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PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: LEXINGTON HOMES SUBDIVISION; PC# 16-004

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall,
33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
11th day of May, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Village Planner

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CHAIRMAN LORENZINI: I'd like to call to order this meeting of the Plan Commission. Would you please all rise and say the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Sam, can you do the roll call please?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, the next item on the agenda is approval of meeting minutes. We have two meeting minutes from 4/13, Metro Auto Detail and Egg Harbor Restaurant. Any comments or approvals?

COMMISSIONER DROST: I'll make the motion to approve the minutes of the quick meeting on --

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

COMMISSIONER DAWSON: I wasn't present.

COMMISSIONER WARSKOW: I was not present either.

COMMISSIONER SIGALOS: I was not present either.

CHAIRMAN LORENZINI: Thank you. Okay, the first public hearing and the only one tonight on the agenda is Lexington Homes Subdivision, 900 West Campbell. Have all the proper notices been given, Sam?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: Okay, is the Petitioner here?

MR. FREEDMAN: We are.

CHAIRMAN LORENZINI: Is anybody else going to testify besides you?

MR. FREEDMAN: Mostly, we've got a few. Well, anybody who might. I'm not going to call everybody but I want them all sworn at this point.

CHAIRMAN LORENZINI: Okay, just raise your hand.

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(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Has the Petitioner read all the requirements or requests of the Village in relation to this petition and do you agree to them?

MR. FREEDMAN: Yes.

CHAIRMAN LORENZINI: Okay, thank you. Would you please state your name, spell it for the court reporter?

MR. FREEDMAN: My name is Lawrence Freedman, I am an attorney representing the Petitioner. I'm with the firm of Ash, Anos, Freedman & Logan. My address is 77 West Washington Street in Chicago.

CHAIRMAN LORENZINI: Thank you. Okay, could you give us a brief presentation of your project?

MR. FREEDMAN: Lexington Homes is the contract purchaser of an assemblage of a number of lots which they are seeking to re-subdivide, the total I would think of about 18 parcels. They're seeking to re-subdivide into 15 single-family lots, and in addition, a lot 16 which will be a detention lot ultimately taken over by the Village.

The site in question is approximately 4.5 acres. It's bounded by Campbell Street on the north, Sigwalt to the south, Kaspar to the east, and the unimproved and partial right-of-way of Kennicott Avenue to the west. Initially, I'd like to call John Nelson, our land planner, to walk through the plat and the basic site plan with the Commission.

CHAIRMAN LORENZINI: Could you please state and spell your name please?

MR. NELSON: My name is Jon Nelson, N-e-l-s-o-n. I'm with JEN Land, LLC, and we prepared the site plan for this evening.

CHAIRMAN LORENZINI: Thank you.

MR. NELSON: I think everybody is familiar with where the property is, but this is basically kind of an aerial exhibit that shows what the site involves. The site is all of the vacant land between Campbell to the north, Sigwalt to the south, Kaspar Avenue to the east, and there are lots fronting on Patton Avenue on the west so our property west line is their rear lot line and two lots south side lot line.

As you can see, Kennicott comes into the property both from the north and from the south. It does not exist other than a half dedicated right-of-way. It is not currently built. That will be extended through the development as part of the overall development.

The site is currently zoned R-2 as is the area immediately east and south of the property. The area to the north and to the west behind the lots that we abut is zoned R-3. So, it's a slightly more intense zoning classification but our property is kind of the north end of an R-2 island if you will in this particular area.

This is the site plan. It is being developed under your existing R-2 zone. All of the lots comply with the required lot width, lot area, whether it's an interior corner lot, and all of the yards, front, side, exterior side, rear yards, all comply with the R-2 zone. That includes the required adjustments for what would be lots 1 and 5 to have their, what would be by your definition, an exterior side yard abutting the street to be the average of what exists immediately west of that. We field verified what those lots were set back at and have adjusted the plan to accommodate that. I believe that was an earlier comment by Staff and we went out, verified it and modified that into the plan.

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As you can see on this, there are 15 lots to be built for residential purposes, that is to have houses built on it. On the southeast end of this, you see on this drawing a detention area. That will be on the preliminary plat lot 16. So, lot 16 by your definition, in your zoning code, is essentially a double frontage lot. It's also a through-lot if you will. So, we are technically asking for a variation because we've created one unified lot for detention purposes. Rather than create two separate lots to avoid the variation because the entire lot is for stormwater management that will ultimately be deeded to the Village for your maintenance and ownership, we felt that just creating a single lot, asking for the variation is the prudent thing to do.

So, that is the only variation under the zoning ordinance that we are asking for. That would be in Chapter 29, Section 307.F if you will. That's the context of our proposal. In summation, it's straight zoning and everything complies as required based on subdivision within the zone. Thank you.

MR. FREEDMAN: We had a meeting with the neighbors as suggested by the Village. It was very helpful. I think one of the major issues, there may be some others, but one of the major concerns they had, understandably so, was stormwater management. That being the case, I think what the next witness we're going to present who will go into a little more detail will be our engineer Ron Adams to discuss the engineering for that aspect.

CHAIRMAN LORENZINI: Will you please state your name and spell it?

MR. ADAMS: Ron Adams, A-d-a-m-s, Pearson, Brown & Associates, 1850 Winchester Road, Libertyville, Illinois.

As part of this, we prepared the preliminary engineering for the project. As Larry said, at the homeowners/neighbors meeting to discuss the project, probably the most time was spent and the concern was about the drainage and stormwater management. What we have proposed on this project is all the water from the subdivision will be collected through storm sewers and discharged into a detention basin on the southeast corner. The outlet from that detention basin will be to the north up to a very deep, specifically designed storm sewer on Campbell.

So, we're basically taking the water and bringing it up to Campbell where they've put in a relief sewer some time ago that is a separate sewer. If we were to discharge right now into Kaspar and Sigwalt, that's a combined sewer system. So, it is much more desirable to take this and keep it out of the combined sewer system and discharge it up to Campbell.

The design criteria for the detention facility will be the Village of Arlington Heights' which is more stringent than the Metropolitan Water Reclamation District's requirement for stormwater management. So, we will be meeting the Village's complete release rate and storage volume requirements of the Village of Arlington Heights. We have discussed this with Staff, and as recently as today we talked to Jeff Musinski with the Public Works Department, and he was very familiar with what he commonly called it the Henry property, how we have it proposed to drain, very much in favor of taking this property off of the combined sewer area drainage.

He also mentioned to me that after a couple of events that have happened in the Village, and events I mean rainfall events, there are parts of town that are being studied currently and one of those is the Henry property. He saw that what we're doing with this is a great improvement of helping the overall drainage for the area and taking stormwater off of

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the combined system. He also expressed the fact that the sanitary sewer that we would be putting in here would be new, would be a new type of material, would be watertight, it would also be helping the condition of the existing combined sewer system in the vicinity. So, he saw it as positive.

That's really it. So, I'm available for questions.

MR. FREEDMAN: I think we also would like to review the proposed landscaping with you.

MS. DICKSON: Good evening, my name is Sharon Dickson, D-i-c-k-s-o-n. I'm a landscape architect with Dickson Design Studio. We are located at 526 Skyline Drive in Algonquin, Illinois.

