

Approved
Ryan / McMahan

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
January 11, 2017
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, January 11, 2017, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Cashman, Commissioner Ryan, Commissioner Peterson, Commissioner Fiascone, Commissioner Krillenberger and Commissioner Willobee - Commissioner Crnovich (but missed the vote on first 2 Agenda items)

ABSENT: Commissioner McMahan and Commissioner Unell

ALSO PRESENT: Robb McGinnis, Director of Community Development, Michael Marrs, Village Attorney and Chan Yu, Village Planner
Applicant Representatives for Case: A-13-2016, A-43-2016, A-37-2016 and A-18-2016

Approval of Minutes

Chairman Cashman asked the Plan Commission (PC) if anyone has any comments, revisions or suggestions to minutes from December 14, 2016. Commissioner Willobee explained that on page 422, line 16 of the transcript, he was not the one who asked if the presented was sworn in. With no other comments or revisions, Chairman Cashman asked for a motion to approve the minutes, with the suggested revision.

Commissioner Ryan motioned and Commissioner Peterson seconded. The motion passed unanimously (6 Ayes, and 3 absent).

Findings and Recommendations

Case A-35-2016 – 339 W. 57th St. – Jacobs for Verizon Wireless - Exterior Appearance for Telecommunication Equipment upgrades on an Existing Antenna Location. This is a Public Meeting item that has followed the Notice Requirements for Nonresidential properties within 250 feet from a single family zoning district.

Chairman Cashman, after giving a brief summary of the application, asked for any comments. With none, he asked for a motion to approve the Findings and Recommendations as submitted.

Commissioner Willobee motioned to approve, Commissioner Fiascone seconded and the motion passed unanimously (6 Ayes and 3 absent).

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Sign Permit Review – Case A-13-2016 – 25 E. Hinsdale Ave./Train Station (Historic District) – Casa Margarita – 1 Blade Sign on East Wall

Chairman Cashman, gave a brief summary of the application, and explained that Chan reviewed that the blade sign exhibit in the packet is 3 inches too long, but the one circulated at the dais is Code compliant (27” vs. 24”, respectively).

Chan replied that’s correct, and explained that the HPC reviewed this sign as well.

Commissioner Krillenberger asked what the conclusion was.

Chan responded a recommendation to deny the sign, 2 to 1. Some of the reasons to deny included that it’s the 4th sign, the 3rd sign was a sign modification request, and that the sign is illuminated.

Chairman Cashman asked the applicant to please present the request.

The applicant/restaurant owner, Mr. Chase Lofti presented and explained the logic for the blade sign. The restaurant has 2 entrances, and the east entrance has no signage. The foot traffic does not know that there’s a restaurant at the subject property.

Chairman Cashman asked if the 24” projection sign is Code compliant.

Chan responded correct.

Chairman Cashman asked if the number of signs is compliant.

Chan responded yes, the blade sign doesn’t count towards wall, awning or window signage.

Chairman Cashman asked if there were any questions by the Commissioners.

Commissioner Peterson believes there’s too much signage on the building already, and plus it’s a historic building.

Commissioner Crnovich agreed, and expressed that there are already 3 signs, and that it is on a historic building. She also asked what the HPC decided.

Chairman Cashman reviewed that they denied it 2 to 1, because it’s a 4th sign and that it’s illuminated.

Chan confirmed this is correct.

Commissioner Crnovich reiterated that this is a 4th sign on the building, on top of the awnings which she believes is branding.

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Mr. Chase Lofti responded that the sign does not project further than the awnings.

Commissioner Krillenberger appreciates the sign at the location and believes the sign looks OK to him.

Commissioner Crnovich disagreed, and pointed out again that this is a 4th sign at a historic building, in a historic district. She also can't think of any other building that has 4 signs.

Mr. Chase Lofti replied that it's a unique building with 4 sides and 2 entrances.

Commissioner Crnovich doesn't believe the spirit of blade signs was to be illuminated, but to accent the buildings.

Mr. Chase Lofti explained the lighting is needed at the area.

Chairman Cashman asked if lettering on the doors would be Code compliant.

Chan explained that would count against window signage.

Mr. Chase Lofti pointed out that the HPC referenced blade signs as traditional.

Commissioner Crnovich also believes the PC should respect the recommendation by the HPC.

Commissioner Ryan explained that she agrees that 3 signs are enough and that the awnings make it pretty clear it's a restaurant.

Commissioner Willobee is OK with the sign but not the illumination aspect of it.

