

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, MAY 4, 2016, AT HINSDALE SOUTH HIGH SCHOOL, LITTLE THEATER, 7401 CLARENDON HILLS ROAD, CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:00 p.m.

2. ROLL CALL

Those present at roll call were Commissioners Lacayo, Remkus, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Secretary Joanne Prible and Administrative Intern Tiffany Kolodziej.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Special Meeting April 13, 2016 (APPROVE)
- C. Minutes – Village Board Meeting April 11, 2016

MOTION: Made by Vice-Chairman Wagner seconded by Commissioner Remkus, to approve the Omnibus Vote Agenda.

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 16-02: (Greg and Arlene Taylor, 7806 Clarendon Hills Road) – Petition requesting approval of a variation from section 9-5B-3(D)4 to reduce the required rear yard setback from 30' to 23' to accommodate a sunroom addition on the rear of an existing structure.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes

MOTION: Made by Commissioner Remkus, seconded by Commissioner Lacayo that based on the submitted petition and testimony presented, the approval of a setback variation from 30' to 23' to accommodate a 12'X14' sunroom use meets the standards for a variation setback as outlined in the staff report prepared for May 4, 2016 Plan Commission meeting and deliberated by the Plan Commission; therefore I move that the Plan Commission recommend approval of PC 16-02 subject to the following conditions:

1. The setback variation is authorized only for a 12'x14' sunroom addition.
2. The setback variation shall be null and void if construction of the proposed 12'x14' sunroom addition is not commenced pursuant to a duly issued permit within twelve (12) months of the date of any approval of the variation by the Village Board.

ROLL CALL: AYES: Commissioners Lacayo, Remkus, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp; NAYS: None.

5. PLAN COMMISSION CONSIDERATION: Continuation of Zoning Hearing Case 16-04: (Pulte Home Corporation – 6526 Clarendon Hills Road) Approval of a special use for a Planned Unit Development and approval of a Preliminary Plat of PUD, preliminary plat of subdivision, and including any exceptions and variations necessary to redevelop the existing 8.32 acre property known as the Arabian Horse Farm with 29 detached single family cluster homes.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes

MOTION: Made by Commissioner Ruffolo, seconded by Commissioner Remkus that based on the submitted petition and testimony presented, I recommend that the Plan Commission forward to the Village Board its findings with regard to the Special Use and PUD Standards and the required PUD Findings outlined in Exhibit 1 of the staff report addendum prepared for the May 4, 2016 Plan Commission meeting, and further that the Plan Commission recommend approval of a Preliminary Plat of PUD and Preliminary Plat of Subdivision for Carrington Club, including necessary exceptions and variations, associated with PC 16-04, subject to approval by the Village Board being in substantial compliance with the "Plan Documents" outlined in Exhibit 2 of the staff report addendum prepared for the May 4, 2016 Plan Commission meeting, except as outlined in Exhibit 3 as modified by item 2 requiring the size not exceed 100 square feet and not encroach upon any drainage areas. Deleting item 3 and adding an item 9 that before demolition an effort will be made to trap and transport rodents/wildlife, "Required Modifications/Conditions.

ROLL CALL: AYES: Commissioners Lacayo, Remkus, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp; NAYS: None.

MOTION DECLARED CARRIED

6. VISITOR'S BUSINESS

None.

7. COMMUNICATIONS

None.

8. ADJOURNMENT

MOTION: Made by Commissioner Remkus, seconded by Commissioner Soukup, to adjourn the regular meeting of the Plan Commission at the hour of 9:30 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

Joan P, 2016

Minutes transcribed by Joanne Prible.

David G
Chairman

TESTIMONY OF

Date: May 4, 2016

Case: PUBLIC HEARING 16-02 AND CONTINUED 16-04



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VILLAGE OF WILLOWBROOK

PUBLIC HEARING

ZONING HEARING CASE NOS. 16-02 AND 16-04

REPORT OF PROCEEDINGS had at the
Public Hearing of the above-entitled cases before
The Planning Commission at Hinsdale South High
School, Little Theater, 7401 Clarendon Hills Road,
City of Darien, Illinois, on the 4th day of May,
2016, at the hour of 7:03 p.m.

PRESENT:

Daniel J. Kopp, Chairman

John Wagner, Vice Chairman

Leonard Kaucky

Bernardo Lacayo

William Remkus

Gregory Ruffolo

James Soukup

Roy Giuntoli, Building Inspector

Jo Ellen Charlton, Village Planner

Joanne Prible, Recording Secretary

Tiffany Kolodziej, Intern

1 MR. KOPP: Next item on the agenda is
2 Zoning Hearing Case 16-02. For those of you for
3 the Arabian Knights matter, that will follow
4 immediately after this next matter.

5 Zoning Hearing Case 16-02.
6 The purpose of this public hearing is to consider
7 the petition requesting approval of a variation
8 from Section 9-5B-3(D)4 to reduce the required
9 rear yard setback from 30 feet to 23.3 feet to
10 accommodate a 12X14 foot addition on the rear of
11 an existing principal structure located in an R-2
12 single-family residence district on property
13 commonly known as 7806 Clarendon Hills Road. The
14 applicants for this petition are Greg and Arlene
15 Taylor of 7806 Clarendon Hills Road. Notice of
16 this application was published -- of this hearing
17 was published in the April 15, 2016, edition of
18 the Suburban Life newspaper. Is there a
19 representative of the applicant present? If you
20 could -- it might be easier in this big room if
21 you came up, if you don't mind, and when you
22 speak -- before you speak you'll be sworn in.

23 (Greg and Arlene Taylor were
24 sworn in.)

1 MR. KOPP: I didn't know if you
2 wanted to tell us what your plans are.

3 MR. TAYLOR: We have lived there for
4 22 years. We wanted to put a sunroom on the back
5 of our house for the last few years. So we
6 finally decided to try and get the variance to be
7 able to do it. We have a patio back there now
8 that's on the ground and this will not be as far
9 out as the patio.

10 MR. KOPP: Okay.

11 MR. TAYLOR: And it is kind of odd
12 because there is street on both sides of our house
13 so our backyard is really not a backyard, but the
14 room we're building is going to be cedar, same
15 color, match our house. So I don't know what
16 anything else you want to know.

17 MR. KOPP: No. We have -- the
18 application had pictures. Did the Commissioners
19 have any questions for the applicant?

20 MR. REMKUS: No. I think it is
21 pretty straightforward.

22 MR. KOPP: Jo Ellen, did you want
23 to --

24 MS. CHARLTON: Tiffany is going to

1 present the staff report for us tonight.

2 MS. KOLODZIEJ: I have a very brief
3 staff report. As we all know, it's at 7806
4 Clarendon Hills Road. That's just south of 75th
5 Street and that's west of Clarendon Hills Road,
6 and it's east of Sugarbush Lane. Like the
7 applicant said, it's positioned quite uniquely in
8 between two active roadways, so we can,
9 technically say that they have two front yard
10 setbacks. And when you see on Page 6 through 10,
11 in comparison to other lots within the
12 subdivision, it's actually uniquely set back
13 further than others. In particular, the lot just
14 north of the property at 7802 Clarendon Hills,
15 noted on Page 7 of your staff report, in 1992,
16 they applied for a variation in which it was
17 granted from a 70-foot setback to a 50-foot
18 setback. So because I say this, I would like to
19 note that the applicant here today, this is the
20 first time they're applying for any sort of
21 variation. That's one thing we should note. And
22 on Page 6 of your staff report, another feature
23 that I would like to point out, at 7718 and 7722
24 Clarendon Hills Road, both have pools in their

1 backyard. And based on DuPage County's
2 interactive maps, you can see that they are
3 actually 20 feet -- less than 20 feet from the lot
4 line. So if these applicants were to have sunroom
5 that was approved by the Plan Commission, it would
6 actually be further from the lot line than those
7 pools to the north.

8 Other issues that I want to
9 say, we approached them, and as mentioned in the
10 staff report, there seemed to be obstructions in
11 the right-of-way; however, the pictures that I
12 provided for you today, they were taken just this
13 afternoon. The residents had made an effort --
14 clear effort to take those items out of the
15 right-of-way. The only thing that's left are
16 trees that have been there for quite a while.
17 Other than that, there is still some debris there
18 but May 9 through May 13, Willowbrook will have
19 their amnesty days, so those should be clear in
20 time for them to put the sunroom in. The only
21 other thing I would like to mention, if there are
22 any other members from the public that oppose this
23 in any sort of way, other than that, the sunroom
24 seems to be a pretty good project.

1 MR. KOPP: And so no neighbors
2 called?

3 MS. KOLODZIEJ: When you mentioned
4 that, we had a couple neighbors come. One came
5 in, one gave a phone call. They were just a
6 little concerned about privacy and screening.
7 However, one did mention over the phone that they
8 are actually approving of the project now. But
9 that's -- they didn't want to come forward, so it
10 might have just been a minor concern of privacy.

11 MR. KOPP: Okay. Is there anyone in
12 the audience that wants to speak on this matter?
13 Not the Arabian Knights matter, which is next, but
14 on this matter.

15 MR. TIVADAR: I have a concern.

16 MR. KOPP: I should say, whoever
17 speaks, you will need to be sworn in. It's
18 probably in this big room, it's easier if you
19 don't mind coming forward.

20 (Frank Tivadar was sworn in.)

21 MR. TIVADAR: You know, we are always
22 concerned about the backyard. It is such a mess.
23 Everybody has a clean yard, but their yard is a
24 huge mess. It's been there for the last 15 years,

1 and we are just a little bit concerned how it's
2 going to look like everything. Everybody has a
3 clean yard. They have this yard -- I mean,
4 gardens, everything just left everything. It is
5 just plain mess for the last 15 years, so that's
6 our concern. So what's going to happen now? It
7 is going to be the same people. Is it going to
8 get worse?

9 MR. KOPP: All right. I don't know
10 if you want to respond to that.

11 MR. TAYLOR: I do have gardens back
12 there. I try to take care of them. Several
13 trees. We cleaned up quite a bit getting ready
14 for the room, and I really don't want to say any
15 more.

16 MR. KOPP: Okay. And it looks like
17 they've done -- we saw some of the prior pictures
18 and some of the beds that were by the parkway have
19 been removed. So it looks like --

20 MR. TIVADAR: That is little bit
21 cleaned up in last two weeks but before was
22 just --

23 MR. KOPP: Well, unfortunately, we
24 can't really make -- there is certain minimum

1 requirements for yards, you know, about grass
2 height or whatever but that's really all we as the
3 Village can enforce. And as long as they comply
4 with those minimum requirements, I don't think
5 there is much we can do.

6 MR. TIVADAR: Well, there is some
7 more people here that are here for the same thing
8 so...

9 (John Courtney was sworn in.)

10 MR. COURTNEY: My name is John
11 Courtney. I live on Sugarbush Lane as well just
12 down the street. So we're all concerned with the
13 backyard. The house was set back originally.
14 There was a variance granted for the house.

15 MR. TAYLOR: No.

16 MRS. TAYLOR: No.

17 MR. COURTNEY: Yes, it was.

18 MR. TAYLOR: There wasn't a variance,
19 though. We put it where the Village said we had
20 to have it.

21 MR. COURTNEY: Now, it's a real small
22 backyard, and they have a garden back there, and
23 the houses are facing their backyard. Now I don't
24 have anything against them putting a sunroom or

1 something on there. It would look a lot better
2 than the garden that's there right now. But I
3 would definitely oppose if I had anything to say
4 about putting anything besides the sunroom. I
5 think that there would have to be some kind of
6 agreement made that they do something with the
7 garden and that.

8 MR. TAYLOR: There was -- we had no
9 variance when we built our house. It was inside
10 the building lines set by Willowbrook. Our
11 neighbor on the other side --

12 MR. COURTNEY: We all got a notice
13 for the variance so that came up.

14 MR. KOPP: You're welcome to speak.
15 Did you want to say something, sir?

16 (George Mathew was sworn in.)

17 MR. MATHEW: My name is George
18 Mathew. I live just across the house, same like
19 my neighbors there, same opinion. The backyard
20 look awful. They had to clean up everything and I
21 have no objection to build the room for them, but
22 they have to clean the backyard like everybody
23 else do. So at least, you know, if you live
24 across my house, you open my front door, you can

1 see the backyard is all filthy, you know. I don't
2 want it like that. At least they can clean up and
3 do some better job. I have no objection to the
4 addition.

5 MR. KOPP: Okay.

6 MR. TAYLOR: I took a picture of my
7 backyard a week ago.

8 MR. KOPP: So one of the gentlemen
9 mentioned a boat. Is there a boat back there?

10 MR. TAYLOR: I have no boat.

11 MR. KOPP: Or yacht, I think he said.

12 MR. WAGNER: I think he said yard.

13 MR. LACAYO: Chairman, can I ask a
14 question?

15 MR. KOPP: Absolutely.

16 MR. LACAYO: Tiffany, two questions.
17 Page 6, the ones with the pool, that's north of
18 their property; right?

19 MS. KOLODZIEJ: It is.

20 MR. LACAYO: And the sunroom would be
21 at the same -- literally lined up with the
22 swimming pools; right?

23 MR. TAYLOR: No. It wouldn't be that
24 far.

1 MS. KOLODZIEJ: It would be farther.

2 MR. TAYLOR: The pools would be
3 further.

4 MR. LACAYO: I have it. Tiffany
5 explained it. The second thing, regarding the
6 status of the backyard, that's not a zoning Plan
7 Commission point; is it?