Before you tonight is the landscape plan we've prepared for this project site. The larger dark green circles indicate preservation of existing trees, a total of 41. As you can see, they are mainly located around the perimeter of the property with one large hackberry about in the center of the site.

Kennicott, once it is a true through-street, will be landscaped with parkway trees, and we will have a filler parkway tree on Kaspar Avenue. All the lots have additional trees on site. Each home site has an additional two canopy trees, and a mix of four ornamental and evergreen trees either located in the rear, the side, or the front yards.

The detention as mentioned will be naturalized, so the entire bottom and side slopes will consist of native flowers and grasses. Then particular lots that front streets, we've added some additional landscape material. There is also additional material around the detention basin.

This image shows an existing typical foundation for a new home site, one of the residences. As you can see, there is a parkway tree in the front. Most lots have at least one, some have more, just depending on how the lot is laid out. Then you can see in the rear yard, there's two additional canopy trees and a mix of four ornamental and evergreen trees. Then along the front foundation, there's a full front foundational landscape plan consisting of a flowering tree, a mix of evergreens and deciduous shrubs, perennials for additional color.

All plants are conducive to your climate zone and offer four seasons of interest. We have a mix of, as I mentioned, canopy, evergreen, deciduous, and evergreen shrubs, some ornamental grasses and some perennials for additional color.

Thank you very much.

MR. FREEDMAN: We also have other representatives of Lexington here as well as those who will testify if there are questions from the Commissioners.

CHAIRMAN LORENZINI: Thank you. Sam, would you like to give the Staff report please?

MR. HUBBARD: Sure. So, as you've heard, the property is zoned R-2 which is a Single-Family Dwelling Residential Zoning District, and it's comprised of 18 --

AUDIENCE MEMBER: Can you turn the microphone on?

MR. HUBBARD: The microphones are not working. So, unfortunately, I don't have a microphone.

AUDIENCE MEMBER: You could use the one in the middle so we can hear you.

MR. HUBBARD: If you guys don't object, I'd be happy to do so.

Good evening. My name is Sam Hubbard, I live in Evanston. Okay,

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so as you've heard, the property is zoned R-2 which is Single-Family Residential Zoning District. It's composed of 18 single-family lots, 16 of them do not conform to the minimum lot standards as required in the R-2 Zoning District. So, the Applicant has proposed to subdivide those 18 lots into 16 lots, 15 of which would be used for single-family homes with the 16th used for detention purposes.

The Plan Commission may recall a previous proposal for this area which Petitioner did not incorporate the entire site as proposed this evening, and included that end on to Kennicott rather than finishing the street grid layout and connecting Kennicott all the way north to Campbell. The current proposal has incorporated this additional land to provide a connection all the way north to Campbell and will be dedicating the missing right-of-way to Kennicott to provide the necessary street width as required by Village Code.

So, the Applicant has applied for a preliminary plat of subdivision approval with one outlot being the detention lot in the southeast corner of the site. As you've heard also, one variation has been requested as part of this proposal which would be for the double frontage lot, the detention lot. The Applicant submitted their justification as required by code to justify this potential variation.

Staff has reviewed this justification and concurs with the Petitioner that the necessary standards of approval have been met to allow a variation. Staff has also evaluated all the lots as they've been proposed, and they do conform to the standards as contained in the R-2 District. Therefore, there will be no variations requested for lot size, lot width; no setback variations or coverage have been requested.

As mentioned earlier, the detention basin is proposed in the southeastern corner. It is designed to be a dry basin except obviously during high times of rain. Although the Petitioner has explored the possibility of providing an underground stormwater vault, ultimately they did decide to proceed with the proposed aboveground detention basin. Both underground vaults and aboveground detention basins are allowed by code, so either option is suitable.

The Village Engineering Department which reviews all subdivisions for compliance with county and Village stormwater regulations has reviewed these plans, and they are confident at this point that the subdivision can conform to all engineering requirements. There were no outstanding comments from Engineering, so they are ready for the project to move forward with final engineering.

As the detention basin will be transferred to the Village to ensure proper maintenance, the development will be required to provide a one-time up-front fee to assist with the ongoing maintenance responsibility. This is consistent with what the Village has done in similar subdivisions in the past. So, the Applicant has agreed to work with Staff to determine what this exact per-lot fee will be, and this is a required condition of approval as recommended by Staff.

With regard to tree preservation, the Petitioner has worked diligently with Staff to save as many trees as possible. There are several existing mature trees on the site, and of course not all of them can be saved. But the Applicant has demonstrated a willingness to work with us and is proposing to save many of the quality trees that are not within the path of development. In fact, in certain circumstances they altered aspects of the development to help preserve trees such as the southern portion of the sidewalk along Kaspar which meanders around a 33-inch diameter cottonwood tree.

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Additionally, the Applicant has proposed 144 replacement trees and will also be installing native plantings within and around the detention basin to help with stormwater infiltration and to add to the aesthetic value of the natural area. It should be noted that the individual design of the homes are not the subject of this evening's hearing, and the project will likely appear before the Design Commission on May 24th or in early June to review the home models that will be proposed. In addition, each individual home when finalized will have to go before the Design Commission for review and approval of that particular home to ensure quality and compatible design with the subdivision and overall neighborhood.

So, Staff supports this petition to the Plan Commission and Village Board approval of the preliminary subdivision. The Applicant will finalize engineering plans and details and appear again before the Plan Commission for final plat of subdivision approval. Thank you.

CHAIRMAN LORENZINI: Thank you, Sam. Do we have a motion to enter the presentation into the public record?

COMMISSIONER JENSEN: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER ENNES: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay. Now we'll go to questions from the Commissioners. As Sam said earlier, we apologize that there only seems to be two mics working and I think we can all try to speak up. Lynn, would you like to start the questions?

COMMISSIONER JENSEN: Yes. You've answered all of my questions from the Plat & Sub meeting that we had and you've made quite a few adjustments that really meet of the things that I think were discussed.

I do have one question of Staff because I don't understand the expression that you used. You said that Staff feels that the handling of stormwater conforms to the Village's requirements. Does that mean that the engineers are fairly confident it will take care of all of the water that it might need to take care from its own, you know, area, so that none would flow into the other areas?

MR. HUBBARD: That's correct. It will be designed to contain all the runoff generated by the development.

COMMISSIONER JENSEN: Okay, thank you. That's all I have.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: I'm going to hold any questions until I hear from the public.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: I will, too.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I don't really have any questions at this point except just one. Knowing Jon Nelson from 35 years ago, Jon, your beard was shorter and there wasn't any gray in it.

MR. NELSON: There was no gray in it but it was not shorter.

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COMMISSIONER GREEN: No more questions.

CHAIRMAN LORENZINI: Jay, anything?

COMMISSIONER CHERWIN: No, I echo Lynn's comments. You know, I have seen this through the Plat & Subcommittee, I saw the prior proposals as well. So, I'm very familiar with it. Also, the stormwater was at the top of my mind, we went through this in the Plat & Sub and I was glad to see your presentation. So, I appreciate that. I will reserve my comments for public comments.

CHAIRMAN LORENZINI: Thank you. John?

COMMISSIONER SIGALOS: I actually have a couple of questions. How deep is this detention basin?

