



**THE VILLAGE OF HAWTHORN WOODS
SPECIAL VILLAGE BOARD MEETING
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
MONDAY, AUGUST 24, 2015
6:00 P.M.**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mayor Mancino called the meeting to order at 6:04 p.m. Roll call indicated the following members were present: Mayor Mancino, Trustees Ponzio, Riess, Morgan, Corrigan and DiMaggio. Absent was Trustee 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, PE, Director of Parks and Recreation Brian Sullivan, Community Development Director Michael Cassata, AICP and Village Attorney Patrick Brankin.

II. PLEDGE OF ALLEGIANCE

III. PUBLIC HEARING

A. A Public Hearing for the Second Amendment to the Annexation Agreement with HDP Stonebridge LLC

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

Roll call vote:

Ayes: Ponzio, Riess, Morgan, Corrigan and DiMaggio

Nays: None

Abstain: None

Absent: David

Motion carried.

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

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

Roll call vote:

Ayes: Ponzio, Riess, Morgan, Corrigan and DiMaggio

Nays: None

Abstain: None

Absent: David
Motion carried.

IV. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

None this month.

V. MAYOR'S REPORT AND COMMITTEE REPORTS

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

Mayor Mancino spoke briefly about the Town Hall meeting that was held on August 17, 2015. The purpose of the meeting was to update residents about the Village's concerns regarding the proposed expansion of Rt. 53.

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

Trustee Riess reported on Arbor Day plans for 2016. The committee is discussing a Styrofoam recycling program.

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

1. An Ordinance Adopting a Certain Second Amendment to a Certain Annexation Agreement—HDP Stonebridge LLC
2. An Ordinance Granting a Special Use Permit for a Planned Unit Development and Plat, Granting Final Subdivision Plat Approval, Granting Final Engineering Plan Approval, Granting Final Landscape Plan Approval, and Granting Certain Relief from the Village's Zoning Ordinance, Subdivision Control Ordinance and Building Regulations Ordinance—HDP Stonebridge LLC—Southwest Quadrant of the Intersection of Old McHenry Road and Abbey Glenn Drive
3. An Ordinance Granting a Special Use Permit for Display Homes—HDP Stonebridge LLC—Southwest Quadrant of the Intersection of Old McHenry Road and Abbey Glenn Drive
4. An Ordinance Accepting the Dedication of a Certain Parcel of Land from Lake Zurich Community Unit School District No. 95 for Public Road Purposes—Hubbard Lane
5. An Ordinance Authorizing the Execution of the Stonebridge Subdivision Improvement Agreement—HDP Stonebridge LLC
6. An Ordinance Authorizing the Acceptance of the Covenants for Stonebridge Homeowners' Association—HDP Stonebridge LLC—Stonebridge Subdivision

Motion by DiMaggio, second by Corrigan to approve items #1 - #6.

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

Trustee David arrived at 7:02 p.m.

An Ordinance Adopting a Certain Second Amendment to a Certain Annexation Agreement—HDP Stonebridge LLC.

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

An Ordinance Granting a Special Use Permit for a Planned Unit Development and Plat, Granting Final Subdivision Plat Approval, Granting Final Engineering Plan Approval, Granting Final Landscape Plan Approval, and Granting Certain Relief from the Village's Zoning Ordinance, Subdivision Control Ordinance and Building Regulations Ordinance—HDP Stonebridge LLC—Southwest Quadrant of the Intersection of Old McHenry Road and Abbey Glenn Drive, with the following conditions: A permanent monument sign will need to come back for final approval by the Board and it will not be allowed by right of the 72 square foot dimension; additional landscaping will be placed on the emergency lane, as discussed with staff and approved by emergency agencies; the placement of eight stone pillars on the bridge span as depicted in the preliminary plan; additional plant material to camouflage the large concrete apparatus of the bridge itself; enhanced detail of vines or some other plant material that would be growing, adhered to the concrete span of the bridge; the arch of the bridge be detailed with a stone type press or stone detail that would match the depiction of the sign and the stone pillar on the preliminary plan from Signature Design Group dated April 28, 2014.

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

An Ordinance Granting a Special Use Permit for Display Homes—HDP Stonebridge LLC—Southwest Quadrant of the Intersection of Old McHenry Road and Abbey Glenn Drive.

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

An Ordinance Accepting the Dedication of a Certain Parcel of Land from Lake Zurich Community Unit School District No. 95 for Public Road Purposes—Hubbard Lane

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

Nays: None
Abstain: None
Absent: None
Motion carried.

An Ordinance Authorizing the Execution of the Stonebridge Subdivision Improvement Agreement—HDP Stonebridge LLC.

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

An Ordinance Authorizing the Acceptance of the Covenants for Stonebridge Homeowners' Association—HDP Stonebridge LLC—Stonebridge Subdivision.

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

VI. NEW BUSINESS

A. Consent Agenda

1. Approval of the July 20, 2015 Village Board Meeting Minutes
2. Approval of Paid Invoice List Dated August, 2015
3. Approval of Bills List Dated August, 2015
4. Approval of a Resolution Celebrating the 25th Anniversary of the Passage of the Americans with Disabilities Act
5. Approval of an Ordinance Waiving the Competitive Bidding Process and Authorizing the Mayor to Enter into a Contract for Bruce Circle Culvert Replacement
6. Authorization to Terminate an Agreement—B&F Construction Code Services, Inc.—Code Enforcement Services
7. Authorization to Purchase Portable Radios for STARCOM21 Transition
8. Authorization to Rename Brierwoods Park to Acorn Acres Park
9. Authorization to Rename Brierwoods/Bridlewoods Park to Bridlewoods Park
10. Refund of \$100,000 Contingency Escrow to Hawthorn 45—Hawthorn Trails Subdivision

Motion by Riess, second by DiMaggio to approve the Consent Agenda with the exception of Items #1, #5 and #10.

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

Motion by Riess, second by Corrigan to approve Consent Agenda Item #1, Approval of the July 20, 2015 Village Board Meeting Minutes.

Trustee Morgan noted that the last page of the minutes should reflect that he was present at the meeting.

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

Motion by Riess, second by DiMaggio to approve Consent Agenda Item #5, Approval of an Ordinance Waiving the Competitive Bidding Process and Authorizing the Mayor to Enter into a Contract for Bruce Circle Culvert Replacement.

Ms. Frable updated the Board on the purpose for waiving competitive bidding.

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

Motion by Riess, second by Corrigan to approve Consent Agenda Item #10, Refund of \$100,000 Contingency Escrow to Hawthorn 45—Hawthorn Trails Subdivision.

Ms. Frable reported that the \$100,000 contingency was in place for construction prior to the settlement agreement and that the money should go back to Hawthorn 45 at this time.

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

B. Items for Separate Action

1. None this month.

VII. OLD BUSINESS

- A. Staff and the Board presented Mayor Mancino with a poster to celebrate his 50th birthday.

VIII. EXECUTIVE SESSION

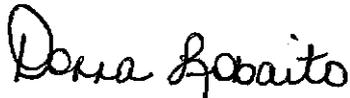
- A. Discussion of Purchase of Property (5ILCS 120/2(c) 5), Probable or Pending Litigation (5 ILCS 120/2(c) 11), and Discussion of Executive Session Minutes (5 ILCS 120/2(c) 21)

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

IX. ADJOURNMENT

Motion by Riess, second by Corrigan to adjourn the regular meeting. Upon a voice vote, the motion carried and the meeting adjourned at 7:41 p.m.

Respectfully submitted,



Donna Lobaito
Village Clerk

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
(Monday, August 24, 2015, at the
(hour of 6:00 p.m. at the Village
(of Hawthorn Woods, 2 Lagoon Drive,
(Hawthorn Woods, Illinois.

Q & A REPORTING, INC.
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1 PRESENT: JOSEPH MANCINO, MAYOR
MICHAEL DAVID
2 DOMINICK DiMAGGIO
KELLY CORRIGAN
3 NEIL MORGAN
STEVE RIESS
4 PETER PONZIO

5 VILLAGE STAFF:

PAMELA NEWTON, Chief Operating Officer
6 DONNA LOBAITO, Village Administrator
ERIKA FRABLE, Village Engineer
7 JENNIFER PAULUS, Chief of Police
KRISTIN KAZENAS, Chief Financial Officer
8 BRIAN SULLIVAN, Director of Parks & Recreation
MICHAEL CASSATA, Community Development Director
9
LEE FELL, Christopher Burke & Associates
10 AL MAIDEN, Rolf C. Campbell & Associates

11 APPEARANCES:

SCHAIN, BANKS, KENNY & SCHWARTZ, LTD, by
12 PATRICK T. BRANKIN,
on behalf of the Village of Hawthorn Woods;
13
LAW OFFICES OF THOMAS R. BURNEY, by
14 THOMAS R. BURNEY,
on behalf of Developer, William Ryan Homes.
15

PETITION SPEAKERS:

16 NATE WYNSMA
JIM KAPUSTIAK
17
18
19
20
21
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23
24

1 MAYOR MANCINO: The first item is a public hearing to
2 hear the Second Amendment for the Annexation Agreement with
3 HDP Stonebridge, LLC.

4 I'd like to ask for a motion to open that
5 public hearing.

6 TRUSTEE DiMAGGIO: So moved.

7 MAYOR MANCINO: Thank you.

8 TRUSTEE CORRIGAN: Second.

9 MAYOR MANCINO: Thank you. The public hearing is open.

10 And Mr. Cassata -- oh, excuse me.

11 Ms. Lobaito, can you take the roll on that.

12 TRUSTEE PONZIO: Yes.

13 TRUSTEE RIESS: Yes.

14 TRUSTEE MORGAN: Yes.

15 TRUSTEE CORRIGAN: Yes.

16 TRUSTEE DiMAGGIO: Yes.

17 MAYOR MANCINO: Thank you. Thanks, Pat.

18 The public hearing is open.

19 And before we ask for public comment, I just
20 would like to call on Mr. Cassata to give the board a briefing
21 on the Second Amendment to the Annexation Agreement.

