



**THE VILLAGE OF HAWTHORN WOODS
VILLAGE BOARD MEETING
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, JANUARY 20, 2015
7:00 P.M.**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mayor Mancino called the meeting to order at 7:08 p.m. Roll call indicated the following members were present: Mayor Mancino, Trustees Ponzio, Riess, Morgan, Corrigan, DiMaggio and David.

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

II. PLEDGE OF ALLEGIANCE

III. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Susan Liepa, 7 Lydia Court – Ms. Liepa inquired about the process the public should follow if wanting to speak on an agenda item.

IV. PRESENTATION

- A. Presentation of a Resolution of Appreciation for Driving Under the Influence Arrests – Police Officer Sarah Canada

Motion by Corrigan, second by DiMaggio to approve a Resolution of Appreciation for Driving Under the Influence Arrests – Police Officer Sarah Canada.

Officer Canada was commended for her hard work, and was presented the resolution.

Roll call vote.

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

Nays: None

Abstentions: None

Absent: None

Motion carried.

B. Village of Hawthorn Woods – Lake County Municipal League’s Innovation Award

Ms. Newton presented the Lake County Municipal League’s Innovation Award to the Village Board. The Village of Hawthorn Woods was awarded this honor at the Lake County Municipal League’s annual dinner on November 20, 2014.

V. PUBLIC HEARING

A. A Public Hearing for the First Amendment to the Annexation Agreement with District 95—
Stonebridge, William Ryan Homes

Motion by DiMaggio, second by Corrigan to continue the public hearing to the February 17, 2015 Village Board meeting.

Roll call vote.

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

Nays: None

Abstentions: None

Absent: None

Motion carried.

Mayor Mancino moved agenda item IX F. 1 to this portion of the agenda.

1. Approval of an Ordinance Granting Preliminary Planned Unit Development Plan and Plat Approval, Granting Preliminary Subdivision Plat Approval, Granting Preliminary Engineering Plan Approval, Granting Preliminary Landscape Plan Approval, and Granting Certain Relief from the Village’s Zoning Ordinance, Subdivision Control Ordinance, and Building Regulations Ordinance—William Ryan Homes—Stonebridge—Generally Located at the Southwest Quadrant of the Intersection of Old McHenry Road and Abbey Glen Drive

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

Motion by DiMaggio, second by David to approve an Ordinance Granting Preliminary Planned Unit Development Plan and Plat Approval, Granting Preliminary Subdivision Plat Approval, Granting Preliminary Engineering Plan Approval, Granting Preliminary Landscape Plan Approval, and Granting Certain Relief from the Village’s Zoning Ordinance, Subdivision Control Ordinance, and Building Regulations Ordinance—William Ryan Homes—Stonebridge—Generally Located at the Southwest Quadrant of the Intersection of Old McHenry Road and Abbey Glen Drive.

After discussion, DiMaggio amended his motion to include a single-lane emergency vehicle access only with a pedestrian walkway for emergency vehicles and snowplows to be designed by staff and to be considered when the development comes back for final approval. Trustee David seconded the amended motion.

Roll call vote.

Ayes: Ponzio, Morgan, Corrigan, DiMaggio, David
Nays: None
Present: Riess
Abstentions: None
Absent: None
Motion carried.

The Village Board took a break at 9:32 p.m.
The Village Board reconvened at 9:53 p.m.

Mayor Mancino moved agenda item VIII C. 4. A. 2 up on the agenda.

2. Snow and Ice Removal Presentation – Matt Bartlett

Public Works Superintendent Matt Bartlett conducted a snow and ice removal presentation for the Village Board outlining the department's procedures and policies for plowing. It was noted the department has a new truck which was paid for out of the Capital Improvement Plan Fund.

VI. NEW BUSINESS

A. Consent Agenda

1. Approval of Minutes from the December 15, 2014 Special Village Board Meeting
2. Approval of Paid Invoice List Dated January 2015
3. Approval of Bills List Dated January 2015
4. Approval of a Resolution Authorizing the Execution of a Certain Agreement with Sikich, LLP—Audit Services
5. Approval of a Resolution Ratifying and Confirming the Execution of a Previously Executed Agreement With Industrial Organizational Solutions (IOS)
6. Approval of a Resolution Authorizing the Mayor and Chief Operating Officer to Enter into a Field Rental Agreement with the Lake Zurich Lacrosse Club
7. Approval of a Resolution Authorizing the Mayor and Chief Operating Officer to Enter into a Field Rental Agreement with the Hawthorn Woods Elite Soccer Club and the Hawthorn Woods Honors Soccer Club
8. Approval of a Resolution—Independent Contract Agreement—Trilogy School of Performing Arts—Dance Lessons
9. Approval of an Ordinance Amending the Village Code of the Village of Hawthorn Woods—Title 7, Chapter 2—Streets, Sidewalks and Public Ways; Adding New Section 7-2-7—Obstruction of Right of Way by Snow Removal

A scrivener's error was noted in the December 15, 2014 minutes. A motion and second by the same trustee was noted, and Ms. Lobaito will correct the error.

Item # 9 was removed from the Consent Agenda.

Motion by Corrigan, second by DiMaggio to approve the Consent Agenda with the exception of item #9.

Roll call vote.

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

Motion carried.

Motion by Corrigan, second by Riess to approve Consent Agenda item #9, Approval of an Ordinance Amending the Village Code of the Village of Hawthorn Woods—Title 7, Chapter 2—Streets, Sidewalks and Public Ways; Adding New Section 7-2-7—Obstruction of Right of Way by Snow Removal.

It was noted that the words, “or block drainage including ditchlines.” should be added to the end of item 7-2-7 C in the ordinance.

Roll call vote.

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

Motion carried.

B. Items for Separate Action

None this month.

VII. OLD BUSINESS

None this month.

VIII. ADMINISTRATION REPORTS

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

1. Monthly Update – Village Operations

Ms. Newton noted she will be distributing a new weekly report to the Village Board. She congratulated Dave Barkemeyer for his work in saving the Village money when purchasing new hot water heaters for the Village park buildings.

2. Economic Development Department Report

No report this month.

B. Report from the Village Attorney

No report this month.

C. Reports from Department Heads

1. Chief Administrative Officer – Donna L. Lobaito
 - a. Community Development Department Report

Ms. Lobaito noted her report was in the packet.

- b. Village Clerk's Department Report

Ms. Lobaito noted her report was in the packet.

2. Chief Financial Officer/Human Resources Director – Kristin N. Kazenas, CPA
 - a. Finance Department Report

Ms. Kazenas noted her report was in the packet. She asked that all Village Board members provide their fraud audit questionnaires to the Village as soon as possible.

- b. Human Resources Department Report

Ms. Kazenas noted her report was in the packet.

- c. Risk Management Department Report

Ms. Kazenas noted her report was in the packet.

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

Chief Paulus noted her report was in the packet.

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

Ms. Frable noted her report was in the packet.

1. Status of Dartmoor Homes Bond Items

Ms. Frable reported that the remaining improvements under the settlement agreement should have been completed by December 1, 2014; however, a few items remain outstanding due to the weather. She noted that both entities must finish the improvements before the Village will accept any improvements.

2. Snow and Ice Removal Presentation—Matt Bartlett

This item was discussed earlier in the meeting.

5. Director of Parks and Recreation – Brian J. Sullivan

a. Parks and Recreation Report

Mr. Sullivan noted his report was in the packet.

IX. MAYOR’S REPORT AND COMMITTEE REPORTS

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

No report this month.

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

Trustee Morgan reported that the committee is planning for more tabletop sessions.

C. Parks and Recreation -----Vacant, Chair
Vacant, 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

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

1. Approval of an Ordinance Granting Preliminary Planned Unit Development Plan and Plat Approval, Granting Preliminary Subdivision Plat Approval, Granting Preliminary Engineering Plan Approval, Granting Preliminary Landscape Plan Approval, and Granting Certain Relief from the Village’s Zoning Ordinance, Subdivision Control Ordinance, and Building Regulations Ordinance—William Ryan Homes—Stonebridge—Generally Located at the Southwest Quadrant of the Intersection of Old McHenry Road and Abbey Glen Drive

This item was discussed earlier in the meeting.

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

No report this month.

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

No report this month.

X. EXECUTIVE SESSION

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

Motion by Corrigan, second by DiMaggio to enter into Executive Session for the purposes of Probable or Pending Litigation (5 ILCS 120/2(c) 11), and Purchase of Property (5 ILCS 120/2(c) 5), and Discussion of Executive Session Minutes (5 ILCS 120/2(c) 21).

Roll call vote.

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

Nays: None

Abstentions: None

Absent: None

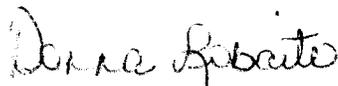
Motion carried.

The Board moved into Executive Session at 10:32 p.m.

XI. ADJOURNMENT

The regular meeting reconvened at 11:08 p.m. Motion by Riess, second by Corrigan to adjourn the regular meeting. Upon a voice vote, the motion carried and the meeting adjourned at 11:09 p.m.

Respectfully submitted,



Donna Lobaito
Village Clerk

E Exhibit "H"

- 1 PRESENT: JOSEPH MANCINO, MAYOR
- 2 MICHAEL DAVID
- 3 DOMINICK DIMAGGIO
- 4 KELLY CORRIGAN
- 5 NEIL MORGAN
- 6 STEVE RIESS
- 7 PETER PONZIO
- 8 VILLAGE STAFF: PAMELA NEWTON, Chief Operating Officer
- 9 DONNA LOBAITO, Village Administrator
- 10 ERIKA FRABLE, Village Engineer
- 11 JENNIFER PAULUS, Chief of Police
- 12 KRISTIN KAZENAS, Chief Financial Officer
- 13 BRIAN SULLIVAN, Director of Parks & Recreation
- 14 LEE FELL, Christopher Burke & Associates
- 15 AL MAIDEN, Roif C. Campbell & Associates
- 16 APPEARANCES: SCHAIN, BANKS, KENNY & SCHWARTZ, LTD, by
- 17 PATRICK T. BRANKIN
- 18 On behalf of the Village of Hawthorn Woods;
- 19 LAW OFFICES OF THOMAS R. BURNEY, by
- 20 THOMAS R. BURNEY
- 21 On behalf of Developer, William Ryan Homes.
- 22 PETITIONER SPEAKERS:
- 23 NATE WYNSMA
- 24 GREG SAGEN
- 25 CHUCK HANLON
- 26 JIM KAPUSTIAK
- 27 PUBLIC SPEAKERS:
- 28 NIKO DRIVAS
- 29 SCOTT GIBBERT
- 30 ARNIE LIEPA
- 31 GEORGE SAMBOR
- 32 DANIEL SAMBOR
- 33 DAVID LINDQUIST
- 34 COURTNEY SASIADEK
- 35 MATTHEW KROG

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

(Public hearing held before the Village Board of Trustees on Tuesday, January 20, 2015, at the hour of 7:00 p.m. at the Village (of Hawthorn Woods, 2 Lagoon Drive, Hawthorn Woods, Illinois.

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

1 MAYOR MANCINO: Before we begin, I just want to let the
 2 public know the process of how this will go, what is happening
 3 this evening with this item on the agenda. As most of you
 4 know, this has gone through the process with the Plan
 5 Commission, and it has been recommended to be considered by the
 6 board for preliminary approval --
 7 Can everyone hear me? Okay.

8 -- it is this evening being considered by
 9 this board for preliminary approval and consideration all the
 10 items that you see on the agenda, all the conditions that were
 11 required by the Plan Commission.

12 What is going to happen is the board is going
 13 to -- we are going to ask for the motion. The developer and
 14 the consultants are going to give a short presentation on the
 15 process they went through with our Planning Commission. Then
 16 this board will deliberate. If you would just hold your
 17 questions or your comments until after the presentation has
 18 been made to this board, you will have an opportunity to speak.
 19 I would ask if you're going speak tonight to please keep it
 20 short, keep it concise, on topic.

21 I'd like to add that we have had a chance to
 22 read all of the transcripts. I've had varying discussions with
 23 the trustees individually. Everybody has read these
 24 transcripts, has gone through the packet. We certainly have

1 heard your voices as well, not just from the transcripts but
 2 from the e-mails we received, from the various one-on-one
 3 meetings we've had with you. So for sake of moving this
 4 meeting along, if you have anything new to add, we encourage
 5 you to come to the podium, we'd love to hear about it. If you
 6 don't have something new about it, I would ask to you keep your
 7 comments very, very short because we have heard from you folks
 8 pretty loud and clear.

9 TRUSTEE DAVID: We've read the e-mails.

10 MAYOR MANCINO: We did, yes. And by the way, I received
 11 many e-mails. I tried to answer all of you. I apologize if I
 12 missed some of you. I did try to answer all of your e-mails.

13 So with that, the Chair seeks a motion for
 14 the approval of an ordinance granting a Preliminary Planned
 15 Unit Development Plan and a Plat Approval, granting Preliminary
 16 Subdivision Plat Approval, granting Preliminary Engineering
 17 Plan Approval, granting Preliminary Landscape Plan Approval,
 18 and granting Certain Relief from the Village's Zoning
 19 Ordinance, Subdivision Control Ordinance, and Building
 20 Regulations Ordinance--William Ryan Homes--Stonebridge--and
 21 generally located at the southwest quadrant of the intersection
 22 of Old McHenry Road and Abbey Glen Road.

23 Do we have a motion?

24 TRUSTEE DIMAGGIO: So moved.

1 MAYOR MANCINO: And a second?

2 TRUSTEE DAVID: Second.

3 MAYOR MANCINO: I believe that was Trustee David.

4 Now, I know we have representatives here from

5 William Ryan Homes. I'm not sure who would like to step up and

6 give the presentation, but please do so.