Commissioner Fiascone agreed.

Additional discussion regarding the previous modification request for the 3rd sign, existing signage and reasoning for the 4th sign ensued.

Chairman Cashman asked if there are any additional comments by the Commissioners. With none, he asked for a motion to approve the sign, non-illuminated, with a 24 inch projection.

Commissioner Krillenberger motioned to approve, Commissioner Fiascone seconded and the motion passed (4 Ayes, 3 nays and 2 absent).

Sign Permit Review – Case A-43-2016 – 500 Chestnut Street – Huntington Bank – 1 Wall Sign and 1 Ground Sign

Chairman Cashman, gave a brief summary of the application.

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Mr. Ernie DiFiore, of Modern Signs, representing Huntington National Bank, introduced himself and the sign request. He explained Huntington has acquired all the First Merit Banks, and rebranding its locations. As such, they would like to replace the wall sign and ground sign.

Chairman Cashman asked if the Commissioners have any questions for the applicant.

Commissioner Crnovich asked if the signage is larger than what's existing.

Mr. Ernie DiFiore responded slightly larger. The ground sign is longer and the wall sign is shorter, but longer.

Chan reviewed the exact dimensions of the signage.

Chairman Cashman asked if the signage is compliant.

Chan responded yes.

Chairman Cashman appreciated the illumination Code reminders since the signage is across a residential district.

Commissioner Krillenberger believes they look OK to him since they are a little larger but still Code compliant .

Commissioner Ryan thinks the new signage looks overwhelmingly huge, and wonders if they can be smaller, even though they are Code compliant.

Mr. Ernie DiFiore explained it's just 1 wall sign and 1 ground sign on a large building.

Commissioner Crnovich asked if they can be smaller.

Mr. Ernie DiFiore replied the signs were designed within your Code.

Commissioner Peterson believes the sign is too large and should go back to the 10' width.

Mr. Ernie DiFiore doesn't know what the next size smaller is since they are pre-fabricated.

Commissioner Ryan asked if he could ask the bank to consider reducing the size of the signage.

Mr. Ernie DiFiore replied the bank will say no.

Commissioner Crnovich asked Chan if he had any suggestions.

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Chan explained just because you meet the Code, doesn't necessarily mean the PC needs to approve it.

Mr. Ernie DiFiore replied he understands, however, he just doesn't know the next size down.

After reviewing the dimensions of the proposed and existing signage with the Commission, Chairman Cashman asked for a motion to approve the signs, with the condition that the ground sign is reduced to 36 SF.

Commissioner Crnovich motioned to approve, Commissioner Willobee seconded and the motion passed unanimously (7 Ayes and 2 absent).

Schedule of Public Hearing – No Discussion to take place except to determine a time and date of the hearing.

Agenda Item–Case A-38-2016- 525-527 W. Ogden Ave. – Kensington School – Schedule a Public Hearing for Text Amendment and Special Use Permit for Child Daycare not operated by/for a Membership Organization

The PC unanimously approved to schedule the public hearing for the February 8, 2017, PC meeting, 7-0 (2 absent).

Agenda Item–Case A-40-2016- 722-724 N. York Rd. – Hinsdale Animal Hospital – Schedule a Public Hearing for Text Amendment for Pet Hospital, Boarding Kennels and Grooming Services in the B-1 Community Business District as a Special Use

The PC unanimously approved to schedule the public hearing for the February 8, 2017, PC meeting, 7-0 (2 absent).

Agenda Item–Case A-30-2016- 210 E. Ogden Ave. –Shell (gas station) – Schedule a Public Hearing for Design Review Permit application to add additional color to North and West facing Canopies. A sign permit application is also included to replace 2 existing canopy signs with Code compliant (and remove 2 existing canopy signs permanently)

The PC unanimously approved to schedule the public hearing for the February 8, 2017, PC meeting, 7-0 (2 absent).

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Major Adjustment to Planned Development

Agenda Item—Case A-37-2016- 120 N. Oak St. – AMITA Health – Major Adjustment to Planned Development for Signage Replacement to 16 Existing Signs (Adventist)

Chairman Cashman, gave a brief summary of the application, and that it's essentially a rebranding sign package to AMITA Health.

Mr. Garry Potts, from Professional Permits introduced himself, and reviewed the sign package with the PC. Unfortunately, a few of the sign exhibits were missing from the sign package application. Ms. Jennifer Horvath, the Project Manager had the missing exhibits and reviewed them with the PC. In general, the concerns and recommendations for resubmittal by the PC included that some of the signs are too large, both in height and width; to utilize a consistent ground sign base versus the dual post/pole "real estate" style sign; provide potential softer background colors versus the white; and a study/narrative in terms of the functional design aspect of the signage.