22 MR. CASSATA: If you recall, the First Amendment to the
23 Annexation Agreement was approved back in February, and that
24 basically separated the school property from the proposed

1 development. The second amendment allows for -- it does not
2 require upon transfer from William Ryan to another developer --
3 if the new developer is building semi-custom or custom-design
4 homes, they will not be required to go to the Village Board for
5 elevation approvals. They'll have to follow the village codes,
6 which is the case now for semi-custom and custom-design homes.

7 MAYOR MANCINO: And meaning semi-custom, meaning base
8 level of what William Ryan has proposed; is that correct?

9 MR. CASSATA: Yes. So similar to, for example, what Icon
10 Developers has built in Hawthorn Trails off of Quentin. So
11 it's not going to be -- they're going to be able to make
12 modifications to the walls, to the size of the rooms. That's
13 semi-custom.

14 MAYOR MANCINO: What I'm saying is if there's another
15 developer there won't be any departure moving downward from
16 what we have on the table now.

17 MR. CASSATA: Correct. They'll have to comply with the
18 village code, with the building section of the village code,
19 and that outlines types of materials that can be used. That
20 provides direction for us when approving those types of homes.

21 MAYOR MANCINO: Thank you.

22 Are there questions on that for Mr. Cassata?

23 TRUSTEE CORRIGAN: So just following the Mayor's
24 question, so the quality that we're talking about would be what

1 we have already looked at, what we've approved or better. It's
2 not going to -- semi-custom or custom homes. We don't have to
3 worry about track homes or anything like that.

4 MR. CASSATA: Correct.

5 TRUSTEE CORRIGAN: It's going to be this or basically a
6 semi-custom, custom home.

7 MR. CASSATA: Yes, that's correct.

8 MAYOR MANCINO: If there were any departures, they'd have
9 to come before the board again.

10 TRUSTEE PONZIO: Can we anticipate that there will be a
11 transfer of ownership, or is this just something that we want
12 to incorporate into the plans?

13 MR. CASSATA: Well, it's a contingency, but we think
14 there's a good probability that that will happen.

15 TRUSTEE DiMAGGIO: Do we know who it's going to be
16 transferred to?

17 MR. CASSATA: I'd rather direct that to the developer,
18 but it's my understanding it could be Icon Builders.

19 MAYOR MANCINO: It's a contingency. That's not uncommon.

20 Do you guys have any questions on any of the
21 language of the amendment?

22 (No response.)

23 Is there anybody in the public who would like
24 to comment on the amendment, the second amendment to our

1 annexation agreement at this time?

2 MR. BURNEY: Mr. Mayor, Members of the Board, Tom Burney
3 for William Ryan Homes.

4 We're in support of the amendment. I think
5 it gives needed flexibility without diminishing the quality
6 that this board has bargained for in the annexation agreement.
7 We urge your adoption of it.

8 MAYOR MANCINO: Okay. Thank you, Mr. Burney.

9 Any other comments from our public?

10 (No response.)

11 There being none and none from our board, the
12 Chair asks for a motion to close the public hearing on the
13 second amendment. Do we have that motion?

14 TRUSTEE DiMAGGIO: So moved.

15 TRUSTEE PONZIO: Second.

16 MAYOR MANCINO: Thank you.

17 Miss Lobaito, can you please take the roll.

18 TRUSTEE PONZIO: Yes.

19 TRUSTEE RIESS: Yes.

20 TRUSTEE MORGAN: Yes.

21 TRUSTEE CORRIGAN: Yes.

22 TRUSTEE DiMAGGIO: Yes.

23 MAYOR MANCINO: Thank you. That motion carries. The
24 public hearing is closed.

1 We will address the bulk of the Stonebridge
2 issues later on in the agenda.

3 (Other Village business conducted on agenda.)

4 MAYOR MANCINO: We have a few items all relative to this
5 Stonebridge development. I think there's six items. And all
6 the items are related to and tied into our public hearing. And
7 if it's okay with the board, I think I'd like to ask for a
8 motion for the approval of all six so we can discuss them as a
9 whole, if you guys don't have a problem with that.

10 TRUSTEE MORGAN: Do we have the ability to vote on them
11 individually?

12 MAYOR MANCINO: Yes. Thank you. I will take individual
13 roll call. I'd just like to get everything on the table, if
14 that's okay. They're all related.

15 So the Chair seeks a motion for the approval
16 of Items 1 through 6.

17 I think we should them read into the public
18 record. Do you want to do that?

19 MS. LOBAITO: Sure. I'd be happy to.

20 Okay. So Item No. 1 is the approval of an
21 ordinance adopting a Certain Second Amendment to a Certain
22 Annexation Agreement-HDP Stonebridge LLC; Item No. 2, approval
23 of an ordinance granting a Special Use Permit for a planned
24 unit development and plat, granting final subdivision plat

1 approval, granting final engineering plan approval, granting
2 final landscape plan approval, and granting certain relief from
3 the village's zoning ordinance, subdivision control ordinance,
4 and building regulations ordinance-HDP Stonebridge
5 LLC-southwest quadrant of the intersection of Old McHenry Road
6 and Abbey Glenn Drive; Item 3 is an ordinance granting a
7 Special Use Permit for display homes-HDP Stonebridge
8 LLC-southwest quadrant, the intersection of Old McHenry Road
9 and Abbey Glenn Drive; Item 4 is an ordinance accepting the
10 dedication of a certain parcel of land from Lake Zurich
11 Community Unit School District No. 95 for public road
12 purposes-Hubbard Lane; Item 5, an ordinance authorizing the
13 execution of the Stonebridge Subdivision Improvement
14 Agreement-HDP Stonebridge LLC; and Item 6, an ordinance
15 authorizing the acceptance of the covenants for Stonebridge
16 Homeowners' Association-HDP Stonebridge LLC-Stonebridge
17 subdivision.

18 MAYOR MANCINO: Excellent. Thank you very much.

19 These items are now -- and I think we've
20 got -- do we have the second?

21 MS. LOBAITO: We don't have a motion or a second.

22 MAYOR MANCINO: So we need a motion for the approval of
23 those six items. I will take individual roll call on the items
24 after.

1 TRUSTEE DiMAGGIO: So moved.

2 MAYOR MANCINO: And a second?

3 TRUSTEE CORRIGAN: Second.

4 MAYOR MANCINO: Second by Trustee Corrigan. Thank you
5 very much.

6 Well, I'd like to open it up for discussion.
7 I know we've been -- this has been quite a process here,
8 several meetings through the Plan Commission as well as the
9 Village Board and a comprehensive package here of information
10 I went through this weekend and got some answers from staff.

11 Who on the board has questions regarding the
12 proposed ordinances?

13 TRUSTEE PONZIO: Mr. Mayor, I have a question on
14 Item C-2.

15 MAYOR MANCINO: Can you make sure to use your microphone.

16 TRUSTEE PONZIO: Sure. I have a question on Item C-2.
17 Specifically, there were stormwater issues addressed, and I
18 think those issues are open, but I'm not sure. I communicated
19 back and forth with Pam on this.

20 The second question I have is with regard to
21 the Lake Zurich Fire Department, issues about the bridge. I
22 think that issue is still open, although we did have some
23 correspondence back and forth regarding that.

24 So I wonder if those issues could be

1 addressed?

2 MAYOR MANCINO: I think they can be. And maybe
3 Ms. Newton wants to talk about the stormwater issues. We did
4 quite a bit of work on that and received some feedback from the
5 residents just last week.

6 Were you copied on that, Trustee Morgan, by
7 any chance?

8 TRUSTEE MORGAN: No.

9 MAYOR MANCINO: No, you were not.

10 MS. NEWTON: So that is correct. Trustee Ponzio posed
11 some questions this morning, and we've sent a series of those
12 questions to Nate Wynsma who may be able to address those
13 further and specifically. And then we also addressed those
14 questions to our own consulting engineer, Lee Fell, who will be
15 able to address any open items that you were both privy to
16 those questions.

17 So if you would be able to come up and, Nate,
18 maybe you can start and rephrase the question because of Open
19 Meetings Act. Not all of the trustees or your engineer, not
20 all of the trustees know what the question or the item is of
21 concern to Trustee Ponzio.

22 MR. WYNSMA: Sure. Hi. Good evening. Nate Wynsma with
23 William Ryan Homes.

24 I think in a nutshell the answer is we have

1 tentative approval from Lake County Stormwater, and they will
2 not issue a permit until this body passes an ordinance for
3 final plat approval and also we document the wetland, the
4 certificates for the wetland bank that we are purchasing. So
5 in essence, they -- it's really the same thing with Lake
6 County DOT. They've approved it pending an ordinance coming
7 out of the village. They don't want to issue a permit until
8 the village has fully approved everything. So stormwater, once
9 we effectuate our contract for the wetland certificates and an
10 ordinance is sent to them, then they'll issue the permit.

11 MAYOR MANCINO: Is that what you were referring to for
12 the one specific?

13 MS. NEWTON: Erika did call SMC today.

14 MS. FRABLE: So I did contact SMC today to see where we
15 were at. There was a resubmittal to SMC in order to adjust
16 these comments, and then SMC has not had a chance to review it
17 yet. But the items that were remaining here were not critical
18 or really rocket science. SMC, both wetlands and stormwater,
19 felt that they would be easily addressed with the resubmittal
20 and it would be easy to work through them. One of the more
21 important things was the wetland bank, that William Ryan won't
22 move forward with purchasing those credits until they know it's
23 going to move forward, so that is correct. But SMC has not had
24 a chance to review. They don't think it will be an issue or a

1 problem. They do believe that will be addressed in this later
2 submittal. They haven't had a chance to review it yet. And
3 it's typical to -- you know, we are posing all of our
4 ordinances and everything to say that we're approving it based
5 on -- contingent on SMC and DOT approval and that type of
6 thing. So if that's how the board proceeds, then that's what
7 we are recommending.

