area, which is actually our  
23 stormwater.

24 MS. LOBAITO: Would you please spell your

1 name?

2 RITESH RADADIA: R-i-t-e-s-h, first name.

3 Last name, R-a-d-a-d-i-a.

4 MS. LOBATIO: Thank you.

5 RITESH RADADIA: How much traffic are we  
6 expecting to go -- the traffic studies in terms  
7 of what it's going to look like going on to  
8 Gilmer? How does it impact people trying to get  
9 out of the Summit? Those are concerns from  
10 getting out of our neighborhood, getting on to  
11 Kruckenberg, getting out. That was another  
12 concern.

13 MR. TREMULIS: We did provide a traffic  
14 study and it did provide traffic assignments for  
15 each of the intersections, including Midlothian  
16 and Gilmer, on Midlothian/Gilmer, and then  
17 Kruckenberg and Midlothian. We do have a traffic  
18 engineer this evening. If you would like to hear  
19 some from him, he would be happy to provide it.

20 MAYOR MANCINO: Thanks, Peter.

21 RITESH RADADIA: I just want to make sure,  
22 also, just for us to get out of our own  
23 neighborhoods; getting out from Kruckenberg and  
24 Kruckenberg onto Midlothian. So I don't know if

1 that was -- how many people are you thinking will  
2 be moving in this neighborhood?

3 MAYOR MANCINO: Please ask the questions --

4 RITESH RADADIA: How many people are we  
5 expecting to live in this neighborhood?

6 MAYOR MANCINO: Well, it depends on how many  
7 homes are built; if somebody has one kid or two  
8 kids. It's tough to say. You can make some  
9 estimations and there's estimations out there.  
10 With regards to traffic studies they have been  
11 done extensively and presented to staff. I think  
12 it would be a stretch to be concerned that your  
13 access to Kruckenberg will be heavily anticipated  
14 or heavily impacted.

15 RITESH RADADIA: Everybody leaving at the  
16 same time for work, it's even hard for me to get  
17 on to make a left-hand turn, like it will be  
18 backed up on Kruckenberg -- or getting off  
19 Kruckenberg on to Midlothian. So we're worried  
20 about that backup also.

21 So if everybody is going to work  
22 around the same time, people from 3 and 4 and  
23 also people from Summit, and people from south  
24 getting on -- trying to get on, that's going to

1 backup. So that's legitimate. And I think, did  
2 you make an estimate of 600 to 700 people  
3 additional to that neighborhood? So that's a ten  
4 percent increase to our population of our town to  
5 that intersection. So that's another concern.

6 Are those homes only going to be  
7 sold to senior citizens? That's going to be  
8 restricted and that's it?

9 MAYOR MANCINO: No, there's no restrictions.  
10 They're smaller single-family ranch homes.  
11 They're going to have services like lawn services  
12 there, marketed towards age-restricted clientele.  
13 Certainly somebody with four kids isn't going to  
14 buy a ranch -- a three-bedroom home with --

15 MR. TREMULIS: We call that age-targeted.  
16 So every home has a master bedroom on the first  
17 floor. And there is -- we do call -- a couple of  
18 comments this evening said they were all ranches.  
19 They really are ranch and cape designs. So there  
20 is the option to add a seating area, a bathroom,  
21 and another bedroom on what I consider to be the  
22 cape portion of the home.

23 They are geared towards  
24 empty-nesters. So those also come with -- some

1 of the benefits is that their peak trips are not  
2 during the rush hour, because many of them are  
3 retired.

4 MAYOR MANCINO: Thank you. Any other  
5 comments from our residents? Please step up.

6 From a board perspective, the most  
7 that, at least I have heard, concerns about  
8 traffic. And just so you know, this board has  
9 been trying to address that with Plan Commission  
10 from the last time.

11 Please state your name and address.

12 RONALD CUTAIA: Hi, Ronald John Cutaia,  
13 Junior, C-u-t-a-i-a. I live at 161 Cardinal  
14 Drive.

15 So I have three things I want to  
16 talk about real quick. I'm not prepared to do  
17 this, so I'm going to stumble and sound retarded.

18 One of them is clarification on  
19 where that berm area has been increased. I want  
20 more detail of what that was. He mentioned that  
21 Lot 6. So I'm concerned -- like this area.  
22 Thanks for the pointer.

23 This area there, what's that been  
24 increased to? I heard that there was an increase

1 there. What is the hard numbers, please?

2 MAYOR MANCINO: We may be able to  
3 extrapolate that. Does somebody know that?

4 MR. NELSON: My name is Jon Nelson, JEN  
5 Land. The areas -- this area right here  
6 (indicating) is increased 25 to 35 feet.

7 MS. NEWTON: In addition a lot was removed  
8 as well. That was a home site and so that was  
9 eliminated.

10 RONALD CUTAIA: Okay.

11 MS. CORRIGAN: The homes were backed up on  
12 the lot line where the --

13 MR. NELSON: This area here. They shifted  
14 where the retention was. There were three lots  
15 in this location. One of them here was removed  
16 and relocated into this area. But this buffer  
17 here was the one specifically increased.

18 MAYOR MANCINO: From 35 to 45.

19 MR. NELSON: 25 to 35.

20 MAYOR MANCINO: Excuse me.

21 RONALD CUTAIA: Thanks. That's part one.  
22 And then I guess part two would be like what is  
23 the ideas for traffic calming; if we were talking  
24 about here like speed tables and speed bumps.

1 And I know there was mention of traffic calming  
2 earlier tonight in areas, you know, where it  
3 meets here and here. What exactly does that  
4 mean? Can we talk about anything like speed  
5 tables? What are your thoughts on traffic  
6 calming, please?

7 MAYOR MANCINO: I think somebody from Pulte  
8 can answer what they were thinking with regards  
9 to detail on the traffic calming devices. Some  
10 of the traffic calming opportunities we have are  
11 always going to be open to us. In other words,  
12 they might not be identified now, but as  
13 they're -- if the development is completed, or as  
14 things develop and traffic patterns, we can see  
15 the traffic patterns, our own police department  
16 can install signage, "No Right Turn" certain  
17 times of the day. That's something we can't  
18 anticipate now, but always are able to do on a  
19 regular basis. And every year we do changes like  
20 that within the village.

21 With regard to the traffic calming  
22 devices themselves, we're talking about islands.  
23 I think there's a little bit greater detail  
24 there. I don't know if somebody from Pulte wants

1 to address them specifically.

2 MR. TREMULIS: Peter Tremulis. So what we  
3 did was this is the -- this dotted line and this  
4 dotted line, this is the edge of the  
5 right-of-way. And so within the right-of-way we  
6 terminated the sidewalk within our property at  
7 the last lot; and then increased the width of the  
8 pavement area; and then created an island in the  
9 middle of the pavement area here; and then  
10 include two monuments on either side, as well as  
11 a monument feature in between on the island.

12 And the idea of this is that  
13 instead of having a straight shot, you have to  
14 slow down, go around the island before you can  
15 continue proceeding in either direction.

16 We had considered a through-lane  
17 and an island and then a bowed-out section. But  
18 we think there's ample reason to go with the  
19 symmetrical design because it actually provides  
20 more traffic calming for traffic heading in  
21 either direction.

22 So we did look at some other  
23 alternatives, but we think this is actually the  
24 best alternative. So you'll see this here on

1 Cardinal. And you'll see it as we're making a  
2 transition down into Deerfield as well.

3 RONALD CUTAIA: Is it an illusion or is one  
4 side fatter, wider, than the other?

5 MR. TREMULIS: This is a sketch so the  
6 engineers --

7 MAYOR MANCINO: The idea is to have  
8 equal-sized lanes.

9 RONALD CUTAIA: And then my next, third  
10 point is kind of going to be long and not bad,  
11 but for five months I've been thinking and  
12 talking to myself a lot. So here's the fruit of  
13 all that.