AUDIENCE MEMBER: We can't hear you.

COMMISSIONER SIGALOS: My question is how deep will this detention basin be?

MR. ADAMS: It will be approximately four feet. In a "one-hundred-year" storm, there will be four feet of water in the basin. So, any less than that would have less water.

COMMISSIONER SIGALOS: Approximately what price range do you see these homes being sold for?

CHAIRMAN LORENZINI: Price range of the homes?

MR. ROTOLO: My name is Bill Rotolo, I'm vice president of Lexington Homes. The address is 1731 North Marcey Street, Chicago, Illinois.

Our homes will start around 725 to 750, that would be the base home, and with options we are projecting that the average home will sell for about 825 to 850.

COMMISSIONER SIGALOS: That's the only questions I have.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: I'd like to wait for public comment.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: Just for a little more historical background, this was originally approved in part when D.R. Horton had the project, and for historical purposes, I believe on the wish list was to combine the Horton project with the one that is the northerly part. The object was to also try to provide for a through-street in that subdivision. Is that correct?

MR. FREEDMAN: That's our understanding, yes. I think that's what we've been trying to accomplish.

COMMISSIONER DROST: Yes, and I believe the price points, too, are consistent with what the Horton group had. That's it.

CHAIRMAN LORENZINI: I've got a question. There is another development not quite as, the homes are not quite as large but it's a nice development. The homes look good but all these cable boxes in the front, not in the side, not in the back, but in the front, and I think it just looks terrible. So, can we be guaranteed that these cable boxes or TV boxes or whatever they have will be hidden somewhere? Rather than in the front yard?

MR. AGENLIAN: Good evening. My name is John Agenlian, A-g-e-n-l-i-a-n. I'm the director of land development for Lexington Homes. We have already been working with ComEd, Comcast, and AT&T. I have their design in hand and the dry utilities will be in the rear yards. They will not be overhead, they will be underground, and all the infrastructure will be in the rear yards.

CHAIRMAN LORENZINI: Is there an approximate start and completion

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date?

MR. AGENLIAN: Well, we will start as soon as we receive final approvals through the Village and through the MWRD. We will complete the development as fast as sales allow, but we would expect to start this year as soon as possible, late summer, complete the land development improvements this year, and continue to build out over the next year-and-a-half or so. All depending on sales which we expect to be good.

CHAIRMAN LORENZINI: Okay, good. Mr. Nelson? I have a couple of questions on the detention area. Or whoever did the detention, Mr. Adams. The detention basin and four-foot, in the hundred-year storm that maybe happens more frequently that would have the four-foot in there, typically how long does it take for that to discharge?

MR. ADAMS: Probably a day.

CHAIRMAN LORENZINI: A day. So, normally it's a dry basin. What types of slopes are on the side of the basin?

MR. ADAMS: Three to one. Three to one slope.

CHAIRMAN LORENZINI: All right, that's the only questions I had. So, we'll go to the questions from the public. So, why don't we, let's go in order. So, we'll start on my left, your right side of the room and go row by row. Any first person in the third row, fourth row? Yes, ma'am, you had your hand up first. Would you please come forward? Come forward to the microphone, state your name and spell it please, give your address.

QUESTIONS FROM AUDIENCE

MS. KIRCHHERR: I'm Pat Kirchherr, K-i-r-c-h-h-e-r-r. I live at 408 South Kennicott here in Arlington Heights. I just moved here about a year ago, so it's exciting to be here.

What I want to know is when Kennicott is extended, will there be stop signs on Kennicott and Sigwalt and Campbell?

CHAIRMAN LORENZINI: Sam, is that something you can answer?

MR. HUBBARD: I don't believe we've gotten to that point of final engineering yet. But I don't know, maybe the Petitioner will know.

MR. ADAMS: I think there is a stop sign currently on Kennicott at Campbell. So, Kennicott is stop, Campbell is through. I'm assuming that we will put a stop sign on Kennicott on our side. Right now, the intersection of Kaspar and Sigwalt, and Patton and Sigwalt, there is not any stop signs on any direction on those streets. So, if it's the Village's desire for us to add some stop signs at Kennicott or whatever, yes, we'll be happy to do that.

CHAIRMAN LORENZINI: So, that's the Village's call?

MR. ADAMS: That's the Village's call which, you know, but right now apparently Campbell is like a through-street with no stop signs on it. So, I would imagine they'll keep it that way, but Kennicott does stop as you go south.

CHAIRMAN LORENZINI: Thank you. Anybody else in that row? Next row? Yes, come forward please. State your name and spell it please and give your address.

MS. KORNBLUM: Maryann Kornblum, K-o-r-n-b-l-u-m, 10 North Kennicott. I just have a quick question, I've been to these meetings before, and wondering, it looks like I have my answer, but the former Henry Gardner house on Campbell just west of Kennicott, is that now also part of this? Last time there was confusion as to who owns that little house.

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CHAIRMAN LORENZINI: I think we haven't answered that yet.

MR. AGENLIAN: Yes, there is an existing structure that remains on the property at 929 West Campbell. It's approximately at the upper left-hand corner on lot number 1. This is part, that existing home and garage is part of this proposal, we will demolish both and make way for a new home on lot number 1.

CHAIRMAN LORENZINI: Thank you. Okay, anybody else on this side of the room? Yes, sir, come forward. Will you take the mic please?

MR. SCHILTZ: Sure. I'm Pat Schiltz, S-c-h-i-l-t-z, I'm at 110 South Kennicott. I'd like to make a comment. I've got three small kids and another one on the way. Especially as we're heading to the baseball season and whatnot, the traffic situation, not just for my family but for the other young families that will be buying those homes. So, please put that in consideration. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on this side of the room? Yes, ma'am.

MS. SEARS: My name is Lucy Sears, S-e-a-r-s. I live at 111 South Patton. My question is about the retention pond, and if it's full of water, the safety of it. Is it going to be fenced? I know you said it would take a day possibly to drain, but it may attract young children there, and I think there is a school bus stop on Sigwalt for the high school. So, if that will be, when construction is imminent, will that be moved or for the safety of --

CHAIRMAN LORENZINI: Detention ponds are pretty common and when they're pretty sloped is relatively safe to get out of. But let me ask the developer to maybe answer that for you.

MR. ADAMS: The current proposal is not to fence the retention pond. There are very few retention ponds within Arlington Heights in most communities that are fenced. So, we are not proposing to put a fence in but we do have three-to-one slopes which are reasonable to get out of.

CHAIRMAN LORENZINI: Detention ponds are or are not?

MR. ADAMS: Are not.

CHAIRMAN LORENZINI: Are not, all right. Okay, thank you. Any other questions on this side? Let's go to my right, your left. Yes, sir, please come forward.

MR. SCHROEDER: My name is Brad Schroeder, S-c-h-r-o-e-d-e-r, 903 West Sigwalt, right across the street. When you look at the retention pond, looking out my front window, what am I going to see?

MR. ADAMS: Right now, what you're going to see is there's one existing tree, that's the dark green shown there. There's three additional parkway trees. Then there's some additional understory trees. So, all that vegetation that's along Sigwalt is screening the pond. So, there's going to be some trees, some bushes, some shrubs. Then the detention pond itself is going to have like grasses and flowers and things like that. It's not going to be bluegrass mowed lawn. It's going to have plant material that is designed for and good for a detention facility. It's going to have the ability to absorb water, get some of the bad stuff in runoff out of the water. So, it's a good thing.