8 MS. KOLODZIEJ: Anything that's not
9 in the right-of-way is not necessarily a
10 Willowbrook concern. I guess there is grass
11 height and there's a minimum -- a maximum lot
12 usage of about 30 percent and the applicants are
13 well underneath that. The exact percentage I
14 can't tell you right now.

15 MR. KOPP: Do you want to see this?

16 MR. LACAYO: Sure.

17 MR. KOPP: All right. Any other
18 Commissioners have any questions?

19 MR. WAGNER: The only question I have
20 is, these photographs were taken by the Village?

21 MS. KOLODZIEJ: Myself this
22 afternoon.

23 MR. WAGNER: Have you seen this
24 document?

1 MR. TAYLOR: This afternoon?

2 MS. KOLODZIEJ: At about 1:00
3 o'clock.

4 MR. WAGNER: My question is what are
5 the items -- is that construction debris and
6 bricks or whatever there in the picture? I don't
7 know what that is, the right-hand corner.

8 MR. TAYLOR: I had an above-ground
9 garden with a stone wall around it. And when they
10 came, they said it wasn't in -- it was too far, it
11 was on the --

12 MR. WAGNER: It was in the
13 right-of-way.

14 MS. KOLODZIEJ: It was in the
15 right-of-way.

16 MR. TAYLOR: They asked I remove it.
17 I said fine. I have it all stacked up there from
18 when I moved it, and what I would like to do when
19 the sunroom goes in is put kind of a wall --

20 MRS. TAYLOR: Terrace.

21 MR. TAYLOR: Terrace.

22 MR. WAGNER: Will that be part of the
23 construction project?

24 MR. TAYLOR: No. That would be

1 something that we would do after. It would --

2 MR. GIUNTOLI: A permit would be
3 required for that.

4 MR. TAYLOR: Okay.

5 MR. GIUNTOLI: I would suggest
6 perhaps doing them both at the same time.

7 MR. TAYLOR: I have to see how much
8 it costs. We got a permit for everything we've
9 done. We put in a paver driveway, and we got a
10 permit. We had a roof put on, we got a permit.
11 Everything was done. We had a permit. So if
12 that's required, we will get a permit.

13 MR. KOPP: All right. Any other
14 questions? If you wanted anything further to say,
15 you always get the last word, not that you have
16 to.

17 MR. TAYLOR: Well, I'm disappointed
18 that our neighbors think we're -- it was a mess
19 because no one has ever said anything to us, asked
20 us to do anything or as far as I know complained
21 to the city about it. We try to be good
22 neighbors. Both neighbors on each side of us said
23 we hope we get it because it's going to raise our
24 property value. So just hope we can get it. It's

1 something we would like to do.

2 MRS. TAYLOR: The garden, we were
3 trying to grow vegetables and fruits and stuff.
4 There is no other place to put the garden besides
5 in the backyard.

6 MR. KOPP: All right.

7 MR. TIVADAR: You have to take care
8 of the garden. You have to clean up in fall when
9 you're doing it. But you didn't do nothing for
10 the last 15 years. You just did it like the last
11 weekend.

12 MR. TAYLOR: I don't want to get into
13 a shouting match.

14 MR. KOPP: I'm sorry. We've given
15 the public an opportunity to speak. I'm going to
16 close the public hearing on this case, 16-02, and
17 we will discuss it.

18 I'm in favor of this. I'm --
19 it's disconcerting to get the news about the
20 neighbors not happy with the landscaping, but I
21 don't know that -- I personally don't think it's
22 our role to enforce that. I think from the zoning
23 matter, this looks like a case that deserves the
24 variance really for the sunroom.

1 MR. LACAYO: To be fair to everyone,
2 and this goes primarily to the staff, let's just
3 make sure that the material that's in the picture
4 on the upper hand doesn't end up being in
5 violation again like the picture on Page 3 because
6 that -- from what I heard, it seems to have been
7 there for several years and nobody said anything,
8 and it was not to code. So for those residents,
9 just heads up.

10 MR. KOPP: Right. We do have code
11 and the Village has code enforcement officers that
12 when they're alerted to things like this, they
13 check it out.

14 MR. WAGNER: I haven't heard any
15 objection to the sunroom. In fact, the neighbors
16 I believe objected to the garden and so forth, I
17 don't believe objected to the addition, if I heard
18 things correctly. I guess I do have some sympathy
19 with the folks that are across the street. It
20 looks from the picture on this page in the lower
21 picture, there's nice border of hosta and so
22 forth, which is very nice and the view from in the
23 upper right-hand picture here, it just looks like
24 a lot of construction debris and bricks; and I

1 guess I would have no problem with the variation
2 for the sunroom as long as we aren't storing a
3 bunch of materials essentially across the street
4 from the front yards of the other folks. I guess
5 that's where I'm at with that.

6 MR. KOPP: All right. If any of the
7 Commissioners have anything further to say, will
8 someone make a motion that based on the submitted
9 petition and testimony presented, the approval of
10 a setback variation from 30 feet to 23 feet to
11 accommodate a 12X14 foot sunroom use meets the
12 standards for a variation setback as outlined in
13 the staff report prepared for May 4, 2016, Plan
14 Commission meeting and deliberated by the Plan
15 Commission; therefore, I move that the Plan
16 Commission recommended approval of PC 16-02
17 subject to the following conditions:

- 18 1) The setback variation is
19 authorized only for a 12X14 sunroom addition.
- 20 2) The setback variation shall
21 be null and void if construction of the proposed
22 12X14 sunroom addition is not commenced pursuant
23 to a duly issued permit within 12 months of the
24 date of any approval of the variation by the

1 Village Board.

2 MR. REMKUS: So moved.

3 MR. LACAYO: Second. Lacayo.

4 MR. KOPP: Ask the Plan Commission
5 secretary to call the vote.

6 MS. PRIBLE: Commissioner Lacayo.

7 MR. LACAYO: Yes.

8 MS. PRIBLE: Commissioner Remkus.

9 MR. REMKUS: Yes.

10 MS. PRIBLE: Commissioner Soukup.

11 MR. SOUKUP: Yes.

12 MS. PRIBLE: Vice Chairman Wagner.

13 MR. WAGNER: Yes.

14 MS. PRIBLE: Commissioner Kaucky.

15 MR. KAUCKY: Yes.

16 MS. PRIBLE: Commissioner Ruffolo.

17 MR. RUFFOLO: Yes.

18 MS. PRIBLE: Chairman Kopp.

19 MR. KOPP: Yes. All right. Thank
20 you.

21 MRS. TAYLOR: Thank you.

22 MR. TAYLOR: Thank you very much.

23

24

1 MR. KOPP: Next item on the agenda is
2 a continuation of Zoning Hearing Case 16-04, Pulte
3 Home Corporation as the applicant, 6526 Clarendon
4 Hills Road. Approval of a Special Use for a
5 Planned Unit Development and approval of a
6 Preliminary Plat of PUD, Preliminary Plat of
7 Subdivision, and including any exceptions and
8 variations necessary to redevelop the existing
9 8.32-acre property known as the Arabian Knights
10 Farm with 29 detached single-family cluster homes.

11 So we are continuing the
12 public hearing from last month. The applicant,
13 Pulte, has asked to speak first because they want
14 to address some of the changes that they have
15 incorporated based on the comments at the prior
16 public hearing -- the prior meeting of the public
17 hearing, and they wanted to address some of the
18 other concerns.

19 So go ahead, sir.

20 MR. GETZ: All right.

21 (Rob Getz was sworn in.)

22 MR. GETZ: Well, good evening. It is
23 great to be back in front of you again. For those
24 of you who weren't here last time, my name is Rob

1 Getz. I am director of land acquisition with
2 Pulte Homes. And as the Chairman said, we just
3 want to take a couple of minutes before we start
4 back into the public comments period to clarify
5 some things, to let you know some of the homework
6 we did, and to just give you a little more insight
7 on a couple items.

8 The first item up there that I
9 just wanted to mention is that during the public
10 comment last time, it was mentioned that there
11 were potentially wetlands on the property. And so
12 what I did in the interim is that back in November
13 of 2015, we had worked with the Village's wetland
14 consultant Jedd Anderson from Christopher Burke.
15 We hired a consultant for wetlands. Our
16 consultant then produced a report which was given
17 to Jedd. Jedd reviewed that report. Then Jedd
18 did a field visit with my consultant, myself, and
19 him. We walked the property on October 1, 2015,
20 and then Jedd issued a letter, which basically
21 stated that based on his review of the supplied
22 documentation and field visit, they concurred that
23 there were no regulated wetlands under the Village
24 ordinance on the property. So I submitted that to

1 Miss Charlton for the record, and I wanted to
2 straighten that out that we did go through the
3 proper processes through the Village consultant to
4 determine that there are no wetlands on the
5 property.

6 The next issue there is when
7 we were going through the discussion, it was
8 mentioned by a couple of folks the idea for the
9 fire access on the property could we do something
10 more than just barrier curb to discourage folks
11 from driving through there. A couple people
12 mentioned maybe we can put bollards up there of
13 some sort. So what we did in the last month is we
14 did contact the Tri-State Fire Protection
15 District. We contacted Dave and we asked him,
16 listen, could we perhaps put removable bollards,
17 you know, so bollard that would go in a concrete
18 hole, you pull out the bollard and you can drive
19 through. Collapsible bollard you've seen them in
20 a lot of DuPage County forest preserves where
21 they're like this. They're held together, they
22 fold down, you drive over them. Or in the event
23 that he didn't want any bollards out there, could
24 we at least put those like 3-inch plastic strips

1 that kind of stand up about this tall. It's thin
2 plastic, and when you drive over it, it's just
3 plastic, it just falls down but it provides a
4 visual barrier for folks driving through there.
5 Basically, the response that we got was no, no,
6 and no. I think his comment was that he's got,
7 you know, equipment that's worth a million plus
8 dollars and he doesn't want to risk driving over
9 anything that might injure his equipment, and he
10 doesn't want his folks to have to get out there.
11 So we did try with the idea of bollards. We
12 thought it was a good idea. It was something we
13 wanted to at least investigate. But, as you know,
14 I think someone from the Commission mentioned last
15 time we were here, fire protection district has
16 the final word on that and their final word was no
17 as far as bollards went.

18 So the other thing that we
19 want to do is I want to have Brian come up here
20 for a second and go through briefly again some of
21 the stormwater situations on this property just to
22 maybe, hopefully, alleviate some of the concerns and
23 answer some of the questions. He will talk
24 briefly and then we will sit down and open up for

1 questions. Thanks.

2 (Brian Rieger was sworn in.)

3 MR. RIEGER: Good evening. Brian
4 Rieger from V3 Companies. I'm the civil engineer
5 for the site. So it was clear at the last meeting
6 that there was a lot of concern about stormwater
7 and how it was going to be treated in this
8 proposed development. So I thought I would take a
9 couple of minutes to kind of run through a few
10 things and some of the concerns.

11 First concern, there were
12 questions about where the ponds -- where our
13 proposed ponds were going to ultimately drain to,
14 whether that was to the north or to the east.
15 This first slide that I have up here kind of helps
16 indicate and paint that picture a little bit. The
17 green storm sewer on the west side of Clarendon
18 Hills is the existing storm sewer that runs to the
19 north and ultimately drains up to 63rd Street. We
20 are not going to tie into that storm sewer. We
21 understand there is drainage issues up to the
22 north, so we're staying away from that.

23 The blue storm sewer on the
24 bottom right of the picture is the storm sewer

1 that drains to the east, ultimately makes it way
2 to Lake Hinsdale and then makes it way to 83. We
3 are going to connect into that storm sewer. The
4 red storm sewer on the drawing is the proposed
5 storm sewer that we're going to be putting in. As
6 you can see, we're going to be putting in a new
7 line under Clarendon Hills Road in order to
8 connect into that storm sewer that heads to the
9 east. So I know there were some questions about
10 that, and we wanted to clarify which way that was
11 going.

12 The second concern noted was
13 the impact of stormwater when the existing ponds
14 are removed. So there are two small existing
15 ponds on the site. What happens when those are
16 removed? First of all, we need to clarify that
17 those ponds are not naturally made. There was a
18 comment last -- at the last meeting that they were
19 naturally made; but, in fact, the property owner
20 dug them several years ago for aesthetic purposes.
21 Basically, he wanted to have a location for the
22 ducks and other animals to be able to swim and
23 just provide aesthetic benefit to the site. But
24 they were not dug for any stormwater benefit

1 purposes. So that's why they were dug.

2 The blue shades on the exhibit
3 indicate where the water surface is of the pond
4 The blue dashed lines indicate the area that are
5 tributary to those existing ponds. So the north
6 pond accepts flow only from pretty much the track
7 area, and then that all drains into that center
8 and stays there. The south pond accepts runoff
9 from the area around the pond and also the west
10 side of the site and the east side of Tennessee
11 Avenue. Specifically, for the south pond, it
12 overtops extremely quickly, and then it continues
13 to drain to the east and then gets to Clarendon
14 Hills Road and gets into that storm sewer that
15 continues up to the north. The amount of
16 detention that that northern detention -- sorry,
17 the northern pond, the existing pond, provides is
18 0.13 acre feet of detention. So I'll explain how
19 that relates to our proposed in a second. And the
20 north pond provides 0.37 acre feet of detention
21 during the design storm. These volumes are from
22 the water surface elevation today to the elevation
23 at which the stormwater overtops and continues to
24 flow out.