14 I see that Cherry Hill Plaza. I  
15 see the vacancy. I see it as kind of an  
16 unhealthy retail. It's really not anything that  
17 I would call driving. It's existing. And there  
18 is a vacancy there that's pretty recent. And I  
19 see we're adding more -- I understand you want a  
20 community that has retail, that creates more  
21 money and all that stuff. But I see we're adding  
22 more retail exactly across the street there. And  
23 we're expecting it to be perhaps like the image  
24 there, you know; just pretty fantastic, if that's

1 what happens.

2 But I don't see it connected there  
3 with how that's going to happen. Because across  
4 the street we have something that I would -- like  
5 I said, is not super healthy. And it makes me  
6 think about other areas. Retail is always very  
7 specific. It's nothing exactly the same  
8 everywhere else. But if you look at an example  
9 of 22 and Old McHenry. That's in Long Grove  
10 there where it's pretty much been a pretty hard  
11 existence for that retail there. It's pretty  
12 much gone. PNC just moved like a couple miles  
13 away to a main artery, a four-lane road to get  
14 more business.

15 So I kind of see the same thing  
16 happening here where it's two lanes each way,  
17 Midlothian, and we're adding more and more, but I  
18 don't know if it's going to be so great.

19 Nobody can predict the future, but  
20 then what I do see when I think about this for  
21 five months, this is what I come up with. I see  
22 that the common theme of this great retail is  
23 folding like major access. So I see in our  
24 community we have that in certain areas. And we

1 have like two feeder streets. We have Quentin  
2 and we have Midlothian, and we have this  
3 four-lane area, and Old McHenry right here by the  
4 barn here. But I look and see what we have and  
5 we have a big park.

6 So what I'm asking is -- I'm just  
7 throwing this out there, just blue sky thinking.  
8 What if we took some of that park and created  
9 like a downtown, more retail area there, and a  
10 park in back of it more.

11 This is all blue sky. But because  
12 you have this access with this major road, that  
13 can be a major road, it's four lanes for a short  
14 distance. Not like Rand Road. But it would give  
15 you more warm bodies than you could get a  
16 percentage of to have a retail establishment that  
17 might be -- have some vibrancy and create like a  
18 downtown area.

19 You have a nursery across the  
20 street. That's retail. And the village hall is  
21 close by, so it's kind of retail. There's also  
22 like 21 acres that's for sale right there that  
23 could perhaps be something grand. All this  
24 area --

1 MAYOR MANCINO: I'm going to stop you. I  
2 think you would have been great on our  
3 Comprehensive Plan Committee, because you're  
4 moving your way through town, which is what we've  
5 been doing for the last six to eight months.

6 RONALD CUTAIA: I'm kind of repeating  
7 myself.

8 MAYOR MANCINO: No, no, you're not repeating  
9 yourself. I appreciate that. You should be part  
10 of your comprehensive plan. We talk about all  
11 those properties you mentioned.

12 I would disagree with you on a  
13 couple of things. I really don't think it's  
14 applicable to the discussion, but Cherry Hill's  
15 doing terrific. It's the first vacancy they've  
16 had since they opened, and it's about to fill it.

17 MS. NEWTON: They relocated to another part  
18 of town. They did not leave town.

19 MAYOR MANCINO: They did not leave town.

20 MS. CORRIGAN: I'd like to clarify that,  
21 Mayor.

22 All of the businesses that are in  
23 Cherry Hill are all businesses that have been  
24 there since Cherry Hill was built. On the corner

1 was Cambridge Bank. They left and relocated into  
2 the office park at the corner of Old McHenry and  
3 Midlothian.

4 Discovery Learning and Tutoring  
5 Company, that then moved in. It was very small.  
6 And Cambridge Bank left and then it expanded and  
7 took all of that space. And that, too, left and  
8 went over to the business park, where really it  
9 was more suitable.

10 So as far as a lot of vacancies,  
11 especially the one spot, and both of those  
12 companies relocated within Hawthorn Woods. And  
13 the rest of those businesses have been there  
14 since the place opened. So I think that's --

15 RONALD CUTAIA: Well, great. I've heard --

16 MS. CORRIGAN: Yeah. I think as far as --

17 RONALD CUTAIA: -- Joe's Pizza, no dig deal.

18 Especially when you got Village Pizza and --

19 MS. CORRIGAN: Well, those are your  
20 opinions.

21 RONALD CUTAIA: Right. I live right there  
22 so I kind of see it all. I'm glad it's doing  
23 great.

24 MAYOR MANCINO: I'm just trying to keep you

1 on topic here.

2 RONALD CUTAIA: I just want to say that.  
3 Throw it out or keep it or whatever you want.

4 MAYOR MANCINO: Thank you.

5 RONALD CUTAIA: Thank you.

6 RON RAMSEY: My name is Ron Ramsey, 164  
7 Cardinal Drive in Countryside Meadows. Of course  
8 my wife and I participated in all these meetings  
9 from the beginning, and I will be brief this  
10 evening.

11 I believe in a lot of things. One  
12 of the things I believe in is staff. And I  
13 absolutely believe that there's been a lot of  
14 data that the Village of Hawthorn Woods has  
15 analyzed in regards to this development. And it  
16 goes without question it'll benefit the Village  
17 in many ways.

18 And I understand it's the Village's  
19 responsibility to look at what's best for the  
20 entire village. But being selfish a bit and  
21 speaking on behalf of all of us who live in  
22 Countryside Meadows, we do have considerable  
23 concerns.

24 Pulte has done a phenomenal job

1 gathering data and presenting this development to  
2 the Village and how it will benefit the Village  
3 and of course, we understand, will benefit Pulte  
4 as well.

5           We don't have that data. We don't  
6 have that data for a couple of reasons. A, due  
7 to the massive depreciation of our properties  
8 over the last several years, we don't have the  
9 budgets to try to filter the data together.  
10 Secondly, and quite honestly, more so we don't  
11 have the skill set to try and pull that data  
12 together.

13           So in light of not having that  
14 physical data, I'll ask that we just use some  
15 common sense tonight around the two points that I  
16 speak to.

17           The one point I want to start with  
18 tonight is traffic. We have talked about  
19 traffic. And traffic has been a major subject  
20 throughout these meetings in regard to this  
21 development for as long as we've been talking  
22 about it. And from a common sense standpoint,  
23 when we hear tonight about the access into  
24 Kruckenberg and we talked about the pictorial we

1 have here tonight in regards to islands, I'd like  
2 to just ask that we all kind of exercise some  
3 common sense.

4           And I will be the first one that  
5 will agree that anyone traveling through that  
6 area, that area being the connection of  
7 Countryside Meadows into the new Pulte  
8 subdivision and encountering that traffic calming  
9 bit of roadway there, will without question slow  
10 down the traffic through that area. But will it  
11 stop the traffic from going through that  
12 connecting point through Countryside Meadows, on  
13 to Cardinal and left on to Gilmer to head north.  
14 Realistically it will not do that.

15           Therefore, the amount of traffic  
16 void of the traffic study will increase  
17 dramatically in our neighborhood and we have  
18 concerns about that for two primary reasons. A,  
19 safety. We do not have sidewalks. Lots of young  
20 children. And from one of us that lives on  
21 Cardinal Drive at that point speaking to the rest  
22 of us in the neighborhood, that is a major  
23 concern for all of us there.