7 MR. BURNEY: Good evening, members of the Village Board.

8 Thanks for having us tonight.

9 MAYOR MANCINO: Will you please state your name.

10 MR. BURNEY: Tom Burney, Law Offices of Thomas Burney,

11 Crystal Lake, Illinois.

12 This is a process that's been in the works

13 for about ten months, since March of 2014. What we want to go

14 through with you tonight is show you the changes that have been

15 made as a result of our negotiations and discussions and

16 counsel from staff, from the Plan Commission, and from

17 listening to the neighbors and doing our best to address their

18 concerns consistent with keeping a viable economic development.

19 We don't mean to be repetitive. We know that this is a board

20 that reads all the materials. We do want to, however,

21 highlight in a fairly efficient manner the changes that have

22 gone on, the iterations that we've made in this plan. So as a

23 result, you'll hear from Chuck Hanlon. You'll here from Jim --

24 Chuck Hanlon's our land planner. You'll hear from Jim

1 Kapustiak about storm drainage, which was obviously a great

2 concern of our neighbors. And I think Jim and his partner

3 Bill Loftus from Spaceco have done a terrific job in addressing

4 a lot of these concerns so that once this development gets

5 going, hopefully this spring, they're going to see -- the

6 people are going to see a dramatic improvement in the

7 conditions that they're facing. We're going to have Greg talk

8 about landscaping. There were concerns about the trees, and

9 we've made some significant modifications during the course of

10 this process to protect those legacy trees. We have a short

11 statement from the traffic engineer, Mr. Russell, who's from

12 KLOA. And finally, Nate Wynsma, the land development executive

13 from William Ryan Homes, to talk about the architecture and

14 what William Ryan Homes can bring to this community.

15 I'm going to wrap up so I won't spend a lot

16 more time. We'll bring Chuck Hanlon up here. And I want to

17 thank you for the time. I want to thank your Plan Commission

18 for all the time they spent, three meetings, and very lengthy

19 meetings, going late into the night. And I certainly want to

20 thank Ms. Newton, Ms. Lobaito, Mr. Cassata for all the input

21 that they have provided, and I think that the result is a great

22 plan which we hope will win your support.

23 Chuck.

24 MR. HANLON: Thanks, Tom. Chuck Hanlon with Wills Burke

1 Kelsey Engineering and Planning.

2 I'll start with this first slide, which
 3 illustrates the entire parcel of property which has a portion
 4 that is out to the west which comprises of total of over 59
 5 acres. As I go forward, I'll zoom in on the land plan. The
 6 next couple slides, as you can see, we're just cutting that
 7 off. I wanted you to understand that that certainly is part of
 8 the property project itself. I'll try to point your direction
 9 here. Again, I think you understand that the proportions of
 10 these slides are a little bit skewed on the projector, the
 11 shape, kind of stretched vertical.

12 But at the entrance roadway, which goes
 13 through the school property, you're familiar that's not
 14 currently a dedicated right-of-way. There's future discussions
 15 on how that would be handled. But the roadway would be
 16 improved from the point where it leads off and becomes the
 17 entrance of the subdivision off of Old McHenry Road as you come
 18 in. From a design standpoint, we have clustered the lots in a
 19 smaller area, creating lots that have a minimum width of
 20 70 feet and a minimum area of just under 9500 square feet with
 21 an average lot area of just under 13,000 square feet, with a
 22 development that has a total of 60 single-family lots, as shown
 23 on the project.

24 We tried to be careful about how we place the

1 lots. Pretty much every lot has open space behind it.
 2 Sometimes that may be narrow, or sometimes there's great areas
 3 of open space behind the lots. It's a great attribute to the
 4 livability of the project and the look and feel of the project.
 5 As you come in, we created a triangular island within that
 6 first entryway for aesthetic reasons with an overlook that
 7 gives you a nice -- what we're proposing is a public park space
 8 that would go from that entrance to the southerly property line
 9 of the development. From there as you come in and curve around
 10 to the right of the drive, to the eastern portion of the
 11 development the road curves around, ends in a cul-de-sac with
 12 lots that are backing up to existing properties to the east.
 13 Along the southern boundary adjacent to Acorn Acres, there's a
 14 minimum of 40-foot separation that would have landscaping
 15 placed within that area as a buffer. Again, the minimum is
 16 40-foot separation, and it kind of gets larger as you go to the
 17 east and west of that center portion of this area. The public
 18 park that's located in this area, which our landscape architect
 19 will speak in greater details in terms of the design and intent
 20 of the use of that space, as well as a private park in this
 21 area, so in many places in the plan also we have opened up the
 22 plan so as you drive through it you come through some houses,
 23 it opens into a public park, it opens up into a private park.
 24 You come round into the cul-du-sac where most of the lots back

1 up to common open space. We pulled in the fee simple lots
2 tighter, created a walkable community which we think will be
3 extremely attractive and with greater amounts of meaningful and
4 unified open spaces both within the geometry of the development
5 as well as to the exterior edge of the development.

6 As Mr. Burney mentioned, in many months
7 working with staff and input from the Plan Commission, I want
8 to highlight a couple of changes that occurred from Plan
9 Commission investigations or conditions. Some of the changes
10 which we made to the geometry. First of all, we increased the
11 width of these lots here, 16 through 20, to a width of 80 feet,
12 made those lots wider in that particular area. The second
13 change to the geometry, this roadway here in previous plans was
14 a straight roadway, kind of on an angle. We were able to
15 change the radius here and put in kind of an S-curve, which we
16 actually think makes this roadway more attractive than it was
17 before. So we appreciate the Plan Commission asking us to take
18 a harder look at that. But really the change to the geometry
19 there primarily was to move two critical lots. Again, our
20 landscape architect will talk in more detail. But two critical
21 trees that we're working to preserve, significant trees, we
22 gained 16 to 25 feet of distance further away from the previous
23 buffer that we had to those trees in the past. I think a
24 combination of the additional tree buffer as well as just

1 adding that curve to the road is an improvement for the plan.
2 Also the stub road to the south proposed connection to
3 Acorn Acres, that was a separate road, and we added a curve to
4 that based on Plan Commission discussion, and we have also
5 inserted a traffic-calming device, a small island. There can
6 be more discussion through final engineering as to exact
7 geometrics of that, but the measure of traffic counted on that
8 roadway connection to make sure this doesn't become, in a
9 sense -- I think it's too short to become a raceway necessarily
10 but certainly breaking up at the halfway point with a
11 traffic-calming device will slow cars down.

12 To run through the numbers on the development
13 again, 60 units on just over 59 acres yields a gross density of
14 just slightly over 1.01 units per acre on the development
15 with -- approaching 60 percent open space in total for the
16 project. As you kind of go through and look at the different
17 pieces here, the private open space and stormwater management
18 areas that comprise 31 acres within the development represents
19 about 53 1/2 percent open space. When we add in the private
20 HOA park, that begins to increase the open space as well as the
21 public part which is 3.71 acres. The public park is located
22 here, increases the total open space to just under 60 percent
23 of the gross land area in the development, as well as we think
24 between the private park and the design amenities, which Greg

1 Sagen will speak to shortly, adds a great amount of value to
 2 both the residents here as well as the general public that
 3 would be able to access the public park and use the trail
 4 systems to really traverse from Acorn Acres up towards the
 5 school property, through the development through a combination
 6 of trail systems and parks or sidewalks and certainly roadways
 7 that are proposed. The sidewalks on both sides of the roadway
 8 as well as the trail system that I mentioned. You combine
 9 that, it certainly increases that access through the
 10 development again for residents and public at large that may
 11 move through there, as well as a proposed connection in this
 12 location for the contemplation of a regional trail system that
 13 may begin to develop on the south side of Old McHenry Road, so
 14 this project would be ready for a connection as that may come
 15 to fruition.

16 Shown on the red, dashed line on the southern
 17 portion of this exhibit where Acorn Acres is, consideration of
 18 this design, this red line represents the rear existing homes
 19 in Acorn Acres and how that line kind of moves through this
 20 area. Where those homes begin to move further away, there are
 21 homes getting a little bit closer. Where their homes are
 22 closer, our homes are much further away. One short portion
 23 where there's a little bit more relative proximity to the
 24 existing and the proposed, where again we have the buffer,

1 increased landscaping within that area, and we also -- those
 2 lots within that area of that proximity, some of the widest
 3 lots in the plan ranging from a hundred feet, several of them
 4 95 to 146 feet from the area where they're closest. So we
 5 really tried to respect, looking at this distances, trying to
 6 match up the designs as I discussed. And then the one point
 7 where the homes are closer we made the lots wider compared to
 8 the rest of the proposed development

9 This slide just illustrates some of those
 10 horizontal distances; the closest, 140 feet to 200 feet,
 11 ranging nearly 400 feet from back-to-back, 350 feet; some
 12 pretty large separation what would be from back door to back
 13 door of the homes as the distances, physical house to physical
 14 house, or the distances that are shown here.

15 So again, we believe we have afforded to the
 16 Plan Commission and for board consideration what we believe to
 17 be a very attractive design that has public amenities, that as
 18 we go forward with the presentation you'll hear more about.

19 And we're certainly going to address your questions at the end.
 20 Jim Kapustiak is here and would like to speak
 21 to drainage

22 MR. KAPUSTIAK: Thank you, Chuck. Again, Jim Kapustiak
 23 with Spaceco. We're the civil engineer for the project.

24 Public sanitary, sewer, and water mains will

1 serve the proposed 60-lot subdivision. The sanitary sewer is
 2 shown in red on the slide before you, and the water main is
 3 shown in blue. These systems will connect to the existing
 4 water main and sanitary lift station located on the school
 5 district property which were sized in anticipation of
 6 development on this parcel.

7 The proposed drainage design includes storm
 8 sewers and overland flow routes that will convey stormwater to
 9 the proposed on-site detention ponds. The detention ponds were
 10 designed using the Village's more restrictive release rate of
 11 0.05 CFS per acre. This will provide an additional 2.5 --
 12 excuse me -- 2.45-acre feet of storage than what is required by
 13 strict Lake County SMC ordinance, which many of the surrounding
 14 communities around Hawthorn Woods follow.

15 We also spent numerous hours studying
 16 existing off-site drainage issues on the Acorn Acres
 17 subdivision. Based on numerous conversations and meetings with
 18 Village Staff and Acorn Acres residents and also reviewing the
 19 existing topography of this area, we created a slide that you
 20 see before you now which shows in a dark patch the ponding area
 21 limits and a red dashed line kind of showing the overall
 22 tributary area that drains to these areas of pondings that are
 23 causing problems for some of the homeowners in Acorn Acres.
 24 Using this information, we developed a solution that we think

1 will help significantly reduce the ponding depths in the Acorn
 2 Acres rear yards. This solution includes both the proposed
 3 storm sewer system on the Stonebridge site, which is shown in
 4 green, and a new Acorn Acres storm sewer shown in red, shown
 5 there between 3 Lydia Court and 5 Lydia Court, and also some
 6 rear-yard grading improvements in the rear yards at 5 and
 7 7 Lydia Court. While talking with the residents, we were
 8 provided with pretty dramatic video of -- during a large
 9 rainfall event of a waterfall that occurred at the driveway of
 10 21 Acorn Drive. So what we did and as part of our analysis of
 11 this is we looked at the hundred-year rainfall event, and based
 12 on the implementation of the off-site solutions, the reduction
 13 of that flow down 21 Acorn Drive driveway will be reduced by
 14 78 percent.

15 And with that, I will turn it over to Greg
 16 Sagen who will be discussing the landscaping for the project.

17 MR. SAGEN: Thank you. For the record my name is Greg
 18 Sagen. I'm a landscape architect, president of Signature
 19 Design Group with offices in Naperville. I'm going to talk to
 20 you very briefly tonight about landscaping and tree
 21 preservation for the site, understanding that you're fully
 22 aware of the process and all that's been discussed on this.
 23 Up on the screen is the illustrative plan,
 24 and what this generally shows and what we would like to comment

1 on is we feel this is going to be a very attractively, heavily
 2 landscaped which should end up to be a very beautiful
 3 subdivision in the community. The stormwater basin that will
 4 be providing for stormwater storage will be native,
 5 wetland-type basins, so providing for additional water-quality
 6 reduction or water-quality improvements in stormwater runoff
 7 reduction. We understand the sensitivity of the watershed and
 8 the adjacent streams, so the site will handle the stormwater
 9 internally and utilize every method possible to help purify and
 10 reduce the amount of runoff.

11 Buffers on our site. The site currently has
 12 existing landscaping and existing buffers, old tree lines
 13 around it. All of those existing tree lines will be largely
 14 preserved. Part of it is on our site, part of it is on the
 15 neighbors'. They will be largely preserved, and then the
 16 additional landscaping will enhance and help augment that
 17 landscaping. So where there are thinner areas, there will be
 18 additional landscaping, and our proposed buffers around the
 19 entire perimeter of the site as well as will feature a lot of
 20 evergreen material, provide for seasonal screening which
 21 currently isn't available in that area.

22 The next slide shows the west half of the
 23 site, and this site just -- this slide just illustrates the
 24 central park area. And for the residents in the audience, this

1 is going to be an HOA private park. It would be an open space
 2 amenity for the community. It will feature a sitting area
 3 along the trail as well as passive open. It also opens up the
 4 streetscape within the development and opens up some views and
 5 creates an internal focal point.

6 This slide illustrates the opportunities
 7 further as far as stormwater where there's a restriction. For
 8 the residents here; for the board members here. We're looking
 9 at opportunities like this on-site to further handle and
 10 improve stormwater through the method called bioswales. It's a
 11 BMP technique where we can infiltrate groundwater and reduce
 12 the amount of runoff and help cleanse this water, being
 13 sensitive to the watershed downstream from us.