CHAIRMAN LORENZINI: Kind of a filtering system, it's like a filtering system.

MR. ADAMS: It's like a filter and it promotes infiltration and it's a good thing. It's going to be pretty.

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MR. SCHROEDER: It's going to be pretty, that's the main thing. The other question is, sir, you mentioned that you had a meeting with the neighbors?

CHAIRMAN LORENZINI: Could you, I'm sorry, please use the microphone so that the court reporter can pick it up?

MR. SCHROEDER: What?

CHAIRMAN LORENZINI: Speak into the microphone so the recorder can --

MR. SCHROEDER: Oh, yes, I'm sorry. You mentioned that you had meetings with neighbors?

MR. FREEDMAN: One meeting.

MR. SCHROEDER: One meeting?

MR. FREEDMAN: Many neighbors.

MR. SCHROEDER: Oh, how did we --

MR. FREEDMAN: Well, did you, I'm going to ask you a question. Did you get one of the notices for this meeting that we mailed out?

MR. SCHROEDER: Yes.

MR. FREEDMAN: We mailed, it was the same mailed notice. I mailed it, I did it so I know. We mailed twice to the same group. Okay, so I'm sorry you didn't get one, I don't know why.

MR. SCHROEDER: Hopefully I didn't throw it away. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, ma'am.

MS. ANN RUFENER: Yes, I have the same question he had. I did not receive a mailer.

CHAIRMAN LORENZINI: Ma'am, can you make it to the mic please?

MS. ANN RUFENER: I'm Ann Rufener, I'm at 121 South Kennicott, we're around the corner there, first driveway off of Sigwalt and Kennicott, south. We did not receive anything until the second meeting. No one has talked to us at all about this.

The other concern I have about is the congestion of the number of houses going here. I think that it presents a problem to the community and to the various neighbors of the community. The rest of us have much more space than these that are showing up.

MS. LILLIAN RUFENER: To elaborate, my name is Lillian Rufener, same address. To elaborate, I think someone said that 16 does not conform, 16 lots do not conform to the minimum lot standard. I mean that's one question. It seems in general that there is a lot of overcrowding, and then there is overbuilding happening here. Just to reiterate what Ann said is that there was never, we never received anything in the mail saying that there would be a meeting. So, when someone says, you know, they've had a meeting with the neighbors, as far as I know and as far as this gentleman knows, there was nothing in the mail. Nothing was received. When this mailing went out, we had to sign for the letter.

So, for this meeting, there was a letter in the mail we had to sign for. I know we received it, we read it, we were aware of it. But when they're saying that there was a prior meeting with the neighbors, maybe that depends on how you define neighbors, I don't know. But we did not receive anything, I am sure of that.

The third question is if the public objects to the number of lots or the size of the homes that are potentially being built, who does the public address their concerns to?

CHAIRMAN LORENZINI: Okay, so a few questions. So, the first one,

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Sam?

MR. HUBBARD: The first one was about 16 lots. When I began my presentation, I mentioned that that property is currently composed of 18 lots, 16 out of those 18 lots that currently exist on the property do not meet the current lot standards for the R-2 District. But they are re-subdividing and they are re-platting the lots so that they'll create 16 new lots all of which will meet the lot size standards.

MS. LILLIAN RUFENER: Can the Village disclose what the actual size is instead of the public having to ask and trying to find out what does this code mean or what does certain terminology mean? Can you put that, can you disclose that to the public? Can you say -

MR. HUBBARD: Absolutely. Our code is on our website, and the plans for this subdivision are also on the website, and the public hearing as well. We have the plans in our office as well, so if you'd like to stop by, I'm more than happy to show you.

CHAIRMAN LORENZINI: The entire Village is zoned and certain areas are zoned for certain sized homes. This area is zoned R-2 and each zoning requires a certain lot size. So, for the R-2 zoning, it requires a certain sized lot, and that's the Village standard and ordinance. All these meet those requirements.

MS. LILLIAN RUFENER: What are the others, the sizes of the houses around, of the blocks? Because what we see here, this is isolated. We don't see how the surrounding blocks --

CHAIRMAN LORENZINI: Okay, so this is R-2.

MS. LILLIAN RUFENER: -- called neighbors, we don't see the comparison.

MS. LILLIAN RUFENER: So, this is R-2. What else is in there, Sam?

MR. HUBBARD: As far as lot size?

CHAIRMAN LORENZINI: As far as the surrounding lots.

MS. LILLIAN RUFENER: You don't see relative size.

COMMISSIONER DAWSON: Sam, there was a slide earlier that had the other side of the street there. There you go. So, in this one, there are six homes. The only thing built are five on that same --

MS. LILLIAN RUFENER: Will this be posted on the web?

MR. HUBBARD: Yes. All the plans will be on the website. If you'd like to reach out to me tomorrow, I'm more than happy to set up a time, you can come to our office and you can take a look at the plans as well.

MS. LILLIAN RUFENER: But will this be on the website?

COMMISSIONER JENSEN: This is already on the website.

MR. HUBBARD: It's on the website.

MS. LILLIAN RUFENER: It is? Thank you.

CHAIRMAN LORENZINI: But just to answer your question, all the homes to the east, to the west, and to the south, they're all R-2, the same as these, and they all meet, these meet all the standards of all the surrounding homes.

MS. ANN RUFENER: The one south as well?

CHAIRMAN LORENZINI: Yes. Yes, correct. Yes.

COMMISSIONER JENSEN: In your report, Sam, you have a table that compares this set of lots with the average around the area. The average around the area is about 9,600 square feet. The average for their lot will be 10,716. So, their lots are larger and

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they would have essentially the same sort of building on their lot. So, they are actually giving you less density than is the average around there that's already established. You should see the Staff report which is about five pages which has all of the numbers that you asked for and makes comparisons between the rest of the community around that area and the proposed development.

MS. LILLIAN RUFENER: How was the average determined?

COMMISSIONER JENSEN: Well, I'd have to ask Staff, but I assume, I figure like most averages.

MR. HUBBARD: Right. Yes, we took a survey on some of the lots on the north side of Campbell between Kennicott and Kaspar, and on the east side of Kaspar between Campbell and Sigwalt. So, we just did a classic average compilation and --

MS. LILLIAN RUFENER: The lots that you used for the average, is that disclosed in the report?

MR. HUBBARD: As I've described it to you today, yes.

MS. ANN RUFENER: By observation, those are smaller than the ones on the south side, just so you know.

MR. HUBBARD: I'd be happy to go over it with you --

MS. LILLIAN RUFENER: Thank you. If the public has any concerns, would they have any, let's say if the public has concerns, who do we address our concerns to?

MR. HUBBARD: Well, this is the forum to address your concerns, and if you want to communicate directly with me as well.

CHAIRMAN LORENZINI: Well, if you have any other questions, Sam, I'm sure you'd be glad to take their call as you mentioned if they have other questions.

MS. LILLIAN RUFENER: Thank you.