24           Second, appreciation --

1 depreciation, excuse me, I should say. We're  
2 very concerned about the effect it will have on  
3 our neighborhood.

4           The second point I want to make is  
5 the common area between our neighborhood and the  
6 new neighborhood. We have an annexation  
7 agreement. And we've talked extensively about  
8 that agreement and what it clearly states. So I  
9 won't bore us with the language within that  
10 agreement. But that agreement clearly states  
11 what it states. And we all understand that the  
12 increase from 25 to 35 feet is a work around what  
13 the annexation says in regards to the one-acre  
14 lots within that subdivision right adjacent to  
15 our subdivision.

16           As I close, I will -- at the risk  
17 of being redundant, I will repeat in saying that  
18 we understand that as a whole this is likely best  
19 for the Village of Hawthorn Woods with the  
20 revenue it will bring to the township that we're  
21 all excited about and what it will do for the  
22 area.

23           At the same time, for those of us  
24 that have the 47 properties, some of us live

1 there, some of us yet to live there, it's going  
2 to have a major impact, and we ask that the  
3 Village of Hawthorn Woods continue to listen to  
4 our voice and take these into consideration for  
5 its residents.

6           Thank you for your time.

7           MAYOR MANCINO: Thank you. The concerns you  
8 stated are the same concerns this board has. And  
9 we do -- all the concerns that you stated are the  
10 same concerns that this board has precisely, and  
11 what we've been working with the developer on  
12 through staff, through a lot of different ways.  
13           And I appreciate you understand  
14 that we do have a little bit of a different view.  
15 We want to hear from residents who are nearby.  
16 Obviously that's who's here, residents who are  
17 nearby. The rest of the residents, you know,  
18 they're very happy with this for the most part or  
19 don't know a thing about it.

20           But the exact concerns you  
21 mentioned are exactly what this board has been  
22 pursuing. So we are listening. And no matter  
23 what happens with this development, we will still  
24 continue to pursue those things. There are

1 probably other things we can do to relieve  
2 traffic. There are things in the works now,  
3 conversations that are in the works now.

4           The point is no matter how this  
5 vote goes or what things get put on there, we  
6 will continue to consider these things. We  
7 always take a common sense approach. Safety is  
8 our number one concern.

9           Although I have to say this: I  
10 raised two children. I have been here a little  
11 over 18 years. I always had the same concern  
12 about safety. But we're talking about streets.  
13 Streets are for cars. We all have an acre, some  
14 less, some more. I have raised two children  
15 here. All of us have children that we have  
16 raised. We understand your concerns. But we're  
17 talking about streets. Streets are designed for  
18 cars, and, unfortunately, not for children.

19           So I just want to put that out  
20 there, that we have the same concerns and we will  
21 continue to pursue them no matter what happens  
22 with this vote.

23           Anne, you're back.

24           ANNE HURST: Yes, I'm back again. I have a

1 brief comment and a brief question. Anne Hurst,  
2 1 Forest View Drive.

3           First of all, with all due respect,  
4 Mayor, you mentioned that you are now an  
5 empty-nester. And I just wanted to put on the  
6 record, I found it a little offensive to me  
7 when -- recognizing M-1 as targeting  
8 empty-nesters, that that would mean that those of  
9 us that are grandparents somehow never leave our  
10 home or just cannot work and that sort of thing.  
11 But that's my statement.

12           MAYOR MANCINO: I think what I said is that  
13 it's age-targeted; so generally they do not  
14 travel at the same times as the rush hours do,  
15 which is in the morning when they go to work and  
16 in the evening when they come home. I apologize  
17 if I offended you, but it was specific to those.

18           ANNE HURST: It wasn't you that offended me.  
19 But thank you. No, it's just that saying that  
20 it's targeted, we know they're not going to  
21 age-discriminate when they sell the homes,  
22 anybody could live there. But it sounds to me  
23 like they are targeting senior citizens that are  
24 no longer working. It's not accurate to say

1 empty-nesters -- I have a 28-year-old daughter.  
2 I am a grandparent. Let's put it into  
3 perspective what this age group really looks  
4 like.

5 We get up at regular hours. We do  
6 leave and work full-time jobs. So I just want to  
7 be realistic about what that impact is going to  
8 be in this picture.

9 But the question I have is with  
10 regard to the diagram that's up on the Board  
11 right now. That's the, quote, calming device to  
12 connect the neighborhoods. And is this something  
13 that's set in stone, or can we re-visit it at a  
14 later date some other alternatives for that  
15 connectivity?

16 MAYOR MANCINO: I'm not sure what you mean.

17 ANNE HURST: I don't like the design.  
18 Before it's built, before this is finalized. I  
19 don't like that design. I don't believe it will  
20 actually calm anything. I agree with the comment  
21 that it's not going to stop the traffic. To me  
22 it doesn't look like it's going to slow anything  
23 down. And I would be curious if this was the  
24 final plan for that or if we can still look at

1 other ways if we do have --

2 MAYOR MANCINO: This is the preliminary  
3 improvement process right now. That obviously is  
4 a sketch. It's not really a plan. So it will be  
5 drilled down to more detail. And by the time we  
6 get to the final, there will be real drawings  
7 there to consider.

8 The point here is the preliminary  
9 consideration that Pulte is committed to placing  
10 traffic calming devices there. That's a sketch.

11 ANNE HURST: I just don't see how that's  
12 going to slow down traffic. In fact, even if it  
13 does slow it down, that might even be worse  
14 because then you have a really slow line of  
15 traffic.

16 My home, for the record, is  
17 effected by both the connectivity at Deerfield  
18 which runs into Forest View Drive. And I also am  
19 at the corner of Kruckenber. So I get hit twice  
20 in this.

21 Thank you for your time. I  
22 appreciate it.

23 MR. DAVID: Mr. Mayor, if I may?

24 MAYOR MANCINO: Yes, please.

1 MR. DAVID: Anne, and I just wanted to speak  
2 for a moment, just a moment about the traffic.  
3 And I've been reading e-mails and I've been very  
4 empathetic to the people, in particular the  
5 connecting subdivisions.

6 And sometimes when the traffic --  
7 and you said it best as you were walking away --  
8 that it might makes things worse, it might slow  
9 things down. Sometimes less is more. And if you  
10 put a stop sign, sometimes -- and we've sat on  
11 this board and I have dealt on a first-hand level  
12 with the police department taking stop signs out,  
13 where we were like this stop sign just doesn't  
14 make sense here; why are we stopping traffic.  
15 And it creates new problems by adding stop signs  
16 where the traffic is louder, or people back up  
17 there and then you have the jackrabbit starts,  
18 and things like that.

19 I just want to let you know that  
20 this board, not just with this subdivision but  
21 with all of our subdivisions, is committed to  
22 make things better. And sometimes we don't know  
23 the problems. And I know there's a lot of fear  
24 that with people cutting through and

1 people -- and I live in the subdivision where  
2 people cut through daily. It's not terrible.  
3 It's another car that goes by. You know they're  
4 cutting through.

5 And I live in the country club  
6 where the gates are open during the rush hour  
7 times for service vehicles or just as a matter of  
8 homeowners. And people are cutting through all  
9 the time. And you know they're cutting through.  
10 It's just not overbearing. The fear of it is.  
11 But we don't know yet what it's going to take.

12 But I can commit to you that this  
13 board and the police department and even parks  
14 and recreation, things that this board is  
15 committed to solving those fears once they become  
16 realities. So when you say is that set in stone,  
17 once that fear becomes a reality, I will commit  
18 to you that this board will actively pursue  
19 resolution to problems as they come up.