14 This slide shows an enlargement of the
 15 central park which will be a public park site for the
 16 community. It's approximately 3.7 acres. This park site
 17 features several elements, one being a sitting area entrance
 18 court at the northern end of it, a central nature-themed
 19 playground area for the park site. And this playground has
 20 been relocated at the request of staff to be more essentially
 21 located in the park as well as away from the adjacent future
 22 lots. Also in conjunction with this, there's a large open
 23 space, lawn open space for active recreation and play. We're
 24 trying to maintain that. The trail system interconnects the

1 site with the community, bisects it down the center.

2 And lastly, at the request of the Plan
3 Commission Chairman Rein, in conjunction with the
4 traffic-calming island that Chuck alluded to, there will be
5 extensive landscaping, added shade trees clustered on either
6 side with understory plantings adjacent to it to create a
7 vegetative enclosure, if you will, to further create a
8 constriction, a visual constriction, a gateway between the
9 communities and to help encourage the traffic-calming, soften
10 the headlight flashes and things of this nature.

11 The next slide is just the east half of the
12 site. The only thing I'll comment on here, during the Plan
13 Commission Commissioner Lindquist was very concerned about some
14 of the side-yard views. Where our lots are open and being a
15 very open site, there are side-yard conditions along where you
16 have main entrance road. These two lots here as you enter the
17 site. The sides here. For the residents, we're talking about
18 these two lots here. As you drive in the, sides of these two
19 on the park as well as the back yards that may be viewed from
20 Old McHenry through the existing along the creek, we have
21 enhanced these areas, made sure there's large evergreens in
22 those areas so the side-yard conditions of the architecture are
23 not as prominent and there are also going to be things done
24 with the architecture to improve those conditions.

1 My last slide is tree preservation.

2 Obviously, there's a lot of conversation and concern about
3 preserving the existing trees on the site. There's really only
4 one quality tree grove on the site, and it's located in the
5 southeast corner of the site. While we may have disagreements
6 with a couple of the residents on the exact number of trees
7 that we're going to be preserving, we are all in agreement it's
8 a quality amenity for the site and we want to preserve it
9 largely to the extent possible and the quality trees in their
10 entirety. That said, what this illustration illustrates is
11 some of the process that we went through with Plan Commission
12 to try and preserve these trees, and I'll walk the board
13 through those things.

14 What you see here highlighted in gold, the
15 lots 4 and 7, Ryan Homes has committed to restrictions on those
16 building box size, that being the building box area, shortening
17 the depth on it; lot 4 to 55 feet; lot 7 to 60 feet, provide
18 for more separation from the two key trees, trees number 60,
19 tree number 98 and also a key tree 1828 down in this location,
20 so providing for additional separation. This exhibit which is
21 prepared for the Plan Commission does not show the additional
22 meander in the road that Chuck and his team has added which
23 will create more separation from these two building box and
24 lots along the side and those sensitive trees. So we will be

1 well in excess of 40 feet from the back of these houses to
 2 these critical trees in question. So we feel confident that
 3 the trees that we all value will be able to be reasonably
 4 preserved because of this change in geometry.

5 Also along in this tree line there was
 6 concern by the residents that we would share them, be providing
 7 a mutual buffer between our development and the neighbors from
 8 the residents. This is the side I'm talking about. Most of
 9 this area is HOA management, the southern half as well as the
 10 northern end. There are areas behind lots 2 through 5 which
 11 because of geometry of the site are part of those lots. There
 12 was concern, well, what if the residents come in and remove all
 13 those trees, we're going to lose that. So our team has
 14 committed to putting a conservation easement on that area.

15 That's the area crosshatched here in green. So this would be a
 16 50-foot conservation easement, preserving the integrity and
 17 intensity and buffering of the existing tree line.

18 The Plan Commission further asked that this
 19 tree line, because it is a lot of native, farm-invasive
 20 species, that we do something to enhance that, so we've
 21 committed to adding additional trees, rebuds, serviceberries,
 22 dogwoods along the perimeter to increase the density, provide
 23 for some more long-term trees as well as some more ornamental
 24 value to those trees. And then, finally, in this area, in the

1 south end, this woodland -- and those of you who have been out
 2 there -- it features a lot of large oaks that, unfortunately,
 3 are in decline. The understory is pretty poor. There's not a
 4 lot of natural succession going on there. So our team is
 5 further committed to reforesting that area. We'll come in as
 6 part of this development, clean it up the extent it's mutually
 7 agreeable with the residents and add 20 to 25 small trees that
 8 would be indigenous to the area and would be good transitional
 9 trees. Oaks, hickories, hackberries and black maples would
 10 probably be the palette, two-inch-caliber size, deer protection
 11 to help encourage the future of that woodland so it creates the
 12 woodland that we all want on that site.

13 With that, that ends my presentation, and I
 14 will turn it back to Nate. He's going to talk to you about
 15 architecture.

16 MR. WYNSMA: Good evening. Nate Wynsma with William Ryan
 17 Homes.

18 I think Tom had mentioned Eric Russell's
 19 here from KLOA as a traffic consultant. There really aren't
 20 any slides, or the traffic study itself wasn't something we
 21 weren't going to present in its entirety tonight, but he is
 22 certainly here to address any questions that arise from the
 23 board or from the neighbors or engage in any dialogue related
 24 to our traffic study or the interconnection of the roads that

1 we've planned.

2 I just want to take a few minutes here to

3 talk about the architecture and the homes we're going to

4 provide here. As you can see from this slide, this is kind of,

5 again -- I'm going to steal a word that our landscape architect

6 just used -- the palette. Our palette for architectural design

7 is a combination of ranch homes and two-story homes. It's also

8 a distinctive of ours that as a builder that our homes have

9 distinct architectural styles to them. And in this exhibit you

10 see the one chosen elevation for each of the eight homes that

11 we're offering, two ranch homes, and then the others are

12 two-story design. They have -- each home has a variety of

13 architectural styles. This exhibit gives you an example of a

14 Craftsman and a Georgian, Colonial, Prairie. Each of those

15 homes -- each of those architectural styles are in keeping with

16 the historical design of, for instance, a Georgian home with

17 the covered porch, the exposed railings, the gable end. The

18 Prairie is distinctive. Some refer to it as Frank Lloyd

19 Wright-type design; shallow, pitched roof, two-foot overhang.

20 And then we have a traditional Colonial Craftsman style. Each

21 home will have a variety of elevations, and our elevations

22 aren't just A, B, and C with a little bit of brick, a little

23 bit more brick. They are actually completely different

24 architectural styles that you choose from.

1 One of the things that in discussions with

2 staff and in the process with the Plan Commission, this exhibit

3 shows a couple of rear elevations that are enhanced elevations

4 along the south property line. What this really is telling you

5 is if you went back to the previous slide -- and in the upper

6 right-hand corner is a Georgian three-car garage. This exhibit

7 shows on the left is a Jamestown Georgian. The enhanced rear

8 elevation, when we say enhanced rear elevation, what we're

9 talking about is for those lots -- and I believe there's ten of

10 them that back directly to Acorn Acres -- those same elements

11 that you see on the front of a Georgian home--the shutters, the

12 window grids, the window trims, the gable ends, the brick

13 treatment--that some element of those architectural elements

14 are also displayed on the back of the home, so you get the same

15 treatment as in the front of the home on the rear of the home.

16 This is an example of a Colonial elevation with those same

17 treatments as you would see on the front.

18 This exhibit, what we did is -- it's a little

19 hard to read the dots -- but the blue dots are walkout,

20 indicative of a walkout basement, and the green dots are

21 lookout basements. So this gives you an idea of the number of

22 homes that will have some additional treatment to the rear of

23 the home that will have windows, either windows in the basement

24 or full walkout elevation. Any time we do that, you've got a

1 deck, you've got stairs, a little bit additional architectural
2 treatment than a standard basement format.

3 This exhibit is really kind of a result of
4 collaboration with the Plan Commission. And I think Greg Sagen
5 did a good job of pointing out some of our key lots and how
6 we'll be treating those with landscaping to screen sides of
7 homes, shining headlights from cars, and so forth. These key
8 lots will have also architectural enhancements to the rear
9 and/or sides of those homes. S is a key lot for side
10 enhancement; R is the rear. So as you come into the
11 development and you drive by and see homes from Old McHenry, as
12 you drive through and you see the sides exposed leading into
13 the park, not only will we enhance those with some landscaping
14 treatment but the sides of those homes will also have shutters,
15 window grids, window trim, some of the same elements you see on
16 the front of the home on the sides and the rear.

17 I think just before I take my seat and let
18 Tom get back to more of the technical matters, I just wanted to
19 point out for the benefit of the board, the ranch homes will
20 range in size from about 2,000 square feet to 24- or 2500 feet.
21 And then the two-story homes start at about 2600 feet on up to
22 5,000 feet with all options. Those designs also include -- a
23 number of them include tandem three-car garage, so when you
24 look at a two-car elevations, it's actually a third stall in

1 the garage. And then we offer options for a lot of those homes
2 that have in-law bedroom-bathroom suites in lieu of a tandem
3 garage. So we've got a lot of -- as we kind of have updated
4 our architectural, we've kind of taken into account some of the
5 multigenerational buyers. We're seeing that being very popular
6 with buyers. We believe our sale price points here will be in
7 the high five-hundreds, well into the six-hundreds.

8 We're very excited about this development.

9 It's very rare you have an opportunity to have a development of
10 this caliber with this much open space, and we're used to
11 subdivisions and developments where we get that occasional lot
12 that we charge a site premium for because it's got a park in it
13 or because it's got a tree line behind or some open space, and
14 in this site plan, we've got virtually every lot is a site
15 premium, which we're really excited about that.

16 The interconnectivity, I think I'd be remiss
17 if I didn't talk about the school immediately to the north
18 across the creek. To have walk-to K through 8 for our
19 homeowners, our residents, is really something that's very
20 unique, and I think it's going to be a great draw for people.

21 One of the things that we are working with
22 the School District on and we're meeting with them later this
23 month is interconnectivity to be provided by a path that --
24 immediately north of the bridge that as you come into our

1 development, if you've been out there where the lift station is
 2 located there's a mowed path that runs east-west between the
 3 school drive and our entry road. Our intent is and what we're
 4 working with the School District on is to build a path through
 5 that area that will actually connect with -- this is their main
 6 drop-off at the south side of the school, so that path would
 7 line up with that and come right to the bridge so the kids
 8 won't have to walk up on Hubbard or on Abbey Glen. They can
 9 cut straight through. That would be built as a width wide
 10 enough to keep plowed, so the school would snowplow that in the
 11 winter along with their parking lot. So those are few of the
 12 things. The interconnectivity of all the path systems is
 13 another thing. And given the report on the finances of the
 14 Village, I have no doubt that that path that's planned from the
 15 school and ultimately to the aquatic center is going to be
 16 another asset to the community. We've planned for a connection
 17 and building a portion of it, and that's another thing I think
 18 our homeowners will be very excited about.

19 With that, I'll turn it over to Tom. And I
 20 want to personally thank everybody. We've really felt this to
 21 be a collaborative effort, from the first meetings with the
 22 neighbors where they were educating us on some of their
 23 drainage issues and how we can maybe step up and redesign to
 24 alleviate some of that, to the staff, your consultants, the

1 Plan Commission, and the result of that is the plan before you
 2 now.

3 Thank you.

4 MR. BURNEY: Thanks, Nate. You could tell we're very
 5 excited, and all of our team is very proud of this project.
 6 I'm not going to make a closing argument.
 7 I'd just like to reserve after we've heard from you. You guys
 8 and ladies have been very patient. I'm sure you have some
 9 comments and questions. And certainly the large audience
 10 that's taken time out tonight to miss the Badgers' game and
 11 whatever else is going on, we ought to give them a chance to
 12 speak as well. So with that, we'll stop. If there's some
 13 issues you have, some questions, our team is ready to answer
 14 them.

15 Thank you, Mr. Mayor and members of the
 16 board.

17 MAYOR MANCINO: Thank you, Mr. Burney. I appreciate
 18 that, and I'm sure our staff -- or, excuse me, our board does
 19 have some questions and some comments. And I'd just like to
 20 say thanks to all of you and thank you to our Plan Commission
 21 specifically. I read through those transcripts, and that
 22 looked like a lot of work, and I think they did a great job on
 23 the preliminary aspects of this plan. So I know our Chairman's
 24 out there and maybe a couple of other members. I just want to

1 say thank you to them for that, the hard work they put into
2 this.

3 I'd like to open it up for discussion with
4 our board of trustees. I know they have some questions.

5 One of the things that I heard mostly from
6 our residents regarding this development besides all the
7 details in the transcripts was the concern regarding the
8 connecting road. I am a firm believer in connectivity
9 throughout our village. I know we can argue that all night
10 long. I'm a firm believer in that. I happen to live in a
11 development where we're not connected to anybody else, and all
12 I hear from my neighbors and from my own children is how they
13 wish they were connected to other neighborhoods so they can
14 visit.

15 Since this development started, I thought --
16 in this case I thought it through a little bit differently
17 because there is an exception here. I think there is a unique
18 situation, and I know I've spoken to some of the trustees about
19 this. But it's my belief that the connectivity issue here is
20 definitely an issue that needs to be discussed. I'd actually
21 like to take that subject up with the board right now and talk
22 about that connectivity issue.

23 It's my opinion that an emergency-access-only
24 connectivity makes sense here. Extenuating circumstances in

1 this case to me really are the schools. We're talking about
2 the school that's in the nearest proximity, and while we can
3 look at traffic studies all we want, it's my opinion that if
4 there was a full connection here eventually folks are going to
5 go find a way, and I know that's what our residents are
6 concerned about, our current residents in Acorn Acres, and I
7 have that concern as well.