1 So as a comparison to the
2 proposed condition, I provided a table on the
3 right side of this exhibit. And I just wanted to
4 run through the comparison so that's clear.

5 The existing ponds, they
6 accept flow from a portion of the site, smaller
7 tributary areas. The proposed basins accept flow
8 from our entire site as well as offsite areas from
9 the south and Tennessee. So we're bringing a lot
10 more water into our detention facilities and
11 managing them appropriately.

12 The drainage condition along
13 Tennessee Avenue currently is not that great,
14 especially on the west side. There's not a
15 culvert that goes underneath it right now so water
16 kind of sits there and then slowly drains away.
17 So we are improving the drainage condition
18 underneath Tennessee Avenue by installing a storm
19 sewer underneath Tennessee and then also a storm
20 sewer along the east side of Tennessee Avenue that
21 makes it way into our detention facility. There
22 was concern about the south property line before
23 and how that drainage was going to be affected.
24 Currently there are -- there is some water that

1 drains from the south property line onto the
2 Arabian Knights Farm and ends up slowing draining
3 through the site. We are going to improve those
4 conditions. We're going to provide a defined
5 swale and also provide storm sewer that can accept
6 the water and again bring it into our detention
7 ponds -- detention basins. So none of that water
8 on the south is going to be blocked. We are going
9 to accept it into our site.

10 Going back to the discussion
11 about detention volume, the two existing ponds
12 provide 0.5 acre feet of storage available during
13 storm events. We're going to significantly
14 increase that amount and provide up to 3 and a
15 half acre feet in our detention facility, so
16 significantly a lot more of detention and we're
17 meeting the DuPage County and Willowbrook
18 ordinance for that volume.

19 So to kind of help clarify
20 this, I thought I would provide kind of a simple
21 illustration. It's a little goofy but I just
22 wanted to make sure we understood what we're
23 looking at.

24 So if you picture a small

1 bowl, mostly full of water in an empty bath with a
2 drain, the small bowl represents an existing --
3 the existing south pond and the bath illustrates
4 our proposed basins. If you pour a gallon of
5 water into the small bowl that is already mostly
6 full, that bowl is going to fill up pretty quickly
7 and it's going to overtop. If you continue
8 pouring water in that bowl, the water just spills
9 on the table and goes everywhere. And then also
10 once that bowl is full, there's no way for it to
11 drain out. So that kind of represents what's
12 happening in those existing ponds. The water sits
13 in there. It doesn't drain out. And also the
14 amount of storage volume there is very minimal.
15 So the bathtub illustrates what we're proposing to
16 do for our site. If you pour the same gallon of
17 water into the bath, relatively, it's going to
18 hold that water. Also what it's going to do is
19 it's going to drain down pretty quickly with that
20 gallon. Now, if you picture taking a few big
21 buckets, 5-gallon buckets of water and pouring it
22 into the bath rather quickly like a major rain
23 event, that water is going to be stored in that
24 bathtub. Again, it's going to be drained slowly

1 down so that it leaves the bathtub, but it's going
2 to hold in there. So, specifically, for our site,
3 when you look at the on-site basins, we are
4 required to store enough water that is generated
5 by a 7-and-a-half-inch rain over the course of 24
6 hours. So, again, I realize this is a simple
7 illustration, but I think it relatively kind of
8 paints a picture of what we're proposing to do for
9 this site. And that's all I have.

10 MR. SOUKUP: Question: What size are
11 those drains that are going to go to the east,
12 what size?

13 MR. RIEGER: The size underneath?
14 The size of the pipes underneath.

15 MR. SOUKUP: The pipes going east.

16 MR. RIEGER: Yeah. I think that's a
17 12-inch pipe coming underneath.

18 MR. SOUKUP: 12-inch?

19 MR. RIEGER: Right. And it's
20 restricted by a 6-inch -- I'm sorry. It's
21 restricted by a 3-inch -- 3-and-a-half-inch pipe
22 that provides that detention. So, basically, the
23 water backs up into our detention facility by that
24 restricted release.

1 MR. SOUKUP: Pretty slow.

2 MR. WAGNER: You had mentioned 7 and
3 a half inches of rain in 24 hours. Is that the
4 hundred-year event or 500?

5 MR. RIEGER: It's actually 7.58
6 inches of rain in a 24-hour period.

7 MR. WAGNER: But that's the hundred
8 year?

9 MR. RIEGER: That's the hundred-year-
10 design storm.

11 MR. WAGNER: What happens in the
12 event of a greater than 7 5/8 inch? Is there an
13 overland flow?

14 MR. RIEGER: Yeah. At some point
15 during even a more significant rainfall event than
16 7.58 inches over 24 hours, a lot of that depends
17 on the time frame and the amount of rain. Of
18 course, there is multiple various storms that can
19 happen. In the event that the pond fills up, it
20 will overflow into Clarendon Hills Road and make
21 its way down that way.

22 MR. WAGNER: So then it would be
23 picked up by the storm sewer and head north if it
24 was going to go anywhere?

1 MR. RIEGER: Well, again, if there
2 was a rain event bigger than 7.58 inches or
3 something bigger than that, the storm sewer would
4 be completely overcharged and surcharge that. The
5 storm sewer wouldn't drain anything at that point
6 anyway.

7 MR. WAGNER: Okay. Thank you.

8 MR. KOPP: All right. Now, we're
9 going to resume the public hearing where
10 interested parties can speak. Before we do, I
11 want to assure you that we heard the comments last
12 week, and I have a list of, I think, seven things
13 that most of the comments were about.

14 Some people objected or
15 questioned the use because it's not a
16 single-family use. Some people commented on the
17 density, the number of homes that are proposed.
18 People commented on the access to Tennessee and
19 tried to minimize that to preserve Tennessee as a
20 dead end. There was a couple people, I think,
21 that mentioned about a lack of green space, a lot
22 of discussion about drainage. At least one person
23 commented on the appearance of the homes when you
24 get away from Clarendon Hills Road that they were

1 having all the great facades facing Clarendon
2 Hills Road. And then construction issues, just
3 the inconvenience that happens when construction
4 occurs with construction vehicles and dust and
5 land without seed and without grass, et cetera.

6 So just like last time, we're
7 going to give everyone a chance to speak. You can
8 testify to your opinion, and you can repeat these
9 things, but we do ask you not to be repetitive
10 because we don't need another 10-minute discussion
11 about density. Again, you can -- it's your right
12 to come up here and say you think this is too
13 dense, but we've heard it and we understand the
14 objections about density.

15 Another thing we're going to
16 do this time so it doesn't devolve into more of,
17 as Vice Chairman Wagner says, a conversation, this
18 is supposed to be a hearing. So people that want
19 to ask questions of the applicant, they can
20 certainly ask questions; but we're going to have
21 you ask all your questions, and then they can
22 respond to your questions as opposed to a question
23 and answer. We can't really have a discussion or
24 this is going to go on for months or years.

1 All right. So anyone that
2 wants to speak -- oh, it would certainly be a
3 courtesy if you spoke last month that you let
4 other people have the opportunity to speak for the
5 first time this month. So just like last time,
6 I'm going to start at the front; and if you want
7 to give testimony or ask questions, please raise
8 your hand. Anyone that speaks is going to have to
9 come up and be sworn in. All right. Maybe I
10 don't need it to do it by sections. Yes, ma'am.

11 (Rhonda Turner was sworn in.)

12 MS. TURNER: I'm Rhonda Turner. I
13 live on the south side of where the big drainage
14 is going to happen. Could you put that map back
15 up on the drainage?

16 MR. RIEGER: Sure. You want the one
17 with -- this one?

18 MS. TURNER: That one.

19 MR. RIEGER: Sure.

20 MS. TURNER: So I live right down
21 here on Clarendon Hills Road right where this is
22 going to happen. And my question is on the pond
23 above this, it doesn't drain north. So where does
24 it drain? There is two retention ponds, this one

1 and there is one above. You said the one above
2 isn't going north -- north Clarendon Hills Road.

3 MR. GETZ: They just said they didn't
4 want us responding to questions.

5 MR. KOPP: Well, is that -- you have
6 the one question about --

7 MS. TURNER: Yeah. I would like to
8 know, you know, he came out with facts tonight
9 that it's 7 and a half inches of rain. I know
10 that in the last 15 years, Willowbrook has had a
11 rain of 17 inches of rain, and it was pretty
12 devastating on all the flooding around. If that
13 pond to the north on -- doesn't drain north, it's
14 all going to drain out of here? Is that what I'm
15 hearing? There is two ponds; right?

16 MR. GETZ: Again, I'm trying -- we're
17 not trying to ignore you. We are trying to follow
18 what the Chairman asked us to do.

19 MR. KOPP: If she was going to ask,
20 say, five question about five different elements,
21 I was going to give you a chance to respond at the
22 end.

23 MS. TURNER: I just want
24 clarification. Tonight I didn't --

1 MR. WAGNER: The problem with this
2 the way this is working out is the court reporter
3 can't keep up with a conversation between two
4 people. So we would like you to come up, state
5 your questions and they will answer your questions
6 after you're done speaking or at the end of the
7 audience participation.

8 MS. TURNER: So my question is: What
9 happens to the pond up above? Where does that
10 drain since it doesn't come under Clarendon Hills
11 Road? Could you please tell me what happens to
12 that water?

13 MR. WAGNER: Is there any other
14 questions that you have?

15 MS. TURNER: I would like to know how
16 deep this pipe is going to be under the road.
17 Those are my two questions.

18 MR. WAGNER: Thank you.

19 MR. KOPP: Thank you. I mean why
20 don't you -- that will take 30 seconds.

21 MR. RIEGER: Sure. So the pond up
22 here -- I think you're talking about the pond up
23 here.

24 MS. TURNER: Right.

1 MR. RIEGER: This drains through a
2 pipe into this. So these two ponds are,
3 basically, acting as one detention facility so
4 they rise together and they drain down together.

5 MR. KOPP: And how deep?

6 MR. RIEGER: How deep is the pipe? I
7 have to look at -- I mean, it's under the ground.

8 MR. KOPP: It goes beneath the road.

9 MR. RIEGER: It goes beneath the road
10 so it's several feet below. I don't know offhand
11 right now what that depth is.

12 MR. KOPP: Okay. All right. Anyone
13 else? Yes, ma'am.

14 (Donna Bednarski was sworn in.)

15 MS. BEDNARSKI: I have a really
16 simple question for you guys. I live across the
17 street where you're talking about pushing water
18 east, and I want to understand how that water is
19 going to move east towards the retention pond that
20 you're saying is at Lake Hinsdale or even ours in
21 Nantucket because I live at the end of that
22 cul-de-sac which is strained during heavy rains
23 already. We get a lot of puddling and pooling at
24 the end, and I'm concerned are we going to get

1 more water up there, or is it all going to be
2 underground and go straight into the pond? That's
3 all I want to know.

4 MR. RIEGER: So it will go
5 underground through this pipe, and it will make
6 its way through the detention facility and then
7 make its way to Lake Hinsdale.

8 MS. BEDNARSKI: So it's not going to
9 stop at the Nantucket pond but go straight down?

10 MR. RIEGER: It will be bypassing
11 Nantucket pond into Lake Hinsdale.

12 MS. BEDNARSKI: So we'll never see it
13 above ground; it will all be underground?

14 MR. RIEGER: Correct.

15 MS. BEDNARSKI: Awesome.

16 MR. KOPP: All right. Next.

17 (John Kucera was sworn in.)

18 MR. KUCERA: Good evening. I'm a
19 resident on Tennessee, and I have some concerns
20 with regard to the proposal here. First of all,
21 I'm concerned about the usage of Tennessee as
22 being a conduit for construction trucks and also
23 worker parking, and I would like some kind of
24 reassurance that that's not going to be the case

1 in this particular development.

2 Secondly, I have a concrete
3 driveway with a concrete apron that extends
4 partially, maybe less than a foot into the asphalt
5 of Tennessee. During the widening of Tennessee
6 Avenue, I'm concerned that the grinder will not
7 affect my concrete apron; and I would like to talk
8 to somebody with the Village or somebody. When
9 that is ready to be planned and worked on, I would
10 like to talk to them and make sure that we're in
11 alignment there.

12 Thirdly, if you were standing
13 on Tennessee Avenue and looking east, I was
14 wondering what would the homes that are being
15 built there going to be looking out. I have not
16 seen a rearview except for one particular case --
17 one particular model home where we saw the
18 rearview of what that building is going to look
19 like.

20 And then, lastly, with regard
21 to the curb, I know we talked about it earlier and
22 also tonight. I feel the 6-inch curb will not be
23 effective as the deterrent in the emergency exit.
24 That's all. Thank you.

1 MR. KOPP: All right. Construction
2 traffic on Tennessee, obviously, there will be
3 some when Tennessee is widened. When Tennessee
4 is -- after that happens, where would you
5 anticipate that construction traffic being?

6 MR. GETZ: So last time we were here,
7 I had Joe Marsh, our director of construction, was
8 here, and I remember he indicated that our
9 construction traffic is going to be coming off
10 Clarendon Hills Road. We will not be bringing
11 construction traffic off of Tennessee because at
12 the end of the day, we will be completing the
13 berming of Tennessee, and we will bring our
14 construction traffic off of Clarendon Hills Road.