8 TRUSTEE PONZIO: Okay.

9 MAYOR MANCINO: Trustee Ponzio, did you have a second
10 question?

11 TRUSTEE PONZIO: Yes. The second question was with
12 regard to the Lake Zurich Fire Department. They asked whether
13 or not the bridge leading into the development met their
14 standards, and I think it's still open as of August 6th, if
15 memory serves. So I'm not sure if Lake Zurich is happy, the
16 fire department is happy.

17 MR. WYNSMA: I think one of the engineers would probably
18 be better suited to answer that, the specifics of the design,
19 the IDOT standards.

20 MR. KAPUSTIAK: Hi. I'm Jim Kapustiak from Spaceco, the
21 civil engineer from the project.

22 Although Spaceco did not design the bridge,
23 it was designed by Contech Engineering Solutions. They have
24 in-house structural engineers that designed the bridge. And

1 the issue regarding the load design for the bridge came up in
2 one of the earlier reviews in March, and they had submitted a
3 response to us that we included in a resubmittal to the village
4 stating the proposed bridge would meet HL-93 loading, which is
5 a highway loading designation which is a high standard for a
6 bridge design. And given that this is a local village road
7 serving a 60-lot subdivision, the design standard will exceed
8 that and meet fire truck loading, garbage truck, whatever is
9 anticipated for this.

10 TRUSTEE PONZIO: Okay. Have we communicated that to
11 Lake Zurich? Because they still have questions about it.

12 MR. KAPUSTIAK: I believe we addressed that in a comment
13 response letter that was submitted to the village. I don't
14 know if that ever made it directly to them. But we will --
15 since those comments -- that there was another letter that came
16 out that we received a week or so ago, we will be sure that
17 they are copied on those responses to make -- on that letter to
18 make sure it goes directly to them as well.

19 TRUSTEE PONZIO: Okay. Thank you.

20 MAYOR MANCINO: Mr. Fell, did you review this portion for
21 Trustee Ponzio as well?

22 MR. FELL: The structural, yes. We reviewed the
23 structural, and actually we still have outstanding comments
24 that we're working through with Contech. So that will be one

1 thing that we'll verify, is that the loading that is stated in
2 the plans. We'll work with Michael to find out what the weight
3 of that fire truck is to make sure it meets that load as well.

4 TRUSTEE PONZIO: We'll get a signoff from Lake Zurich?

5 MR. FELL: Definitely. And I concur exactly with Erika
6 on the SMC stuff.

7 MAYOR MANCINO: Excellent. Thanks, Lee.

8 TRUSTEE MORGAN: Along the lines of fire truck access,
9 the cul-de-sacs are a lot narrower than normal. Are we
10 confident that not only Lake Zurich and the community whatever,
11 the other fire districts, Countryside, that the engines can get
12 around? If we were to have a serious fire back there, they're
13 going to bring in trucks and engines from other agencies as
14 well and we could get a ladder truck around that cul-de-sac. I
15 know Lake Zurich does not have a ladder truck anymore. If
16 there is a large house fire, you better believe someone's going
17 to go back there.

18 MR. KAPUSTIAK: As part of the final engineering review,
19 we did submit exhibits that are produced by AutoTURN, which
20 models fire truck movement through the cul-de-sac, and those
21 exhibits indicated that the proposed cul-de-sac can accommodate
22 those movements. And there's a specific ladder truck, I
23 believe it's a 44-foot long ladder truck, was the design
24 vehicle used in those exhibits.

1 MAYOR MANCINO: Are those exhibits in the package here?
2 I didn't see those.

3 MR. KAPUSTIAK: I don't know offhand if those were in
4 there. Those were submitted. I know they were included in
5 previous engineering submittals to the staff.

6 MAYOR MANCINO: Do you know of those, Mr. Fell?

7 MR. FELL: Yeah. I have the exhibit that was produced by
8 Spaceco. The one thing that I probably would need to check
9 with the fire department is what their length, the wheel base
10 length is of their fire truck. The one that he's describing,
11 is I think a 43.92-foot wheel base length, does make that turn.

12 MAYOR MANCINO: Okay.

13 MR. FELL: Every fire department has different length
14 fires trucks.

15 MAYOR MANCINO: But the exhibit is specific to a 44-inch
16 wheel base fire truck; is that correct?

17 MR. FELL: 44 foot.

18 MAYOR MANCINO: 44 foot long.

19 MR. FELL: 44 foot long from front to back.

20 MAYOR MANCINO: Not the wheel base.

21 MR. FELL: The truck itself.

22 MAYOR MANCINO: And what's your question specific to the
23 fire department?

24 MR. FELL: The question is what is their largest truck

1 that they would use in that subdivision.

2 TRUSTEE MORGAN: And certainly Lake Zurich does not have
3 a ladder truck anymore, so their equipment and engines are a
4 lot smaller. But if there is a fire, you've got agencies who
5 are going in, Barrington, Countryside agencies, and they'll all
6 have that -- they'll be larger apparatus coming to fight that
7 fire.

8 MR. FELL: Typically, you design whatever -- you know,
9 we'll get the signoff from the fire department.

10 MAYOR MANCINO: So will we get signoff from?

11 MR. FELL: I know -- I think the village works with the
12 fire district to get signoff.

13 MR. CASSATA: The fire department already reviewed the
14 plans. That included the AutoTURN detail. So they already
15 signed off on it.

16 TRUSTEE MORGAN: They did sign off on it?

17 MR. CASSATA: Yes.

18 TRUSTEE MORGAN: Okay.

19 MAYOR MANCINO: Okay. You should have said that sooner.

20 TRUSTEE MORGAN: If it's good enough for them, it's good
21 enough for me.

22 One of the other questions I had is with
23 regards to the sign variance that they're asking for. I think
24 our code calls for 16 square feet, and they're asking for 72

1 square feet, and I believe from a conversation earlier with
2 Mr. Cassata is the Lake Zurich Spencer Loomis Middle School
3 sign out front is 48 square feet face area, but then if you add
4 in the additional space they're about 72 square feet. They're
5 trying -- it sounds like they're trying to get blanket approval
6 even though they don't have a sign permit. They proposed for a
7 sign as large as what the school sign is, which if you drive up
8 and down Old McHenry or if you look down Quentin that's
9 significantly larger than most of our other subdivisions. The
10 only place I found a larger sign is across from -- we talked
11 about this -- Quentin across from the church, Quentin Road,
12 whatever that subdivision is there and they have -- Heather
13 Highlands. The Meadows. Yeah. You know, they have a nice
14 brick wall with the sign embedded in it.

15 Does that whole space count for 72 feet?

16 MAYOR MANCINO: Are you talking about the monument or the
17 marketing sign?

18 TRUSTEE MORGAN: The monument sign.

19 MR. WYNSMA: I think that's where the confusion is.
20 We're not asking for a permanent monument sign. We're asking
21 for the right to put up a directional marketing advertising in
22 a temporary fashion.

23 TRUSTEE MORGAN: The way I read it in at least the first
24 few pages of the booklet was monument. It did say monument

1 sign. So I just -- what I didn't want to do is to give a
2 blanket approval for this large sign and you build the sign and
3 say you guys approved it and it's totally out of character for
4 the feel of our other neighborhood monument signs. I just
5 wanted to make sure we captioned that. I'd like to have the
6 opportunity to review a sign design if it's larger than the
7 normal, outside the normal character of what we have as signs.

8 MAYOR MANCINO: Isn't there a cursory review for
9 marketing signs?

10 MR. CASSATA: So point of clarification. The deviations
11 that are being approved tonight are specified for a permanent
12 monument sign and directional sign. Those are permanent signs.
13 There's also language in there that covers the temporary
14 marketing signs. What you are referring to does cover the
15 permanent monument signs. And so they're not proposing any
16 permanent monument signs right now. What they're requesting is
17 basically the parameter of what that sign could be if it's ever
18 installed. But if they do go forward in installing a monument
19 sign, a directional sign, they'll have to come back and get
20 approval for the design, for the look.

21 TRUSTEE CORRIGAN: But I agree. I had the same concern
22 as Trustee Morgan. That's a huge sign. And so we are
23 approving right now from this list of departures where it does
24 say maintaining entrance monument sign from 16 square feet to

1 72 square feet.

2 Does that bind us to have to approve that up
3 to 72 square feet?

4 MR. CASSATA: Yes. Right. That's the variation, the
5 deviation that you would be approving. And so one suggestion
6 is that you distinguish between the sign face and the overall
7 envelope of the sign. So as Trustee Morgan mentioned,
8 72 square feet would be comparable to the existing sign
9 envelope for the school, but the sign face is 48 square feet.
10 So the reason why when we discussed this earlier at the
11 preliminary stage we wanted to make sure that whatever sign,
12 monument sign goes into this subdivision that it does not --
13 that it is comparable to what's across the street. We didn't
14 want it to exceed the size of the school sign.

15 TRUSTEE MORGAN: And even that school sign is larger than
16 most signs we have representing our neighborhoods.

17 TRUSTEE CORRIGAN: Do you know what the size of the sign
18 is for Hawthorn Trails?

19 MR. CASSATA: For Hawthorn Trails, I don't know off the
20 top of my head, no.

21 TRUSTEE CORRIGAN: That's our most recent sign.

22 Pam.

23 MS. NEWTON: Hawthorn Hills --

24 MAYOR MANCINO: It depends on, as somebody mentioned, if

1 you're counting the structure of the design or if you're just
2 talking about the sign area.

3 TRUSTEE MORGAN: The face area versus the structural
4 aspects.

5 MAYOR MANCINO: Right.

6 TRUSTEE MORGAN: So maybe we make a clarification on it
7 that this is for a temporary marketing sign. If you want a
8 permanent sign, come back and ask for a special permit on that
9 separate. Since we really don't have anything to look at,
10 there's a chance this will move from William Ryan to a
11 different developer, and they may very well want the permanent
12 sign.