20 And to all the people, I promise  
21 you that this board is taking everything very  
22 seriously in regards to this. But we don't know.  
23 There will be problems. There will be things  
24 that come up. That's a guarantee, there will be

1 problems. But I promise you that we will address  
2 those things actively and empathetically, just  
3 like if I were sitting in that chair and you were  
4 in this chair. We promise you that we will do  
5 that. But to do things out of fear might  
6 actually make things worse.

7           So thank you for listening.

8           MAYOR MANCINO: Thank you.

9           CHRIS GEORGE: This is Chris George, again,  
10 at 29 Deerfield Drive. Just a quick comment in  
11 response to that.

12           I think speaking for myself  
13 certainly and I think for a lot of my neighbors  
14 in Summit, part of what we are afraid of is about  
15 ten years ago we sat in this same room and had  
16 very similar discussions and had a commitment  
17 from the village board at the time, even had  
18 e-mails that said the Village board was committed  
19 to not having a through street to going --

20           MAYOR MANCINO: You can't even compare the  
21 two. Back then that was a conceptual discussion  
22 about a conceptual plan that may or may not  
23 happen. There was no developer. There was no  
24 property owners. There was no real estate

1 involved in that conversation. That was just a  
2 vision that current board had and the residents  
3 were here talking about if you do all that,  
4 please don't connect us.

5           It was completely different. There  
6 was no developer. There was no buyer for the  
7 property. It was a vision. It was a vision. So  
8 to compare that to this, and to the years of work  
9 that's gone into the engineering, the traffic  
10 studies, the design work, all that, to compare  
11 that, with all due respect I think really doesn't  
12 work. It's not something we can compare.

13           CHRIS GEORGE: Okay.

14           MAYOR MANCINO: I think to follow up with  
15 what Trustee David said, we're going to make them  
16 put the road down Kruckenberg. We're not just  
17 going to sit here making promises. I think what  
18 he was trying to state, what I stated earlier, we  
19 have other tools to control traffic via our  
20 police department.

21           If and once the development is done  
22 and there's other ways we can develop and control  
23 traffic, tools that we have here, certain  
24 signage, right turns, left turns certain times of

1 the day not allowed, certain times of the day  
2 allowed, those are the things that Trustee David  
3 was alluding to that we can work on those things  
4 as the traffic comes.

5           But to compare -- I know what  
6 you're talking about. You e-mailed that to us.  
7 We looked through that extensively. But to  
8 compare the vision of a board from ten years ago  
9 in that discussion with this I don't think is  
10 fair.

11       CHRIS GEORGE: Okay.

12       MR. DAVID: I want to comment, I hear what  
13 you're saying loud and clear: Just because I  
14 committed to this, you're saying, Hey, we've  
15 heard that song and dance before. But I can't  
16 speak to our predecessors. And the Board from  
17 ten years from now -- maybe you'll be the  
18 trustee. You can run and then you can speak to  
19 that, too.

20       MR. RIESS: I will speak to that when you're  
21 done. Thank you.

22       MR. DAVID: I just want to say I understand  
23 your concerns. You're saying I have heard that  
24 before. And I appreciate that. But I think you

1 know the spirit of what we're trying to say.

2       CHRIS GEORGE: Right.

3       MR. RIESS: So Mr. George, thank you for  
4 attending. You and I have e-mailed in regard to  
5 some of your concerns. And I very much  
6 appreciate your concerns.

7           What I most appreciate is there are  
8 residents that want to contribute and participate  
9 in the process. And that's a definite change  
10 from years gone by, where residents -- I mean we  
11 would have these meetings and there would be  
12 nobody here. So I very much welcome everybody  
13 that's here.

14           Not to undermine the previous  
15 administration, but their vision of that corner  
16 included 275,000 square feet of retail space just  
17 from a concept perspective. That's roughly the  
18 size of Deer Park. You know, I mean, hello. Do  
19 you really want that kind of retail in your  
20 backyard?

21           So if they were going to receive  
22 that kind of retail and, therefore the associated  
23 revenues with that kind of retail, I think they  
24 were willing to agree to almost anything.

1           And I agree with Mayor Mancino's  
2 perspective. This village board -- I have served  
3 on this board since 1999. I was elected to this  
4 board as a product of the fight of the mall  
5 campaign at 12 and Old McHenry. So I'm very  
6 sensitive to development issues. That's the  
7 platform I was elected on. That's the platform  
8 that I've always participated in.

9           I very much appreciate your  
10 concerns in that regard. And I agree with Mayor  
11 Mancino, I think this board will do whatever they  
12 can to make it work for all the parties involved,  
13 unlike previous boards who would move forward  
14 based on their own interests.

15          CHRIS GEORGE: Thank you very much. I  
16 appreciate that. Just one final comment. I know  
17 I wasn't in person at some of the past meetings,  
18 but I definitely read the transcript. I know  
19 there was some discussion about keeping the kids  
20 on the lawn or handing out tickets or passing out  
21 instructional pamphlets.

22           I want to point out it's my  
23 understanding in most municipalities -- maybe not  
24 necessarily here -- but you're not allowed to

1   ride bikes on the sidewalks. Bikes belong in the  
2 streets. So kids riding bikes will be in the  
3 streets. That's how it's supposed to be. So we  
4 need to be mindful of that. Kids aren't going to  
5 be riding their bikes in the grass. We don't  
6 have sidewalks. But if we did, like I said, the  
7 bicycles do belong in the streets.

8           So to say you've got an acre, just  
9 keep your kids in the lawn or we'll hand out  
10 pamphlets to make sure you and your kids know how  
11 to act I think is a bit disingenuous.

12          MAYOR MANCINO: And I agree with you. I  
13 think it's disingenuous to discuss it in this  
14 context, period. It really doesn't apply to what  
15 we're doing here.

16           And some of those comments get made  
17 and maybe feelings may get hurt. Yeah, I kept my  
18 little babies on my acre when they were little.  
19 When they were old enough to ride a bike, I  
20 taught them to put a helmet on and go in the  
21 street. Streets are for traffic with wheels;  
22 cars, bicycles, motorcycles, whatever it might  
23 be. That's what the streets are there for.

24           So I think some of that response

1 was in response to our children play in the  
2 street. That's -- when you think about that  
3 statement -- you just said it's disingenuous.  
4 That's kind of disingenuous. Because streets are  
5 to move vehicle traffic. Do you understand both  
6 sides?

7 CHRIS GEORGE: Right. But children play on  
8 bicycles. Or adults ride bicycles on the street.  
9 I wouldn't define that as play.

10 MS. CORRIGAN: I would like to comment and  
11 then I would like to be done with it.

12 You have all said numerous times  
13 that you don't do -- do not have sidewalks and  
14 there aren't like, you know, big overhead street  
15 lights. No one in the Village, other than the  
16 country club, has that. So everyone that sits on  
17 this board, except for Trustee David, lives in  
18 the same exact community as you.

19 And once again, I will say that  
20 this entire area over here is seamless. You  
21 don't know when you're going from one subdivision  
22 to the other because there's full connectivity in  
23 all the roads.

24 All of our kids ride their bikes.

1 They ride them safely on the side of the road.  
2 We teach them to be careful, look out for  
3 traffic, wear helmets. When they're younger  
4 we're out there with them, just like you are.  
5 We're all living in this area under the same  
6 circumstances. And we're all very much aware of  
7 the community that you have and how you're  
8 raising your children and how they're using the  
9 streets, the same way that we are.