15 MR. KOPP: Okay. So the aprons, I
16 assume the Village makes sure that the driveways
17 are --

18 MR. GIUNTOLI: Yes. And if they do
19 anything in the right-of-way, we'll verify it's
20 accurately -- correctly done prior to the final.

21 MR. KOPP: I think you had testified
22 last time about the homes, the rearview of the
23 homes facing Tennessee and discussed the berms and
24 the landscaping, if I recall. They are mostly

1 going to see landscaping.

2 And then the 6-inch curb, that
3 has been discussed and they responded that that's
4 all that they're allowed by the fire department.

5 Anyone else?

6 (Liz Duffy was sworn in.)

7 MS. DUFFY: Hello. I have a couple
8 of questions and statements for both of them, both
9 you and the developers. First of all, Jo Ellen
10 spoke last time to her concerns about how this
11 plan was not adhering to the current Village green
12 space and density issues. She mentioned that it
13 does not follow the green space plan. That was
14 her concern. Is that not correct?

15 MR. KOPP: I am not aware that we
16 have a green space plan.

17 MS. CHARLTON: I don't know what
18 you're referring to.

19 MS. DUFFY: When you spoke, you said
20 that the code calls for preserving natural
21 resources and green space.

22 MR. KOPP: I'm sure those were some
23 of the requirements of the PUD.

24 MS. CHARLTON: That specific standard

1 is called out, and I remember saying that the plan
2 does address some of the natural resources by
3 preserving the trees, but I don't remember any
4 green space like amount of green space discussion.

5 MS. DUFFY: Well -- go ahead.

6 MS. CHARLTON: As a percentage of
7 open space versus built. I don't think that was
8 anything that I provided.

9 MS. DUFFY: Well, in the Planned Unit
10 Development, Chapter 13 of the Code, it says,
11 provisional for functional, aesthetic and
12 beneficial use of open space. So is that what you
13 were referring to?

14 MS. CHARLTON: There was a section in
15 there that I referred to the public feature by the
16 detention pond as meeting that requirement or
17 being proposed to meet that requirement.

18 MS. DUFFY: So what you're saying is
19 a detention pond meets the requirement of open
20 space?

21 MR. KOPP: No. She is not really
22 testifying here.

23 MS. DUFFY: I'm just asking what's
24 the definition of open space is because that, you

1 know, open space, yes, it's open but it's not open
2 for use because it's detention area.

3 MR. KOPP: You can go ahead and ask
4 questions of the applicant, and you can make
5 testimony, but it's not really Jo Ellen's role to
6 interpret the ordinance.

7 MS. DUFFY: Oh, I'm not -- I'm just
8 asking that's what it said and that's what she was
9 saying with, you know, Planning Commission what
10 the guidelines are. So that's what I'm going off
11 of what the Village guidelines are. And that also
12 Number 4, preservation of natural features of the
13 site. That goes back to whether or not the
14 wetlands that they say are not wetlands, which
15 your Village person said they are not wetlands;
16 however, DuPage County recognizes them as
17 wetlands. I have the overlay map from them. They
18 recognize them as wetlands. Now, there's
19 different categories of wetlands. So, again, we
20 kind of go into where the interpretation of what
21 is a natural feature. How long does it take it to
22 be a natural feature. I mean, is there an
23 allotted time that then it's kind of grandfathered
24 in as a natural feature? So that's, you know,

1 kind of where the question comes in.

2 MR. REMKUS: The person that was out
3 there that did the inspection is a wetlands
4 expert. Now, his job as a wetlands expert is to
5 determine does it meet the criteria. And in his
6 expert opinion, and he's very good at what he
7 does, because I've worked with him before, and
8 he's very thorough. And if he says it doesn't
9 meet the regulation, it doesn't. So I mean, you
10 can have an overlay of something, but I've never
11 seen an overlay of DuPage County where that was
12 covered in the wetland -- where it was listed as a
13 wetland.

14 MR. WAGNER: It's also under
15 testimony earlier this evening by the petitioner
16 that the owner had dug both of those ponds. So I
17 don't think the word "natural" works in definition
18 of those two ponds.

19 MR. KOPP: We have a letter from the
20 owner that says he dug the ponds.

21 MS. DUFFY: Okay. So, you know, so
22 then it goes to, again, to if he dug the ponds,
23 they're there now. So now they're a natural
24 feature of the property currently the way it's

1 used.

2 MR. KOPP: Well, then my house is a
3 natural feature of my yard.

4 MR. LACAYO: They're manmade. At the
5 previous property, the family put up a bunch of
6 bricks. That's not natural. So this gentleman
7 took a Bobcat and created two ponds. But move on.
8 Where are we going with this?

9 MS. DUFFY: Okay. That's fine. But
10 I do have the DuPage County overlay map that they
11 provided me at Wheaton that says that they are
12 recognizing them on their maps as wetlands. There
13 are different categories of wetlands, I understand
14 that, but just for clarification purposes. Also,
15 we go back to density. And I just want to make it
16 clear that throughout Pulte's developments in the
17 area, they have always gone for maximum density.
18 In Naperville at their Atwater development, they
19 asked for 327 homes. Again, the village said no,
20 too high density. They scaled it back and they
21 got 303. So that precedent was set when the
22 people said they were concerned about flooding,
23 density, green space, traffic also. Again, at
24 their development in Woodbridge at Timber's Edge,

1 they provided -- they are providing an 8-acre park
2 on the development to the village to create extra
3 green space for that development. Again, here,
4 there is basically no green space, no usable space
5 for residents in the area to use. Also at Savoy
6 Club that they finished off, Savoy Club had
7 natural space, they have a park, and they have
8 water ponds on the property. So I'm encouraging
9 you to look at the density and know they asked for
10 the maximum but you don't necessarily have to give
11 them the maximum on the property because there
12 should only be 14 homes there.

13 Also, Mr. Getz said in his
14 statement last time that he did a search of area
15 properties, and I believe he said he found four,
16 and I am kind of questioning the criteria that he
17 used because he used single-family homes of one
18 and a half stories, and I'm not sure why he did
19 that because they're proposing either ranch homes
20 or two-story homes. And if you go to a two-story
21 home, and you separate it down to a first floor
22 master, which is what their target market is, and
23 you come up with Willowbrook, Hinsdale, and Burr
24 Ridge, you come up with 26 available properties.

1 He even left out the Breton Lakes development,
2 which is part of Willowbrook, right off the corner
3 of 63rd and 83, which currently has four homes for
4 sale there all with first floor masters. So his
5 needs and wants on what he presented were not
6 really a comparable to the product that their
7 target market is. So I just kind of wanted to
8 clarify that.

9 Also, he says that they're
10 proposed single story. Is there going to be a
11 limit to how many two-story homes there are? Or
12 are all of them going to be available to be
13 two-story homes? Is there going to be, you know,
14 a criteria that says only X can be two-story? Or
15 what is the, you know, what is the minimum/maximum
16 on that?

17 Also, he discussed 10X10
18 possible grill pad. 10X10 is like a whole extra
19 room. So when you talk about the density, he kind
20 of presented that all of the space was going to be
21 interior and there was not going to be anything
22 outside, but then he followed up and said but we
23 need a grill area. And then it was discussed back
24 and forth as to how large this grill area was

1 going to be and the number thrown around was a
2 10X10. And that's, you know, pretty big for
3 grilling. That constitutes more outdoor space
4 instead of keeping it all contained within.

5 The additional parking where
6 it goes. On the parking, what if it overflows?
7 What if there are more cars that take up the
8 spaces? Where will those cars potentially go?
9 Will they go over onto Tennessee? Will they go to
10 Nantucket? Will they go to Eagle's Nest? You
11 have proposed 29 homes. Two people have parties
12 with six couples each, your parking is filled up,
13 there is nothing left. So, again, kind of crosses
14 over to density, overflow into other
15 neighborhoods. And where is the solution to that?

16 The working hours. Right now
17 it says the construction hours are Monday through
18 Friday 7:00 a.m. to 7:30 p.m. Saturday from 7:00
19 to 5:30. They mention that they weren't going to
20 do this in phases. They were just going to
21 randomly, you know, as they sold them out. Is
22 that really fair to any of the neighbors in the
23 area that potentially for two and a half years,
24 you're going to have constant construction? And

1 if there is a possibility to kind of cut down on
2 those hours, get rid of the Saturday hours, you
3 know, that type of thing. That's going to be
4 heavy construction, but those are kind of extreme,
5 and I think those work hours were probably set for
6 when a builder was building one single home in an
7 area and not a complete subdivision that was going
8 to constantly take two and a half years. So I
9 think that's something that kind of needs to be
10 considered.

11 Also, there is a large rodent
12 problem in the area due to the farm. So is there
13 going to be anything to be addressed when they do
14 their demolition as to rodent control and who is
15 going to be in charge of, you know, picking up the
16 dead animals on the side of the road and the
17 skunks when all of that gets dredged up. And that
18 will be -- I mean, mice, everybody can deal with
19 mice. But there are opossums and raccoons and a
20 large skunk population there. Again, that's
21 something that all the neighbors around need to be
22 concerned about.

23 The fence on the site. When
24 they do this, where is the fence going to be that

1 they're going to put up? Is it going to be on the
2 inside of the landscaping that they're proposing?
3 Is it on the outside? And is it one of those, you
4 know, ugly, you know, construction six-foot-high
5 chain link fences that the neighbors have to look
6 at for two and a half years? So, again, that
7 would be a question to consider for it.

8 I guess that's about all I
9 have, and I guess I would just encourage you to
10 kind of consider all of the neighbors, the density
11 that they're asking for for all the reasons that
12 everybody has presented and know that, you know,
13 it's okay to say no, that they don't have to get
14 everything they want. They don't have to get 29
15 homes on there. It's okay to lower the density
16 and say no, you can make the project at this.

17 MR. REMKUS: Where is it that you
18 live?

19 MS. DUFFY: I am in Eagle's Nest
20 right behind there.

21 MR. REMKUS: The Eagle's Nest.

22 MS. DUFFY: Yes. It was mentioned
23 now that you asked that, it was mentioned that
24 this density is similar to Eagle's Nest. Well,

1 first of all, Eagle's Nest is 30 years old. And,
2 second of all, Eagle's Nest does not buffer up
3 against any single-family homes.

4 MR. REMKUS: Eagle's Nest was turned
5 down by this Village as too high a density, and
6 they went to Darien and over the objections of the
7 fire department and everything for the high
8 density and the buildings being too close
9 together, Darien just rubber stamped it and let it
10 go. So we are concerned about density.

11 MS. DUFFY: And I guess it's just the
12 fact that it's very secular. There is no real
13 open, you know, green space and Eagle's Nest we do
14 have the dry pond which is a grass area that many
15 of the residents go and play with their kids in
16 the open area. Here, there is nothing. You won't
17 go into these front dry basins and, you know,
18 throw a frisbee around or run around with your
19 kids. So, again, it's a little bit high on that.
20 Okay.

21 Oh, after this meeting, what
22 is the process for you? How do you guys go
23 about -- when is your discussions? Are they open
24 to the public? When do you present to the Board?

1 What is the process moving forward on this?

2 MR. KOPP: So after the public
3 hearing is closed, and it looks like that will
4 probably be tonight, then we have a discussion
5 which isn't public -- I'm sorry, which is in
6 public. It will -- that might also be tonight.
7 And then we vote -- if we vote tonight or the next
8 meeting, we vote and we're advisory body, so we
9 either recommend or don't recommend, and it goes
10 to the Village Board. And they don't have to --
11 they don't have to follow our recommendations.
12 They often do, but in some recent instances where
13 they have not. And then they vote. And you would
14 have to ask Jo Ellen about the schedule and how
15 that works. But that's how it works.

16 MR. RUFFOLO: There will be notices.

17 MR. KOPP: Right. There will be
18 notices and agendas posted. So tonight we'll
19 either vote or we will continue it yet again to
20 another meeting where we will deliberate in public
21 and, eventually we will vote, and then it goes to
22 the Village Board.

23 MS. DUFFY: Okay. And that will be
24 posted or you will know?

1 MR. KOPP: Yes.

2 MR. RUFFOLO: Yes.

3 MS. CHARLTON: It will be on the
4 website.

5 MR. KOPP: Either two weeks later or
6 no more than a month later.

7 MS. CHARLTON: If you guys vote
8 tonight, the tentative schedule for this to go to
9 the Village Board to receive your recommendation,
10 which is at their regular Village Board meeting,
11 but they just receive a memo summarizing the
12 recommendation, they don't discuss it, that date
13 is tentatively scheduled for May 23. That's the
14 4th Monday of the month and with a possible vote
15 on the issue of June 13. And that's if you guys
16 finalize and make a recommendation tonight.
17 Otherwise, things get pushed back, and you can
18 always check the Village's website the Friday
19 before any Monday meeting and you'll know if it's
20 on the agenda.

21 MS. DUFFY: Okay. And then are those
22 meetings open to the public --

23 MS. CHARLTON: Absolutely.

24 MS. DUFFY: -- May 23 and June 13?

1 MR. RUFFOLO: All --

2 MR. WAGNER: All meetings are open to
3 the public.

4 MR. KOPP: The meetings are open to
5 the public unless it deals with litigation or
6 employment issues they have to deal with.

7 MS. CHARLTON: And just for
8 everyone's information, all of the Village Board
9 meetings because of construction in our Village
10 hall council chambers are being held in the Burr
11 Ridge Police Department training room over on
12 County Line Road. So once they're finished with
13 their work here, the Board meetings are going to
14 be in Burr Ridge Police Department.