13 MAYOR MANCINO: I think we could cover that concern in
14 language, can't we?

15 MS. NEWTON: Make it a condition.

16 MAYOR MANCINO: Make that a condition.

17 TRUSTEE CORRIGAN: They're going to want a permanent
18 monument sign.

19 TRUSTEE MORGAN: I would think so.

20 MR. CASSATA: I'm sorry. Can you state the clarification
21 again?

22 MS. NEWTON: Permanent monument sign, they come back to
23 the board in final approval. They're not going to give a
24 parameter of size.

1 MR. CASSATA: Essentially eliminating the deviation.

2 TRUSTEE MORGAN: The deviation for a marketing sign. But
3 not for the permanent monument sign.

4 MAYOR MANCINO: Good catch, Trustee Morgan.

5 TRUSTEE MORGAN: I'll keep going.

6 MAYOR MANCINO: Keep going. I had a couple.

7 TRUSTEE MORGAN: On the anti-monotony clause, there's a
8 variation on that. As I understand it, it's not that the same
9 structure within two houses on the same side of the street or
10 across from you. Can you maybe describe what that will look
11 like for me a little bit better so I get a visual image?

12 The thing I want to avoid is the
13 cookie-cutter subdivisions. You drive into Wauconda and
14 Schaumburg, and every house looks identical. So I wanted to
15 make sure we're trying to protect against something like that.

16 MR. WYNSMA: In the architecture part of your book, we've
17 got eight distinct plans; two ranch, six two-story. So each
18 two-story home, whether it's -- we use marketing names like the
19 Jamestown, Jefferson, Sheridan. Each home is distinctively a
20 different plan and elevation. And then we have Georgian,
21 Prairie, Colonial, Craftsman styles for each of the different
22 plans. So if there were a Jamestown Georgian built on lot A,
23 the two lots on either side of it cannot be the same model and
24 elevation, and across the street from those three can't be the

1 same model, same elevation.

2 TRUSTEE MORGAN: Okay. You're combining model and
3 elevation to make that the distinction.

4 MR. WYNSMA: Correct. So the next Jamestown Georgian
5 would have to be at least three doors down. And if you
6 remember, our plan layout really has only two sections where
7 you have maybe more than six or eight lots visible before the
8 roads curved either into cul-da-sac or curving around
9 Flint Creek to the north. So but even in those areas where
10 it's more of a straight street with streets directly across --
11 or houses directly across the street from each other, that
12 would be the standard.

13 TRUSTEE MORGAN: Okay.

14 MAYOR MANCINO: You see that in the layout?

15 TRUSTEE MORGAN: Yeah.

16 MAYOR MANCINO: Through Plan Commission, grinding you
17 guys over this very specific.

18 MR. WYNSMA: Yes.

19 TRUSTEE MORGAN: Okay.

20 MAYOR MANCINO: Keep going, Trustee Morgan. You're on a
21 roll.

22 TRUSTEE MORGAN: Emergency access lane. I see that we've
23 put a bollard in there. And certainly at the preliminary plan
24 approval that was a big discussion item, especially for the

1 residents to the south, and there was talk about different
2 mechanisms to try to make the lane useful but also to protect
3 against cut-through traffic.

4 Maybe catch me up on how we got to the point
5 for a bollard. I'd like to get the Chief's perspective because
6 the last I heard was if there's a bollard in there the officers
7 are going to go around, the ambulances will go around and
8 probably the only time they're going to drop the bollard is if
9 they're in that subdivision for a few hours fighting a fire. I
10 just wanted to make sure that I've got a clear understanding of
11 how we got back to a bollard there.

12 MR. WYNSMA: There's going to be signage on Acorn, on
13 both sides of it, to prohibit any cars or vehicles on that
14 lane. A bollard will be on the Acorn side of the property
15 line. It's essentially a fold-up fold-down bollard that locks
16 in place. When unlocked, it drops down to I think like a
17 three-inch clearance.

18 As far as the usefulness of it and the
19 purpose of it and that, I'll leave that to staff to answer.

20 TRUSTEE MORGAN: Jennifer, your thoughts on that?

21 POLICE CHIEF PAULUS: I wasn't involved in the final
22 discussion on that. I deferred to the fire department, and
23 they would be the ones likely to use that depending on what it
24 was.

1 I wasn't in favor of anything electronic or
2 anything that would require extensive maintenance or the
3 possibility of failing when it was needed. So the bollard is
4 useful for the fire department, and that's about the only time
5 that we would use it is for a fire, when they need to bring
6 engines in one angle and take out a different angle, as opposed
7 to have them turn around. So there's a few throughout town,
8 and we don't use them. By the time you get out, unlock it,
9 find the right key, drop it, drive through, it's easier to
10 drive around, and that isn't all that far away to come back out
11 to Old McHenry Road.

12 TRUSTEE MORGAN: You're comfortable with it in the
13 emergency lane?

14 POLICE CHIEF PAULUS: Yes.

15 TRUSTEE MORGAN: Do we have any -- I didn't see anything
16 in the documentation in terms of fire department.

17 POLICE CHIEF PAULUS: I wasn't present. I think it was a
18 telephone conference. I'll pass that to Michael.

19 MR. CASSATA: The fire department did sign off on the
20 bollard. We made sure they were okay with that as opposed to
21 the electronic fence or any other type. So they signed off.

22 TRUSTEE MORGAN: Okay.

23 MAYOR MANCINO: In the Acorn Acres subdivision it's going
24 to be one lane, as we discussed.

1 TRUSTEE MORGAN: Just one lane through grass pavers.
2 Make it less obvious.

3 I don't recall, is there landscaping around
4 the bollard? I assume there would be.

5 MS. FRABLE: Can Nate answer that?

6 Do you know?

7 MR. WYNSMA: Yeah. Under your final landscape plan tab,
8 third sheet, which is sheet L-101, it shows the bulk of the
9 emergency access drive as it goes to our property and Acorn
10 Acres. Any plant material you see shown on here is going to be
11 added by our development. So there will be especially some
12 trees added to either side of it; especially the west side
13 where it abuts an existing driveway and home to the west,
14 several trees and shrubs added. Where the bollard will sit is
15 mostly existing trees on the east side. And you can see we're
16 planting a couple new trees on the west side. But as far as
17 the width of the lane, it stays consistent all the way through.

18 TRUSTEE MORGAN: Right. Okay. Just as long as we open a
19 bollard and grass on either side.

20 MR. WYNSMA: Yeah.

21 TRUSTEE CORRIGAN: That's one of the items we had brought
22 up, was to more extensively landscape that area when we
23 discussed this.

24 MAYOR MANCINO: If you look at the lane --

1 TRUSTEE CORRIGAN: You can see that they did. My only
2 concern I guess is those existing trees to the right, that they
3 really are in good shape because otherwise that would be all
4 open area.

5 TRUSTEE MORGAN: And are they close enough to the path.

6 MAYOR MANCINO: I think those are private trees.

7 MR. WYNSMA: Yeah. That homeowner was at the Plan
8 Commission hearing. She was talking about replacing a couple
9 of her trees, and then she wants to plant some new evergreens
10 back in what is kind of her northwest corner of her lot, and we
11 just encouraged her to wait until we build it. We'll plant the
12 trees. We're going to plant. We'll work with her. We didn't
13 want her -- there is drainage that has to continue through
14 there, so we said just wait to see what it looks like when
15 we're done. She had the same concern. She said this is going
16 on an emergency access and I want to make sure I've got enough
17 pine trees there to block anything. We said see what it looks
18 like when it's done. And then she intends to plant additional
19 trees on her lot.

20 TRUSTEE MORGAN: Okay. And then if we get to the point
21 where it's built and it doesn't look enough, and I assume you
22 guys would be okay just dropping an evergreen or rock or
23 something in there.

24 MR. WYNSMA: We'll work with her. That's something that

1 we will have to work with staff. In the final grade and
2 design, if we feel like there's a potential issue for someone
3 to try to come through there, I'm sure we're going to have
4 rocks that we uncover while we're mass grading the site that we
5 can place in that area. But we don't want to do that without
6 village input.

7 TRUSTEE MORGAN: Okay. Great. Thank you.

8 MAYOR MANCINO: I think the greatest deterrent is going
9 to be it's such a skinny lane down. We're going to put some
10 signs up there, dead end or do not enter or nuclear waste site.
11 I think that's where the biggest deterrent is going to happen
12 down there. It's not going to look like somewhere you want to
13 go.

14 TRUSTEE MORGAN: Somebody will try to get the bollard.
15 Okay. That will be the one and only time.

16 MAYOR MANCINO: Hopefully it won't be one of our kids or
17 mine.

18 TRUSTEE CORRIGAN: So as we're talking about some of
19 these different deviations, some of these things like this area
20 on this fire lane that has existing trees but it's kind of an
21 open-ended, that depending on what it looks like and what the
22 resident wants to do there, there's nothing on the plan here,
23 and my only concern is as we're talking about it it sounds like
24 there might be potentially a developer taking it over. Is

1 everything we're talking about here and that we're documenting
2 in any of these changes going to bind that new developer as
3 well?

4 MAYOR MANCINO: Absolutely. And I think Mr. Brankin can
5 answer that.

6 MR. BRANKIN: If there's additional conditions, usually
7 you should have them as part of your motion, so therefore they
8 would be codified in whatever ordinance there would be
9 approved.

10 TRUSTEE CORRIGAN: Okay.

11 MAYOR MANCINO: I think your question is whatever is
12 approved tonight a new developer will have to follow the same
13 conditions. Is that your question?

14 TRUSTEE CORRIGAN: Right. As long as we add it our
15 motion.

16 MR. BRANKIN: Correct.

17 TRUSTEE CORRIGAN: Okay. So is somebody --

18 MAYOR MANCINO: I think somebody's taking notes.

19 MS. NEWTON: Yes. So far I have one. And then this
20 condition would be that you would ask the developer if a new
21 one came in to adhere to this landscape plan with the caveat
22 that there may be additional landscaping needed.