CHAIRMAN LORENZINI: Thank you. Yes, come back please. Restate your name.

MR. SCHROEDER: Brad Schroeder again, I'm sorry. The retention basin depth, how does that compare to the large retention basin just north of Thomas?

CHAIRMAN LORENZINI: I don't know. Maybe Sam can get back to you.

MR. ADAMS: I don't know what the depth of any other detention pond is in the vicinity. I know that ours is four feet deep and that's within the limits of the depth that the Village allows. The slopes are within the limits of what the Village allows. We're storing the one-hundred-year event with the release rate that's allowed by the Village. It's an overly restrictive release rate which is, so the detention volume is larger than what it would otherwise be if this were designed to the new Metropolitan Water Reclamation District standards. So, volume-wise, this detention pond will equal the volume of any other development that's probably been built in the Village for many, many years.

CHAIRMAN LORENZINI: Okay, thank you.

MR. ADAMS: So, I just don't know what --

CHAIRMAN LORENZINI: That's fine.

MR. ADAMS: Depth means nothing. It's width and depth equal volume.

CHAIRMAN LORENZINI: Okay, thank you. Anybody else on this side have any questions? Yes, ma'am, second row. Name and address please.

MS. SHEEHY: My name is Elizabeth Sheehy, and I live at 21 South Kaspar which is the middle of the block just east and across the street from the --

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CHAIRMAN LORENZINI: Can you spell your last name?

MS. SHEEHY: S-h-e-e-h-y. So, just in the middle of the block across the street from the Henry property. I've resided there for 36 years and so I'm probably one of the residents who's lived there the longest at least in our block. I have three areas of questions or comments.

The first one is that, you know, this used to be a very lovely property and maintained by two landscapers who were in full employ of the Henry family. But in the last four to five years, it's gone in to great decline which has promoted a little increase in terms of troublesome animals. This week, there was a huge raccoon in the yard, there was a huge skunk in the yard in the daylight. Everything has become overgrown. So, I would ask that as a precursor to doing this project, that the property get cleaned up.

There are enormous trees on this property that have toppled over, and the root ball is bigger than this thing here. It just gives me concern that we're attracting all manner of problems with the kind of development in animal control. Additionally, for the past four to five years, I've had to pursue the Village every summer in order to get the yard mowed there. So, I really would appreciate if, we have brush in amongst these trees on the parkway that are almost as tall as the 50-year-old trees and it's just wild brush. So, it's an enormous mess and it would really I think help the neighborhood as well as I would think help in the sale of the property and make it more attractive if it could be cleaned up as a precursor to really getting going there to offset maybe some of the construction mess that will occur.

My second point is that I'm not particularly an endorser of the detention facility above ground. I think it's a real detraction to the area overall, especially since the R-2 zoning was to make this a little bit larger properties with the graceful trees and so forth.

In particular when we did have the neighborhood meeting which I guess some people weren't notified about, I did put a question to Ms. Dickson from the landscape area about whether this type of facility attracted animals. She said that, at least if I understood clearly, that she wasn't really familiar with whether it did but that the natural grasses there were an attraction for mosquitoes. She was not aware of what the mosquito abatement program would be from the Village. So, I'm keenly interested in that because we all know mosquitoes are a big issue in the news these days and I don't think that's something we want to attract if you think that's the case. I hope I have not misquoted what she said at the meeting.

My third question is, as I said, we've lived there for 36 years, and we spoke with the people prior to us. We have never had in our home any issue of backup with all the storms we've had in the past 36 years. I sense from some of the neighborhood meetings over the years about these two projects, the preceding one that was proposed and this one, that there are people to the south of us that have had some. My question is who absorbs liability if this proposed drainage plan is insufficient and there are problems or increases? We would definitely know since we have never experienced it in think 36 years we have --

CHAIRMAN LORENZINI: Okay. As long as you're there, what home do you live in?

MS. SHEEHY: 21 South, we're in the middle of the block.

CHAIRMAN LORENZINI: Patton?

MS. SHEEHY: No, Kaspar. So, we're right across from number 13 --

CHAIRMAN LORENZINI: And you did get a notice of the meeting?

MS. SHEEHY: We did, both meetings. I attended the first, so that's why I

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had the question regarding the mosquito abatement.

CHAIRMAN LORENZINI: Well, as far as the flooding goes, the Village has not only a Planning Department, they have a full Engineering Department that looks at all this type of flooding issues and that it is designed according to the best engineering practices. As was stated, the Village requirements are even more restrictive than the Cook County requirements for drainage. So, I mean other than designing things as reasonably and as conservatively as you can, I don't know if there's any guarantee.

MS. SHEEHY: But we are agreeing to absorb an awful lot of open land here which has been there for all those years. So, I think it's a reasonable question, especially for those folks who as I said are south of us who seem to express some concerns about this and have probably experienced this kind of thing. It's, you know, there's limited say so we have over the project, so I guess, you know, I certainly don't know any of us who have engineering background so we are taking everything on faith here. I'm just saying the Village has to say pretty strongly that you are absolutely confident because you're going to have a lot of unhappy folks otherwise.

CHAIRMAN LORENZINI: Do you want to say anything further on that, Sam?

MR. HUBBARD: I can assure that it will meet all of our engineering guidelines which are designed to minimize any impact on neighboring properties.

MS. SHEEHY: What level of redress do you pursue if it doesn't function well enough? If people start experiencing problems or the problems are worse than they've had there before?

MR. HUBBARD: As an attorney, I don't know if I can answer that question.

MS. SHEEHY: Well, you're making a decision on behalf of everybody in that area.

CHAIRMAN LORENZINI: Can you say anything about mosquito abatement for the Village?

MR. HUBBARD: Absolutely. So, our Health Department regularly communicates with Cook County and works with the Cook County mosquito abatement program. So, every season we notify them of our existing detention ponds and basins in and around the Village. So, we make sure that they go out and spray so that, you know, it doesn't create a mosquito hazard.

MS. SHEEHY: Do they give notices to the area that they're going to be spraying? Or that just kind of happens?

MR. HUBBARD: I'm not sure. I'm not a hundred percent sure on how that works, but I can certainly look into that.

COMMISSIONER GREEN: You've probably heard the truck in the summertime late at night with the light going and there's --

MS. SHEEHY: Early on years ago. Not in the late years.

COMMISSIONER GREEN: They still go that way because --

MS. SHEEHY: Not in recent years. They may want to do that then.

CHAIRMAN LORENZINI: One of your other questions, maybe the developer can answer it. Obviously you're going to kind of clean up the lot because you're going to make it presentable. But what about the animals and maybe the --

MS. SHEEHY: Well, just take the dead trees. I mean, you know, literally as

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you drive by, you can see root balls that are just, you know.

CHAIRMAN LORENZINI: They're obviously going to have to clean this up.

MS. SHEEHY: Yes, but I would prefer if they did it with some immediacy.

MR. AGENLIAN: We were notified of this request by Staff. Bill Enright called us a few weeks ago, and it was reiterated at the meeting that we had here at Village Hall with the neighbors. Within the last two weeks, I had a tree clearing crew go on site, Clean Cut Tree Service does all of our work, and they went and cleaned up any of the trees that were laying on the ground. There is a root ball that's still there. However, any of the brush, debris, trees that were dead and laying on the ground were cleaned up.