After reviewing the above, Chairman Cashman asked for a motion to continue the application to the next PC meeting on February 8, 2017.

Commissioner Crnovich motioned to approve, Commissioner Krillenberger seconded and the motion passed unanimously (7 Ayes and 2 absent).

Public Hearing

Case A-18-2016 – 55th St./County Line Rd. – Hinsdale Meadows Venture, LLC – Text Amendment to Section 3-106: Special Uses, to allow a Planned Development in any single-family residential district, subject to the issuance of a special use permit, and subject to a minimum lot area of 20 acres.

Chairman Cashman reviewed the next item on the agenda as public hearing item case A-18-2016, the Hinsdale Meadows venture at 55th Street and County Line Road, which have included 3 previous PC meetings, continuing from October 12, November 9 and December 14, 2016.

Chairman Cashman thanked the applicant for the application package and asked for anyone in the audience who wished to speak to be formally sworn in for the public hearing.

(Please see the attached transcript for Case A-18-2016 included as part of this record, Attachment 1)

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Other Business

Case A-26-2016 – 21 W. Second St. – TinkRworks, LLC –Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District. This item is for scheduling for a public hearing.

Case A-33-2016 – 534 Chestnut St. – Christine Stec – Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District.

Chairman Cashman asked Chan about Cases A-26-2016 and A-33-2016, and if a text amendment would be required.

Chan explained yes, the PC needs to formally close the public hearing on both items because the applications will require a text amendment to Section 6-106(B)(7) to include tutoring. The notification only reflected a special use permit, thus, a new notification for a text amendment request must be completed.

Commissioner Peterson asked if the tenant is still (illegally) operating in the space.

Robb McGinnis responded yes, however staff has cited and issued tickets already. Robb also summarized the county court process.

Chairman Cashman asked for a motion to formally close the public hearing for Case A-26-2016.

Commissioner Krillenberger motioned to approve, Commissioner Willobee seconded, and the motion passed unanimously (7 Ayes and 2 absent).

Chairman Cashman asked for a motion formally close the public hearing for Case A-33-2016.

Commissioner Crnovich motioned to approve, Commissioner Ryan seconded and the motion passed unanimously (7 Ayes and 2 absent).

The meeting was adjourned at 10:44 PM, unanimously after Commissioner Krillenberger motioned and Commissioner Fiascone seconded.

Respectfully Submitted,



Chan Yu, Village Planner

STATE OF ILLINOIS)
) SS:
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:)
)
Case A-18-2016)
55th St./County Line Road -)
Hinsdale Meadows Venture, LLC)
Text Amendment to Section 3-106:)
Special Uses, to allow a Planned)
Development in any single-family)
residential district, subject to)
the issuance of a special use)
permit, and subject to a minimum)
lot area of 20 acres.)

REPORT OF PROCEEDINGS had and testimony
taken at the continued public hearing of the
above-entitled matter before the Hinsdale Plan
Commission at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 11th day of January, 2017, at
the hour of 9:10 p.m.

BOARD MEMBERS PRESENT:

- MR. STEPHEN CASHMAN, Chairman;
- MS. JULIE CRNOVICH, Member;
- MS. ANNA FIASCONE, Member;
- MR. SCOTT PETERSON, Member;
- MS. MARY RYAN, Member;
- MR. MARK WILLOBEE, Member.

ALSO PRESENT:

- MR. ROBERT MC GINNIS, Director of
Community Development/Building
Commissioner;
 - MR. CHAN YU, Village Planner;
 - MR. MICHAEL A. MARRS, Village Attorney;
 - MR. EDWARD R. JAMES,
 - MR. JERRY JAMES, and
 - MR. MICHAEL BALAS, Edward R. James
Companies;
 - MS. EDITH JOHNSTON;
 - MR. PHILIP MORIARTY.
- * * *