23 TRUSTEE MORGAN: Around the bollard.

24 MS. NEWTON: Around the bollard, yes.

1 TRUSTEE DiMAGGIO: We've got to watch out there's no
2 rocks that could preclude the emergency vehicle having access.

3 MS. NEWTON: Correct. I think they intentionally did not
4 put an evergreen or expanded tree in the area, in the area
5 where an emergency -- an officer is going to go around the
6 bollard with the fire truck. So we wanted to keep that free of
7 encumbrances at that particular area. But we can put that.
8 I'll word it.

9 MAYOR MANCINO: Do you have more, Trustee Morgan?

10 TRUSTEE MORGAN: Just one more comment. I brought this
11 up at the preliminary, and I was rather surprised that we're
12 going to saddle the homeowners' association with paying the
13 maintenance for the traffic lights at the intersection, and I
14 felt it kind of out of character. I felt that traffic lights
15 are part of the general infrastructure. Everybody's taxes pay
16 for it. I see that we've made an adjustment to that in that
17 it's a third paid for by the school, a third by the village,
18 and a third for by the homeowners that will reside in the new
19 subdivision. I still don't like it, but at this point in time
20 I don't know if we're going to get support to change that. I
21 just put that out as a comment so when we're considering future
22 plans and future developments let's try to avoid saddling.
23 It's a small amount. Trustee Corrigan, I think you pointed out
24 it's \$41 a year per household. It's more of a principle thing.

1 It's not just their traffic light. It's part of the general
2 infrastructure of our town, our county, our state. That's
3 where general taxes go to pay for. I'd like to see we keep
4 that in mind as we go through future developments.

5 MAYOR MANCINO: I appreciate that comment. I appreciate
6 that.

7 TRUSTEE MORGAN: Then I'm done.

8 MAYOR MANCINO: Any other comments?

9 TRUSTEE CORRIGAN: I appreciate that comment too. And
10 I'm thinking of the other subdivisions that have lights at
11 them, and I think the one situation here is that there's no way
12 out of that subdivision once you get in it, because we made
13 that emergency lane so it really is a light that benefits just
14 those 60 lots that are in there.

15 TRUSTEE MORGAN: Yeah. From where I live, I use that
16 light during busy times if I need to make a left on Old
17 McHenry. Everybody north of there and northwest of there will
18 benefit. This new subdivision would benefit from that light.
19 It definitely does benefit those residents, absolutely.
20 There's no doubt about it. Right now the school is paying a
21 hundred percent of it. They want a light there. Traffic
22 lights to me is part of the infrastructure. It's not part of
23 any particular citizen group responsibility. That's my
24 personal opinion, and I just wanted to put it out since we're

1 contemplating future development.

2 MS. NEWTON: Mayor, there is a caveat to that.

3 Part of the discussion, Trustee Morgan, is
4 that, as you know, the HOA is going to be funded by the
5 developer in its early years, so the developer actually stepped
6 forward to pay that portion of the light as it will directly
7 benefit their subdivision. I'm not certain how many years that
8 is, but that was part of our discussion. And then the village
9 stepped forward. We pay zero percent of that traffic light
10 right now. But also know that other subdivisions benefit.

11 Erika Frable reached out to the Lake County.
12 They benefit as well because they're an unincorporated
13 subdivision. I don't recall the name. Abbey Glenn also
14 benefits from that travel light, and they were unwilling to
15 participate or didn't get back in a favorable way.

16 MS. FRABLE: When we were going through the review
17 process, due to the time line we were not moving forward with
18 asking Lake County. What I suggested we could do in the future
19 if we wanted to, Trustee Morgan, is look at whether
20 Lake County -- typically intersections like this would be --
21 the intersection would be -- the electricity is paid for by the
22 County on two lights because it's a county road and the village
23 on one leg because that's village road, and the township on the
24 other leg. But the original reason the signal was initially

1 installed was because of the school. It wasn't because of the
2 traffic generated from north or south or even east or west. It
3 was because of the school. The school wanted a traffic signal,
4 so that's why the school pays a hundred percent. So it's
5 something that we could consider in the future as improvements
6 to Lake County intersection, Old McHenry, make changes. We
7 could ask them to take it on, and then we'd pay a quarter, the
8 township would pay a quarter and the county pay 50 percent. It
9 was a can of worms that we weren't willing -- and when I say
10 we, I don't mean just the village. William Ryan too -- we
11 weren't willing to open during the process because it would
12 take a long time to figure out what the answer is, plus it
13 would be the township pay for something that they never paid
14 for before and is it fair to ask them at this point just
15 because William Ryan is coming on board. So it's something we
16 can keep in mind as we move forward and think about when
17 there's a time that could change over and be a more typical
18 intersection.

19 TRUSTEE MORGAN: You laid out typically it's county on
20 two sides; township on one, village on one. It can be the
21 normal standard if the school wasn't there if we weren't trying
22 to get this through.

23 MS. FRABLE: Absolutely.

24 MAYOR MANCINO: I think every deal is going to require a

1 looking at. It's tough to put a blanket rule. Every deal is
2 going to be a little bit different.

3 I have a couple of comments. But just to
4 give someone some grief, who's Contech Engineering Solutions?
5 Are they here? They spelled Hawthorn Woods wrong.

6 MR. WYNSMA: Yeah, I know. They're structural guys.

7 MAYOR MANCINO: Are they here?

8 MR. WYNSMA: No, they're not. They're a group out of
9 Westchester.

10 MAYOR MANCINO: I hope they make structures better than
11 they can spell.

12 MR. WYNSMA: They make them to last. It's utilitarian.

13 MAYOR MANCINO: Gotcha. Well, I had a question regarding
14 their work as well.

15 Looking at the bridge, we're calling this
16 Stonebridge, and the cover of this thing shows this beautiful
17 bridge made of stone, but the bridge itself that I see specked
18 out is concrete.

19 MR. WYNSMA: Right. We were just talking about this.
20 Staff brought it up before the meeting.

21 I think in preliminary there were stone
22 pillars on the bridge as part of that black handrail detail, so
23 you see stone coming in and stone coming out. The bridge
24 itself is concrete.

1 MAYOR MANCINO: The facade of it is showing concrete.
2 That's what I'm seeing.

3 MR. WYNSMA: Yeah, the sides of it. The Flint Creek
4 basin there is heavily wooded, so it's not -- we'll clear what
5 we have to clear to put the foundation in and set the bridge in
6 place. But the site itself from east and west will remain
7 wooded, so it's not like you're going to see -- you're going to
8 see the bridge. You're going to see the surface of the bridge
9 as you come down Hubbard Lane, which is where we originally
10 had stone.

11 MAYOR MANCINO: But when the leaves fall, I'll see the
12 facade of this concrete. I'd like to see it look like the
13 picture on the front of this nice package you put together.

14 MR. WYNSMA: Unfortunately that's not even feasible. The
15 cost of that would be quite a bit.

16 MAYOR MANCINO: Can't you use any facing, stone facing
17 like the fake stones I see.

18 MR. WYNSMA: In residential construction?

19 MAYOR MANCINO: What's that?

20 MR. WYNSMA: In residential construction?

21 MAYOR MANCINO: Yeah. Well, I'm sure there's commercial
22 use, stuff like that, isn't there?

23 MR. WYNSMA: The bridge itself under the driving surface
24 will be -- even when the leaves are down that area of the Flint

1 Creek basin is pretty thick. You're not going to see the
2 bridge from Old McHenry, and you're certainly not going to see
3 it from Hubbard Lane or coming down onto the bridge.

4 MAYOR MANCINO: What about from all the walking paths
5 around here? Won't you be able to see that?

6 I just don't like the idea of concrete.
7 Generally you get runoff and stains on the side of that. That
8 just doesn't match anything in the village.

9 Is there any solution to facing this thing?

10 I'm not talking about building an actual
11 stone bridge.

12 MR. WYNSMA: Nothing I know of that would be economically
13 feasible.

14 MAYOR MANCINO: Lee, do you have any ideas, making this
15 look better?

16 MR. FELL: There's a form liner. I'm not sure of the
17 cost off the top of my head.

18 TRUSTEE CORRIGAN: Could you stamp it? You know, the
19 stamped concrete?

20 MAYOR MANCINO: Can the concrete be stamped?

21 MR. WYNSMA: Sure. Stamp it, color it. You could put a
22 facade like IDOT's done on the 31 bypass on Algonquin. It's
23 hundreds of thousands of dollars.

24 MAYOR MANCINO: To stamp it?

1 MR. WYNSMA: Stamp and color, sure, absolutely. Maybe
2 not hundreds. Tens of thousands of dollars to stamp it, color
3 it, do a faux stone or to veneer it like a residential stone
4 which would require it to be built with like a brick ledge.

5 MAYOR MANCINO: There's got to be a solution. Don't
6 tell me you're getting me plain grey concrete.

7 TRUSTEE CORRIGAN: I would think stamping the concrete
8 would be the least expensive facade.

9 MR. WYNSMA: I've done it, and if you take a standard
10 patio at \$5 a square foot concrete, it's four, five times that
11 for stamped color concrete. That color has to be embedded in
12 the entire pour of the concrete. This is being built offsite,
13 so they've got to -- it would be incredibly expensive. That's
14 all I can say for certain.

15 TRUSTEE CORRIGAN: So there were originally stone
16 pillars, and they were removed; right?

17 MR. WYNSMA: Pardon?

18 TRUSTEE CORRIGAN: They've been removed.

19 MR. WYNSMA: They weren't removed. They were overlooked
20 because we would want stone pillars on either side of the
21 bridge coming in and coming out, but what the structural
22 engineer designed here is just IDOT-rated handrails that would
23 be suitable for -- I mean, they're decorative but they meet
24 IDOT standards for bridge.

1 TRUSTEE CORRIGAN: So they were overlooked. So does that
2 mean they're going to come back in?

3 MR. WYNSMA: I would be more than happy to add stone
4 pillars back in.

5 MAYOR MANCINO: They have to be. I don't want an
6 IDOT-looking bridge.

7 MS. NEWTON: As presented to the Plan Commission. So
8 that would be another condition, Nate. Those stone pillars
9 would be added as presented in its original design.