We're not authorized, we don't have a permit to start tree clearing. I would love to, I would love to start next week, but we don't have that permit yet. The final engineering and the final tree preservation hasn't been approved.

I had the site mowed two weeks ago. You can drive by today, the grass looks pretty good but the dandelions have sprouted up. We are on the schedule for getting to mow again this Friday or Saturday, so the site is on about a two-week mow schedule. So, we've heard those concerns and we tried to address them to the best of our ability and with the authority that we have to do work.

CHAIRMAN LORENZINI: Okay, thank you. Anybody else on this side of the room? Yes, next row then.

MS. FLECK: This gentleman had a question.

CHAIRMAN LORENZINI: Yes, we'll get back, we'll come back, I'm sorry, I missed him. Your name, spell it, and your address.

MS. FLECK: My name is Leslie Fleck, F-l-e-c-k, and the address is 625 South Highland Avenue. I have a question in regards to the pricing that was stated, it was 750K or plus. How does this pricing play in regards to the other houses on the market in the area? Is that

-- what clientele are we looking at, at that pricing? And what happens if there is no demand and let's say the houses would only go for 300 or 400? Is there any affect for us in the area if the demand cannot be met at 750K?

CHAIRMAN LORENZINI: I'll ask the developer to address that question.

MR. ROTOLO: Well, I can verify that the base prices will be in the range I mentioned and we wouldn't lower them because that's the cost that we're paying. So, in terms of options that people choose, I can't determine that exactly. It depends on each individual buyer. But we have a history and averages and that's what I gave here.

In terms of who the buyer will be, it will be people just like everyone else who is living here now. Pretty similar buyer profile to existing residents in the Village.

What was the other question? You asked about how does that compare to the prices in the area. We're above the average prices of existing homes in the area. We're about equal to the new construction homes that are going up, basically tear-downs that are going up scattered around the neighborhood, because we did pretty extensive research on that. So, we're pretty similar to most of the tear-downs.

CHAIRMAN LORENZINI: Are you going to build them all at once or as you sell them?

MR. ROTOLO: Only as we sell them, except for we probably will start a model spec house.

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CHAIRMAN LORENZINI: So, you won't end up with a lot of empty houses and things.

MR. ROTOLO: No. We don't start construction until we sell.

CHAIRMAN LORENZINI: Okay, thank you.

MR. ROTOLO: Except for the one.

CHAIRMAN LORENZINI: Right, okay. All right, thank you. Yes, sir.

MR. HANGEY: My name is John Hangey, I live at 1105 West Sigwalt Street.

CHAIRMAN LORENZINI: Spell your last name please.

MR. HANGEY: Hangey, that's spelled H-a-n-g-e-y. I've lived there for 13 years and quite frankly I'm really pleased to see that this property is going to be developed for all the reasons that you've heard so far, animals, et cetera, et cetera. One thing that I look at is not so much the plat and the buildings that are so far designed for the property, but for the additional traffic that it's going to impose on these various streets, Campbell and Sigwalt especially.

If you travel down Sigwalt pretty much going east from downtown to say Dwyer on Sigwalt Street, from about Ridge to Kaspar which was really surprising to me but because of the problems of backing out my driveway onto Sigwalt and so forth, the traffic that moves along Sigwalt as you well know is not consistent with the speed limit. When you, at Ridge at the stop sign and you go west, there's a real deep depression between Ridge and Kaspar, and you lose sight of all the cars that are west of Kaspar. One of my concerns is, because of the way that traffic moves along Sigwalt, as they approach Kaspar, you know, they will not possibly see cars that are exiting from the street. I really don't know but that's, you know, something that I think should be taken a look at.

The other thing that I would just request you to do is the retention basin, while it's a good thing, it's really located fairly close to the sidewalks, and we have a lot of youngsters walking the sidewalks. When that is full, some of the youngsters that are inquisitive and so forth, I don't think it's a good spot for it because it's so close to the public walkway. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, sir, come forward.

MR. BROWN: Good evening. My name is Mike Brown, I'm at 1106 West Wing. I thought this land was zoned R-E, I'm hearing now it's zoned R-2. Was it ever rezoned from R-E to R-2?

MR. HUBBARD: Not that I'm aware of.

MR. BROWN: What is the lot width minimum for R-2?

MR. HUBBARD: 75 feet.

CHAIRMAN LORENZINI: 75 was the answer.

MR. HUBBARD: Yes, depending on if it's a corner lot or an interior lot.

MR. BROWN: What's the minimum lot square footage for R-2?

MR. HUBBARD: 10,000 square feet.

MR. BROWN: 10,000, okay. All right, great. Thank you very much. Best of luck with it.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, sir, in the back row.

MR. MENARD: My name is Byron Menard, M-e-n-a-r-d. I live at 44 South

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Salem, so I'm right at the corner of Sigwalt and Salem. Just curious, is there any kind of a plan for trucks routing in and out of the area when all this is going on? Are they going to be lined up at Sigwalt? Or you know, is there any kind of code that says, you know --

CHAIRMAN LORENZINI: I'll ask the developer that.

MR. AGENLIAN: We don't expect to interrupt traffic flow on Campbell or Sigwalt. There may be, you know, during land development construction activities, there may be a little bit of work done on those intersections. But once we get Kennicott built, we obviously intend to have our construction traffic and the men and women building the home will be, you know, off of Sigwalt, off of Campbell, and contained on site.

CHAIRMAN LORENZINI: Is that the first phase, to build Kennicott?

MR. AGENLIAN: Yes, the phase of development, once we have the development permits, you know, demolition of the existing home, tree clearing, earth work, underground utilities, sewer and water, more grading and then curb, and building Kennicott, absolutely. The idea is to get the land development improvements in this summer and fall so that we can build the homes off of the hard surface.

CHAIRMAN LORENZINI: The homes are built one by one?

MR. AGENLIAN: Yes.

CHAIRMAN LORENZINI: Okay, thank you.

MR. MENARD: What are the working hours?

CHAIRMAN LORENZINI: Sam?

MR. HUBBARD: Off the top of my head, I couldn't say. I want to say 7:00 a.m. to 6:00 --
have a time --

MR. HUBBARD: There is a definite time --

MR. MENARD: Sundays? Saturdays? Does it matter?

PETITIONER REPRESENTATIVE: Saturdays, 8:00 a.m., sir.

MR. MENARD: Then just to reiterate what people are saying about the water, we do and have had several heavy rains over the years, probably over the last 20 years. Actually on Salem, the two storm sewers are actually bubbled out and I get about 25 percent of my yard flooded. Then in my back lot, between mine and the neighbors off of Kaspar, there's a little river that kind of flows through there. So, I'm just curious, again I know what you're saying, they're going to set up, and you're going to handle it. But just common sense, kind of tells you there's going to be a lot more water diverted somewhere, and I don't know if, is this a new storm sewer they're using? Is it existing?

CHAIRMAN LORENZINI: I think they mentioned that there is a specific sewer in Campbell just for storm drainage that they're going to go to rather than multiple line sewers.

MR. MENARD: And it doesn't add any stress to the local line? Okay, thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else who hasn't spoken yet? Yes, ma'am.