15 MS. DUFFY: Okay.

16 MR. KOPP: Anyone else? That
17 gentleman.

18 (Al Zalabak was sworn in.)

19 MR. KOPP: Could you so that Jo Ellen
20 and staff, could you repeat your name and address.

21 MR. ZALABAK: Yes. Al Zalabak. I
22 live at 512 Easy Street in Darien. And nobody is
23 going to be sadder to see Arabian Knights closed
24 than me. I live a half a block away. I keep my

1 horse there, and I've turned into a wedding
2 crasher because of them. But the property is
3 going to be developed. Like many of you, I have
4 watched this process of project go through the
5 Village Board of which I thought they did a very
6 good job vetting this project. I think this is a
7 good project for a number of reasons. First,
8 Pulte is a strong developer with a horsepower to
9 get this project done in a timely manner. There
10 was nice resolution or discussion, and I'm sure
11 there will be resolution on the screening of this
12 property for the next-door neighbors. Stormwater
13 management I thought was very good. Probably
14 going to help our neighborhood. Trendy
15 accommodations for a variety of people. And,
16 third, for the owners of the property now, they're
17 ready to retire. They've been very good for our
18 community for many years. They watched all of us
19 develop the property all around them. I just feel
20 it is fair to them. Thank you.

21 MR. KOPP: This gentleman in the
22 back.

23 (Terry Kelly was sworn in.)

24 MR. KELLY: Hi. My name is Terry

1 Kelly. I live in Lake Hinsdale Village, and I'm
2 looking for two things. One is a clarification
3 because I was seated in the back, and I'm not sure
4 that I heard a response correctly, and the second
5 is to make a comment.

6 Can you confirm whether or not
7 the flow of water under Clarendon Hills Road into
8 Lake Hinsdale Village is directly to Lake Hinsdale
9 Village, or does it stop in the Nantucket
10 detention pond?

11 MR. KOPP: It does not. He answered
12 previously it bypasses the Nantucket pond.

13 MR. KELLY: So it goes directly into
14 Lake Hinsdale Village? Okay. And then the other
15 observation I have is that I have a residence in
16 Lake Hinsdale Village and like the person who just
17 made some comments is concerned about rodent and
18 animal control when this property is cleared. We
19 are about a quarter of a mile from that location.
20 There has got to be a lot of creatures that
21 currently live in Arabian Knights, and I don't
22 want to wake up some morning and see them all on
23 my front lawn. I'm in the building closest to the
24 property line of Nantucket. So some clarification

1 on what, if anything, will be done with respect to
2 animal and rodent control once construction starts
3 would really be appreciated. Thank you.

4 MR. WAGNER: Thank you.

5 MR. KAUCKY: Thank you.

6 MR. KOPP: Anyone else? Yes, ma'am.

7 (Jeanne Widing was sworn in.)

8 MS. WIDING: Hello. My name is
9 Jeanne Widing, and I live in the Nantucket
10 subdivision, and I just dealt with three skunks
11 living under my patio. I would also like to echo
12 that rodent control would be very important. And
13 then I really apologize that I really don't know a
14 lot about this, and so I just would like to
15 clarify. When that drain pipe goes towards Lake
16 Hinsdale, I live on the very southernmost end of
17 Nantucket. I just -- where -- I know you said
18 that was going to go under the ground. How does
19 that get done? Does that get dug under in the
20 street? Is 67th Street going to be closed? Where
21 does that go exactly?

22 MR. GETZ: Can I just real quickly?

23 MR. KOPP: Sure.

24 MR. GETZ: That blue sewer is already

1 there.

2 MS. WIDING: Okay.

3 MR. GETZ: It exists today. All
4 we're doing is taking a sewer across Clarendon
5 Hills Road and connecting to the existing sewer,
6 which is in place. So there won't be any
7 construction east of Clarendon Hills Road.

8 MS. WIDING: That answers my
9 question. Thank you.

10 MR. KOPP: Thank you. Anyone else?
11 Anybody else?

12 (Verl Headley was sworn in.)

13 MR. HEADLEY: I just had a couple of
14 questions. One is, if this land is borderline,
15 why are we putting so many houses close together
16 on it? It's only a few years ago I saw up the
17 street there that church was like an island and
18 two houses were practically -- basements were full
19 and this area just down the line, the more houses
20 you got, the more water you're going to have to
21 take away because you have the roof shedding it
22 down.

23 And, secondly, the density of
24 the homes. I don't know, are they doing it to

1 make it economical to squeeze them in tight? I
2 came from an area where they had them in like
3 this. They called it zero lot line. Each house
4 was on the line and you had -- you're open to the
5 guy's boundary line next to you. And that's no
6 good, believe me. They did this -- they said they
7 could gain a house every so often by squeezing
8 them in tighter, and I would rather see something
9 like this with maybe the space between houses were
10 twice what it is. Apparently from this drawing
11 and fewer homes but I assume they're doing it to
12 make it economical in building homes on a given
13 land site. So that's Pulte's, I guess, decision.
14 But just a few years ago, there was an awful lot
15 of water fell up here where this church is on 63rd
16 Street, and it was like a lake all the way down
17 through there, and the church is like on an island
18 and, like I say, the other two houses I'm sure the
19 basements were full of water across the street,
20 and I'm sure -- I didn't check Tennessee or
21 anything like that at the time, but I'm sure they
22 had plenty of water. The question is: If it is
23 borderline, why are we -- are we putting basements
24 under these homes if it's borderline on water?

1 Those are the three questions I have. You could
2 put the heating system up and over it and not have
3 a basement that's going to be flooded a few years
4 if we get heavy rains. And chances are, we may
5 get that periodically. Those are my three
6 questions. Water control, basements under the
7 house, are they too close together to be
8 effective, efficient. And I guess that's the main
9 reason.

10 MR. KOPP: Thank you. Anyone else?

11 Yes, ma'am.

12 (Norma Main was sworn in.)

13 MS. MAIN: I have not heard anyone --
14 Norma Main, 6425 Clarendon Hills Road. I haven't
15 heard anyone address the traffic congestion that
16 this is going to cause on a street that's already
17 heavily traveled. Does this mean they're going to
18 have to widen Clarendon Hills Road in the near
19 future?

20 MR. KOPP: They did address that at
21 the last meeting, and we'll give them an
22 opportunity at the end of this public hearing to
23 address that with some of the other questions that
24 have been asked.

1 MS. MAIN: Okay.

2 MR. WAGNER: Thank you.

3 MR. KOPP: Anyone else? Yes, ma'am.

4 (Susan Borowiak was sworn in.)

5 MS. BOROWIAK: Susan Borowiak. I
6 live at Eagle's Nest Village. I think all the
7 points that have been brought up tonight are
8 points that need to be thought of carefully. My
9 concern is that I, too, believe that Pulte does a
10 nice job in their developments. My fear is that
11 if we -- if this doesn't go through -- as one man
12 stated, this is going to be developed. I would
13 rather it be homes than apartment complexes, town
14 homes, track homes. So if we can get this settled
15 so that it's done beautifully, which, I think,
16 Pulte does, I would much rather see this than to
17 all of a sudden in two years when we really need
18 to develop that land that we go over something
19 that's even more dense because they're not
20 single-family homes anymore.

21 MR. KOPP: All right. Anyone else?
22 What I would -- well, we need to take a bathroom
23 break. But, actually, to the Pulte
24 representatives, there was some questions asked,

1 two stories. Do you have a limit if every single
2 person wanted a two-story, would you build a
3 two-story?

4 MR. GETZ: Again, I made a bunch of
5 notes here.

6 MR. KOPP: If you would rather --

7 MR. GETZ: Should I summarize now and
8 make that part of the summary?

9 MR. KOPP: Yeah. You can respond to
10 them all.

11 MR. GETZ: You know, actually, I
12 think you did a great job at the beginning
13 stating -- you went through and said, okay, here
14 are the kind of seven things we heard, and I think
15 at the end of the day, as I was taking my notes, I
16 think we heard those seven things again with maybe
17 an eighth, which is rodent control, which I don't
18 think was in the seven. I mean, I will start with
19 that one because it's the easiest. It was
20 something that Jo Ellen had actually mentioned to
21 me the past couple of weeks that she had heard
22 there was going to be some concern about this.
23 There is old buildings there, right. There are
24 probably some critters living underneath them. I

1 talked to our director of development. We
2 definitely can go ahead before we knock those
3 buildings down, we can bring in a trapper, right,
4 and have them set some traps out there, see how
5 many he can catch. I think that's something we
6 can do proactively to make sure that we mitigate
7 as best as possible. So I think that's something
8 that we're willing to put in place, have someone
9 come out, spend a couple of days out there, put a
10 bunch of traps, trap as many skunks and raccoons
11 and whatnot and release them in the forest
12 preserves and see if that can go along ways to
13 mitigate the problem out there. You know, I think
14 one of the first things that you mentioned when
15 you said the comments, you mentioned use and there
16 is concern that this is not a single-family use;
17 and I think what you meant by that is that it's
18 not a 12,000-square-foot lot with a single home on
19 it, right. I think because it is --

20 MR. KOPP: No, no. You're right. I
21 meant a continuation of the houses to the north.

22 MR. GETZ: Absolutely. So what a lot
23 of the questions came around to is density, right,
24 what's driving this density, why are we having

1 have 68 units on 24 acres. So they're 3.29 units
2 per acre. We're 3.4 units per acre so something
3 similar. So just to kind of give you an idea of
4 where things fall of developments that are of a
5 similar style to what we are looking to do. So
6 that kind of brings us the question of what drives
7 density and why are we doing what we're doing here
8 from a density standpoint. And, I think, really
9 there's two reasons. Okay. Reason number one, I
10 think I mentioned earlier, we're trying to create
11 a lifestyle here in this community for a person
12 that's looking for that type of lifestyle, right.
13 That type of lifestyle isn't to have a
14 12,000-square-foot that you have to mow. It is to
15 have a yard, driveway that's maintained and that's
16 plowed for you and taken care of for you in this
17 development. Okay. In order to do that, the
18 yards have to be of a certain size such that it
19 makes economic sense for the home owners
20 association. Okay. So right now, when we look at
21 our numbers, we're looking at approximately \$400 a
22 month for the home owners association management
23 fees. Pretty hefty number. We want to make sure
24 we don't let that number creep up higher such that

1 it becomes uneconomical to live here for residents
2 that are part of this development. So, you know,
3 one of the things is yes, you have to limit the
4 lot sizes. You have to increase the number of
5 units such that you have enough people there to
6 pay for those common services of the plowing and
7 the landscape services, the mowing and whatnot.
8 So that's part of what's driving it. I think, you
9 know, again, our buyer -- what we're building
10 isn't for everybody, but there is a certain
11 demographic that's looking to downsize, and this
12 is attractive to them, right. And yes, our
13 subdivision doesn't have a large field where they
14 can run around and play soccer in it. But, you
15 know, there's buyers that we're looking at that
16 probably don't have young kids that are going to
17 be playing soccer and running on a field. Our
18 buyers are looking for a place that is a very nice
19 place to live and a community that they probably
20 lived in for quite some time that allows them to
21 have a little more freedom to not be tied down to
22 their house on the weekends and to be able to go
23 out, be able to travel, and be able to experience
24 life a little bit more in this stage of their

1 life. So that's part of what's driving density.

2 The other part, I'm not going
3 to lie to you, I'm going to stand up here and tell
4 you, it's also an economic factor. Okay. As the
5 one gentleman came up and said, the existing
6 owners, they're done. They want to cash out.
7 Right. Well, they put a pretty hefty price on
8 this property, quite frankly, and it sat around
9 for a while because they had an even higher price
10 on it for years previous to that. So I will tell
11 you part of what's driving the 29 units out here
12 is for us to make it economically feasible based
13 on the price we have to pay for the property.
14 That's just the reality of the situation. And the
15 staff will tell you that others came in as this
16 process went through and had much more dense
17 plans, had town houses, had more units out there.
18 And staff really pushed us to say listen, what can
19 you do to buffer the perimeter of this development
20 such that while you may have density on the inside
21 of the development, it doesn't appear to have
22 density from the outside. And so we worked with
23 staff and we went through, I think Jo Ellen and I
24 probably 10, 12 plans we worked through, right.

1 And Tim Halik jumped in at one point and moved the
2 detention pond, which really kind of saved things.
3 So we really worked through it to figure out what
4 we can do to have the density here that we need to
5 have the HOCs where they need to be, to get Mike
6 Vena and his wife the money that they need while
7 still being able to have a development that looks
8 nice and has 50-foot, 100-foot buffers, 35-foot
9 buffers around the entire perimeter of the site
10 that is very heavily landscaped that gives the
11 appearance of less density than what's really
12 going on here.

13 Lack of green space. I think
14 I kind of addressed that in my last comment. I
15 think the only other part I would say is, again,
16 you're not going to have open active green space.
17 You are going to have a very large detention area
18 which is going to be planted with wetland
19 plantings that Greg Sagen went through. It's
20 going to be a beautiful wetland. We're talking to
21 neighbors. I had myself and Greg were out on the
22 site about two and a half weeks ago meeting with
23 both the neighbors that border the property to the
24 north, talking about the landscaping and working

1 through with them to make sure we're meeting their
2 concerns. And one of the comments was they wanted
3 to make sure there was some natural area for
4 wildlife on the property. Well, these basins are
5 going to be huge, you know, natural areas for
6 birds, for butterflies, humming birds, and we're
7 talking about the fact that yes, the types of
8 plants that are going to go in these basins could
9 make a beautiful space. And to enjoy that space,
10 we're putting in a nice seating area, gazebo there
11 for residents to sit and hang out and enjoy the
12 space when they're walking to and from the
13 development.