10 MR. WYNSMA: I would propose we add stone pillars to both
11 sides of the -- I guess this would be the north end of the
12 bridge and the south end of the bridge.

13 MS. NEWTON: Did you have them in the middle? Did you
14 have six?

15 MR. WYNSMA: I don't recall.

16 MAYOR MANCINO: I'm disappointed there isn't a rendering
17 of sorts. I thought there was a rendering.

18 MS. NEWTON: We had one.

19 MR. WYNSMA: What was on the preliminary plan was a
20 culvert design bridge, not a span bridge, so that was
21 essentially a road, a stone and asphalt built road over a
22 culvert crossing, so it allowed us to do something a little bit
23 different --

24 MAYOR MANCINO: So that's what we're thinking?

1 MR. WYNSMA: -- with the sides. Those were on the
2 landscape plans originally, the stone pillars. They didn't get
3 picked up on the engineering by the structural engineer who did
4 the bridge plan.

5 MAYOR MANCINO: You know, this is the entrance, and it's
6 a massive structure. I'm just surprised there isn't more
7 detail here or a rendering. They call it Stonebridge.

8 MR. WYNSMA: That's not what the engineer is required.
9 They require a structural design that's not a pretty picture,
10 an artist rendering.

11 MAYOR MANCINO: Well, I understand that. But this board
12 believes the engineering. They just think it's going to look
13 like that. If it looks like that, like this, that wouldn't
14 pass this board. It wouldn't pass me if it's just a little
15 black, dinky railing like that. That's what I see here. I see
16 spans of grey concrete and a dinky, black railing.

17 MR. WYNSMA: It's an IDOT standard railing. It's
18 decorative just like you would see in a section of fencing, but
19 it's built to an IDOT standard structurally.

20 MAYOR MANCINO: I'm looking at final plat engineering,
21 and it's towards the back.

22 TRUSTEE MORGAN: Five pages from the back.

23 MAYOR MANCINO: Five pages from the end, correct.

24 I mean, I trust the engineering, Mr. Wynsma.

1 I get that.

2 TRUSTEE MORGAN: It's actually a good catch. It's called
3 Stonebridge.

4 MS. NEWTON: I'm going to get the original.

5 MAYOR MANCINO: When I look at the cover of this, this is
6 what I expect to see. And I understand you're not going to
7 build a stone bridge. I get that. I get that. But when I
8 read the specs on here, it's just concrete, and I just picture
9 grey concrete and picture runoff from the road staining the
10 sides of it, you know. That's what I picture. And it
11 certainly is not in character with this community.

12 So I'm wondering, is there anything that can
13 be done that could fit the financial goals or if we twist your
14 arm little bit? Any ideas out there to make this look a little
15 bit better than what we're seeing here?

16 I'm not trying to hassle you. I just want to
17 make sure it looks good.

18 MR. WYNSMA: I know what you're saying, but you're
19 building a bridge through the woods. This isn't out in the
20 middle of a golf course where it's got to look like Augusta.

21 MAYOR MANCINO: You're building a bridge through
22 Hawthorn Woods.

23 TRUSTEE MORGAN: In a subdivision called Stonebridge.

24 MAYOR MANCINO: Stonebridge.

1 MR. WYNSMA: I'll be happy to change the name, if that
2 helps.

3 MAYOR MANCINO: No, that won't help.

4 MR. WYNSMA: All I can tell you is even if it was \$60,000
5 or a \$120,000 to do it, that's another \$2,000 for every home.
6 You're talking about the burden of a traffic signal on these
7 people, on these future home buyers. I mean, this --

8 MAYOR MANCINO: This will have to be maintained by the
9 village, not by the homeowners.

10 MR. WYNSMA: Right.

11 MAYOR MANCINO: So it's not going to be a burden on the
12 homeowners.

13 MR. WYNSMA: It's passed on with their cost of their
14 home. And what we're talking about here is tens of thousands
15 of dollars, whether it's a stamped color, whether it's some
16 kind of a panelized veneer like you see on IDOT bridges or it's
17 residential stone applied to it.

18 TRUSTEE MORGAN: If you go back to the original design,
19 it had the stone pillars. That built into your financial
20 model.

21 MR. WYNSMA: That's all that was in the original.

22 TRUSTEE MORGAN: That fell out of the version we're to
23 approve tonight.

24 MR. WYNSMA: Yes. Honestly I think had we gone out of

1 here tonight and nobody ever saw this that would have been a
2 change in the field that we worked out with your village
3 engineer to add those pillars in because that really -- we
4 don't intend on trying to build a monument like we talked about
5 before. It was a little problematic in our discussions with
6 the school where they said well, we don't know if we really
7 want to see something like that in our entrance, maybe we can
8 discuss it down the road. So we had said -- our intention from
9 the beginning was we want to use the stone pillars as part of
10 our monuments coming into the subdivision. We had even talked
11 about in addition to the monuments adding other stone pillars
12 coming down Hubbard Lane, just decorative, in the parkway or
13 somewhere leading into the site, kind of use that as our
14 identity as we're coming in.

15 I wouldn't be opposed to making that
16 condition tonight, that those stone pillars have got to be part
17 of this bridge construct. I think where it becomes different
18 from what was shown on the preliminary plan or what's
19 economically feasible is if the underneath of that bridge has
20 to somehow become stone.

21 MAYOR MANCINO: How about maybe a couple of feet down
22 from the edge, where the rail goes? Can we do anything
23 decorative towards the top of it?

24 TRUSTEE CORRIGAN: You're not talking about underneath.

1 You're talking about the sides.

2 MAYOR MANCINO: I was talking about the whole facade of
3 the bridge. It's going to be concrete. I guess absent any
4 kind of rendering, I just see concrete and steel.

5 TRUSTEE MORGAN: Even if they just do it down here and
6 add concrete there and create a natural visual area.

7 TRUSTEE CORRIGAN: Where it shows the beams or those
8 concrete beams on the face, something stamped, whatever the
9 facade might be, and then you have the stone.

10 MAYOR MANCINO: Or even like something at the bottom
11 there. I guess a rendering would have helped. I think Cassata
12 went to get one of the preliminary drawings.

13 You found something?

14 MS. NEWTON: Yes.

15 So Nate, there were eight, eight stone
16 columns.

17 MR. WYNSMA: Four on either side.

18 MS. NEWTON: So what's changed, just for the board's
19 notification, and maybe we should start from the beginning.
20 Your conceptual idea of basically a roadway that looks like a
21 bridge over the culvert didn't work because the span now
22 dictates that the engineering design be engineered to meet the
23 requirement of a State of Illinois bridge. No longer is it a
24 road over a culvert. It now has to meet the specifications and

1 standards of a bridge span. So I believe one of the conditions
2 that the board is requesting is that those stone pillars as
3 depicted in your original plan that was approved through the
4 preliminary plan process be re-established as part of condition
5 of approval that creates the stone bridge that you had
6 depicted, and that was with eight stone columns.

7 (Trustee David joined the proceedings.)

8 MR. WYNSMA: Four on each side.

9 MS. NEWTON: That's correct.

10 MR. WYNSMA: Just kind of evenly spaced?

11 MS. NEWTON: Yes.

12 MAYOR MANCINO: Yes.

13 TRUSTEE CORRIGAN: Decorative.

14 MAYOR MANCINO: That's a start. Do you see that?

15 MS. NEWTON: That's what was pitched at preliminary.

16 TRUSTEE CORRIGAN: That's still not the face, because it
17 wasn't going to be up that high.

18 MAYOR MANCINO: So I'm trying to think what all the
19 vegetation around there is and how this facade would look.

20 Is there anything that can be done to dress
21 up this facade?

22 TRUSTEE DiMAGGIO: Can you stamp it without colorizing
23 it?

24 You've seen like stamped brick. It looks

1 like stone. Just the stamp into the concrete, not making the
2 concrete a different color. What kind of cost would there be?

3 MR. WYNSMA: I have no idea. We'd have to go back to
4 Contech. These guys are like a design build firm, so they
5 design it. They get it approved by IDOT. They build it. They
6 precast it and then deliver it to the site, so they would be
7 the ones to do that. So we'll have to go back to them and ask
8 what the options are.

9 I've built stamped, color concrete. Even
10 just stamped, whether it's colored or not, it's very expensive.
11 I don't know if you guys have done any patios, but it's
12 probably four times as much.

13 TRUSTEE RIESS: The coloring is the hard part. You have
14 to use the material that stays in the concrete essentially
15 forever. I understand that.

16 Given the fact that the bridge is being built
17 not onsite but rather third party, changing the concrete form
18 to include some sort of texture or outline of stone, I don't
19 think it would be difficult or I have no idea what the expense
20 is. But I'm not entirely certain that's going to achieve our
21 interests from a perspective of looking at the concrete that
22 has done its spalling because of salt or whatever else there
23 might be. I think you'd still have some of that taking place.
24 I think we're going to not have a stone bridge. I think the

1 pillars are going to be essential. A, that's what we
2 originally arranged them to be. That's what the preliminary
3 plat of approval was based on. But that something has to be
4 done from a decorative or color perspective to make it look
5 different than plain, ordinary concrete. I have no idea what
6 it costs to color concrete mix so that the whole, entire pour
7 is a color as opposed to colorizing individual sections. I
8 believe a concrete pour has got to be a less expensive
9 alternative but then you chose to create the entire bridge a
10 certain color.

11 MAYOR MANCINO: Right. Which might not be.

12 TRUSTEE RIESS: Once you've created the pour and embedded
13 it in the concrete for the entire bridge, then it's permanently
14 part of the color. Much as you see the sound walls along the
15 expressways, they've got the beige color to them.

16 MS. NEWTON: And I do believe this is going to be -- and
17 correct me if I'm wrong, Erika. This will be our largest span
18 bridge that we'll have in town.

19 MS. FRABLE: We do not have a bridge in town.

20 MS. NEWTON: Correct. This will be our first and our
21 only through bridge by definition of a bridge by IDOT standards
22 that we're going to have in town, and to that effect, there are
23 certain rules and regulations that we've never had to
24 accommodate before.