MS. ROYAL: Good evening. I'm Judith Royal. I live at 110 South Kaspar. I'm not in cahoots with people doing this project, but they do live in the neighborhood and I have received two letters. There were a lot of people at the first meeting from a variety of streets in

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the neighborhood, and I think it's possible that my other neighbors just trashed the letter thinking it was an attorney trying to help them reduce their taxes. But in defense of the builders, they have made an effort to keep in touch with us.

I am concerned about the wild animals that have lived there. They have lived there for 25 years. I don't know if the people doing this project can do anything to remove those animals safely. One time we saw a family of raccoons in the tree. It's not a new problem, the animals have lived there, it's been open space.

I was one of the people at the April meeting who did express concern about the water. Because that land currently is empty now, it can absorb the water, and the water does collect in the southwest corner. After a nice rain, you can see the ducks playing there, there used to be a weeping willow there. So, I'm still somewhat concerned about the water because when you cover up a lot of ground with buildings, that water has to go someplace. Plus, the occupants are creating more waste water than was there previously.

Other than accepting what we've been told, I really don't know how much more to push or what to suggest to be done differently, but I think that's an interesting problem. Also, I was talking to a friend in Sherwood and she said when the Rehab Center was built or a building was built at Lutheran Village, the neighbors were assured that the water wouldn't be an issue, and she said they're having flooding and water issues. So, those of you with expertise, I hope you will really focus on that issue of controlling the water.

Also at the meeting in April, one of my neighbors brought up the fact that one reason there is a water issue in this section of the Village is because there are underground streams. Apparently, Pioneer Park was just a lovely wild area. I talked to a neighbor who lived here and used to take his children down and play in a stream and catch crayfish. So, it's kind of sad that the builders were allowed to make it such a citified park and nothing more than athletic field. But the point is the streams have been filled in, so people in the north block in South Kaspar are aware of the streams and have done things to kind of corral them and keep them away from their houses. I think people on other streets to the west have had severe water problems when the power has gone out.

So, anyway, let's do pay a lot of attention to the control of water. But overall, I think the builders are making an honest effort to keep us informed. Thank you for your time.

CHAIRMAN LORENZINI: Thank you. Yes, ma'am, just come forward again. Come up to the microphone please. Your name again?

MS. LILLIAN RUFENER: Lillian Rufener, 121 South Kennicott. Very quickly, there are people who may not be aware but the Village was working on the sewer, I don't know what they were working on or what was broken or what the problem was, but there was some kind of problem maybe three to four weeks ago at the corner of Sigwalt and Kennicott. That's obviously with the conditions as they are now, and the Village has been there pretty much, I don't know if it's every spring but it seems as if something is going on with the sewer currently as it is on the corner of Sigwalt and Kennicott. They dug up a big corner of the street and they were doing some major work. I don't know what it was but there is a problem right now. Even so, I'm not sure.

Will the developer, will they be selling or marketing double lots? Because I know there have been people in the area who have been approached and who said, hey, you've got a big lot, is your house for sale? Well, it's not for sale. But I don't know if they

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saw that in the market research, but there are people out there who are looking for larger lots.

The third thing is in your average, when you were calculating whatever the lot size or the house size, in your average, did you use properties south of Sigwalt?

MR. HUBBARD: No, I didn't use them.

MS. LILLIAN RUFENER: But that's distortive. That distorts what should be there because 121 South and other properties south of Sigwalt, those are larger lots and that should be I would say included in your average.

MR. HUBBARD: If you'd like to schedule a time, I'm more than happy to go over it and we can discuss each individual lot and how it relates to the surrounding neighborhood. I don't know I can offer you other than this was the analysis that was done.

CHAIRMAN LORENZINI: Well, ma'am let me say this. Whether they're larger or not, these lots are zoned for R-2 and they meet the R-2 requirements. Some lots may be bigger, some may be smaller, but these meet the Village requirements for an R-2 sized lot.

MS. LILLIAN RUFENER: Thank you.

CHAIRMAN LORENZINI: Thank you. Yes, sir, in the back row.

MR. KONIECZNY: Thank you. Name is Greg Konieczny, last name is spelled K-o-n-i-e-c-z-n-y. Address is 117 South Patton. I guess I'm wondering if the Village maybe has any concerns regarding the impact of the heavy truck traffic on the surface of the streets, you know. And I know there's weight limits and so forth, but it seems like it might be more of a cumulative effect particularly on Sigwalt which was fairly recently resurfaced as I understand.

MR. HUBBARD: The Village does take, require bonds before a construction can begin. So, if there are damages to the property, we can pull those bonds and require replacement of any damages.

MR. KONIECZNY: Okay, but what's going to be taking place, you don't anticipate there's going to be any problems? Or you really don't know?

MR. HUBBARD: That was not a concern that was brought up by either Engineering or Public Works --

MR. KONIECZNY: Okay, thank you.

CHAIRMAN LORENZINI: Thank you, sir. Okay, I think everybody has spoken who wants to. So, with that, we'll close the public portion of the meeting and come back to the Commissioners for final questions and deliberation. Lynn, I want to go back with you.

COMMISSIONER JENSEN: I don't have any questions. I think the developers have made an honest effort to address the various issues. In particular, the way they were handling the water seems to be reasonable if they can take care of all the water that is going to be produced on their property. I don't think we can require them to take care of the entire Village's water problems. So, I think they have addressed that issue and that would be my major concern.

CHAIRMAN LORENZINI: Thank you. Mary Jo?

COMMISSIONER WARSKOW: Yes, I just want to make comments in regards to the stormwater management. They could have chosen to outlet the detention pond into the combined sewers, but they're making the extra effort to take that off to the larger Campbell Street's specific stormwater. So, I applaud them for that. I am a proponent of aboveground detention because it does have that filtering effect so all of the water that is being captured is cleaner water so we pay less to MWRD to clean our water, and when it gets to the

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final streams and lakes it's cleaner that way. I think the native plantings will make it very attractive. So, I am definitely for this project.

CHAIRMAN LORENZINI: If it makes anybody feel any better, Commissioner Warskow is kind of our resident expert on detention ponds and filtering systems. If she's for it, I'm pretty confident it's good. Terry?

COMMISSIONER ENNES: I appreciate a lot of the comments that we got from the audience. Some of the questions that you asked we just, we can't answer, they're not part of our purview, okay. We're part of the Planning Department. We are the Plan Commission. We review certain issues, if zoning is allowable, are they meeting the requirements. A lot of the issues that are very valid concerns such as stop signs, these are issues that come up later that are dealt with by other Village departments, safety, the mosquito situation, pest, animals that might come out of the property. These aren't really issues that we can address, but I appreciate the comments.

We're an advisory board, and some of the questions that you have are issues that you might want to bring up when this subject comes up to the Village Board which you'll be notified of that date. But I think it's a good project. I think the developers really did an awful lot to make it a successful project for the Village.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: The neighbors complain about water in their backyards and their streets or whatever. It's a pretty common complaint. I would just like to state that this development will take care of their own water on their own property, and that is the law. So, we have a great Engineering Department here in Arlington Heights, and these guys have met all the standards and they will meet all the standards. So, the water problem that you have if you live down the street may still be your problem but it won't be from this property. Just to let you know.