10 So I think to keep that in mind, we  
11 are not trying to impose something on you that we  
12 don't already live with. And it's no one's  
13 intent to have traffic become so exacerbated that  
14 people are racing through all -- any subdivision,  
15 my subdivision, Mayor Mancino's subdivision, any  
16 of the trustees' subdivisions, or your  
17 subdivision.

18 So you know, please just keep that  
19 in mind. We just keep hearing the same things as  
20 if you're the only people out there with no  
21 sidewalks and no streetlights. It's the entire  
22 village except for the country club and if this  
23 development pass, this development. So you know,  
24 in all respects we all live in the same type of

1 community.

2 CHRIS GEORGE: Understood. I think our  
3 concern was, as one of my neighbors spoke  
4 earlier, we feel like in some ways we have less  
5 buffer. Like I tried to cut through -- probably  
6 through your neighborhood once and I got lost.  
7 So I don't think, unless you have a GPS, that  
8 people are really trying to navigate between  
9 Gilmer and any neighborhood. Our concern is just  
10 to make sure that -- it seems in a lot of ways to  
11 be laid out to be fairly easy to do through our  
12 neighborhood if you can continue on. I think  
13 that's our --

14 MS. CORRIGAN: I would challenge you that I  
15 don't see that, as I just went through your  
16 neighborhood today. So I think when you live in  
17 your neighborhood, you think that your  
18 neighborhood is easily navigable and easy to cut  
19 through. But when you go to somebody else's  
20 neighborhood, it's not. It's a foreign  
21 territory. And if you can't get from Old McHenry  
22 Road on Darlington to Gilmer and you need a GPS,  
23 you might need to talk to Chief Paulus, because  
24 that's a straight shot.

1 RONALD CUTAIA: Ronald Cutaia, Junior, 161  
2 Cardinal Street. I'm so glad you said that, that  
3 we all live in here with no sidewalks and we have  
4 streets. And so glad you said that because we're  
5 a small community. We're like less than 8000  
6 people. I think a community like ours benefits  
7 greatly from a clear identity.

8 My burning question is -- I've  
9 never asked, why do we want to have this thing  
10 with tiny little lots when we all have, like you  
11 said, no sidewalks. And now we're having this  
12 thing with sidewalks and tiny little lots and  
13 tiny little homes. So different. I think it  
14 would benefit us to have a clear identity. We  
15 are not Arlington Heights or even as big as  
16 Mundelein. So I just want to know why do we want  
17 to do it?

18 MAYOR MANCINO: Ron --

19 RONALD CUTAIA: Is it money?

20 MAYOR MANCINO: Your question is kind of  
21 rhetorical.

22 RONALD CUTAIA: I want an answer.

23 MAYOR MANCINO: I'll give you an answer.

24 Your question is kind of rhetorical, but I'll

1 give you an answer. You should have been on the  
2 Comprehensive Plan Committee, as I mentioned  
3 earlier. This is the type of stuff we discussed  
4 on there. We studied extensively.

5           There are a lot of reasons to  
6 consider something like this. No. 1, because the  
7 property owner has the right to develop the  
8 property. That's the primary reason we're  
9 actually considering this. The Board doesn't go  
10 out and develop land. We are here because of the  
11 property owner's rights. That's the number one  
12 reason.

13           This type of development we've  
14 covered during our planning process. Some of the  
15 problems we're facing. From a mayoral  
16 perspective, I see things from up here, not as  
17 much down to the ground.

18           One of the issues we have is  
19 diversity of housing stock. It causes issues,  
20 long-term issues, that you may not see today, but  
21 you will see in the future. And what I mean by  
22 that is our village is aging. The average age is  
23 going up. Kids, like my children, they're in  
24 college. They're getting ready to go away.

1 There's no reason for them to move back. There's  
2 no reason for them to move back here. They don't  
3 want an acre. That's all they used to be able to  
4 get, a minimum one-acre, big house. That's all  
5 they can get. They don't want it; therefore,  
6 they don't come back to Hawthorn Woods.

7           Therefore, you start to see the age  
8 of the average resident really going up and  
9 getting old. You want that mix. You want that  
10 diversity of age. You want that diversity of  
11 family versus empty-nesters.

12           So one of the issues that we faced  
13 was that there was no diversity of housing here.  
14 Some of the other issues we face: We have a lot  
15 of infrastructure needs. We have roads. We have  
16 some storm sewers. We had swales in front of our  
17 properties. And all we rely on is property  
18 taxes. That's all we rely on. If we continue  
19 down this path -- and we have the numbers --  
20 where all we have is one-acre homes, we won't  
21 make it. It doesn't work. The numbers don't  
22 work, mathematically do not work. You have to  
23 add some density. You have to add some density.

24           The other -- some other issues we

1 have. During the comprehensive process --  
2 comprehensive plan process, even for years  
3 before, there's been a pent-up demand here, folks  
4 want some services; not big malls as Trustee  
5 Riess mentioned, but they want some restaurants,  
6 they want some coffee shops, some services. In  
7 order for us to attract some of these services,  
8 which we have been concentrating on in this  
9 Midlothian Road area, we need a little more  
10 density. Otherwise they will never come here.  
11 Where does the density make sense in this  
12 village? It makes sense up and down Midlothian  
13 Road.

14 So those are some of the thoughts  
15 behind why. You said why, why, why are we doing  
16 this? One, because that property owner has a  
17 right to develop the property --

18 RONALD CUTAIA: Is that Albert's?

19 MAYOR MANCINO: Yes. 2, 3, 4, 5, 6 are  
20 basically the rest of the spiel that I gave you.  
21 It's not the right forum. You should come to our  
22 comprehensive planning where a lot of these  
23 discussions happen.

24 Thank you for your comments.

1 MR. DAVID: If I could add one comment. The  
2 Mayor has taken the words out of my mouth on two  
3 separate occasions when you have come up here  
4 about the comprehensive plan. I sit on that  
5 Comprehensive Plan Committee with Mr. Sullivan.  
6 And I have wrote down -- you wrote why you need a  
7 development like this. Why. Why.

8 And as I sit on the comprehensive  
9 plan, which takes the input, very scientifically  
10 done from the residents of the Village. And I  
11 can assure you that you're invited to the  
12 comprehensive plan meetings, as the entire  
13 village was. And much of the Village did come  
14 out. I can assure you that this development  
15 answers direct questions for the vision of the  
16 Village by the residents themselves. Scout's  
17 honor. And I'm an Eagle scout. This is exactly  
18 what the pulse and heartbeat of the Village  
19 moving for the comprehensive plan answers  
20 directly.

21 And Mr. Mayor said on two occasions  
22 you should have been on the comprehensive plan.  
23 But I can promise you, you were invited to be a  
24 part of it. And it was an amazing study that

1 Sichich (phonetic) took control of to develop.  
2 And it was -- it directly answers the questions  
3 and the heartbeat for what the vision of the  
4 Village is. I assure you.

5 RONALD CUTAIA: This is not fun for me so I  
6 don't know if I want to go to those things. But  
7 why do we have the one-acre ordinance? I mean is  
8 that an ordinance? If you want to go this way,  
9 why don't we change it so it's not like --

10 MAYOR MANCINO: This wouldn't be the right  
11 place. It's not an ordinance. You're talking  
12 about zoning. Again, it's not the right time to  
13 educate you on zoning. You have various zoning  
14 classifications. R-1 is one-acre, one-home. You  
15 have R-2, R-3. There's a lot of zoning  
16 classifications that have always been in the  
17 Village.

18 Midlothian Road there were plans,  
19 like we talked about earlier, for retail on this  
20 corner. There were plans for townhouses, R-3's  
21 down the street. Those are nothing new. They  
22 have always been there. Always been in the  
23 Village.