14 As far as drainage goes, I
15 think we talked through drainage. Hopefully we
16 relayed some of the concerns on that. I think the
17 key facts to really understand there is that we
18 are increasing the amount of detention on this
19 site by seven times. So whatever the situation is
20 now, we're making it seven times better. Okay.
21 We're providing seven times more retention for the
22 area around and, quite frankly, the folks on the
23 west side of Tennessee who have had a couple of
24 people talking about ponding that happens over

1 there, we are doing a lot to solve their problem.
2 We're putting a storm sewer under Tennessee that's
3 going to take that water, deposit it out, and
4 bring it through our development and put it into
5 our ponds. Not only are we providing seven times
6 more storage, but we are helping with drainage
7 problems that are around the area to begin with.

8 Construction issues. Yes,
9 we're going to be taking construction traffic off
10 of Clarendon Hills Road. I think the fence was
11 mentioned, you know. Yes, there is going to be a
12 fence. The fence will be on our property, right.
13 The question is where is the fence going to be?
14 It's going to be on our property. It's going to
15 surround the property. It's going to be during
16 the period, you know, those first couple of months
17 that we're doing all our site development on
18 there, and it's going to be on there not because
19 we want to build a fence, it's a safety concern,
20 right. We don't want kids, dogs, pets wandering
21 on the site when we have earth movers running
22 around there grading out the site. So once we
23 stabilize the berms, right, get the roads and get
24 all that developed by the end of the first year,

1 the fence is going to come down. So the fence is
2 going to be there as a temporary fence. It is
3 going to be there for the public safety while
4 we're doing our earth-moving activities and our
5 infrastructure and roads on the site.

6 Talked about working hours.
7 You know, I think we're, again, we're abiding by
8 the working hours that the Village has in place.
9 I think -- someone mentioned those working hours
10 were just for a single-family home. I think that
11 the Village -- those working hours are for any
12 construction that goes on in the Village, building
13 roads, building Mariano's, whatever is going on in
14 the area. Everyone abides by those same working
15 hours within the Village of Woodridge -- I mean,
16 Willowbrook. And we will definitely abide by
17 those hours.

18 You know, the dust, the land
19 without seed. I think we talked about that a
20 little bit last time. We're really trying to
21 compartmentalize and get all our dirty, noisy work
22 done at one time. That's what we talked about
23 last time. We're going to really hit this thing
24 all at once between the time -- hopefully, we can

1 close in the summer. We're going to start doing
2 our demolition. We can do our mass grading. We
3 can get our underground utilities in. We can get
4 our roads in. We can do Tennessee. We can get
5 our berms landscaped, and we can get everything
6 planted by November such that by the time we get
7 through this one heavy fall season, right, when we
8 get into spring well, now we have a bunch of
9 graded lots that have been stabilized by grass
10 seed, which I showed you an example of another
11 community out in Geneva. We have roads there and
12 now we're going through the process of selling
13 houses and building houses throughout the
14 development.

15 We, you know, we mentioned --
16 I talked about rodent control. You know, someone
17 came up here and talked about other developments
18 that we're doing in the area, talked about Atwater
19 in Naperville. We asked for 327. We ended up at
20 303 homes. It's a golf course. It's a 120-acre
21 golf course that we're developing out there. It's
22 not even apples to oranges. It's like apples to
23 watermelons. It's a totally different scenario.
24 Totally different issues. Totally different

1 things that we're working with out there. Same
2 thing, our Timber's Edge development in Woodridge.
3 They mentioned we have an 8-acre park in the
4 middle of it. Well, that's -- one, it's a
5 development that's geared towards people with
6 kids, right. That whole thing is 3,000-,
7 4,000-square-foot two-story homes all geared to
8 people with kids. A park is a very important
9 amenity to that type of buyer. And so we worked
10 with the Village. They wanted a big park there,
11 and we worked with them to be able to do the park
12 there. So, again -- and that's 50-, 60-acre site.
13 So, again, it's something very different than what
14 we have going on here.

15 Then there was a question
16 about the market information I gave you, and I
17 just want to repeat. What I said is when I looked
18 at the MLS, I looked at one-story and
19 one-and-a-half-story homes. Okay. And I looked
20 at those that were built in 1999 and newer. And
21 that was where I was getting the information I
22 gave you. I did the single story and the story
23 and a half because that's essentially what we're
24 proposing, single and one-and-a-half-story houses.

1 One and a half stories is something that, you
2 know, necessarily is geared to -- it has a master
3 downstairs, it's geared to one-story living; but
4 you have our plans in your packets that we
5 provided. We have an option for a bonus room
6 upstairs if you want to take it; or, you know, a
7 bedroom and a bonus room up there. We don't
8 intend to put any limitations on whether they --
9 how many folks take that option or don't take that
10 option. The way we look at it is if they take the
11 option, they're going to be paying more for their
12 house, more real estate taxes for the Village of
13 Willowbrook. So, you know, I would say it would
14 be better for the Village if we get folks to take
15 that second story. It's not going to change the
16 footprint of the house. It's not going to make
17 anything any different except that the house is
18 going to be worth more and they pay more property
19 taxes to the Village and school district.

20 The grill pad, you know, the
21 10X10. I don't care what size it is, right. I
22 think that's what we talked about last time. If
23 people are more comfortable with an 8X8 grill pad,
24 we just brought up the idea it is nice to be

1 able -- because you can't grill under the covered
2 area that we're proposing, it's nice to have an
3 area where they can build a little patio on the
4 back that they can put a grill on. If 10X10 isn't
5 something that the Village wants, I just threw in
6 an example of something we used in other
7 developments that seemed to work well.

8 I think that's it. Listen,
9 we're very excited about this opportunity to do
10 this project in the Village. I think it's
11 something that -- it's a housing type that's
12 needed. I think it's something that we're very
13 good at doing. We have a strong capacity to pull
14 this off, and I think it's a phenomenal location
15 for exactly what we're looking to do, right. This
16 location for this buyer that's looking to downsize
17 and still wants to stay in the Village, you've got
18 your gym right across the street. You can walk to
19 the gym, right. You can walk to the newly
20 remodeled Whole Foods and whatever goes into the
21 old Whole Foods. You have restaurants there. You
22 have Oak Brook is right around the corner. You
23 got Willowbrook Square Crossing, the shopping
24 there. It's just a great location for the type of

1 home and the type of buyer that we're looking to
2 serve. So, hopefully, we can get something done
3 here in the near future. That's all I got. Thank
4 you for your time.

5 MR. KOPP: I would like to take a
6 ten-minute restroom break. So if we can reconvene
7 in, how about, eight minutes at 8:40.

8 (There was a brief recess,
9 after which the preceding
10 hearing continued as
11 follows:)

12 MR. KOPP: All right. We are going
13 to resume our meeting.

14 Jo Ellen, I believe you wanted
15 to speak to us.

16 MS. CHARLTON: Thank you. I left on
17 your table tonight an addendum staff report that's
18 dated with today's date, and I have a few things I
19 wanted to go through with you and enter into the
20 public record.

21 Rob Getz did mention some
22 comparable densities for the development in part
23 of his closing remarks, and I did the same. We
24 were getting a lot of questions from people about

1 how this compares to densities of surrounding
2 developments and other similar developments in
3 town. I listened to -- his numbers are a little
4 bit different than my numbers. I took the DuPage
5 County interactive mapping system and calculated
6 acreage with their tools that's on their website.
7 The numbers of the units, I think, that we
8 mentioned were the same. But I think the
9 important thing is the relationship where the
10 comparison of the proposed Carrington Club with
11 the surrounding, it is kind of right in the
12 middle. So Nantucket to the east is I had at
13 nearly six units an acre. Eagle's Nest to the
14 south is at a little over four units to the acre.
15 The proposed Carrington is under four units an
16 acre, which is also consistent with the
17 recommendations of the comprehensive plan which
18 says that it should be single family with dwelling
19 units between one and four dwelling units per
20 acre. So, again, I provided that to you just to
21 give you an idea how this project compares not
22 only to the surrounding properties, but then I
23 also included Breton Lakes in there as well. Also
24 wanted to let you know that I did attach a revised

1 landscape plan that was submitted by the applicant
2 that I didn't have time to include with the packet
3 that had already gone out. That's included in
4 your packet tonight, and the main change that's in
5 that plan was referenced by Rob in his comments.
6 And, I think, Rob, correct me if I'm wrong, the
7 only thing in this plan that's different is the
8 additional arborvitae, upright arborvitaes on the
9 north property line, so you have kind of a solid
10 line row of shrubs, and it called out several
11 five-foot-tall shrubs planted on five-foot
12 centers. And that specifically was modified in
13 response to their conversation with that property
14 owner to the north. At the last meeting, that
15 owner spoke, and they said they would get
16 together. They did and this is the resulting
17 plan. Is that correct?

18 MR. GETZ: That's correct.

19 MS. CHARLTON: I did also include in
20 the information both an email from the current
21 owner, Mike Vena, that confirms that the two water
22 ponds on the farm were manmade and that's
23 something that he did. And I also included the
24 copy of the letter from Jedd Anderson, who is with

1 the Village's consulting firm of Christopher Burke
2 Engineering, confirming that. I know Rob made
3 that in his comments, but we now have the
4 documents which confirm that information.

5 Also included in your packet
6 is some email correspondence I've received since I
7 last sent the packet out from three different
8 individuals, and I listed those individuals and
9 summarized their comments. Liz Campbell is in
10 support of the project. Her email is attached to
11 the report. Nora Ulrich, who lives in The Lawns,
12 is against the project. And, again, all these
13 people mostly couldn't attend the meeting tonight
14 so asked that I provide their comments and their
15 statements for the record. She believes that 14
16 homes are enough and is concerned about water and
17 traffic similar to other people. Mr. Kucera was,
18 actually, here tonight. I don't know if he's
19 still here. Yes. His information was also
20 included in the packet, and he outlined for you
21 his concerns that construction traffic not be
22 included on Tennessee, that improvements to
23 Tennessee not ruin his driveway apron. He is also
24 looking for improved rear elevations along

1 Tennessee to have the key lots so that they can be
2 seen from Clarendon Hills Road. And then he's
3 also concerned about the emergency access and the
4 12-inch curb not being a deterrent. He is not
5 sure what to do about it given the comments that
6 the fire district had, but he is still concerned
7 about that.

8 Finally, I wanted to just note
9 for you and provide you with the sample
10 recommendation that you can use if you get that
11 far tonight. I don't know how much discussion or
12 deliberations you may have. But it does include
13 the findings the Plan Commission is required to
14 make both in terms of the findings for special use
15 and the findings for Planned Development as well
16 as the findings, the specific findings, that are
17 listed for Planned Unit Developments. That sample
18 motion does include some conditions that I want to
19 point out to you towards the end of the report in
20 Exhibit 3. There is a few things that I kind of
21 outlined from the last meeting. There may be a
22 couple of additional things that you heard tonight
23 that you want to discuss and maybe add to this.
24 First of all, we talked about front porches at the

1 last meeting and how there are certain lots within
2 the development that include an automatic 4-foot
3 jog bump-out on the front property line. And,
4 typically, those lots are those that are on the
5 curbs and streets, so they have a little bit more
6 room. And I called out those lots in my report in
7 Exhibit 3. The other lots don't have that
8 bump-out, but they're asking for permission to
9 allow the non -- or uninhabited porches to extend
10 into that common area. So they're going to go
11 beyond that lot line area, and they can write this
12 in the declarations, but what we need to do is
13 establish some parameters, and the parameters that
14 I think are acceptable to them and that are there
15 for your consideration is that they extend no more
16 than two and a half feet out into the common area
17 and no more than 15 feet across the front of the
18 elevation. So that's included for your
19 consideration and should be a condition within the
20 approval if you get that far tonight.

21 The rear patios were also
22 discussed and, again, it's kind of that size
23 question. 10X10 has been thrown out as a possible
24 size. That is something that can be accommodated

1 without running into some of the landscaping and
2 the drainage features. So I would say that's the
3 maximum. If you want to go down from that, that
4 also would be acceptable. The other condition I
5 would suggest you consider is conditions that say
6 that it has to be at-grade. So it's patio or it's
7 pavers. I don't want to get into an issue of deck
8 and how high is the deck and does the deck have
9 railings and those types of issues. So if you do
10 make that recommendation, again, this is going
11 into the common area, so the covenants will need
12 to address how this occurs. I would say that
13 they're at-grade, and then I would also suggest
14 you consider some stipulations that there be no
15 fixed improvement so like somebody wants to build
16 a built-in fire pit or the grills or the ovens. I
17 think you want it to be something that's movable
18 within the site because, again, their original
19 intent was to keep everything contained within the
20 building pad. So this is something extra.

21 The emergency access road has
22 come up again, and I don't know if there are any
23 other considerations that the Board wants to
24 discuss. The fire district does not consider

1 the -- any of the barriers or posts or removable
2 as an acceptable alternative. Gates are about the
3 only thing they would consider; but if those gates
4 are required, it's pretty expensive to equip them
5 with the Opticons, which that's the only way that
6 they would require those. The only thing I can
7 suggest is that some people have asked if you can
8 wait and see if it becomes a problem and then
9 attach a condition later. You can do that but,
10 obviously, that becomes the future owner's burden
11 instead of the developer's. So that's something
12 to think about.