8 I'd like to just open it up to you guys. How
9 do you feel about this part of it?

10 TRUSTEE MORGAN: I'll jump in. I've had numerous
11 conversations with residents, with Chief Paulus and
12 Chief Wheelock from the fire department as well, and I think,
13 Mr. Mayor, I'm in agreement with you in terms of a single-lane
14 emergency-access-only as the right solution to that and then
15 identifying an appropriate mechanism to secure that access so
16 that we don't have residents and non-residents finding that
17 access point and using it as a cut-through.

18 TRUSTEE DiMAGGIO: If I could just comment also, I was
19 the trustee-liaison to the Plan Commission --

20 MAYOR MANCINO: Use your mic, Trustee DiMaggio.

21 TRUSTEE DiMAGGIO: I was at each and every meeting, and I
22 heard everybody's concern. First of all, I just want to
23 compliment the homeowners association. I've been on the board
24 for five years, and you guys were phenomenal, well-organized,

1 clear, concise, and the attendance of everyone at the meeting
 2 was fantastic. We love to see that, and that makes a huge
 3 difference. If you don't speak up and let us know your
 4 concerns and what you want, we're going to hear from one side,
 5 and that's it. So we appreciate hearing from our residents,
 6 too.

7 And I have to agree with the comments. I
 8 think -- my kids both went to middle school and to grammar
 9 school over there, and in doing the traffic study, it's
 10 ridiculous. It's a zoo there in the morning, and when they pick
 11 people up, there's so many cars going in and out of there
 12 constantly, and I feel a hundred percent that would be a
 13 cut-through going to Acorn Acres. It is an absolutely unique
 14 situation that we can vary our ordinance, and I agree, I think
 15 we should have emergency-vehicle-access only and have maybe a
 16 connection for pedestrians, for bike traffic, and that's it
 17 because I see that it would be -- that would, to me, change the
 18 entire makeup of Acorn Acres if we allowed cut-through traffic
 19 to go both ways. It would just destroy the character of that
 20 neighborhood.

21 (Audience clapping.)

22 MAYOR MANCINO: You get applause, Trustee DiMaggio.

23 TRUSTEE RIESS: I'd like to share a story in my

24 experience at Spencer Loomis. I was standing there, waiting

1 for somebody from a meeting for the school in regards to an
 2 Arbor Day celebration. I had ten bags of tree seedlings that
 3 we were going to be passing out. And while I was sitting
 4 there, it took me a couple minutes but a minute or two to
 5 actually get a spot along side the curb to actually unload my
 6 vehicle. And then while waiting for the other person to
 7 arrive, I probably saw 20 or 30 cars within less than ten
 8 minutes approach and drop their children off and then leave.
 9 And then as I was leaving the area and turning right on Old
 10 McHenry Road, the number of vehicles that were waiting to turn
 11 left into the school was backed up well beyond the left-turn
 12 lane, and they were sort of in the median strip there, probably
 13 another 10 or 20 cars waiting to turn left into the school to
 14 drop their children off. And I was like, what's up with that?
 15 I mean, I don't understand that. When I was growing up, I
 16 didn't have anybody driving me to school, but you know,
 17 obviously things have changed. And as a result I have to
 18 concur with the other trustees and agree, that I think
 19 single-lane emergency-access-only is the only way to go here.

20 Thank you.

21 MAYOR MANCINO: Yeah. And I know there's some details to

22 be worked out on that. We should probably -- there's a couple

23 of different ways. There's probably lots of different ways it

24 could be done, and some of you guys had some different ideas on

1 this. I just would add on this point. Just communicating with
 2 the residents directly -- it's a little bit off-point -- but I
 3 received a lot of e-mails from you folks, and after reading all
 4 the transcripts, it was very clear this is what you would be
 5 looking for, and we heard that loud and clear. I just want to
 6 let you know this board will always do everything out in the
 7 open, in the public. I sensed frustration from many of the
 8 folks that were e-mailing me because they were looking for an
 9 answer. They were looking for affirmation, and all I will
 10 affirm on -- I can't speak for the trustees -- all I would
 11 affirm on is we heard you. We just could not -- I could not
 12 give you an answer because I don't know how my board would
 13 react. In fact, I don't even know if this is acceptable to the
 14 developer. So sometimes there's passion and emotion that goes
 15 into these things. Your board is here to serve you. They're
 16 not here to serve anybody else here but you, and there's other
 17 reasons why we even consider a development like this which we
 18 can get into as well. But I guess moving forward in the
 19 future, if you're not getting a response that you're looking
 20 for there's a reason for it. The reason is because we want to
 21 do this in the open, in the public. That's how rumors start.
 22 That's how bad representations start. People start talking
 23 about back-room deals. Just like I would not give you an
 24 answer that should be given in public to you as a resident, I

1 would do the same thing with a vendor or a contractor or a
 2 lobbyist or anybody else that might approach me or any of those
 3 trustees and try to get an answer on something that should be
 4 vetted in the public. So I just had to get that off my chest
 5 to all of you because I sense so much frustration. The e-mails
 6 got a little bit sharper and sharper and sharper as time went
 7 by on this particular subject. So I appreciate you guys
 8 working through this process with the PB&Z and working --
 9 continuing to work with us through this process. I just needed
 10 to get that portion off my chest or that comment off my chest.
 11 So going back to this emergency access, I had
 12 some ideas.
 13 Trustee Ponzio.
 14 TRUSTEE PONZIO: Yes, Mr. Mayor. I think you raised a
 15 valid point about the frustration level. But as you can hear
 16 the comments from the trustees, we are listening to the people.
 17 I support the emergency-access-only as well. But here's the
 18 point that I was going to make: We do listen; we do
 19 compromise. Let us do this in public like we're supposed to
 20 do, back to Mayor Mancino's point.
 21 MAYOR MANCINO: I appreciate that, Trustee Ponzio.
 22 So just moving forward with this access
 23 point, we are in preliminary, so I think there's a couple of
 24 ideas that the trustees and I have discussed, and they've

1 discussed it amongst themselves. Most of you don't know, two
 2 of us -- or more than two of us can't discuss village business
 3 at the same time, so it makes it challenging. A lot of phone
 4 calls, a lot of meeting at the gas station for a cup of coffee,
 5 that's what your board is doing to keep things within statutes
 6 and within the Open Meetings Act. So we've all had a couple of
 7 ideas that I think there's some concession or some concurrence
 8 between the trustees, and we'd like to throw them out to staff
 9 to possibly to vet them out a little bit more.

10 One of the things that I was adamant about
 11 was the stub road that is currently in Acorn Acres. I do not
 12 want to see it as a two-lane road. I think if it was a
 13 two-lane road it just naturally invites people to not see the
 14 sign or to think that it is an access road and just pull down
 15 there. So regardless of what we do at the actual transom or
 16 what suggest be done at the actual transom, I'd like to see a
 17 one-lane improved road there and not a two-lane improved road.

18 I think you probably have some comments on
 19 that.

20 TRUSTEE MORGAN: I would agree. And as I was listening
 21 to the presentation before, that's the part that I haven't seen
 22 anything -- and maybe the developer can talk to -- that stub
 23 road on the Acorn Acres side, who builds that? It's not an
 24 improved road right now. It's a gravel road.

1 MR. WYNSMA: Yeah. It's an existing right-of-way there.
 2 It wasn't shown as an improvement on our plan, but the intent
 3 was whatever is built there we will improve.

4 TRUSTEE MORGAN: Okay. Thank you.

5 MR. WYNSMA: Within the right-of-way.

6 TRUSTEE MORGAN: Okay. So single-lane emergency-access
 7 road, I completely agree. And it's up to us to figure out
 8 what's the best mechanism to make sure that it says within the
 9 intended use of emergency access.

10 MAYOR MANCINO: Yes. And I think definitely signage,
 11 whether it's emergency-access-only or even a dead-end sign or
 12 both, but I think the single lane is going to add -- is going
 13 to go a long way to people just not trying it. If it says
 14 dead-end or emergency-access-only, it's not inviting. A single
 15 lane is not inviting to anybody. I think that's one of the --
 16 what we do at the transom or where it crosses over, I think
 17 that's open for some ideas. That's open for some ideas. But
 18 for preliminary purposes, I think, I know there's other things
 19 we want to discuss. I think that's one modification that we
 20 should consider and make, if it's acceptable to the developer
 21 as well to our motion that we currently have on the table.

22 Nate or Mr. Burney, is that something you
 23 could accept?

24 MR. WYNSMA: Absolutely. I think we would be happy to

1 work with staff on a design that would not create a traffic
 2 nuisance and just make some design ideas from everybody and
 3 come up with a plan for a lane and for signage and landscaping.
 4 I think the treatment of landscaping at the backs of that lane
 5 as well can kind of help to close it off so it doesn't look
 6 like a cut-through for someone. We're agreeable to that.
 7 MAYOR MANCINO: Right. We'd like to -- yeah. We'd like
 8 to see some landscaping that can be done there so pedestrians
 9 that will walk through or bicycles. We need to make at least
 10 if somebody by chance does pull in there it doesn't look
 11 inviting to cross into Stonebridge. But with that, I also
 12 think it's important that there's some kind of access there,
 13 especially with school nearby, if there was an emergency or
 14 certainly for neighbors to be able to go and use the park or
 15 access the trail system, I think it's important that we have
 16 some kind of access. So I'd like to see it come back not just
 17 with ideas but engineering, taking that to final engineering
 18 and landscaping of that transom area as well. That's what I'd
 19 like to see come back for consideration.

20 MS. NEWTON: Staff will work on that.

21 MAYOR MANCINO: What else would the trustees like to talk
 22 about on this plan?

23 TRUSTEE CORRIGAN: I agree with everything that was said.
 24 You all said everything I was going to say about that.

1 I really like the idea of doing some type of
 2 blended landscaping on that stub road when it gets connected as
 3 a one-way emergency-only. I drove by that today. I probably
 4 haven't been in your subdivision in about ten years, but if
 5 it's just paved, it's going to be very inviting and it's going
 6 to be very unsightly, so it would be nice for those residents
 7 certainly that are on either side of this if it just was kind
 8 of a natural-looking type of roadway.

9 But I wanted to hear more about what you were
 10 talking about having some type of a walkway on the opposite
 11 end, which is what you're proposing or discussing with the
 12 District 95 for exactly that same reason. That is a major road
 13 that's going to be connecting, and I had two daughters that
 14 went to that school, so I was in that dropoff, pickup line,
 15 plus they were involved in sports and other activities, so I
 16 know that traffic pattern well. And I also know how impatient
 17 we parents are in that traffic pattern. So I like the idea
 18 that there's a potential for the kids, whether they live in
 19 this subdivision or down in Acorn Acres, where they can
 20 actually get from the school onto the walkways without having
 21 to be on that Hubbard or Abbey Glen.

22 So if you could just talk a little more about
 23 that.

24 MR. WYNSMA: What we discussed with the School

1 District -- as I said, there's kind of a mowed path there now
 2 that I guess they use for access to the lift station or
 3 maintenance monitoring of some kind, that we would improve that
 4 with an asphalt path. You know, throughout our community is
 5 going to be sidewalks on both sides, sidewalks on both sides of
 6 the bridge coming across with the crosswalk then connecting to
 7 this path, and I think probably the key concern of the school
 8 district is that the alignment of it to this dropoff. There's
 9 a wide sidewalk behind the curb there. The alignment of that
 10 path to that and having the proper crosswalk striping, marking,
 11 signage and how they may treat it with a crosswalk attendant or
 12 something in the morning or afternoon, dropoffs and pickups.
 13 So that's, you know, a concern of ours but for the School
 14 District as well. They're certainly -- they want to make sure
 15 the alignment and treatment of that makes sense and is
 16 something they can live with because this will be on their
 17 property.

18 TRUSTEE CORRIGAN: Okay. So they would be maintaining
 19 it, like you said.

20 MR. WYNSMA: Yes.

21 MAYOR MANCINO: How close are you to meeting with the
 22 School District?

23 MR. WYNSMA: We've met with them several times. I think
 24 the school board meeting is --

1 MR. BURNEY: Next Thursday, the 29.

2 MR. WYNSMA: The 29th. So the attorneys have been
 3 working through the agreement. And we've put it out there,
 4 that we're willing to build it to their specifications. I
 5 think we just need their final input, which admittedly that
 6 could happen at final engineering. We'd like to at least have
 7 the right direction from them to incorporate it into our final
 8 engineering plan.

9 MAYOR MANCINO: Thank you, Mr. Wynsma.

10 What other comments or discussions do we have
 11 from our board?

12 Trustee Riess.

13 TRUSTEE RIESS: I think I mentioned very early in the
 14 process that I was concerned in regards to a number of the
 15 trees that were existing there. When the original site plan
 16 and tree survey came out, I walked the property pretty much
 17 along the entire east -- up and down the eastern border and
 18 most of the southern border and much of the interior of it in
 19 about the bottom southeast corridor or southeast quadrant
 20 there, and what we discovered was is that there are numerous,
 21 very large Burr Oaks in this area right here and also down in
 22 this area right there, and I came before the Plan Commission
 23 and spoke at the public hearing and asked them to please pay
 24 attention to those because these oaks were significant. There

1 were several of them there. There were several of them that
 2 already had died, but there were several of them, three of them
 3 he did name, the trees 60, 98, and 1828 that are on the site.
 4 In estimation by generally-accepted practices, these trees can
 5 easily be 200 to 250 years old, and that makes them some of the
 6 oldest trees in all of Lake County. So in the original plan it
 7 didn't appear that they were going to do much, in the original
 8 plan was to cut a couple of the trees down, and since then
 9 they've been much more sensitive to the issue. As discussed,
 10 they've changed things in regards to lot 4, which is here, and
 11 lot 7. That is going to permit better setbacks because in
 12 these older trees if you pile soil on the existing drip line it
 13 will still cause the tree to die. You can't disturb the
 14 existing soil areas for a distance of roughly double what
 15 the -- just ballpark -- double what the canopy of the tree is.
 16 And it appears that they are going to accommodate and work very
 17 closely with the Village in that regard and I'm pleased.