24 RONALD CUTAIA: Pulte is R-2? R-1?

1 MAYOR MANCINO: This particular zoning has a  
2 couple of classifications.

3 MS. NEWTON: My statement was the Summit,  
4 which is adjacent to the property is R-2,  
5 two-home per acre. The subdivision where you  
6 live is R-1, one-home per acre. The country club  
7 is R-1 PUD, same as Pulte.

8 RONALD CUTAIA: What does that mean?

9 MS. NEWTON: Planned Unit Development allows  
10 some flexibility with that R-1. So they can  
11 cluster to create more open space with the  
12 general Residential-One category. There's a  
13 secondary zoning on this property that preexisted  
14 that will continue to exist and that's the  
15 commercial district. The overall --

16 RONALD CUTAIA: Okay, but why is the R-1  
17 not --

18 MS. NEWTON: -- density is less than the  
19 zoning that's allowed on the Summit. It's --

20 RONALD CUTAIA: So you take the number of  
21 homes and divide it, it works out to that, but  
22 the actual homes are on little bitty lots anyway?

23 MS. NEWTON: Correct.

24 RONALD CUTAIA: That seems deceptive to me.

1 MS. NEWTON: It's a POD. It's a  
2 Pedestrian-Oriented Design, and it's not a  
3 conventional subdivision that you live in. This  
4 is a pedestrian-oriented subdivision that's an  
5 open space design. So it's different than yours.

6 RONALD CUTAIA: I get you.

7 MR. RIESS: If I might, just for a moment,  
8 the Federal Government in 1973 struck down the  
9 zoning regulations of the Village of Hawthorn  
10 Woods, and any village like it. You're not  
11 allowed to have a single zoning requirement  
12 throughout the entire village. That was  
13 considered discriminatory.

14 And we, therefore, had to create  
15 zoning regulations that included R-2, which is  
16 two homes per acre, and R-3, which is even higher  
17 density.

18 This is a federal regulation that  
19 we must comply with. Each land owner is entitled  
20 to come forward to the Village and request a  
21 certain zoning based on the original planning and  
22 subdivision plat and everything else.

23 So therefore, this complies with  
24 that zoning requirement. But the thinking that

1 Hawthorn Woods will in its entirety forever more  
2 be one-acre one-house is no longer allowed by  
3 federal law.

4 RONALD CUTAIA: Okay, great. Thanks.

5 MAYOR MANCINO: Thank you, Trustee Riess. I  
6 appreciate that. Are there other comments from  
7 our public?

8 JOHN KARAGIANIS: John Karagianis,  
9 K-a-r-a-g-i-a-n-i-s, 3 Deerfield Drive. My  
10 comments are just for the support of my fellow  
11 neighbors, and to the trustee here that said that  
12 everybody is in the same boat.

13 With all due respect, perhaps you  
14 didn't have a choice. We do. And that's why  
15 we're bringing up this concern. Just because  
16 your kids walk in the neighborhood, that doesn't  
17 mean we have to accept it as well. So that is  
18 not a point of any concern to me and, I believe,  
19 for the rest of our neighbors.

20 So No. 2 is --

21 MAYOR MANCINO: Are you saying we should  
22 care about you, but you don't care about her?

23 JOHN KARAGIANIS: That's not what I said.  
24 What I said is that she indicated that she is

1 okay with that. And we've elected you to take  
2 care of us, right? You did not elect us. We  
3 elected you. I don't care about your  
4 neighborhood. I elected you to take care of my  
5 neighborhood. So your point makes no sense.

6 MAYOR MANCINO: Okay. That's your opinion.  
7 I appreciate that.

8 JOHN KARAGIANIS: Absolutely. So all I want  
9 to say is that if all of me and the neighborhood  
10 are concerned, we're not all crazy or don't think  
11 as much as you do. And you said you have. I  
12 also heard that you're going to do other things  
13 in case the needs arise. I think it would be  
14 better if you tell us ahead of time and say,  
15 we're going to do A, B, and C.

16 I think Anne was trying to get a  
17 commitment about are you going to do this before  
18 this goes into -- it's done, or after? If you do  
19 it after, it's beside the point. It doesn't  
20 really do any good. You do it afterwards it  
21 won't help me. But if you try to appease me and  
22 the rest of us and say, Hey, we're going to do A,  
23 B, and C to make sure that the traffic is not  
24 going to be transient, and then if things seem

1 like they're not needed, what're we going to do?  
2 Instead of getting reactionary, we would like you  
3 to be proactive.

4 MAYOR MANCINO: Well, I think that's exactly  
5 what we're doing here. Kruckenbergl Road we got  
6 traffic calming devices. We reduced lots. We --

7 JOHN KARAGIANIS: But I think your  
8 constituents here are saying that's not enough,  
9 right? You think you're doing enough.

10 MR. DAVID: My comments on reaction was  
11 about signage.

12 MAYOR MANCINO: Thank you for your comments.  
13 Do you have additional comments?

14 JOHN KARAGIANIS: I want to make sure that  
15 all of us have concerns. We understand that  
16 you're understanding those concerns. But I'm  
17 hearing animosity here. You're saying just  
18 because certain people accept it, we should  
19 accept it as well. And I'd like to see what are  
20 you going to do proactively, not reactively. So  
21 far what I'm hearing is if things turn out  
22 different we'll do something about it. But by  
23 that time somebody may be killed or injured then.

24 MAYOR MANCINO: Just to clarify that

1 comment. What I mean is this: Proactively, this  
2 is proactive, right here (indicating.) That is  
3 lot of proactive work. This is --

4 JOHN KARAGIANIS: It doesn't sound like  
5 you're satisfying --

6 MAYOR MANCINO: Please allowed me to finish.  
7 I allowed you to finish.

8 What I think -- what I think you  
9 heard is we don't wait for something to happen  
10 and be non-proactive. What I'm saying is we have  
11 tools in reserve that can help us with traffic  
12 concerns. In other words, I can't go put a "No  
13 Right Turn" there now. The road doesn't even  
14 exist. Right?

15 JOHN KARAGIANIS: Put it before it exists;  
16 before you open up that top --

17 MAYOR MANCINO: I don't think you're  
18 understanding what I'm saying. What I meant was  
19 is we have things in reserve that we can use to  
20 also slow down and control traffic. Right now  
21 we're going through things like traffic calming  
22 devices. We have Pulte to commit to Kruckenber  
23 Road, which is a big commitment. Those are  
24 things that we can definitely approve and commit

1 to now.

2 I think it was -- maybe it was  
3 misinterpreted that we're going to kind of wait  
4 and see approach. What I meant by that -- and I  
5 don't want to speak for Trustee David -- is that  
6 we have other tools that we can use, like  
7 no-turns signs during certain hours with our  
8 police enforcing that. If somebody doesn't, they  
9 get a ticket until they learn the right behavior.  
10 Stop signs that somebody mentioned strategically  
11 placed. Those are all thing that we have in  
12 reserve should the things that Pulte provides not  
13 be sufficient. I think that's what we were  
14 trying to get across. You don't want to sit  
15 around waiting for something to happen.

16 JOHN KARAGIANIS: I understand that, but  
17 whatever you're offering, as you can hear, is not  
18 enough according to the neighbors. That's what  
19 I'm saying. You have -- obviously what you're  
20 trying to describe to us is not satisfying us.