CHAIRMAN LORENZINI: Thank you. Jay?

COMMISSIONER CHERWIN: No comment, thank you.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I don't have anything further.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: The only comment I have, and though I agree with you, Terry, that it's not our decision to enforce the requirement for stop signs, but whoever did raise that, I would strongly recommend to the Village that there be north/south stop signs. Then I do strongly recommend to the residents to go to the Village Board and insist on it. I live in a subdivision and I fought for about 10 years just to get a stop sign put in. So, if you wait until after the project, it may not happen, or may not happen for a long time. So, I think at that point, Kennicott will become more of a thoroughfare, so stop signs need to be there on the north side.

Other than that, it's a great project. That's not a developer issue, that's a Village issue. So, to be clear, that's not within the developer's purview, they can't require it. You have to talk to the Village about that. But perhaps that can be put in before it gets to Village Board. If not, I would strongly recommend going there and commenting on that.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: The Police report was relatively silent on the street control devices, so I think it's important for the neighborhood and echoing what

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Commissioner Dawson said. But overall, the project is better than what it was when it was first presented and that this is much more comprehensive. I think based on the valuations, this is going to be an improvement in values throughout the neighborhood.

CHAIRMAN LORENZINI: Thank you. One final question, going back to the question about animals that are there. Is there some way to capture them or keep them from going to neighbors' yards when the development happens?

MR. AGENLIAN: Yes, we'll initiate conversations with Animal Control within the Village. If it comes down to it, if we need to call in a trapper, we will do so.

CHAIRMAN LORENZINI: I'll take your word on it.

COMMISSIONER WARSKOW: Can I ask one more question?

CHAIRMAN LORENZINI: Mary Jo.

COMMISSIONER WARSKOW: Since you're building this house by house, what will be put in to cover a lot where a house is not built? Will there be grass there or will it left as dirt?

MR. AGENLIAN: It will be left as dirt but we will put in temporary seeding for the interim between the mass grading of the lot and the construction of the home. As far as stop signs, if the Village so requires us to add stop signs, it's not a problem at all. Very happy to do so.

COMMISSIONER DAWSON: No, I just said that because I wanted to make clear that that was a Village call, not a developer call. So, they should talk to the Village about that.

MR. AGENLIAN: If requested, we're absolutely happy to do so.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER JENSEN: I have a question, going back to the water and the safety issue. Is there any data or anything that suggests how safe these open detention ponds are? Do you have anything, you know, drawing from either Illinois or nationwide? Because the issue of safety and kids walking by was raised, is there anything that you can help us understand these things?

MR. ADAMS: Well, there was talk years ago about fences being an attractive nuisance to kids and they'll climb over the fence and get in there. Then the adults or other people may not be as available to get in to help them or something like that. But I've done, you know, hundreds of single-family subdivisions throughout the suburbs and a lot of them in Arlington Heights, and I don't recall putting fences around detention ponds. You know, if we go throw up a chainlink fence around that pond, I don't think the neighbors would like that either and/or board-on-board or any type of fencing. I think it's controlled by the slope. We do have plantings. I don't know what to say. It's parenting somewhat.

COMMISSIONER WARSKOW: And you're talking about once a summer or maybe once a year or maybe once every other year.

MR. ADAMS: Yes. I mean in theory, it's once every hundredth year it will be filled, and that's a one percent chance of happening in any given year. A 50-year event is, you know, has a two percent chance of happening. But you get down to a 10-year event or a five-year event, the frequency of those storms are more often obviously, but they also are not, based on the release rate coming out of that pond, it doesn't get as high. So, the pond is based on that hundred-year storm, 7.5 inch storm, and that all comes down and gets into that pond and then it slowly releases out.

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But we've had two "one-hundred-year storms" in Arlington Heights in the last five years and, you know, I don't know when there were any before that, but that precipitated some additional studies that are ongoing with the Village to see, you know, but this development can't fix it. You know, no matter, we can make this whole development a retention pond and it's not going to solve problems that aren't tributary to it. So, you know, we're going to handle our water, we're going to handle it properly, and that's what we're going to do.

CHAIRMAN LORENZINI: Very good, thank you. Okay, is there a, any other question?

MRS. SCHILTZ: I do.

CHAIRMAN LORENZINI: We've officially closed the public comment.

MRS. SCHILTZ: I'm Bethany Schiltz and I live at 110 South Kennicott. So, I'm the second house from the corner of Sigwalt there, Sigwalt and Kennicott. No one mentioned coyotes. I'm an early runner in the morning, I work out early, and there's coyotes all over the place. They've been in my front yard. First and last snow that we had, I had one, I went out the side of our house and one was sitting out there. There seems to be a coyote issue on that vacated property.

Then I did not, I live directly across the street from them as well and I did not get a letter from the developer about the first meeting because I would have really liked to be there. We just had our house completely redone and I've already had people knock on the door and want to purchase our homes. So, I would like to be included in the design meeting.

MR. FREEDMAN: You did get a notice for this meeting?

MRS. SCHILTZ: I did to this one, yes.

MR. FREEDMAN: All right, thank you.

MRS. SCHILTZ: But I would like to be included --

CHAIRMAN LORENZINI: Okay, Bethany, you can have that discussion with the developer please.

MRS. SCHILTZ: I'd like to talk to you maybe after about the design.

MR. FREEDMAN: Sure.

CHAIRMAN LORENZINI: All right, thank you.

MRS. SCHILTZ: Thank you.

CHAIRMAN LORENZINI: Okay, any other questions from the Commissioners or a motion?

COMMISSIONER GREEN: I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 16-004, a Preliminary Plat of Subdivision to subdivide the existing zoning lots into 15 single-family residential lots and one additional outlot for detention.

This approval shall be subject to the following conditions:

- 1. Approval of the Final Plat of Subdivision.**
- 2. The developer shall pay a one-time up-front fee for each lot for detention maintenance to be determined as part of Final Plat of Subdivision.**
- 3. Land contribution fees shall be paid for parks, schools, and library**

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per Chapter 29 of the Municipal Code.

- 4. The Petitioner shall comply with all applicable federal, state and Village codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you received a unanimous approval. But as was mentioned earlier, this is just advisory to the Board of Trustees. They have the final say so and approval of this. Do we have a date this goes to the Board of Trustees?

MR. HUBBARD: It's undetermined yet because the Petitioner still has to go through the Design Commission process. I don't know if there's an application yet we've received for that. So, we're going to be working with the Petitioner for sometime in June.

CHAIRMAN LORENZINI: When this does go, when the meeting date gets settled for Board of Trustees, how will the public know about it?

MR. HUBBARD: It's advertised on our website.

CHAIRMAN LORENZINI: Where? On the website, okay.

MR. HUBBARD: Website, yes.

CHAIRMAN LORENZINI: Thank you.

MR. FREEDMAN: Thank you.

CHAIRMAN LORENZINI: Thank you. Good luck. Any other business?

COMMISSIONER DROST: Motion to adjourn.

COMMISSIONER GREEN: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

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CHAIRMAN LORENZINI: Thank you. We're done.
(Whereupon, the meeting was adjourned at
8:50 p.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, RONALD LeGRAND, SR., depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

RONALD LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2016.

NOTARY PUBLIC