18 Thank you.

19 MAYOR MANCINO: Thanks, Trustee Riess. And I appreciate
 20 you getting involved on that aspect.

21 Some of you may know, Trustee Riess is also a
 22 chair of our environmental committee. He's a tree-hugger, most
 23 definitely, gives trees away every year. And I appreciate him
 24 using his passion here and staying involved in that.

1 What else do we need to discuss on this?

2 TRUSTEE MORGAN: I do have one question with the
 3 shrinkage of the cul-de-sac size in diameter. Are we sure that
 4 fire trucks can get in, turn around, school buses, large
 5 vehicles?

6 MR. KAPUSTIAK: Hi. Jim Kapustiak with Spaceco, the
 7 civil engineer.

8 As part of the document submittal to village
 9 staff, we included auto-turn templates of fire apparatus and
 10 demonstrated that they can maneuver through the cul-de-sacs, in
 11 and out of them.

12 TRUSTEE MORGAN: All right. Thank you.

13 MAYOR MANCINO: What other items on here do we need to
 14 discuss?

15 TRUSTEE DIMAGGIO: A couple other things I know a lot of
 16 the residents brought up here at the PB&Z meetings were Dark
 17 Sky with the lighting from the subdivision. I know the
 18 developer has agreed to comply with that, which is fantastic.

19 That was a big concern of a lot of the residents. I agree with
 20 that, too, minimize light overflow as much as possible. And I
 21 know that they agreed to do that.

22 MAYOR MANCINO: We're following the standards we've been
 23 using throughout the village. The lighting we are asking for
 24 with any new developments that come are basically for safety

1 reasons. We're not looking to line streets with lighting,
 2 whether they're Dark Sky or not. We're looking to light the
 3 areas where safety is critical, turns or coming into the
 4 development itself. We are not looking for lighted, lined
 5 streets like you see in other neighborhoods or other villages.
 6 And any lights that you do see will be Dark Sky most
 7 definitely.

8 What else do board members have questions
 9 about?

10 I know there was a lot of discussion on
 11 stormwater. I had to read that transcript, that part of it
 12 three or four times, and I've also had discussions with some of
 13 the engineers. I'm comfortable and pleased. I know there's
 14 more of a kind of a micro-macro solution we need in the area,
 15 but I think some of the work that the developer is willing to
 16 do is a very good start to solving some of the stormwater
 17 issues there.

18 Do you guys have any questions on the
 19 stormwater studies that have been done?

20 TRUSTEE RIESS: The final engineering will take place at
 21 the final plat level, and we'll understand exactly what
 22 diameter piping might be put in.

23 MAYOR MANCINO: Yes. Absolutely. There are a lot of
 24 other stormwater issues that final engineering will show us.

1 TRUSTEE RIESS: Right.

2 MAYOR MANCINO: The final grading and the detention ponds
 3 as well.

4 TRUSTEE MORGAN: On the subject of stormwater, listening
 5 to some of the residents during the commission meetings,
 6 et cetera, it seems like there's a lot of people involved in
 7 this problem. You've got residents; you've got the Stormwater
 8 Management Commission; you've got the County; you've got the
 9 Village. I guess what I'd like to ask is that as a Village
 10 representing the residents that we take point, to be kind of
 11 the central point. I hear a lot of finger pointing between
 12 agencies. You know, the County made a change, it was their
 13 fault. The County is saying it's a Village issue. You've got
 14 the residents' concern. I would just like to ask as a Village
 15 we step up and put one person, whether, Erika, it's you with
 16 your experience in engineering, or whomever is the appropriate
 17 person as the central point person to really tackle this issue
 18 from a macro scale.

19 As part of SIRF, I was out there during the
 20 flooding. We were prepared with sandbags, et cetera, walked
 21 through the water, saw how it was flowing, saw how it was
 22 pooling in the backwards, et cetera, and there definitely is a
 23 problem that needs to be addressed. In conversations with our
 24 engineer, Lee Fell, he's very confident that the work being

1 done at this site for Stonebridge is going to have a positive
 2 effect on that stormwater issue over in Acorn Acres, but
 3 there's more that needs to be done. And what I don't want to
 4 see is that two years from now we're still talking about this
 5 issue. I'd like to see as a Village we step up and take that
 6 lead, controlling or coordinating role, working with the
 7 County, working with Stormwater Management Commission, working
 8 with the residents.

9 Is that something we can commit to?

10 TRUSTEE CORRIGAN: Darren would be involved in that, too,
 11 from Burke Engineering.

12 MAYOR MANCINO: Yeah. Either Darren or Lee would be
 13 involved.

14 MS. NEWTON: I can answer that, Trustee Morgan. So that
 15 actually is occurring as we work -- we are working together
 16 with the Stormwater Management Commission on that macro as well
 17 as the micro issues there. And in fact, this particular final
 18 engineering plan will not only be reviewed but our internal
 19 municipal engineer Erika Frable and our external consultant
 20 from Christopher Burke, Lee Fell and all of his colleagues who
 21 contribute their areas of specialties in the review, but we
 22 have a third party this time, and that third party review is
 23 Lake County Stormwater Management Commission. They will
 24 actually be signing off the review of the final engineering

1 plan for that very reason. We wanted to invite them to the
 2 table. It's a regional issue, and it's a multijurisdictional
 3 issue. So what these developers have agreed to do is upsize
 4 the piping, increase the catch basin. They went through this
 5 in great detail, which I won't go through again. But they've
 6 explained how they're going to absorb the cost and absorb the
 7 water that comes along with it from other areas than just
 8 Stonebridge property itself but from tributary areas that are
 9 unincorporated and not even within our municipality.
 10 So your desire to work together is already
 11 happening, and your desire for a more regional watershed plan,
 12 I think, is already being contemplated. Staff has looked at
 13 numerous opportunities for such a funding of a plan or a study
 14 which we've talked to Stormwater about. So we have already
 15 gotten them involved, and they'll be doing the final review of
 16 this particular development.

17 TRUSTEE MORGAN: Will they also be involved -- because
 18 water is coming from multiple places. You've got buffering
 19 within that site potentially contributing. We've got water
 20 coming from the north side of Old McHenry, Copperfield, so
 21 there's a lot of different elements here. A I just sense as
 22 big frustration from a lot of residents affected by that, that
 23 they're having to feel like they're coordinating with that.
 24 I'd like for them just to have one place to go, which is the

1 Village, because we know how to work with the County and other
2 jurisdictions that are involved. We can step up, be that
3 central point of contact for them. I think that will smooth
4 things out, get the right people doing the right job at the
5 right time and lead to a solution that is going to resolve this
6 problem as quickly as possible.

7 MS. NEWTON: And that resolution will be a
8 multijurisdictional resolution. We know that. Erika has been
9 our point person and, I think, has done a successful job.
10 Do you have anything to add to that, Erika?
11 You can be the voice of the village.

12 MS. FRABLE: Thank you. I am starting to communicate
13 with Lake County DOT and Lake County SMC on a weekly basis on
14 the issues that we have before us with drainage and how it
15 relates to Stonebridge and then how it relates to Acorn Acres.
16 So we are going through that process as we move forward. And
17 you know, there are -- the water is coming from lots of
18 different places, but it is going through private property,
19 too, which is something that needs to be considered as we move
20 forward. But we are working with the different governmental
21 entities to see, you know, if we could find some solutions or
22 some reasons for why things are like they are.

23 MAYOR MANCINO: And I understand what Trustee Morgan is
24 saying. He wants us to take the lead on this. And the reality

1 is, folks, and it leads to other conversations, we have a lot
2 of hot spots with drainage problems in the village. In Acorn
3 Acres, I think -- how many residents are affected to a certain
4 extent? How many homes? Five to seven maybe are extremely
5 affected. Is that about right?

6 We probably have identified 20 to 30 spots
7 like that throughout this village. It's not an uncommon thing.
8 I understand the frustration. Guess what, my home floods as
9 well. Same thing, my home floods. It comes off of Indian
10 Creek, comes up to the garage, goes in my garage, and we
11 sandbag, and we fear it as well. The Village right here will
12 work with you on all these issues. We're twisting arms with
13 the developer to help on this property so that it helps your
14 property. We will twist arms with the Stormwater Management
15 Commission. I think some of you heard that they agreed to a
16 small grant, which we still have to get papered and this board
17 has to accept. We will work with Lake County DOT as well.

18 What I'm saying is you're going to have to work with us. There
19 are going to be times where you're going to have to step up.
20 We can only do so much. We cannot go on your private property
21 and start digging up yards. If we do that, all of those 20 to
22 30 hot spots will be coming to us saying come to my back yard
23 and fix my flooding problems. So I want to call it just the
24 way it is. The Village cannot work and do work on your private

1 property to relieve your flooding issues. We can do all these
 2 other regional things, but you have to understand we cannot do
 3 that. So when it comes time and we'll take the lead and figure
 4 out a solution, those of you who are being affected are going
 5 also be asked to step up to complete that solution. So I just
 6 want to get that out there, that you know what to expect.

7 Any other comments from this board on those
 8 items?

9 (No response.)

10 Any other arguments?

11 I'd like to say something else. Many of the
 12 e-mails that I received talked about this development in
 13 general, and I'd just like to give a bird's-eye view of why.

14 Many of you asked, why aren't we looking at one-acre lots? Why
 15 are we even considering this? I've been in office since 2009,
 16 and during that time I've learned quite a bit. One of the
 17 things that I've learned and confirmed through several studies
 18 that we've done including our comprehensive plan process is
 19 that this Village is basically on an unsustainable path with
 20 regards to maintenance of our infrastructure, our roads, our
 21 drainage issues, our parks, our barn, our public facilities.
 22 This Village has been on an unsustainable path for a long time,
 23 and I would offer up the SSA from 10 to 12 years ago as perfect
 24 proof of that. We had to raise \$20 million -- you're all

1 paying an SSA tax, if you look at your bill -- just to bring
 2 the roads up to about C-plus or B-minus level, and even those
 3 roads have begun again to deteriorate. We recently did a study
 4 about a year ago, last year, and we again looked at roads, ones
 5 that were not rebuilt and roads that now need rebuilding. All
 6 the ones that were graded years ago as Bs are now Cs and Ds,
 7 and we need about \$2 1/2 million current just to start bringing
 8 those roads back up to a C or a C-plus. This board and future
 9 boards can tax all of you to the maximum and raise your taxes
 10 every single year, and we will still be on the same
 11 unsustainable path with regards to maintaining our own
 12 infrastructure, our own parks, or own properties. When we look
 13 at these studies and we started the comprehensive plan process,
 14 we started to think, what do we need? Well, it's simple. When
 15 I first got into office, we need commercial, and all the
 16 residents want restaurants and places to shop, so that's what
 17 we need. Well, guess what, you can't get commercial without a
 18 little bit more density than what we're offering in this
 19 village, so one of the solutions that we found through the
 20 comprehensive plan process was that we needed to offer up a
 21 little bit of density near the Midlothian corridor in order to
 22 attract a little bit of commercial to start revenue streams for
 23 the future that would help maintain our infrastructure, help
 24 maintain our parks, and all the things that have to be done.

1 We are on an unsustainable path.

2 During those studies, the other thing we

3 found that was very interesting is this village is aging. Our

4 average age is going up higher than it is in Lake County. It

5 was a very interesting study. One of the reasons is we have

6 zero diversity of housing in this village. There's no

7 diversity of housing. Most of our stuff outside of the country

8 club, which is a gated community and a whole different

9 lifestyle, are one-acre, large lots. Now, the market currently

10 doesn't really support that type of development. Will it come

11 back? Maybe it will. Nobody can really predict that. But we

12 have no diversity of housing. Therefore, we don't attract

13 different people. We don't give anybody an option other than

14 to buy these large homes, and we studied through our process

15 and what it means to us. It means that when this board is long

16 gone and maybe most of you will be long gone, this village will

17 start to die on the vine, so to speak. We could not raise

18 taxes by statute fast enough to keep up with what we have in

19 front of us. So that was one of the reasons where we started

20 to say how can we start attracting commercial in the Midlothian

21 area, by doing a little bit more density to increase the EAV,

22 the Equalized Assessed Value, in this town because the one-acre

23 homesites, they're just not happening anymore. And through

24 that process though, we are always going to pay very close

1 attention. We've had developers approach us with townhomes,

2 and we've told them no, it's not going to fly. We've had

3 developers approach us with rowhomes, and we've told them no,

4 it's just not going to fly here. But we are going to pay very

5 close attention to cluster-type developments where we can

6 maintain some open space and increase density to help us on a

7 more sustainable path.

8 So that's from a bird's-eye view why. So

9 many of you sent me e-mails saying why are we not going with

10 one-acre lots. The old Mancini development had one-acre lots.

11 From a bird's-eye perspective that's why we're looking at these

12 types of development. We're not looking at starter homes.

13 We're not looking at townhomes. We're not even looking at

14 secondary homes. We're looking at homes that go five, six and

15 \$700,000 because that's the type of buyer we want to attract

16 here into town. So that's just kind of giving you a brief

17 bird's-eye view of why we're not just looking at single-acre,

18 one-acre homes anymore. And I just wanted to kind of answer

19 that question.