13 We do have some draft
14 covenants, and that was given to you in the packet
15 as part of your last report. And, typically,
16 those don't get fully evaluated by the Village
17 until it's going to the board for final approval.
18 And our attorney is a big part of that review.
19 That will occur and your condition should
20 condition their approval on final review of the
21 covenants by the attorney, but I did list some
22 things that you will want to keep in mind. It
23 does include that front porch, as we just
24 discussed. Some additional amendments are

1 included that we need to talk about the fact that
2 no other improvements are allowed in the community
3 area like gazebos and sheds, doghouses, different
4 things. We want to make sure that that common
5 area we know exactly what's going in there; and at
6 this point, it should just be patios and porches
7 and anything else should be excluded. We'll want
8 to make sure that the association can't change any
9 of the nondriveway parking. So the three separate
10 parking spaces and the on-street spaces, we want
11 to make sure stay there. Or if they're going to
12 change them, they would have to come back to the
13 Village to amend their document to allow for any
14 changes to that.

15 Elevations were included in
16 your last staff report. They're still conceptual
17 at this point, so I think our main recommendation
18 is that those elevations be considered -- further
19 considered and subject to final approval as part
20 of the final PUD process which you guys will also
21 be a part of. Keep in mind this is a preliminary
22 PUD approval. It gives them the entitlement and
23 zoning, but the final plans all still need to come
24 back and come in for your review, and I would like

1 for you guys to have the opportunity to see their
2 final elevation plans and have that as part of
3 your packet.

4 A couple of other minor things
5 still are outstanding. We have some overhead
6 wires along Tennessee Avenue that need to be
7 identified so we can tell if they're too low or
8 whether there is any relocation of those wires
9 that might be required. Rob did mention the seed
10 versus sod. The landscaping works really well if
11 that schedule that they proposed at their last
12 meeting can be met, and I think the best way for
13 us to address that is in the final approval. So
14 we'll know if they're moving along and the final
15 approvals are coming in at a time where they can
16 meet that fall, everything in the perimeter is
17 done, and the landscaping, and we're going to have
18 these nice seeded lots ready for development next
19 spring, that's good. If we need to adjust, I
20 think we should do that during the final approval.

21 I did add a condition at the
22 suggestion of one of the residents that we -- and
23 I think they agreed to this anyway, that all
24 construction traffic does come from Clarendon

1 Hills Road that we can include that as a specific
2 condition. I noticed the other couple of comments
3 that aren't in your report but that were discussed
4 tonight that came up, the hours of operation.
5 Again, those are the standard hours that apply
6 everywhere that if you want to make any changes to
7 that, this would be the place to do that. And
8 then the condition about rodents, and I think
9 they're agreeing to hire somebody to come out and
10 do an evaluation, which is consistent with some of
11 the preliminary research I did. I called a couple
12 of firms, and that's what they do. They'll come
13 out, they'll do an evaluation. They take a
14 population of various critters in the area and
15 then will advise the best way to manage that
16 population. So that could become a condition for
17 approval that the Plan Commission or the Village
18 Board could add is that that service be performed
19 prior to any construction.

20 So that concludes my report at
21 this point. If there are any questions, I would
22 be happy to answer them.

23 MR. KOPP: Have you guys seen her
24 report? Did you have any objections to Jo Ellen's

1 proposed modifications?

2 MR. GETZ: I did not see it but --
3 can I get back to you in two minutes on that
4 question?

5 MR. KOPP: Yes, that's fine.

6 MR. GETZ: Thank you.

7 MR. KOPP: Any of the Commissioners,
8 now we give you the opportunity to ask questions
9 of the applicants or Jo Ellen. You want to go
10 left to right.

11 MR. LACAYO: I have three questions.
12 One is I read the minutes and the property owner
13 to the northwest. There was a lot of interaction
14 at the last meeting. Did you guys have a chance
15 to talk? You agreed on the height of the trees,
16 the number of the trees? We're not going to have
17 a follow-up?

18 MR. GETZ: Not only did we talk, we
19 actually met Mr. Connors and his neighbors. We
20 met both property owners to the north on the site,
21 walked the site with them, and as you can see, the
22 landscape plan that is in front of you the changes
23 that were made specifically were made specifically
24 to meet Mr. Connors' requests. So no, he is happy

1 with the situation and the landscaping that is now
2 there.

3 MR. LACAYO: Can we make sure if
4 there is any follow-up that it can be done with
5 staff and the property owner so we don't have
6 to --

7 MR. GETZ: And, Jo Ellen, I copied
8 you on those emails, didn't I, when he said he was
9 good with it?

10 MR. LACAYO: The other question --
11 it's not a question, it's a statement. I think it
12 would be helpful when you talk about stormwater
13 management, there is no stormwater management on
14 the current property. I mean, you guys are
15 improving it. We should see some improvement. It
16 sounds like a lot of the water that ends up at the
17 athletic club might be the runoff from the farm
18 today, which is heading north. So I would make a
19 point of that when you guys talk to the trustees.

20 And then the last question,
21 you said home owners association, was that \$400 a
22 month or a year?

23 MR. GETZ: A month.

24 MR. LACAYO: Because that means there

1 is going be a lot of upkeep in the property, and
2 we're talking about the landscaping on this end.
3 Is that comparable with your other properties?

4 MR. GETZ: Our other properties and
5 also similar properties in the area as well. If
6 you look at -- I mentioned Greenleaf. I think
7 McNaughton is doing a new one in Darien. Those
8 are all between \$300 and \$400 a month for a
9 similar type of development where you have, again
10 you know, private roads and also you have a lot of
11 landscaping that needs to be maintained by
12 professional service.

13 MR. LACAYO: And then a comment for
14 the Commissioners. I'm a resident of the north
15 property. And you guys -- the older gentleman,
16 you saw the development McNaughton did. In order
17 to be profitable and attract the right demand, you
18 need density. The cost of the land and the
19 development, McNaughton went under. And what he
20 planned to charge initially for those homes to
21 have 14 homes, there was no way he could attract
22 the demand. So, you know, I know we talked about
23 aesthetics and everything else, but it has to make
24 economic sense.

1 MR. KOPP: Any other Commissioners
2 have questions?

3 MR. REMKUS: What's the name of this
4 place, Carrington or Hinsbrook?

5 MR. GETZ: Carrington Club.

6 MR. REMKUS: On this sheet it says
7 Hinsbrook Club.

8 MR. GETZ: We had originally -- it
9 has had about five names. We started with
10 Hinsbrook Club. Staff came back and said they
11 didn't like that name. So then we went back and
12 proposed a couple other names, and there were
13 reasons those didn't work. So we are Carrington
14 Club today.

15 MR. REMKUS: What is it?

16 MR. GETZ: Carrington Club.

17 MR. LACAYO: For the record, the memo
18 says Covington. You have to amend the public
19 record.

20 MR. REMKUS: I think it is a decent
21 development. This is what people want today.
22 This is the product that's selling. Whether we
23 like it or not, that's what's selling. And it
24 seems like they have addressed the water issues

1 and stuff like that. You know, you made the
2 comment about butterflies and birds and things
3 like that. You don't really have good prairie
4 openings for butterflies. You can concentrate
5 some butterfly gardens, but those are high
6 maintenance, too. So if you're going to mention
7 that here, I would like to see a conviction that
8 if you're going to put those in that they stay
9 maintained because that's something that with all
10 the new development, we're losing a lot of areas
11 for the pollinators, and any new developments that
12 go in, I personally would really like to see some
13 type of habitat for Monarks and for song birds.
14 That's all I got.

15 MR. KOPP: I already asked my
16 questions along the way.

17 MR. WAGNER: I have a couple of
18 questions.

19 MR. KOPP: Did you want to say
20 something?

21 MR. SOUKUP: Yes. Sorry. I find
22 this density pretty heavy, and this basically one
23 entrance and that in a catastrophe, I would like
24 to see more ability to get out of there in a

1 hurry. You know, these are so close and that; and
2 I know you don't like to talk about it, but a fire
3 all of a sudden or some -- with the wind can
4 really cause problems and havoc in an emergency
5 situation. That's why I would like to see more of
6 an entrance in there. Also, the people that are
7 living there, in the spring, I mean -- I know
8 they -- in the small area but even your apartments
9 they have places where you can come down and
10 spread -- maybe get out in the spring and go for a
11 little walk or something else without going from
12 house to house to house. And that's what I find
13 wrong in this area. Also, I don't think the drain
14 tile that you're having now, 6 inches, is
15 adequate. I happen to live on the east side of
16 83, and we had problems over there with water with
17 drainage and they had a small sewer like this
18 going out. Well, thankfully the subdivision that
19 went in right off of 83, all those medical
20 buildings, well, they put in a lot more sewerage,
21 you might say, or water drain because the people
22 were just being flooded, and a lot of them had
23 basements, and it was a bad area. But when
24 they -- this subdivision went in with the medical

1 things, they took care of that by putting in a
2 bigger sewer. There was only -- I think it was a
3 4-inch pipe coming out of that area. It was an
4 old farmer's drain tile is what it was, and they
5 put in I think it was about a 12-inch drain to go
6 out there and put sewers and all that. And that's
7 what I would like to see, a little bit more than
8 that. And like I say, in a space where people can
9 go out in the summer a little bit and go for a
10 walk, and another exit. Thank you.

11 MR. WAGNER: I had a couple of
12 questions concerning the fire exit. I believe
13 that it's shown as a blacktop road. And I
14 understand where we have the constraints of the
15 fire protection district here. I'm wondering if,
16 and I don't know what it's called, but it's a
17 concrete surface with diamonds cut out of it where
18 grass grows.

19 MR. GETZ: We tried. I wanted --
20 grass grate. We desperately wanted that from an
21 aesthetic standpoint, and the fire district, they
22 just shot us down. And that was something we
23 argued -- I had Brian call them three times on
24 that because we would -- if you have any pull, we

1 would love to see grass grates there. It would
2 look so much nicer for the residents than a
3 20-foot asphalt road there, and it would attract
4 less cars driving on it as well.

5 MR. WAGNER: I don't want to ask this
6 question and end up with an hour's worth of
7 discussion, but I'm wondering why Tennessee Avenue
8 doesn't go through? Can you tell me why?

9 MS. CHARLTON: It was our
10 understanding that would be the request of the
11 residents that live on Tennessee. We took a stab
12 at what we thought was wanted --

13 MR. KOPP: You mean historically?

14 MR. WAGNER: Yeah. I understand this
15 ends in Darien at the south property line.

16 MS. CHARLTON: Right.

17 MR. WAGNER: Or Darien has
18 jurisdiction there, but I'm just -- in some way it
19 just doesn't make sense that Tennessee Avenue
20 doesn't go through as an improved street. So that
21 was my question. I don't know if there was any
22 answers. And I think we ought to limit the
23 barbecue patio surface to a square footage as
24 opposed to a dimension like 10X10. I mean, call

1 it 100 square feet so that you can do something
2 other than a rectangle or a square. You can
3 soften the corners and so on and so forth. It
4 would give a little bit more design influence to
5 work with the landscape.

6 And I think from what I
7 understand of stormwater, I think that you guys
8 are making a major improvement to the area in
9 draining this east rather than north. So I'm
10 hoping that that is a benefit to both the
11 properties to the south and all of the adjoining
12 properties. So thank you.

13 MR. KAUCKY: I was just curious, the
14 additional 15 on- and off-street parking spots, is
15 there any way you can put that back up on the
16 diagram and just show me where those are at?

17 MR. GETZ: So you got the three right
18 here, and then we got parking on one side of the
19 street here and one side of the street here
20 [indicating]. And, again, the street parking here
21 and the street parking here will be striped,
22 parallel parking striped on the road, and the
23 roads here were built wider in these two areas
24 than they are in the other areas here to

1 accommodate the fact we need to have two vehicles
2 be able to pass by while there are cars parked in
3 this area here and this area here. And there will
4 be signage in the development that states that
5 parking only in designated areas because we want
6 to get away from people putting cars throughout.
7 So it's right here, right here, and those three
8 right there [indicating].

9 MR. KAUCKY: Okay. Pretty much the
10 residents are going to self-regulate that
11 themselves?

12 MR. GETZ: The association board is
13 one that would technically regulate that, yes.

14 MR. KAUCKY: Okay. Thank you.

15 MR. RUFFOLO: Not direct questions
16 but I would like to say that I've appreciated the
17 public input that has come forth over the last two
18 meetings. I think it's helpful to the Commission
19 and as well I think it has been useful in bringing
20 about some compromise from the developer. And as
21 Commissioner Lacayo said, it has to be
22 economically beneficial for the developer to move
23 forward with this project. They've articulated
24 that. I think they've given us a good feel at

1 this meeting for the stormwater management that's
2 going to take place that's a vast improvement over
3 where it's at. I don't think we can get all
4 things that everyone wants, but I believe it will
5 be a project that will be a big benefit to the
6 Village of Willowbrook, and I appreciate your
7 presentation.

8 MR. KOPP: All right. Before I close
9 the public meeting, you always get the last word
10 if you want to, if you want to make some final
11 statement.

12 MR. GETZ: You know, again, I think I
13 would thank you for your time. We've taken up now
14 four hours of your time, and I think it was, like
15 you said, it was great discussion. There was a
16 lot of deliberations here; and, again, I
17 appreciate your time. I appreciate your
18 consideration, and I look forward to, hopefully,
19 being back in front of you here in a matter of a
20 couple months. So thank you.