21 MAYOR MANCINO: Well, thank you.

22 JOHN KARAGIANIS: Thank you.

23 MAYOR MANCINO: Any other comments from our  
24 public? Thank you very much.

1 Any other discussion.

2 MS. CORRIGAN: I would like to amend my  
3 previous motion to add a condition that the  
4 developer dedicates sufficient right-of-away and  
5 improve Kruckenberg Road to Midlothian Road.

6 MR. RIESS: I'll second that.

7 MAYOR MANCINO: That will be an additional  
8 condition to the existing ordinance that's before  
9 you.

10 MS. CORRIGAN: That is correct.

11 MAYOR MANCINO: Did you get that,  
12 Ms. Lobaito?

13 MS. LOBAITO: I did.

14 MAYOR MANCINO: Can you read that back.

15 MS. LOBAITO: Dedicate sufficient  
16 right-of-way and improve Kruckenberg Road to  
17 Midlothian Road to be an additional condition.

18 MAYOR MANCINO: There was a second to that?

19 MR. RIESS: Yes, sir.

20 MAYOR MANCINO: Any discussion on that  
21 additional condition? This is in regards to  
22 Kruckenberg Road and the commitment that we  
23 received.

24 MR. TREMULIS: Peter Tremulis, with Pulte

1 Homes. And we might be able to -- if it's okay,  
2 what we're proposing to do is we're acquiring  
3 16-and-a-half feet along Kruckenberg Road from  
4 Midlothian all the way to our south property  
5 line. We're going to dedicate that to the  
6 Village so you have a complete right-of-way for  
7 Kruckenberg Road between Midlothian and the park  
8 site.

9 And then what Toll and Aqua are now  
10 offering to do is provide dedication of  
11 right-of-way along the frontage of the Toll and  
12 Aqua property.

13 And what Pulte has agreed to do is  
14 to actually improve this section that runs north  
15 and south between our south property line and the  
16 park site so that there's actually a  
17 publicly-dedicated road there. You already have  
18 a publicly-dedicated road for the balance of  
19 Kruckenberg Road. Thank you.

20 MAYOR MANCINO: I'd like to reflect -- the  
21 motion to reflect a little tighter language in  
22 here. How can we amend that motion regarding the  
23 improvements going all the way from their  
24 property line to the Kruckenberg -- existing

1 Kruckenberg Road? What is the amendment right  
2 now, Ms. Lobaito?

3 MS. LOBAITO: To dedicate sufficient  
4 right-of-way and improve Kruckenberg to  
5 Midlothian Road. This would be an additional  
6 condition.

7 MR. RIESS: We should state it as that  
8 testimony provided by Peter --

9 MAYOR MANCINO: If we don't know his name by  
10 now --

11 MR. RIESS: That's not what I meant. You  
12 get my point.

13 MS. NEWTON: They're not providing  
14 right-of-way as you turn the corner after park to  
15 Midlothian. There is no additional right-of-way  
16 for them to be --

17 MR. RIESS: This is why it should be  
18 described by Mr. Tremulis.

19 MR. TREMULIS: Right. So we're going to  
20 dedicate 16-and-a-half-feet of property along the  
21 entire length of Kruckenberg Road from Midlothian  
22 to our south property line, because it exists  
23 today and it needs to become village property.  
24 But we're only improving Kruckenberg Road, the

1 actual improvement itself, from the south  
2 property line to the park site.

3 MAYOR MANCINO: Understood. The  
4 16-and-a-half feet that you're talking about, is  
5 that the Gost (phonetic) parcel piece that's been  
6 floating on the right-of-way there?

7 MR. TREMULIS: Yeah. It's was created many,  
8 many moons ago. I would say probably over  
9 100 years old, that dedication, and it --  
10 actually that area was created that long ago.

11 When all this property was owned by  
12 one farm family, it was created as individual  
13 properties were sold off to neighboring property  
14 owners. But the access was still needed to get  
15 to the homestead. So they kept the 16-and-a-half  
16 feet. And now it's time to make that actually  
17 publicly-dedicated right-of-way.

18 MR. RIESS: Which is why I suggest for  
19 simplification purposes that the motion should be  
20 amended as described by Mr. Tremulis.

21 MS. CORRIGAN: Okay. So I wrote this down.  
22 I'd like to further amend my previous motion and  
23 amendment to dedicate -- to add the condition  
24 that the developer dedicate the right-of-way

1 16-and-a-half feet long the entire length of  
2 Midlothian Road and improve Kruckenberg Road from  
3 the south property line to the Heritage Oak Park  
4 area.

5 MR. RIESS: I will second that.

6 MS. CORRIGAN: Is that right?

7 MR. TREMULIS: Not quite. You're very  
8 close. But you just need to get your -- replace  
9 Midlothian Road with Kruckenberg Road.

10 MAYOR MANCINO: Read it again.

11 MS. CORRIGAN: Okay. I would like to amend  
12 my previous motions and amendments to add a  
13 condition that the developer dedicate  
14 16-and-a-half feet of right-of-way along the  
15 entire length of Kruckenberg Road, and improve  
16 Kruckenberg Road from the Hawthorn Hills south  
17 property line to the Heritage Oak Park area. Did  
18 I get it, Peter?

19 MR. TREMULIS: Perfect.

20 MR. RIESS: I will second that.

21 MR. BRANKIN: There's additional  
22 right-of-ways, Mr. Tremulis, that has to be  
23 obtained from other parties as well, correct?

24 MR. TREMULIS: There's Aqua Illinois.

1 There's Toll Brothers.

2 MR. BRANKIN: Yes. And that's in addition  
3 to the 16-and-a-half feet that you just referred  
4 to, correct?

5 MR. TREMULIS: That is correct. The  
6 16-and-a-half feet is only a contribution that  
7 Pulte can make. The other portions of the  
8 right-of-way are to be dedicated by Toll and Aqua  
9 pursuant to agreements that need to be entered  
10 into between Pulte and those entities; although  
11 we believe we have agreements in principle to do  
12 that.

13 MR. BRANKIN: Which is why I think the Board  
14 is wanting to make it the responsibility of  
15 Pulte, as opposed to anyone else, to provide the  
16 full adequate right-of-way for this improvement  
17 from the development to Midlothian, and not a  
18 specific foot. Which was why the original motion  
19 was drafted in the way that it was.

20 MAYOR MANCINO: So we need a fourth motion.

21 MR. BRANKIN: I think that what the Board is  
22 after is a pole improvement and a pole dedication  
23 of right-of-way from the southern border of the  
24 development to Midlothian. And I think

1 unless -- I think I'm only half asleep -- but I  
2 think that's what the Board wants.

3 MR. TREMULIS: Yes.

4 MR. BRANKIN: That's as it was described to  
5 me earlier today, so I think anything less than  
6 that is not what you believe that you were  
7 getting.

8 MAYOR MANCINO: Right. Do we have a better  
9 way to say that without -- the 16-and-a-half feet  
10 really relates to everything you're taking all  
11 the way down to Midlothian.

12 MR. TREMULIS: We are acquiring it from the  
13 Albert's as part of our purchase. It needs to be  
14 dedicated to the Village, but Kruckenberg Road is  
15 already improved between Midlothian and the park  
16 site. So it doesn't need any further  
17 improvement.

18 What does need to happen is that  
19 the portion of Kruckenberg that is not improved,  
20 which is from the park site to the southern  
21 property line, which represents approximately  
22 420,000 worth of improvement is what needs to be  
23 constructed, which is what we agreed to do.