20 TRUSTEE PONZIO: Mr. Mayor, can I add some comments from

21 the finance committee?

22 MAYOR MANCINO: Sure.

23 TRUSTEE PONZIO: As you heard earlier from Ms. Newton,

24 when this board took over, we had about \$179,000 in general

1 fund revenue, less than two weeks. We couldn't support payroll
2 unless we did something differently. Since that time we've
3 increased our general reserves to be at least 33 percent of the
4 next year's operating budget, which is standard practice and is
5 considered good business practice among municipalities. We've
6 had our bond rating increase three times. But the fact remains
7 that despite all the good things we've done -- and we've done
8 many good things to make this village more stable -- we can't
9 raise enough revenue, as Mayor Mancino says, without doing
10 things like this. I've got to tell you, we as a board don't
11 want to increase taxes every year. That's not the answer. So
12 we have to attract some commercial development. Or there is
13 another alternative; we could cut services. But I have to tell
14 you, in my six years of serving no one's ever come up to this
15 podium and said let's cut out some services. In fact,
16 everybody comes and says can we do this, can we do this. We
17 want to continue to offer the services that our residents ask
18 for. Whether it's snowplowing on time, whether it's more
19 amenities, whether it's better parks, whether it's more
20 services, we want to continue to do that. But there's only one
21 way we can, and that's to open up our minds, think about
22 different ways of attracting new high-class homes, just like we
23 have now, to attract greater density to get some commercial
24 development here in the town. And I think this is one of the

1 ways that we're doing it.

2 MAYOR MANCINO: Thank you.

3 Mike.

4 TRUSTEE DAVID: I have a question for William Ryan

5 regarding the price points of the houses. Is your starting
6 price point -- what is your starting price point? What is the
7 price range? When I hear 5, 6, 700,000 and I look at some of
8 the frontages, I don't really see, just in my own personal
9 opinion, the houses, the values being able to go for that much.
10 And do we have any accountability or any assurances as to kind
11 of the starting price point that we're kind of getting the
12 quality of house that we're looking for in Hawthorn Woods?

13 So I'm just kind of curious. Your starting
14 price point and just any feedback you can give regarding that.

15 MR. WYNSMA: Yeah. You know, we'll always advertise a
16 base price and for any home, and in this case probably the
17 smallest ranch home might be the price leader base price. But
18 I think there's a lot of -- there's some unique things to this
19 community, including the open space, that is a premium that how
20 we price that into the house -- like I said, in any other
21 community you'd be looking at 10, 20, 30,000 site premium on
22 some of these lots. So even if a base price on a house were
23 advertised in the high fours, I don't see anything being priced
24 here less than in the fives on a sale basis because one of the

1 things that we're all about is we are -- we consider ourselves
 2 a first, second, third-time move-up builder, meaning we don't
 3 build any entry-level product. The finishes, the materials on
 4 the homes that we build just demand a higher price point. The
 5 tandem three-cars that we offer is a standard; the optional
 6 three-cars that we offer sometimes in tandem that can create a
 7 four-car garage; the signature morning rooms on the back of the
 8 house that we expect probably 50 to 70 percent of our buyers
 9 will choose that option. So the base price may be advertised.
 10 I would say we expect to be able to when we get all of our
 11 design cost of a base price starting in the high fours on an
 12 advertisement, but sale prices, our typical buyer chooses
 13 anywhere from 20 to 40 percent in upgrades on a standard base
 14 home. So even at that base price point, by the time you're
 15 done with options and upgrades -- and that was one the
 16 discussions that the Plan Commission, someone raised a question
 17 about brick on the basements and rear elevations, the reality
 18 is -- and another one of the comments was who the heck would
 19 want a quarter-acre lot. It's not the buyer who would be
 20 looking for a resale in a place -- in a community like Acorn
 21 Acres. They don't want that one acre to maintain and pay taxes
 22 on. They want -- they've got somebody that comes in on
 23 Saturday afternoon and does the lawn for them because they've
 24 got a tee time at the club, and they're choosing to spend that

1 money on a chef's kitchen, on an ultra master bath, on that
 2 in-law addition on the first floor. We offer the ability for
 3 our buyers to buy up a lot, and that's what I think will drive
 4 our price points up.
 5 TRUSTEE DAVID: Thank you.
 6 MAYOR MANCINO: Any other comments from our trustees?
 7 TRUSTEE CORRIGAN: I have a comment regarding the
 8 one-acre lots. Obviously, most of us who live here -- I think
 9 I'm on a three-quarter acre lot. My house was one of the first
 10 ten houses built here in Hawthorn Woods over in this area. We
 11 have a couple of subdivisions here that have been dormant the
 12 whole time we've been on the board, and they are one-acre lots,
 13 and they've gone into foreclosure, they've gone for sale,
 14 they've changed owners. Our most active subdivision right now
 15 with new home starts, now homes being built is when you go down
 16 Quentin Road right across from the Mariano's, Hawthorn Trail,
 17 and they're about a quarter-acre --
 18 MAYOR MANCINO: Yes.
 19 TRUSTEE CORRIGAN: -- so that's what people are looking
 20 for. It might not be what we were looking for. It's not why
 21 we moved here. But that's what -- Mayor Mancino and I have
 22 gone to a couple of Lake County Municipal League Events where
 23 they've brought in planners from around the country, and that's
 24 what they're seeing for this Chicagoland area as well. So

1 we're not just picking this out of the air, and we're not
 2 trying to upset anybody or change the rural design of our
 3 village. We all came here for the same reason. But the
 4 reality is, I've been here for 20 years and the traffic has
 5 come and the people have come and things have changed. So we
 6 can either get lost in the change or we can try and do our best
 7 to bring in quality housing that's a little bit different than
 8 what we came here for but yet is still quality. The open
 9 space, I've heard chuckles when people hear about the open
 10 space, but people don't want that open space all around them
 11 where they have to take care of it in their one-acre lot. They
 12 want to go to the community open space that is taken care of by
 13 the HOA, and they can then leave it and somebody else can mow
 14 it and plow it and rake the leaves. So that is a concept that
 15 might be different for many of us, but it is what the buyers
 16 and -- the buyers are looking for. So I just wanted to kind
 17 of --

18 MAYOR MANCINO: I also don't want a misconception that
 19 that's all we are going to entertain in this village. I
 20 believe we have -- PB&Z looked at the development that's across
 21 from here that are forty thousand square foot lots, Stonewood
 22 Glen -- yes, thank you. We're not saying this is all we're
 23 considering. We're trying to give you an idea of where we're
 24 coming from, why we are considering this. I don't just think

1 about finances, but it is very important. I know we need this.
 2 We are unsustainable. We can -- or every five years we can
 3 throw on another SSA on top of the SSA we already have and just
 4 price ourselves completely out of this market where no one will
 5 come and buy their home in Hawthorn Woods. So there is a lot
 6 more to this. This board isn't just sitting here waiting for
 7 developers to show up. We've done a lot of homework. This
 8 board has been seated since 2009. There's a lot more to this
 9 than pretty trees and Randall Arendt and all the things that
 10 have been mentioned during this process. There's a lot of work
 11 that's gone into bringing us here; by this board, by this
 12 staff, a lot has gone into it, and there's a reason for it.
 13 It's not just madness. There is a reason that we're starting
 14 to look at this. And we're trying to control it. We're trying
 15 to make it nice. I just want all of you to understand because
 16 it's very difficult to do this in an e-mail, and we don't get a
 17 chance to see a lot of you in here. And we didn't get a lot of
 18 you come and take part in our comprehensive plan where some of
 19 these discussions were going on very specifically. I know some
 20 of you were there. I know Susy Rein, our Chair for the PB&Z
 21 was there and maybe a couple of residents. I know
 22 Mr. Lindquist took part in it.

23 So we're just not sitting here waiting for
 24 developers to come and build homes. There's a reason why we're

1 doing this, and I just wanted to communicate that to you folks
2 that are here.

3 Is there anybody that has something -- would
4 like to address the board at this time?

5 Please step up, and for the record please
6 state your name and address.

7 MR. DRIVAS: Niko Drivas, 7 Bruce Circle North. I just
8 wanted to first of all thank everybody for listening to all the
9 residents.

10 But on one of the depictions that I noticed
11 the builder put up tonight, I noticed that the distance from
12 the south-facing homes was approximately 200 feet from home to
13 home except for one home. It was down to 140 feet, and I think
14 that's pretty close, and it's not consistent with all the
15 others. It's going to stick out like a sore thumb. So my
16 recommendation would be that -- it's just west of the public
17 park there -- for the board and for the builders to consider
18 just extending that into the public park, maybe putting a
19 sitting area in that spot so, again, there's consistency on the
20 distance between the homes all the way on the south side, to
21 keep it at 200 feet and not have the one at 140 feet and --

22 MAYOR MANCINO: -- Mr. Drivas is specifically talking
23 about?

24 TRUSTEE MORGAN: And I noticed the same thing. What

1 struck me is that the home at that spot on Acorn Acres was
2 tucked further back on the lot, so on the Stonebridge side
3 it's consistent across from where the homes are placed. It
4 just happens to be that that home was tucked further back on
5 the lot.

6 MAYOR MANCINO: Is that your home, Mr. Drivas?

7 MR. DRIVAS: That's my home. So yeah, that's the way the
8 road, how it's built there at the crest of Bruce Circle North.
9 If you look at all the other measurements, there's 200, 240,
10 390, 350. That's great and I'm sure my neighbors would like,
11 but I would also like that as well. 140 goes down to a pretty
12 close distance. As I mentioned, you've got the public park
13 just east of there. I'm just wondering if that one corner
14 lot -- because I didn't see -- the other thing that was
15 discussed in some of the planning meetings was cutting down on
16 the density of the number of homes there. The density stayed
17 the same. It's 60. I know that the builder did something
18 there to increase the width of those lots, but the density
19 still stayed at 60. I don't see it's going to hurt anybody
20 really hard if one home got moved and they added the public
21 park there, especially if the pathway is going to be there for
22 residents to go back and forth from the connectivity of the
23 grove. It would be a nice place to sit down and rest there as
24 well.

1 MAYOR MANCINO: Well, thank you for your comments. Did
2 you make this comment at the PB&2?

3 MR. DRIVAS: No, we didn't. This is the first time we
4 saw the actual distances between the two homes.

5 MAYOR MANCINO: Gotcha. Because I would say a couple of
6 things. First of all, we're not certain -- maybe the building
7 box of that lot, I don't know if, number one, we're at the
8 extreme. I assume they did that, the extreme building box for
9 that lot. Number two, just as a side note, any time we talk
10 about losing lots, let's face it, the builder's here for
11 profit. Okay? So every deal has a balance, and certainly I
12 think we can ask for consideration there or maybe ask for
13 additional screening behind there. Maybe William Ryan can talk
14 about the screening that's back there between your home. I
15 notice your home just has that circular drive. That's kind of
16 why you're set back. You don't have a large rear yard.

17 MR. DRIVAS: Exactly.

18 MAYOR MANCINO: So what is the landscape plan back there?
19 MR. WYNSMA: That's a landscape buffer area within that
20 40 feet between the private lot and the property line.

21 I guess I would offer a couple things, and
22 again, we can look at this in more detail at the final. But
23 one of the things that we worked through on the planning side
24 with staff is some of our homes have recessed garages that are

1 set back from the front facade of the home. Some have garages
2 that are either flush or slightly projected from the
3 architectural elevation of the home. So our front yard
4 setbacks here vary from 25 to 30 feet depending on the
5 configuration of the home to provide a little more variety in
6 the streetscape with the front porches. So I think it's lot
7 22, if that were restricted to a plan that had a 25-foot
8 front-yard setback or plan that had a recessed garage that
9 would probably increase that to at least 165. Our plan depths
10 vary from 41 feet to 70 with the morning room, and you're
11 right, we're probably looking at a maximum depth on that
12 dimension there. But if it were a plan that had a 40, 45-foot
13 depth and a 25-foot front-yard setback versus what's depicted
14 there, the actual rear-to-rear might be 190 feet by the time
15 it's built. But the other thing I would offer is we have a
16 concentration of landscaping in this buffer area, but it is at
17 this point preliminary. At final I would offer that we'd be
18 willing to look at a concentration of material in those areas
19 where we're going to have the closest relationships. Same
20 thing we talked about earlier, about some of the side key lots,
21 where we're treating some of the sides with landscaping to
22 screen some of the sides of the home to screen from car
23 headlights and things like that. So in this area I would offer
24 that, too. We would look at additional concentration of

1 landscaping as a buffer.

2 MAYOR MANCINO: Okay. So Mr. Drivas, what I would say
3 is that we will work with them to try and do all these things:
4 One, limit the plan that can go on that home to increase the
5 size, and, two, really take a close look at screening. I think
6 eventually the screening is going to be there. You're not
7 going to see anything but green.

8 MR. DRIVAS: I appreciate that. And again, as long as
9 it's looked at carefully. And like you said, I know others
10 made the comments, too, at least for the pedestrian pathway.
11 We're talking coming between my house and my neighbor. If the
12 landscaper can look at putting things there to keep it natural
13 looking, as you said, and not inviting people to go there with
14 the cars, that's much appreciated. If we do a good job
15 landscaping, that would help significantly.

16 MAYOR MANCINO: Thank you.

17 Yes. Step up.

18 MR. GIBBERT: Scott Gibbert, 21 Acorn Drive.

19 We were in the back when you looked at this.

20 One thing that you might want to look at is
21 if the connecting road is a straight line going from one
22 subdivision to the next people are going to find a way in
23 there. If you took that lot that he's talking about and
24 brought it when it hit the new subdivision, curved it around a

1 little, you'd eliminate the straightness and move the lot over
2 to the other side. It would pull it away from the lot line.