1 I don't know if, Lee and Erika, you want to
2 talk about that.

3 Just so the board understands, this is not
4 anything we have in town. It will be our first technical
5 bridge, and we have to follow those standards, and there are
6 inspection standards for bridges.

7 MR. FELL: Yeah. We'll have to -- the village will have
8 to have a structural engineer yearly do a bridge inspection of
9 it. That's why we require the scouring analysis in and out of
10 the bridge and the footings so that down the road we're not
11 tasked for the village to have to do that. So some of the
12 front work has been done by the developer, but every year it
13 will have to be inspected. We had to get an IDOT bridge number
14 even though it's not IDOT. All bridges are required to get a
15 number.

16 MS. FRABLE: And an inspection of a bridge is \$3,000 a
17 year, something like that.

18 Is it every two years and once a year? I
19 think it's every two years. But it is an additional cost to
20 the village, and there wasn't any way around it because of what
21 it spans.

22 MR. FELL: Correct.

23 MS. FRABLE: So Lee and I went through this whole thing.
24 It has to be a bridge that over-spans the area it's spanning.

1 MR. FELL: Correct.

2 MR. WYNSMA: I'm asking for some details myself on
3 visually what the bridge looks like.

4 So like I said, I don't have any issue with a
5 condition that the stone pillars be added with the decorative
6 railing sections between. So the way it looks, the surface of
7 the bridge will be the stone pillars and railings that are on
8 the outer edge, and then essentially it's a carriage walk, is
9 what I call sidewalk, from the outer structure to the back of
10 curb and then the 27-foot-wide road with curb and gutter. So
11 everything from the curb and gutter to the railings and
12 pillars, stone pillars, is concrete sidewalk. I think to do
13 that in a matching, stamped color-paver look to it, I mean,
14 it's like you said, it's going to be owned and maintained in
15 perpetuity by the village. So you know, the standard of that,
16 you have to kind of think about the future maintenance of it.
17 But I think if we did stamped, colored concrete to match the
18 stone pillars, same pattern and coloring, if that would be
19 acceptable to the village in that design.

20 MAYOR MANCINO: You mean that walkway? You're talking
21 about the walkway?

22 MR. WYNSMA: Yeah. The surface of it outside of what's
23 paved road and curb and gutter. From back of curb to the stone
24 pillars and railings, match that all in the same stone as the

1 pillar and rails.

2 TRUSTEE DIMAGGIO: Just on the surface. Not on the
3 sides.

4 MAYOR MANCINO: Is there any grass up there?

5 MR. WYNSMA: No. So that's what I was just asking. So
6 outside of the road itself, the surface of the bridge and the
7 pillars would be stone then.

8 MAYOR MANCINO: What do you think of that, guys? Is that
9 just going to be more of -- I know we're not real fond of our
10 cobblestone choke points.

11 MS. FRABLE: No, we aren't.

12 But as far as maintenance, Lee, do you know
13 if they were to stamp the sidewalks it's not necessarily a lot
14 more maintenance.

15 MR. FELL: There is some maintenance to it. It will be
16 easier to maintain than if you put actual brick in with the
17 stamped concrete.

18 MAYOR MANCINO: Or straight sidewalk.

19 MR. FELL: Well, the stamped concrete will fade. I mean,
20 it's going fade.

21 MAYOR MANCINO: I mean, if it's just regular concrete
22 sidewalk, which I think is what is proposed now, obvious that's
23 easier.

24 MR. FELL: That would be the easiest.

1 TRUSTEE RIESS: Lee, what are your thoughts about
2 colorization and the entire pour of the concrete? A, Is that
3 something that's done so we see some sort of color besides
4 white concrete? And, B, is there a maintenance aspect to that
5 going over the years?

6 MR. FELL: Are you asking on the sidewalk or the bridge?

7 TRUSTEE RIESS: The bridge itself. The entire pour of
8 the concrete. So the surface of the concrete and the entire
9 concrete structure outside of the sidewalks. What I would call
10 the entire pour would have color to it.

11 MR. FELL: So if it's -- since it's going to be precast,
12 they would be pouring it offsite. I would assume the whole
13 bridge would have to be colored.

14 TRUSTEE RIESS: Correct.

15 MR. FELL: As far as the cost of that, I do not know for
16 a bridge.

17 TRUSTEE RIESS: My question isn't so much as it pertained
18 to cost but rather, A, is that a feasible consideration? Is
19 that something that's done and it's not a scientific oddity
20 per se. And then, B, do you know if there's any ongoing
21 maintenance if we do make that sort of thing happen?

22 MR. FELL: The second half of the question, there would
23 be maintenance because it's going to be no different than a
24 stamped concrete sidewalk, which, yes, has maintenance to it.

1 It will fade, so there will be -- it will get some discoloring
2 eventually.

3 Could it be done? I'm not a structural
4 engineer, but since they were able to do a sidewalk, I think
5 they would be able to do it. I just don't know what Contech
6 does and does not do.

7 TRUSTEE RIESS: Gotcha. Thank you.

8 TRUSTEE MORGAN: You're worried about maintenance?

9 MAYOR MANCINO: You pick the color, it's like you paint
10 your bathroom and four years later it's ugly and you want to
11 paint it again.

12 TRUSTEE RIESS: What I'm trying to do is avoid the visual
13 white concrete, white concrete spalls that you see bleached or
14 a discolored area. And if it takes on a sand color, which is
15 what I've seen on some of the sound-proofing walls, especially
16 around 80-94, those have been out for about 10 years, and I
17 look closer when I drive by going 80 miles an hour, but they
18 don't seem to have discolored in any way, shape, or form, and
19 those have to be high exposure areas for between the Illinois
20 border and I-65.

21 MAYOR MANCINO: Yes.

22 TRUSTEE RIESS: They're a light sand color.

23 MAYOR MANCINO: Yeah. I'm not trying to be burdensome on
24 you here. We're just trying to see if there's a solution.

1 MR. WYNSMA: And I know they make concrete stain, and
2 I've never used it before.

3 TRUSTEE RIESS: That's different. You apply that to the
4 outside. I'm talking about -- when I talk about a pour, they
5 add the colorization to the entire concrete so even if you
6 drill into the concrete, the color of the inside is the same.

7 MR. WYNSMA: I've done that in a patio or a sidewalk
8 format, and it's impregnated all the way through. And I don't
9 remember the cost breakdown. The stamping was a cost. The
10 colorization was a cost. But it does -- either one requires
11 some maintenance, as Lee said. And I don't know if there is an
12 effective -- one application that we had looked at in the past,
13 we didn't build with it though, was where they actually -- the
14 color additive is added on the surface. It's not impregnated
15 in the pour. And I don't have any idea how that holds up over
16 time or what it ends up looking like.

17 MAYOR MANCINO: I have a question. And I've walked the
18 property many times, but I can't think of what the vegetation
19 looks like around this bridge. What about, a couple of things,
20 maybe enhancing the vegetation along the largest exposure of
21 concrete on either end of those facades --

22 MR. WYNSMA: Yeah.

23 MAYOR MANCINO: -- with some evergreen-type material that
24 can help guarantee that it's less visible?

1 And also my other question is, I'm not sure
2 what the designation is along the arch. There's something
3 there, a line that goes around the arch. I'm wondering along
4 with some vegetation can we treat maybe that arch with some
5 kind of -- just that arch alone with some stone feature that
6 might match the pillars?

7 MR. WYNSMA: Is that like a relief on the bottom of that
8 bridge? Do you know, Jim?

9 MAYOR MANCINO: That might keep the cost down, if we only
10 did the arch and match it to the --

11 MR. WYNSMA: Yeah. It looks -- we don't have the detail
12 plans, but it looks like that is a relief, so it's an inch and
13 a half relief. That kind of elliptical shape you're looking at
14 is a relief from the surface of the bridge.

15 MAYOR MANCINO: Can that be treated?

16 MR. WYNSMA: Either that can be split as a stone stamping
17 or stone detail or changed in color or something.

18 I was thinking plant material. If we could
19 find like a vine material that would grow on the surface of
20 that concrete --

21 MAYOR MANCINO: Yeah.

22 MR. WYNSMA: -- that would come back and cover it like
23 the walls of Wrigley.

24 MAYOR MANCINO: Yeah.

1 MR. WYNSMA: We'd be willing to do some kind of a
2 landscape enhancement.

3 TRUSTEE CORRIGAN: That was going to be my question, if
4 we could get some kind of a vine or an ivy. But I just wanted
5 to be sure it wouldn't denigrate the integrity of the structure
6 or anything like that so if we stamp it and we start to put
7 grooves in it that would be a problem.

8 MAYOR MANCINO: I hadn't thought of a vine. I was
9 thinking evergreen material along the banks.

10 MR. WYNSMA: So the span itself as shown on the plans is
11 34 feet. From that span we have wing walls going up the slope.

12 MAYOR MANCINO: Concrete wing walls?

13 MR. WYNSMA: Yeah.

14 MAYOR MANCINO: You can't plant.

15 MR. WYNSMA: The wing walls are part of the surface of
16 the bridge. They're connected. It kind of says -- there's a
17 label on here that says wing wall connection plates.

18 MAYOR MANCINO: Gotcha.

19 MR. WYNSMA: But from that span up slope, some of it may
20 have to be specific to wetland vegetation if it's within a
21 flood zone.

22 MAYOR MANCINO: Right.

23 MR. WYNSMA: But I think we can look at expanding and
24 enhancing the landscaping on both sides up that slope --

1 MAYOR MANCINO: Okay.

2 MR. WYNSMA: -- look at the treatment of that relief
3 structure.

4 MAYOR MANCINO: It would be nice if that relief structure
5 that you're talking about matches the pillars. That would be
6 nice.