24 MS. NEWTON: I think we need to say to

1 acquire the necessary easements and properties  
2 necessary --

3 MR. BRANKIN: It's not easements. It's  
4 dedicate the necessary right-of-way.

5 MS. NEWTON: Not easements.

6 MR. BRANKIN: And improve that right-of-way  
7 from the southern boundary to Midlothian Road.

8 MR. TREMULIS: Can you clarify that for me,  
9 what's the expectation there?

10 MR. DAVID: Route 53.

11 MAYOR MANCINO: We're all on the same page.

12 MR. BRANKIN: To allow for the connection to  
13 Midlothian Road.

14 MR. TREMULIS: Yes. That would make sense,  
15 sure. Thank you.

16 MAYOR MANCINO: I just want to clarify that  
17 what the Village is expecting Pulte to do is  
18 finish Kruckenberg Road from their neighborhood  
19 south property line down to the existing  
20 Kruckenberg Road. And Pulte is saying that it's  
21 trying to make sure that we don't state that in  
22 some way that they have to improve the existing  
23 Kruckenberg Road, which is already built. So  
24 that's what we're trying to clarify here.

1 MR. BRANKIN: That's your understanding,  
2 right?

3 MR. TREMULIS: (Nods head.)

4 MR. DAVID: I think we're trying to say the  
5 same thing.

6 MS. CORRIGAN: All right. Mr. Mayor, I  
7 would like to amend my previous motion to add a  
8 condition that the developer dedicate sufficient  
9 right-of-way and improve Kruckenberg Road to  
10 allow for the connection to Midlothian Road, to  
11 the Village standards.

12 MR. BRANKIN: Dedicate and provide and  
13 improve. Because now it's not all coming from  
14 one developer. It's coming from other parties as  
15 well.

16 MS. LOBAITO: Can you repeat that, Kelly?

17 MS. CORRIGAN: Okay. Mr. Mayor, I would  
18 like to amend my previous motions to -- groundhog  
19 day -- to add a condition that the developer  
20 dedicate, provide, and improve sufficient  
21 right-of-way on Kruckenberg Road to allow for the  
22 connection to Midlothian Road, to the Village  
23 standards.

24 MR. RIESS: I'll second it. Can we hear

1 from Ms. Rein?

2 MAYOR MANCINO: Any other discussion on this  
3 motion right now?

4 We're going to talk to Ms. Rein,  
5 but we have a motion on the table. Any  
6 discussion?

7 MS. CORRIGAN: Do we want Donna to read it  
8 back?

9 MS. LOBAITO: Okay. The developer will  
10 dedicate, provide, and improve sufficient  
11 right-of-way along Kruckenberg Road to allow for  
12 the connection to Midlothian Road, built to  
13 village standards.

14 MR. TREMULIS: If it's all right with you  
15 guys, if we could make it -- do you want a  
16 picture of the plan? Because we have a plan that  
17 we could include as part of the documentation  
18 that shows the area of improvement for  
19 Kruckenberg Road.

20 MR. BRANKIN: Well, no. This all is  
21 condition of final.

22 MR. TREMULIS: I understand that.

23 MR. BRANKIN: So the details are going to  
24 have to be worked out.

1 MR. TREMULIS: That's why it doesn't concern  
2 me much, but we do have other exhibits if you're  
3 interested.

4 MR. BRANKIN: No.

5 MAYOR MANCINO: Any further discussion on  
6 this?

7 Ms. Rein, did you want to address  
8 this board?

9 MS. REIN: I would, please. Just to express  
10 the intention of the Plan Commission when we  
11 put -- Susy Rein, 31 Acorn Drive, Hawthorn Woods.

12 Our intention on the improvement --  
13 there's been a lot of discussion on the amendment  
14 on the improvement of the road. And just  
15 checking a map on the computer that one of the  
16 residents was showing me, I just want to clarify  
17 our intention was not only for vehicular traffic  
18 but for connectivity to the Midlothian corridor  
19 overall in terms of walkability.

20 So I'm hoping that improvements  
21 that you're considering in your amendment include  
22 walking space, you know, like a sidewalk  
23 enhancement from -- to make that neighborhood  
24 connect down, so everybody can walk to the

1 Midlothian corridor.

2 I just didn't know if that -- the  
3 improvements were considering that. That was our  
4 intention as a Plan Commission that it was  
5 improved with walk space and not just vehicular  
6 traffic.

7 MAYOR MANCINO: And that was discussed  
8 specifically today. We got that commitment and  
9 the answer was yes, they intended to extend the  
10 sidewalk and walk trail so people can access the  
11 park. And I anticipate that between now and  
12 final, those details will be worked out. But  
13 that is the intent and that was the intent.

14 MR. TREMULIS: The pathway that we've been  
15 offering is between the south property line to  
16 the park site. So it's along the frontage of the  
17 Toll and Aqua property.

18 We did evaluate sidewalk from the  
19 park to Midlothian. There are a few challenges  
20 in there, one of which is a very substantial  
21 culvert that -- stormwater from the Summit and  
22 allows the water to continue farther south. To  
23 rebuild that culvert was about \$100,000 just to  
24 allow for sidewalk to be built in that area. The

1 entire improvement with sidewalk was probably in  
2 the neighborhood of 175 to \$180,000.

3           So in discussing it with staff,  
4 rather than commit to doing this and get a credit  
5 against future park site improvements, I think  
6 the decision was made really to try to get you  
7 the most we could on the park donation cash  
8 portion and not make that leg of the improvement;  
9 but instead do the part that we think most people  
10 were interested in, which were sidewalk in  
11 addition to the road improvements from our south  
12 part to the park site. Because that seems to be  
13 where we were hearing most of the commentary at  
14 the planning commission as well, how are people  
15 going to get to the park site; and we had to  
16 improve Kruckenberg Road and add a pathway so  
17 they could get to the park site.

18           MAYOR MANCINO: Thank you, Ms. Rein. Any  
19 other comments?

20           MS. REIN: That last leg, that's what I  
21 thought he was saying, they weren't going to  
22 improve that last leg all the way to Midlothian.  
23 So that was the part I was trying to bring to  
24 your attention.

1           MAYOR MANCINO: I appreciate that. That was  
2 not part of our discussion today really, but I  
3 appreciate that.

4           We got a motion and a second on the  
5 table. Any further comments from the Board?

6           Ms. Lobaito, would you please take  
7 the roll?

8           MS. LOBAITO: Trustee Ponzio?

9           MR. PONZIO: Yes.

10          MS. LOBAITO: Trustee Riess?

11          MR. RIESS: Yes.

12          MS. LOBAITO: Trustee Corrigan?

13          MS. CORRIGAN: Yes.

14          MS. LOBAITO: Trustee DiMaggio?

15          MR. DIMAGGIO: Yes.

16          MS. LOBAITO: Trustee David?

17          MS. DAVID: Yes.

18          MAYOR MANCINO: That motion carries.

19                   Thank you very much for all your  
20 help and effort this evening, to the Pulte team.  
21 And thanks to our residents for all your input as  
22 well. This will keep moving. And some of these  
23 questions that still aren't quite in focus will  
24 be answered before the plan comes before the

1 Board again for final approval. Please stay in  
2 touch and stay part of the process.

3 (Which were all the  
4 proceedings had in  
5 said matter on said date.)  
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1 STATE OF ILLINOIS )  
2 COUNTY OF MCHENRY )  
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8 I hereby certify that I reported in  
9 shorthand the proceedings at the above-entitled  
10 public hearing and that the foregoing reported  
11 proceedings, consisting of Pages 3 through 129,  
12 inclusive, is a true, correct and complete  
13 transcript of my shorthand notes so taken at the  
14 time and place aforesaid.

15 *Patricia A. Cadrecha*

16 PATRICIA A. CADRECHA  
17 Certified Shorthand Reporter  
18 CSR License #084-002623  
19  
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