3 MAYOR MANCINO: I'm not following you.

4 MR. WYNSMA: I'm following you.

5 MAYOR MANCINO: Which spot?

6 MR. WYNSMA: If this connection now were to meander this
7 direction so it's not a straight shot, that this lot could
8 shift over. This lot that you see, lot 21 on the east side of
9 that connecting road, that width of that lot I think is
10 somewhere in the neighborhood of 130 feet. We'd make it 140
11 feet wide. So if that lot was moved over and there were two
12 homes on this side, it would provide enough room for that road
13 connection and any additional lineal footage to that emergency
14 connection.

15 MR. GIBBERT: Curve it around.

16 MR. WYNSMA: Just bring it around to a different

17 alignment. You wouldn't be able to see straight from here into
18 Stonebridge. You'd be looking at a curving road with maybe
19 landscaping on the outside edge of the curve, block your view.

20 MAYOR MANCINO: Can we look at that?

21 MR. WYNSMA: Sure.

22 MR. GIBBERT: Especially if you're looking at not having
23 a gated situation, then you wouldn't have the straight shot.

24 It's going to look at Niko's driveway. It's going to look like

1 another driveway that's going to curve.
 2 MAYOR MANCINO: We should look at it, definitely look at
 3 that. Thank you for the suggestion.

4 And by the way, personally I do not like the
 5 idea of a gate. I do not like the idea of a gate neighborhood
 6 in this village. In fact, I'd like to tear them down at the
 7 country club. They bring nothing but trouble. They're
 8 unfriendly. They get vandalized. They need maintenance.

9 Please step up.

10 MR. LIEPA: Good evening. Arnie Liepa, L-i-e-p-a,
 11 7 Lydia.

12 By the way, thank you so much for the thing on the
 13 road. I don't think you need to do a formal motion on that one
 14 but, that is brilliant news.

15 Also, thank you, Mr. Morgan, for the proposal on
 16 the water. I think that's wonderful.

17 There's just one point, if we can take a step
 18 back. I think the developer's done a great job with their plan
 19 on-site. That's fine. I've seen some of the off-site work,
 20 and that would help after the water had already passed through
 21 the community and after the water had already flooded my home.
 22 That would help get the rest of it out, which is interesting
 23 but doesn't address the issue. I think if we would just look
 24 at where the water is coming from, where are the tens of

1 millions of gallons of water flowing into 5 Acorn Drive, and if
 2 we could fix that, we wouldn't need all the other off-site
 3 improvements.

4 MAYOR MANCINO: Thank you. Well, I think in the process
 5 we're going to figure that out, Mr. Liepa.

6 MR. LIEPA: It's not on the list; right?

7 MAYOR MANCINO: What do you mean?

8 MR. LIEPA: So if you look, the developer did the best
 9 job that they could given the restrictions they're working
 10 under. I think they've done a brilliant job on-site, and they
 11 made a sum of suggestions for some off-site improvements.

12 MAYOR MANCINO: Yes.

13 MR. LIEPA: And I've been privy, I saw the thing with
 14 Lake County which is showing better drainage between 3 and 5
 15 Lydia Court, and it's true, that will reduce the waterfall,
 16 Scott Gibbert's waterfall that is there. It's a shame because
 17 it's the nicest water feature we've got. However, in order to

18 get to the point between 3 and 5 Lydia Court the water has
 19 already traveled all the way through the community. It's come
 20 from Old McHenry Road, through 5 Acorn Drive, run through all
 21 the properties, flooded my home, and it's about 15, 20 feet,
 22 gravitational feet, and several hundred yards further
 23 downstream that within we're then looking at how to drain the
 24 waterway better and faster. Well, it's too late. That's not

1 what we should be looking at. We're not fixing the problem.
 2 We're just addressing one of the side-effect symptoms. The
 3 problem is the water coming into the community off Old McHenry
 4 Road, and I realize that's not solely a Village issue. And you
 5 know, to your point, it involves Illinois Department of
 6 Transport because it's their road and it would involve Lake
 7 County Stormwater Management and several other parties, I'm
 8 sure. But I would just urge the Village and Erika to look at
 9 the cause of the problem, which is the water coming into the
 10 community, not once it's already flooded us all. How can we
 11 get it out the fastest when it's already three-quarters of the
 12 way downstream.

13 MAYOR MANCINO: I understand what you're saying. Thank
 14 you, Mr. Liepa.

15 Please step up. State your name and
 16 address.

17 MR. SAMBOR: My name is George Sambor. I reside at 25700
 18 Old McHenry Road.

19 The residence where I reside, it is the
 20 original residence for this whole area. It's the Sandman
 21 residence that was homesteaded back in the 1880s. If you've
 22 read my e-mails, you know a lot of the concerns that we've all
 23 expressed on behalf of all of the neighboring adjacencies and
 24 the residences. I think the community of Acorn Acres, I should

1 know, was the development as a result of the Sandmans doing one
 2 of the first developments out here. We all know how successful
 3 aesthetically, financially, and how pleasing it is here, so
 4 there's no doubt in my mind that you see so many Acorn
 5 residents here on their behalf supporting a community that
 6 resembles theirs. So in the vane that you've had a few other
 7 speakers come up here with the property I live in, the original
 8 Sandman homestead, we're taking quite a hit aesthetically and
 9 with adjacencies next to our property.

10 Now, as an architect, I realize all of the
 11 financial burdens your village has and what you need to do to
 12 resolve these, and I think you started off with a very good
 13 premise in going in with conservation by design. I applaud you
 14 for that. Unfortunately, it never got carried out. It is in
 15 your comprehensive plan, and I applaud you for trying to
 16 encourage it. This development was originally brought to you
 17 working cooperatively with you so that you would do a
 18 conservation by design. Somehow it never made it to that
 19 point, and as a result of that, there are neighbors now who
 20 feel that they haven't been protected with this development the
 21 way they should have been from all the years that they have
 22 paid taxes to keep their open land and the privilege of
 23 investing in their properties.

24 MAYOR MANCINO: Are you speaking for all the residents of

1 Hawthorn Woods?

2 MR. SAMBOR: I'm speaking on behalf of a lot of people

3 that supported me.

4 MAYOR MANCINO: What's your point?

5 MR. SAMBOR: My point is, I'd like to know why it is that

6 we couldn't get conservation by design to further extend to

7 this for additional planning in the future, and right now I'd

8 like to see -- since I didn't see the result of the comments

9 that were implemented regarding the east, I'm confused right

10 now, not knowing whether there is a buffer between my land

11 because I see site plans on the preliminary plan that do not

12 show a buffer along the east property line.

13 MAYOR MANCINO: That's your question?

14 MR. SAMBOR: That's one of my questions.

15 MAYOR MANCINO: Okay. Along the east property line, do

16 we have a buffer there?

17 I think there's even an easement there, if

18 I'm not mistaken.

19 MR. SAMBOR: There was on the previous development.

20 Right now that's private property up to my property.

21 MR. WYNSMA: One of the things that we discussed early on

22 was the buffer areas and the treatment of those buffer areas.

23 So as we talked about this stretch along the east property line

24 here, rather than having what could be -- it doesn't really

1 connect to the park or to a significant open space. We talked

2 about it potentially becoming an alley, a strip of homeowners

3 association land that ends up potentially being encroached upon

4 by those homeowners, and it's the part of the wooded area we

5 talked about. So I think what we've done here is increase the

6 depths of all those lots instead of having a private buffer.

7 And part of that tree preservation that Greg went through

8 earlier is incorporated on those lots, and one of the things we

9 also talked about with the Plan Commission and offered was a

10 conservation easement so the wooded portion of the rear of

11 those lots, while it's not in a homeowners association, mowed

12 strip of land, it's in a conservation easement that will

13 transfer to those private homeowners, that they'll have a

14 conservation -- a wooded conservation easement on the rear of

15 their properties.

16 MAYOR MANCINO: Gotcha. Thank you, Mr. Wynsma.

17 MR. SAMBOR: I really don't think that -- that's not

18 similar to any other adjacencies. And what guarantee do I have

19 that a homeowner is not going to go there and plant whatever he

20 wants to? That should be part of the homeowners association,

21 the same which it is on the south property line. We should

22 have a continuous ribbon on that.

23 MAYOR MANCINO: I think that's something we can take

24 into consideration, not us but the builder. And our staff

1 certainly can take that into consideration.

2 Did you make that recommendation at the

3 PB&Z?

4 MR. SAMBOR: Yes, I brought that up.

5 Also, I'd like to know, right now we haven't

6 talked about the fact of where construction entrances are to be

7 at. Right now there is a farm entrance to this field at the

8 northeast corner that happens to be at a very low point of Old

9 McHenry Road. I would like to know when this goes into

10 construction at what point will we have a construction access

11 to Old McHenry. It certainly would behoove us to have it where

12 there are traffic signals, not at a point where it could become

13 rather hazardous.

14 MAYOR MANCINO: I'm not sure if we know that yet. That

15 we'll get closer to final.

16 Do you guys know where the construction

17 entrance is going to be?

18 Is that your question?

19 MR. SAMBOR: Yes.

20 MR. WYNSMA: We've met with Lake County DOT. There is a

21 curb cut and farm access here, about almost exactly where that

22 bike path will extend. Our plan is to utilize that as an

23 initial construction entrance. Lake County DOT prefers that

24 because of the need to construct the bridge because they would

1 rather keep the initial development traffic away from the

2 school from that intersection. That's the plan. The County

3 said that's a 12-month permit that's renewable upon review by

4 the County. Whether or not it would be maintained as any kind

5 of access beyond that initial development, I don't know.

6 MAYOR MANCINO: Gotcha.

7 Do you have another question?

8 MR. SAMBOR: I don't know if the answer, if that

9 qualifies for something we can really live with. I'd like to

10 see that resolved before --

11 MAYOR MANCINO: You want us to predict what's going to

12 happen over a year from now?

13 MR. SAMBOR: I'm concerned for the future.

14 MAYOR MANCINO: I'm concerned for the future. I live for

15 today.

16 MR. SAMBOR: It affects me a lot more than anybody else.

17 That's why I'm concerned.

18 MAYOR MANCINO: Thank you for your comments.

19 Any other comments from our audience?

20 MR. SAMBOR: Daniel Sambor. I live at the same

21 residence, 25700 Old McHenry Road. I recently graduated from

22 Brown University with a degree in mechanical engineering, focus

23 on sustainable design. I flew in from Colorado specifically

24 for this meeting to voice my displeasure.

1 MAYOR MANCINO: Mr. Sambor, are you reading the e-mail
 2 you sent to us more than once? For the sake of moving this
 3 along -- excuse me, sir. If you're reading me the e-mail that
 4 you have sent obviously more than once, I'm going to ask you to
 5 sit down.

6 MR. SAMBOR: I'm not going to read the e-mail. Just
 7 concise points.

8 After seeing the design, it just was not
 9 based on any of the sustainable design principles that I'm
 10 familiar with. Frankly, we represented some designs. We came
 11 up and spent our time designing where we didn't change the
 12 density at all and designed it to keep the old-growth trees
 13 preserved, and I don't see why those designs can't be taken
 14 into account. Why can't the open space be preserved next to
 15 the old growth? If you truly care about them, why can't the
 16 open space be located over in the southeast corner? Have you
 17 guys -- I'm sure you read the transcript about Todd Degner from
 18 Davey and Associates recommending that setback from the trees
 19 should be 80 to 85 feet based on the law two inches per
 20 diameter of a tree outside the drip line. Why are we not
 21 following that? Why are you going 15, 20, 25 feet?

22 We have mentioned this multiple times at
 23 hearings with the Planning, Building and Zoning Commission, and
 24 we've gotten small, little token changes. The small little

1 curve 15 to 25 feet is not enough based on the arborist, Todd
 2 Degner. I reached out to Randall Arendt. I talked to him. He
 3 recommended something on the average of 30 feet. You're
 4 talking to the grandfather of rural by design. The Village has
 5 based their whole comprehensive plan on this model. I'm asking
 6 why can't --

7 MAYOR MANCINO: That is incorrect. You keep saying
 8 that. That's not correct. If you read the comprehensive plan,
 9 we did not base the entire comprehensive plan on rural by
 10 design. If we followed Randall Arendt's, all of his concepts
 11 of rural by design, there isn't a property in this village that
 12 could financially be developed. Okay? So I know you just
 13 graduated college, but I'm going to tell you what the
 14 comprehensive plan really says. What it says is that we like
 15 the concept that Randall Arendt has come up with. Nobody ever
 16 called in the comprehensive plan a conservation design. They
 17 may have called some features of it, the clustering of the
 18 homes, the open space, but you're splitting hairs here and
 19 you're taking a lot of time to do it. If we applied all of
 20 Randall Arendt's -- which I have a great deal of respect for --
 21 all of those requirements for what he calls a conservation
 22 design into my village there wouldn't be a parcel developed
 23 here ever.

24 Do you understand that?

1 MR. SAMBOR: Yes.

2 MAYOR MANCINO: You do understand that?

3 MR. SAMBOR: The frustration was it was called

4 conservation design. It was called conservation design at the

5 very first. The developer mentioned Randall Arendt's name as

6 part of the design, and frankly, I'm offended for Randall

7 Arendt and his professional career.

8 MAYOR MANCINO: I'm sorry you're offended, sir. We're

9 not here for that.

10 Do you have a point in your comment?

11 MR. SAMBOR: Yes. I would like the model to be changed

12 from rural by design because frankly it's more like suburban

13 design. I understand that the Village has to make a decision

14 to start building smaller houses, but that means we have a

15 change in the comprehensive plan and change the model. I'm the

16 only person here under 30, and you're saying the village is

17 aging and you're trying to attract people like me --

18 MAYOR MANCINO: I'm attracting people that actually live

19 in my village. I don't think you live in my village or I would

20 know more about you. So I'm not sure what you mean by that.