7 MR. WYNSMA: Okay.

8 MAYOR MANCINO: That would look good. That's my opinion.

9 TRUSTEE PONZIO: As another alternative --

10 MAYOR MANCINO: Because you will see that relief
11 structure from surrounding areas and if it -- go ahead, Pete.

12 TRUSTEE PONZIO: In St. Charles they have a bridge
13 similar to this over the Fox River. As part of the iron
14 railings they have a series of baskets hanging from that about
15 this tall, and then they put flowers in there.

16 And I wonder if we can put a series of
17 baskets underneath the railing to sort of disguise some of that
18 open white space of concrete?

19 TRUSTEE MORGAN: Erika is panicking about the
20 maintenance.

21 MR. SULLIVAN: Your maintenance just went up.

22 MAYOR MANCINO: I think that might be tough with
23 maintenance.

24 I like Trustee Corrigan's idea, potentially

1 ivy, if, as you say, the wetlands allow it.

2 TRUSTEE CORRIGAN: If the wetlands allow it as long as it
3 doesn't have any structural issues going up the bridge. That's
4 the only thing.

5 MR. FELL: The only thing I was going to say is on the
6 landscaping there are wetland buffers we do have to adhere to
7 to move forward with the county and getting the county permits.
8 So I just wanted -- we can't just throw evergreens or trees in
9 there.

10 MR. WYNSMA: We can plant within that buffer. It's just
11 got to be appropriate. There's got to be plant materials that
12 will grow up and cause screening there rather than just low
13 ground.

14 TRUSTEE MORGAN: You do have some plant materials on the
15 west side of the bridge. You've got some river birches, white
16 oak.

17 MAYOR MANCINO: Ms. Newton pointed out too, the concept
18 of your monument sign -- and I know we may not do one -- kind
19 of mimics what my thoughts were with decorating that arch span
20 so that it would match the columns above. I think that would
21 look nice, if that's doable.

22 MR. WYNSMA: I think we can definitely commit to putting
23 the stone pillars on. We'll space those. And this is going to
24 have to be -- we'll go back to the structural engineer and tell

1 him to add four pillars on each side, stone pillars. The
2 spacing, I think in our preliminary concept they were equally
3 spaced. There may be something structurally where they can't
4 be exactly symmetrical, but we'll incorporate that into the
5 design. We'll work with staff too and let them know
6 structurally what Contech can do with that relief portion of
7 the bottom of the bridge to match those pillars; and work with
8 Greg Sagen, our landscape architect, to enhance material that
9 either can crawl on that bridge, like ivy, or at least screen
10 with height as much as possible.

11 MAYOR MANCINO: Yeah. Because even Ivy, when it dies it
12 still gives a look.

13 TRUSTEE CORRIGAN: Right.

14 MAYOR MANCINO: It comes back every year.

15 MS. NEWTON: We'll add those three points as conditions.

16 MAYOR MANCINO: That's a good compromise, I think.

17 MR. WYNSMA: Good.

18 MAYOR MANCINO: I like that. Don't be doing that bait
19 and switch on us, showing us pictures of stone bridges and
20 building concrete bridges.

21 MR. WYNSMA: I'll have to talk to Chuck Hanlon about
22 that.

23 MAYOR MANCINO: Okay. Trustee Morgan covered a couple of
24 my points, and then I just had the point about the bridge.

1 Are there any other comments on --
2 Trustee David?

3 TRUSTEE DAVID: Mr. Mayor.

4 MAYOR MANCINO: What do you think of the bridge?

5 TRUSTEE DAVID: I think that the cover photo shows the
6 bricks. There were good ideas.

7 I apologize for being late.

8 MAYOR MANCINO: No worries.

9 Any other questions or comments from the
10 board?

11 (No response.)

12 Staff, did you have anything to add, other
13 than let's get this show rolling?

14 (No response.)

15 Okay. We do have all six items on the table
16 right now. I would like to call for individual roll-call vote
17 on each item that has been -- that we have a motion and a
18 second to approve.

19 TRUSTEE PONZIO: Mr. Mayor.

20 MAYOR MANCINO: Yes.

21 TRUSTEE PONZIO: Don't we have to make an amendment for
22 the provisions?

23 MAYOR MANCINO: We are going to read the amendments.

24 MR. BRANKIN: And that would be as to Item No. 2, which

1 is the approval of the PUD ordinance.

2 MAYOR MANCINO: So the first item that was read into the
3 record was approval of an ordinance adopting a certain second
4 amendment to the certain annexation agreement.

5 Ms. Lobaito, can you please take the roll on
6 that item.

7 TRUSTEE PONZIO: Yes.

8 TRUSTEE RIESS: Yes.

9 TRUSTEE MORGAN: Yes.

10 TRUSTEE CORRIGAN: Yes.

11 TRUSTEE DiMAGGIO: Yes.

12 TRUSTEE DAVID: Abstain.

13 MAYOR MANCINO: Yes.

14 That motion carries. Thank you.

15 Item 2 which was read into the record: The
16 approval of the Special Use Permit. We do have the conditions.

17 How can we get those into the record? Do you
18 have those, Ms. Newton?

19 MS. NEWTON: Yes.

20 MR. BRANKIN: If Pam could read them, and we'll have the
21 motion-maker, which was Dom, and the seconder was Kelly, if
22 with their leave they could be added to the amendment.

23 MS. NEWTON: Mr. Mayor, the board has added the following
24 conditions as conditions of approval of the Special Use Permit

1 and planned unit development, and those are as follows: A
2 permanent monument sign will need to come back for final
3 approval to the board.

4 MR. BRANKIN: Deviations related to the temporary sign.

5 MS. NEWTON: Right. The deviations related to the
6 temporary sign only. And a permanent sign will not be allowed
7 by right of the 72 square foot dimension.

8 Secondly, the board has requested additional
9 landscaping be placed on the emergency lane, as discussed with
10 staff and approved by emergency vehicles -- emergency agencies.

11 The board has requested eight stone pillars
12 be replaced back onto the final engineering plan of the bridge
13 span as depicted in the preliminary plan.

14 The board has requested additional plant
15 material to camouflage the large stone apparatus of the bridge
16 itself.

17 MAYOR MANCINO: Concrete.

18 MS. NEWTON: Concrete. Sorry. Concrete.

19 The board has also requested looking into an
20 enhanced detail of vines or some other plant material that
21 would be growing, adhered to the concrete span of the bridge.

22 And finally, the board has requested that the
23 arch of the bridge be detailed with a stone type of press or
24 stone detail that would match the depiction of the sign on the

1 preliminary plan from Signature Design Group dated April 28th
2 of 2014.

3 MAYOR MANCINO: And would match the stone pillar.

4 MS. NEWTON: That would match the stone pillar detail.

5 Does anybody have any other conditions to add
6 to that?

7 (No response.)

8 TRUSTEE DIMAGGIO: So I'd like to amend my motion to
9 include all of the items that Pam said.

10 TRUSTEE CORRIGAN: And I'd second that motion.

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

13 TRUSTEE PONZIO: Yes.

14 TRUSTEE RIESS: Yes.

15 TRUSTEE MORGAN: Yes.

16 TRUSTEE CORRIGAN: Yes.

17 TRUSTEE DIMAGGIO: Yes.

18 TRUSTEE DAVID: Yes.

19 MAYOR MANCINO: Thank you. That motion carries.

20 Item 3 that's been read into the record: An
21 ordinance granting a Special Use Permit for display homes.

22 Ms. Lobaito, can you please take the roll on
23 that item.

24 TRUSTEE PONZIO: Yes.

1 TRUSTEE RIESS: Yes.

2 TRUSTEE MORGAN: Yes.

3 TRUSTEE CORRIGAN: Yes.

4 TRUSTEE DiMAGGIO: Yes.

5 TRUSTEE DAVID: Yes.

6 MAYOR MANCINO: Thank you. That motion carries.

7 Item 4 has been read into the record and is
8 on the table, an ordinance accepting the dedication of a
9 certain parcel of land from Lake Zurich Community High School.

10 Ms. Lobaito, can you please take the roll.

11 TRUSTEE PONZIO: Yes.

12 TRUSTEE RIESS: Yes.

13 TRUSTEE MORGAN: Yes.

14 TRUSTEE CORRIGAN: Yes.

15 TRUSTEE DiMAGGIO: Yes.

16 TRUSTEE DAVID: Yes.

17 MAYOR MANCINO: Thank you. That motion carries as well.

18 Item 5. Item 5; correct?

19 MR. BRANKIN: Yes, sir.

20 MAYOR MANCINO: Item 5, which is on the table: An
21 ordinance authorizing the execution of the Stonebridge
22 Subdivision Improvement Agreement.

23 Ms. Lobaito, please take the roll.

24 TRUSTEE PONZIO: Yes.

1 TRUSTEE RIESS: Yes.

2 TRUSTEE MORGAN: Yes.

3 TRUSTEE CORRIGAN: Yes.

4 TRUSTEE DiMAGGIO: Yes.

5 TRUSTEE DAVID: Yes.

6 MAYOR MANCINO: Thank you. That motion carries.

7 And item 6 on the table previously read into
8 the record: An ordinance authorizing the acceptance of the
9 covenants for Stonebridge Homeowners'.

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

11 TRUSTEE PONZIO: Yes.

12 TRUSTEE RIESS: Yes.

13 TRUSTEE MORGAN: No.

14 TRUSTEE CORRIGAN: Yes.

15 TRUSTEE DiMAGGIO: Yes.

16 TRUSTEE DAVID: Abstain.

17 MAYOR MANCINO: We have four. That motion does carry.

18 Thank you.

19 MR. WYNSMA: Thank you.

20 MAYOR MANCINO: Thank you very much for all your efforts.

21 Thanks for dressing up that bridge.

22 * * * * *

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1 STATE OF ILLINOIS)
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2 COUNTY OF MCHENRY)

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I hereby certify that I reported in shorthand the proceedings at the above-entitled public hearing and that the foregoing reported proceedings, consisting of pages 3 through 62, inclusive, is a true, correct, and complete transcript of my shorthand notes so taken at the time and place aforesaid.

Joan M. Holub



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