21 MR. KOPP: Thank you.

22 MR. WAGNER: Thank you.

23 MR. KOPP: We close the public
24 hearing portion of this meeting, Zoning Hearing

1 Case 16-04. So now we'll have our discussion and
2 possibly recommendation.

3 I'll go first. I am in favor
4 of this project for reasons that some of the other
5 people here have mentioned. Yes, it is not
6 continuing the single-family use that is north of
7 it; but I think it's a very high-quality product
8 and it's a nice transition to those single-family
9 homes, and it is to my mind consistent with the
10 properties -- the property to the east and south.
11 The density, it is dense but I'm pretty confident
12 with the landscaping and the berms, as the
13 Petitioner said, I think it's not going to look as
14 dense as many other projects. I think they've
15 done absolutely everything they can to limit
16 access to Tennessee. I think the green space,
17 there is a lot of green space. There can always
18 be more. It can always just be a park but that's
19 not a viable -- it is not a viable position.

20 Drainage, I always trust the
21 Village engineers are going to do a good job to
22 make sure that our projects drainage-wise we end
23 up with a better -- with new projects, we end up
24 with better drainage than we had before, and we

1 are usually successful at that.

2 So for those reasons, I'm in
3 favor of this project. I would vote for it.
4 Anybody else want to comment or make a statement?
5 If not, we can discuss Jo Ellen's issues.

6 MR. KAUCKY: I have to say I am in
7 favor of the project also. I understand that
8 there are a lot of homes on the site. However,
9 based on all the reasons that were given as to
10 why, I think it is probably the best project that
11 we can see on this site; and I really would hate
12 to lose the opportunity to have it developed. So
13 for all those reasons and also for the property
14 tax that is going to bring our schools, our fire
15 district, grade school, high school, it's going to
16 be a huge increase in property tax revenues to
17 those areas. So for those reasons, I'm supporting
18 this project.

19 MR. KOPP: All right. So Jo Ellen
20 has Exhibit 3 required modifications, conditions
21 that the staff has recommended. And if we vote in
22 favor of this, she's asking us to also vote for
23 these. So I think we should discuss them. Some
24 of them, the front porches, No. 1, they want the

1 bump-out. She did a pretty good explanation on
2 that. I would be in favor of that. I don't know
3 if anybody else wants to make a comment about
4 that. No. 2, the rear patios, sure, anyone that's
5 got a house is going to want to grill with a table
6 out there. Commissioner Wagner's suggestion is a
7 very good one dealing with square footage. I'm
8 sort of ambivalent as to whether 10X10 is
9 appropriate or if that's too big. Should it be
10 100 square foot? Should it be 80 square feet? I
11 don't know if anybody has any --

12 MR. KAUCKY: I can tell you for
13 someone who grills a lot and likes to have a table
14 and chair out there, I think 10X10 is certainly
15 acceptable. I don't think you can get much
16 smaller than that and have the occupants outside.
17 That's my opinion.

18 MR. KOPP: Does 100 sound good, 100
19 square feet sound good to the people?

20 MR. REMKUS: Yes.

21 MR. KOPP: We agree.

22 MS. CHARLTON: The 100 square feet, I
23 want to make sure we stipulate that it's not going
24 into any active drainage, you know.

1 MR. WAGNER: Of course.

2 MS. CHARLTON: Some language that
3 keeps it out of site improvements.

4 MR. KOPP: You don't want it to be
5 100 by 1.

6 MS. CHARLTON: Right.

7 MR. KOPP: The emergency access road.
8 So the question for us is do we want to try to
9 impose a condition that if there's unauthorized
10 use of it, are we going to try to force them to
11 put in a gate, the electronic gate?

12 MR. WAGNER: I think this is beyond
13 our control because the fire protection district
14 seems to be totally uncooperative in putting
15 anything up, even a minimal plastic thing that you
16 can just simply drive over. I think I've seen
17 metal gates with chains where they just drive
18 through them. I've seen sawhorses and, you know,
19 things like that that they just drive over. Maybe
20 there is something temporary that could be put up
21 like a couple of sawhorses and a bar that's maybe
22 8 or 10 feet wide, at least in the beginning. But
23 I know that you can't mount a 6-inch curb with
24 most vehicles, most automotive vehicles. Now, a

1 pickup truck, sure, you can drive over it but your
2 average Honda Civic or your Buick or whatever, I
3 can't imagine even thinking about mounting a
4 6-inch curb with it. You would end up hung up.
5 So I don't know that there's anything we can do.
6 It seems to be up to the fire protection district.
7 So I would leave it in the fire protection
8 district's problem. I mean, if it becomes a
9 problem, it's solved by them not by us.

10 MS. CHARLTON: To clarify, they are
11 perfectly fine with nothing there. It's the
12 Village and our concern for whether it has an
13 authorized use that we're looking for
14 alternatives, and those alternatives then have to
15 be acceptable to the fire district.

16 MR. WAGNER: I think they have gone
17 out of their way to do many alternatives, and the
18 fire protection district is uncooperative in that.
19 So I think it's in their basket, not ours.

20 MR. REMKUS: Well, there's a gate at
21 Lake Hinsdale that operates the same way.

22 MR. KOPP: So I think the choice is
23 do we have a condition that if it becomes a
24 problem, we make them put in a gate, it has the

1 special --

2 MR. REMKUS: The only problem --

3 MR. RUFFOLO: The residents will
4 drive the bus in that regard. If it's needed, if
5 they're having problems there, I suspect they will
6 be the first ones to want to have something there.

7 MR. KOPP: Well, I think, again, I'm
8 not arguing with you, but I think the concern is
9 the people on Tennessee that some of the residents
10 will be the ones using that as a way out. Again,
11 I'm just telling you that's from all the testimony
12 we have gotten. I personally think the 6-inch
13 barrier is fine.

14 MR. RUFFOLO: I as well. I do not
15 see it as a problem from inside out.

16 MR. REMKUS: I don't want to see it
17 become the home owners' problem later on down the
18 road where they have to pay for a gate and
19 everything. If we make it part of the
20 construction -- part of the cost of building this,
21 then --

22 MR. WAGNER: I think you need to
23 define gate, though. If this is a 50,000 or
24 \$100,000 electronic gate with some access for the

1 fire department, that's ridiculous.

2 MR. REMKUS: I don't know how much
3 the one at Lake Hinsdale cost.

4 MR. GIUNTOLI: Currently, the one at
5 Lake Hinsdale is operated by a garage door opener.
6 And what the problem with -- the issue Tri-State
7 has with that is they're given a lot of garage
8 door openers to operate and when they get to a
9 fire or an issue, suddenly they're trying to hunt
10 and peck at which one works and what if the
11 battery goes dead and everything. So what they
12 want now is a universal system that the Opticon
13 system activates, one button for sure will work.
14 That's the expensive thing. The only time they'll
15 allow a gate in there is if it operates by
16 Opticon.

17 MR. WAGNER: Why don't you put
18 literally a 1X4 railroad gate and you break it
19 off? I mean, it's just ridiculous --

20 MR. REMKUS: They won't drive
21 through.

22 MR. WAGNER: -- that the fire
23 protection district wants to spend everybody's
24 money because they're not willing to do something

1 reasonable.

2 MR. REMKUS: Having driven a fire
3 truck, I would not drive a fire truck through even
4 a 2X4 gate like that. You stand a chance of not
5 only damaging the equipment but causing bodily
6 harm because you don't know what --

7 MR. GIUNTOLI: You don't know what's
8 going to happen to it once it breaks off. That's
9 their point is that they don't -- they don't want
10 to have to penetrate through a rigid article.
11 They don't know what's going to happen to it.
12 There has been a lot of liabilities in the past.
13 That's why they're trying to stay away from that.

14 MR. WAGNER: I think it's -- well, I
15 wouldn't support it.

16 MR. RUFFOLO: I think your question
17 was, Mr. Chairman, whether we require it or not in
18 our proposal.

19 MR. KOPP: Well, I'm assuming we are
20 not going to require it now. Our question is
21 whether we have a requirement if in the future it
22 becomes a problem they have to put in a gate, and
23 I would prefer not to have that.

24 MR. RUFFOLO: I would be opposed to

1 that.

2 MR. LACAYO: Should that be the
3 consumers' problem?

4 MR. REMKUS: I don't think it should
5 be the home owners' problem. If this is going to
6 be a problem, it should be solved at the beginning
7 of the project, not two years down the road when
8 there is so many hard feelings and the home owners
9 all of a sudden have to come up with 5 grand to
10 put a gate in.

11 MR. KOPP: Well, no. We're saying
12 they won't. We're saying the gate is off the
13 table.

14 MR. REMKUS: Okay.

15 MR. KOPP: That's what I'm saying.

16 MR. RUFFOLO: That's what I'm saying.

17 MR. REMKUS: So when people start
18 cutting through there, they just cut through.

19 MR. RUFFOLO: Well, if I'm hearing
20 the argument correctly, the very people we're
21 talking about is residents in the new project. So
22 if that is, in fact, the case, they can discipline
23 themselves in any number of ways, I suspect.

24 MR. KOPP: Well, the only -- no. But

1 the issue is -- the only people that are going to
2 care about that are those two houses in the
3 corner. It's the people on Tennessee that don't
4 want this to become a through street.

5 MR. WAGNER: I just don't see how
6 that's going to happen with a 6-inch barrier curb.
7 I mean, a fire truck can go over 6-inch carrier
8 curb. Can we make it higher? Can you make it 8
9 inches?

10 MS. CHARLTON: I don't know.

11 MR. GIUNTOLI: That I don't know.

12 MR. WAGNER: I think the 6-inch
13 barrier curb is what has typically been used
14 throughout the country period.

15 MR. REMKUS: I'm okay with that.

16 MR. WAGNER: You'll tear the front
17 end of every one of those cars off with a 6-inch
18 barrier curb.

19 MR. KOPP: All right. No. 4 was the
20 covenant documents. I don't have any comments.
21 Jo Ellen did a good job in explaining why she
22 thinks the Village would be benefited by these
23 clarifications. I don't know if anybody has any
24 comments on those.

1 Likewise, No. 5, the
2 elevations, especially since they're going to
3 go -- we're going to see the final elevations, I'm
4 okay with the recommendations there.

5 No. 6 was -- No. 6, 7, 8,
6 those all seem fine to me.

7 Rodents, do we want to
8 formalize his offer to trap the rodents?

9 MR. KAUCKY: Yes.

10 MR. RUFFOLO: Sure.

11 MR. KOPP: All right. If there isn't
12 any further discussion, I can read the motion.
13 Would someone make the motion that based on the
14 submitted petition and testimony presented, I
15 recommend that the Plan Commission forward to the
16 Village Board its findings with regard to the
17 Special Use in PUD Standards and the required PUD
18 findings outlined in Exhibit 1 of the staff report
19 addendum prepared for the May 4, 2016, Plan
20 Commission meeting, and further that the Plan
21 Commission recommend approval of a Preliminary
22 Plat of PUD and Preliminary Plat of Subdivision
23 for Carrington Club, including necessary
24 exceptions and variations, associated with

1 PC 16-04, subject to approval by the Village Board
2 being in substantial compliance with the Plan
3 Documents outlined in Exhibit 2 of the staff
4 report addendum prepared for the May 4, 2016, Plan
5 Commission meeting, except as outlined in Exhibit
6 3 as modified by -- well, as modified by an Item
7 2, requiring the size not to exceed 100 square
8 feet and not encroach upon any drainage areas.
9 Deleting Item 3, and adding an Item 9 that before
10 demolition, an effort will be made to trap and
11 transport rodents. Sorry. I lost my place.

12 MR. REMKUS: Not just rodents.
13 Wildlife.

14 MR. KOPP: Yes, wildlife. Required
15 Modifications/Conditions period. Will someone
16 make that motion.

17 MR. RUFFOLO: So moved.

18 MR. KAUCKY: Second.

19 MR. KOPP: Ask the Plan Commission
20 secretary to call the vote.

21 MS. PRIBLE: Commissioner Lacayo.

22 MR. LACAYO: Yes.

23 MS. PRIBLE: Commissioner Remkus.

24 MR. REMKUS: Yes.

1 MS. PRIBLE: Commissioner Soukup.

2 MR. SOUKUP: Yes.

3 MS. PRIBLE: Vice Chairman Wagner.

4 MR. WAGNER: Yes.

5 MS. PRIBLE: Commissioner Kaucky.

6 MR. KAUCKY: Yes.

7 MS. PRIBLE: Commissioner Ruffolo.

8 MR. RUFFOLO: Yes.

9 MS. PRIBLE: Chairman Kopp.

10 MR. KOPP: Yes. Okay. Thank you

11 very much. That is that matter.

12 MR. GETZ: Thank you.

13 (Which were all the

14 proceedings had in the

15 above-entitled cause.)

16 (The above hearing ended at

17 9:23 p.m.)

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STATE OF ILLINOIS }
COUNTY OF COOK }

I, MARY WOOLSEY, C.S.R., do hereby
certify that I am a court reporter doing business
in the City of Chicago; that I reported in
shorthand the testimony given at the
above-entitled hearing on May 4, 2016; and that
the foregoing is a true and correct transcript of
my shorthand notes so taken as aforesaid.

Mary Woolsey

Certified Shorthand Reporter

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