21 MR. SAMBOR: I mean my homestead was the first one in

22 this area. We have so many chances to build a good

23 conservation design, build it sustainably. There's one chance

24 to build and build on this land. Why are we hurrying through

1 to push as many houses in here? That's my point. If I can't

2 be listened to, fine.

3 MAYOR MANCINO: We're listening to you, sir. I think

4 we've listened to you a number of nights. I'm not trying to

5 give you a hard time. I'm just trying to be straight with you.

6 MR. SAMBOR: I just wanted to ask why are we spending the

7 time on a comprehensive plan when a developer can come in and

8 push through as many amendments as possible?

9 Look at the Stonegate development next door.

10 There's not many occasions for that. We thought it was okay.

11 The density is smaller. This development is on 300-year-old

12 oak trees. Why can't we get a developer to come and does this

13 very similar to this. I'm just asking, why can't the open

14 space be located on the southeast corner next to the trees?

15 This is where I grew up. I'm probably not

16 going to be back if this is built. That's all I have to say.

17 MAYOR MANCINO: Well, thank you very much for your

18 comments. I appreciate it. I do. Thank you.

19 Do we have any other comments or questions

20 from our audience?

21 Yes, sir. Please step up, Mr. Lindquist.

22 MR. LINDQUIST: David Lindquist, 1 Lydia Court.

23 I want to reflect back on the Plan

24 Commission's actions, and I have a question regarding the Plan

1 Commission's motion that was sent to the trustees. There are a
 2 couple of items that were amendments to the motion that was
 3 simply to approve the applicant's subdivision --

4 MAYOR MANCINO: Dave, we can't hear you. I can't hear
 5 you. I'm sorry, you're too tall.

6 MR. LINDQUIST: I'll try. Is this better? Okay. I'll
 7 put my mouth right in it.

8 I wanted to be sure that the motion that came
 9 before the trustees was the motion that was passed by the Plan
 10 Commission and, specifically, I know that the developer has
 11 spoken to one of those issues I had, and the reason I'm
 12 sensitive about this is these were amendments that I had
 13 proposed and they were appended to the motion by the consensus
 14 of the Plan Commission. One of them was to deal with -- and I
 15 don't know what the lot numbers are, but they're the lot
 16 numbers on the southeast that back up to Acorn Acres. There
 17 are a few 75-foot-wide right in this area here. There are a
 18 few homes that are on 75-foot lots there, and the developer had
 19 suggested that that was okay. At the other side here, at the
 20 west side of the development because of the same complaints
 21 those lots were widened to 95 feet. Now, if we are still at 60
 22 lots, that means that these lots have not been widened, and the
 23 reason was that if you look at the red line that there's a
 24 greater distance between the rear of the homes in Acorn Acres

1 and the homes in Stonebridge. But that's not the only criteria
 2 here. The criteria is the developer is asking for seven-foot
 3 side yards, and if these homes are on 75-foot lots, it's
 4 entirely possible that we can have adjacent homes within 14
 5 feet of each other. It's also possible that these homes can be
 6 two-story homes with gable ends on the buildings, which is what
 7 they've shown.

8 MAYOR MANCINO: You are repeating everything I've read
 9 in the transcript. I'm not trying to give you a hard time.

10 MR. LINDQUIST: That's okay. But I haven't heard any
 11 mention of this.

12 MAYOR MANCINO: Well, I think we're well aware of the
 13 recommendations that the Plan Commission made. In fact, we
 14 have a list of them here. Some of them the developer has
 15 taken, and some of them they're saying they're not taking.

16 MR. LINDQUIST: The answer is the developer has chosen
 17 not to.

18 MAYOR MANCINO: Yes. You know, what it comes down to,
 19 when you lose lots the finances start going like this. I'm not
 20 going to sit here and tell you anything different.

21 MR. LINDQUIST: But this is a foreclosed piece of
 22 property, and it was originally projected at 40 homes, and now
 23 there's 60 homes. It's hard to see that a couple of additional
 24 homes would be that great a loss.

1 MAYOR MANCINO: I tried to get that. I did. I tried to
2 get that, and I will continue to try to get that, but I can't
3 make the promise.

4 MR. LINDQUIST: That's fine. I just --

5 MAYOR MANCINO: Trustee Riess was adamant about that. I
6 tried to get it.

7 MR. LINDQUIST: I just want to be sure that this was
8 heard.

9 MAYOR MANCINO: Yep.

10 MR. LINDQUIST: Thanks.

11 MAYOR MANCINO: We did all of those right here. In fact,
12 I did a great job of writing them up.

13 MR. LINDQUIST: Thanks.

14 MAYOR MANCINO: Thank you, Mr. Lindquist.

15 Are there any other comments from our public?
16 Yes, we have one.

17 MS. SASIADEK: Good evening. Courtney Sasiadek.
18 14 Robin Crest Road.

19 With all due respect, Mayor, I would say in
20 the last year we've had nine turnover homes in Acorn Acres, all
21 of which have been purchased by people like myself who are
22 young and have small children. So I would say that we are
23 coming to the area, we are buying one-acre lots because that's
24 what we do desire. Quite honestly, somebody that can afford

1 that big of a home can afford to have a landscaper mow an acre
2 or a quarter acre.

3 Secondly, I guess my question is, what is to
4 stop you from saying we won't approve it at 55 homes versus 60
5 homes?

6 MAYOR MANCINO: I'm not sure -- what's your question?

7 MS. SASIADEK: What's to stop you from saying we won't
8 approve 60 homes, that we will only approve 55 homes?

9 MAYOR MANCINO: Well, this process always involves give
10 and take with the developer. That's how it goes. From the
11 time they walk through the door and start presenting it to
12 staff to the moment they throw the first shovel in the ground,
13 it involves give and take. And we've gone through this
14 process, the give and the take. A lot of it has been done,

15 probably a little more that may be able to be done. But as far
16 as the amount of homes here, I believe that's pretty much done.

17 So if we were to say Mr. Builder you only have 50 homes, they
18 may say goodbye. It's been a process of give and take. We've
19 gotten some park amenities out of them. We have gotten a lot
20 of donated land out of the developer. They've redesigned a lot
21 of different things. They're not going to agree to closing off
22 access because that makes it more desirable to the people who
23 may buy there. So the whole process is always a give and take.

24 MS. SASIADEK: All right. So even when the other board

1 had made recommendations to reduce homes and expand the number
2 of lot size, that limited one or two homes here and there, I
3 think --

4 MAYOR MANCINO: In a way, five or six homes. It wasn't
5 one or two.

6 MS. SASIADEK: Right. I was finishing my statement.

7 I think ultimately it came down to 55 out of
8 60. Are those considerations no longer available to you?

9 MAYOR MANCINO: At this point, that's not what's on the
10 table, no. When they first started -- I'll let you know, when
11 they first came into the Village, they were going for a lot
12 more density.

13 MS. SASIADEK: I understand that.

14 MAYOR MANCINO: Yeah. So as I stated to Mr. Lindquist,
15 we have tried to get that down, and we start hitting that point
16 where we're going to lose the development.

17 MS. SASIADEK: Unfortunately, their profit margin is not
18 my problem.

19 MAYOR MANCINO: Thank you for your comment.

20 Do we have anyone else from our public that
21 would like to address this board?

22 We do.

23 MR. KROG: Good evening. My name is Matthew Krog,
24 2 Wayne Lane.

1 And I want to commend you, Mayor Mancino, on
2 running a tight ship and having many of the trustees, thank you
3 very much, weigh in on your take on the access. And more
4 specifically, I'd like to ask the Trustees David, Newton, and
5 Brankin to weigh in, what your opinion and thoughts are on this
6 preliminary approval of limited access road. Secondly --

7 MAYOR MANCINO: What's your question.

8 MR. KROG: I'm sorry?

9 MAYOR MANCINO: Ms. Newton and Mr. Brankin are not
10 trustees. Pam Newton, she's our chief operating officer, so
11 that's not an elected official. Mr. Pat Brankin is the
12 municipal attorney. He is not an elected official as well. So
13 they don't really have an opinion. They're consultants.

14 MR. KROG: Thank you.

15 MAYOR MANCINO: They don't vote.

16 MR. KROG: Not like the rest of Chicago.

17 MAYOR MANCINO: Right.

18 MR. KROG: I would like to make one observation, and that
19 is that this development is special. It is very rare and
20 unique, as the developers have pointed out, we all confirm. To
21 have young children to be able to walk to school from a
22 brand-new home, and as I understood the developer talking about
23 a pathway to the YMCA down the road that is in the plans as
24 well, unique.

1 I would point out that whatever development
 2 fees the Village is charging the developer today should be
 3 significantly increased given the price point where the prices
 4 the developer thinks the houses will be sold. I think it would
 5 command a lot more money than what they are saying and
 6 consequently, we as villagers and you as our representatives
 7 should command a significantly higher fee for all of that to be
 8 invested in the infrastructure of the development, be it
 9 additional tree lines, open space, public development areas,
 10 the pool, what have you, a heck of a lot more money. I can't
 11 think of another development in this northwest suburbs that has
 12 those amenities, truly. Please consider that.

13 Thank you.

14 MAYOR MANCINO: Thank you very much. I agree with you on
 15 several points. I grew up walking to school myself, and it is
 16 very special to be this far out from the city and have
 17 somewhere to live where you can walk to school. I wish I could
 18 squeeze these guys for as much money as possible. I'd like to
 19 hold them by their ankles and shake them. Our donations are
 20 set by code. They're not set by how nice the development might
 21 be, so it is a little bit tricky. But I will take that under
 22 consideration because there's always some more squeezing that
 23 can be done, as long as it's legal and falls within code.
 24 Maybe the squeezing means that a lot that's gone to satisfy

1 some folks, but personally I'm going to keep squeezing, I
 2 promise you.

3 Do we have any comments from our audience?

4 We do need an amended motion with regards to the access road
 5 because currently this motion contemplates a two-lane access
 6 road.

7 TRUSTEE DiMAGGIO: I'd like to amend my motion to include
 8 a single-lane emergency-vehicle-access only with a pedestrian
 9 walkway for emergency vehicles and snowplows.

10 MAYOR MANCINO: How can we write that? Does that
 11 cover --

12 MR. BRANKIN: It does, as designed by staff and to be
 13 considered when it comes back for final, assuming it's
 14 approved. It's memorialized in the record.

15 TRUSTEE DiMAGGIO: I add that to my motion.

16 MAYOR MANCINO: Do we need any other modifications --

17 MR. BRANKIN: David seconded.

18 TRUSTEE DAVID: Yes.

19 MR. BRANKIN: Is that okay? You seconded.

20 TRUSTEE DAVID: I second the amended motion.

21 MR. BRANKIN: Thank you, sir.

22 MAYOR MANCINO: Did we need any modification to those --

23 UNIDENTIFIED AUDIENCE MEMBER: We couldn't hear it.

24 MAYOR MANCINO: Ms. Lobaito has it. The motion was

1 amended to modify the full access into a single-access road to
2 be engineered -- designed and engineered with the suggestions
3 that were made here and approved at final.

4 UNIDENTIFIED AUDIENCE MEMBER: For emergency vehicle
5 only.

6 MAYOR MANCINO: For emergency vehicles only.

7 MR. BRANKIN: That was the amended motion.

8 MAYOR MANCINO: That's the amended motion.

9 MR. BRANKIN: And then Mr. David, who seconded that
10 motion, was asked if he seconded the amended motion.

11 TRUSTEE DAVID: I do.

12 MR. BRANKIN: He does.

13 TRUSTEE DIMAGGIO: Emergency vehicles and snowplows.

14 MR. BRANKIN: Yes. To be determined at final.

15 MAYOR MANCINO: We have the proper motion here.

16 Somebody has a question.

17 MR. HANLON: Can I ask for clarification?

18 MR. BRANKIN: Do you want to ask your counsel first?

19 MAYOR MANCINO: Yeah, do you want to ask your counsel
20 first?

21 MR. HANLON: You can. It's all legal.

22 MAYOR MANCINO: That's what I thought.

23 TRUSTEE CORRIGAN: Now we can vote.

24 MAYOR MANCINO: We have the proper motion.

1 Ms. Lobaito, can you take the roll on that
2 amended motion, please.

3 TRUSTEE PONZIO: Yes.

4 TRUSTEE RIESS: Present.

5 TRUSTEE MORGAN: Yes.

6 TRUSTEE CORRIGAN: Yes.

7 TRUSTEE DIMAGGIO: Yes.

8 TRUSTEE DAVID: Yes.

9 MAYOR MANCINO: That motion carries. Thank you very
10 much.

11 Thank you for all your efforts as well. To
12 the residents, I really appreciate -- and I know it's not
13 always easy, but I really appreciate it, and thanks again to
14 our Plan Commission. This is going to continue to move.

15 Please engage, follow-up on those items that were of interest,
16 specifically the details that are going to go in the
17 emergency-access-only road. That curvature that was suggested,
18 I think it was a terrific idea. All those suggestions that
19 were made, please continue to follow-up with staff and follow
20 this through the process, and you'll be able to see those
21 things happening. So please stay engaged.

22 * * * * *

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

4 I hereby certify that I reported in
5 shorthand the proceedings at the above-entitled public
6 hearing and that the foregoing reported proceedings,
7 consisting of pages 3 through 84, inclusive, is a true,
8 correct, and complete transcript of my shorthand notes
9 so taken at the time and place aforesaid.

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JOAN M. HOLUB
Certified Shorthand Reporter
CSR License No. 084-004287



Joan M. Holub

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