- 1 who would like to comment on this matter to
- 2 stand and be sworn in.
- 3 (Audience sworn en masse.)
- 4 MR. E. JAMES: Good evening. My name
- 5 is Edward James. I'm with Hinsdale Meadows
- 6 Venture. With me tonight, my son Jerry James,
- 7 president of Edward James Companies, principal
- 8 in Hinsdale Meadows Venture. And Mike Balas,
- 9 vice president and chief financial officer,
- 10 Edward James Companies.
- 11 After the last meeting, we were
- 12 asked to look at increasing the density in order
- 13 to reduce the prices of the homes. And we made
- 14 a valiant attempt. We came up with a plan for
- 15 65, and we are now going to ask you to put that
- 16 aside. If the Board of Trustees wants to
- 17 entertain it at a later date, they can. But we
- 18 are going to seek permission for the 59-unit
- 19 plan this evening. This is our fourth meeting.
- 20 PRESIDENT CASHMAN: Okay. Just some
- 21 comment on that. I know in talking with Village
- 22 staff, with President Cauley, and with Luke, a

09:10:49PM

09:11:28PM

- 1 PRESIDENT CASHMAN: Our next order of
- 2 business is Case A-18-2016, 55th Street and
- 3 County Line, Hinsdale Meadows Venture, Text
- 4 Amendment to Section 3-106, Special use is to
- 5 allow a planned development in a single-family
- 6 residential district and subject to an issuance
- 7 of a Special Use Permit. And this is also a
- 8 Planned Development.
- 9 So it is basically those three
- 10 items, the planned development, adding the
- 11 special use for a planned development, and then
- 12 ultimately a text amendment to add that special
- 13 use. We had three previous meetings, on
- 14 October 12, November 9, and December 14. And
- 15 with that, thank you again for a nice package
- 16 and answering not only our questions but some
- 17 that you received from trustees, I think,
- 18 between the last meeting and today.
- 19 So I believe you gave us a handout of
- 20 what you are going to present. So if you cover
- 21 the main points, and then we will ask for
- 22 questions. And I guess we need to ask anyone

09:09:25PM

09:09:57PM

- 1 lot of this was response -- If you remember,
- 2 Luke sent an e-mail to Mr. James and asked him
- 3 about this concept. And in his e-mail, and it's
- 4 in our packet, he was spelling out basically --
- 5 He was focusing on the east side of the
- 6 property, which is along the existing detention
- 7 area, and taking those 1st floor bedroom
- 8 single-family structures and converting those
- 9 into duplexes. And basically if you went back
- 10 and looked at the e-mail, kind of came up to
- 11 some math to how he thought he could get the
- 12 units down to about a \$750,000 range.
- 13 So I reviewed this package. I
- 14 contacted Luke just to see what was his take,
- 15 since it was a request he had made or question
- 16 he had asked; and he was not in favor. Though
- 17 he was in favor of trying to reduce the cost of
- 18 the duplexes, he was not in favor of changing
- 19 the single family that are along County Line or
- 20 along 55th Street in order to accomplish that.
- 21 So with that in mind, I think it's
- 22 nice to have the information. I appreciate the

09:12:04PM

09:12:31PM

1 hard work you put together to do this. So that
 2 it's something that could be evaluated by the
 3 Village or by the trustees. But I think instead
 4 of going through it all in detail, unless
 5 someone had a comment about it that they wanted
 6 to ask, that what we are going to focus on
 7 tonight is the 59 unit where it's basically
 8 50 percent of them are single family, 1st floor
 9 bedrooms, and roughly 50 percent are duplexes,
 10 the original submittal that we saw back in
 11 October.

09:13:03PM

12 So we will continue that and focus
 13 on that tonight, and I appreciate that. I mean
 14 I know, I appreciate the fact that you responded
 15 and did some creative work to try to come up
 16 with a solution. But I don't want to waste your
 17 time or the Commissioners' time to discuss
 18 something that you don't want to propose to the
 19 Village and with discussions with staff that
 20 they are suggesting that you stay with the
 21 original plan.

09:13:28PM

22 MR. E. JAMES: We understand. So let

1 is this, we won't dig all the foundations at
 2 once, obviously. So we have talked to the
 3 Village about storing the dirt on site, on their
 4 site. And when we get enough there, then we
 5 would go and level the one field leaving two in
 6 play, and then continue the process until we are
 7 done.

09:15:03PM

8 PRESIDENT CASHMAN: Okay.
 9 MR. E. JAMES: So they will always have
 10 at least two fields in action.
 11 PRESIDENT CASHMAN: Okay. And then,
 12 Chan, I thought you told me that this was
 13 discussed at the Parks & Rec's meeting recently?

09:15:27PM

14 MR. YU: No.
 15 PRESIDENT CASHMAN: Was it just with
 16 staff?
 17 MR. MC GINNIS: No. There was
 18 conversation on Monday night with the Parks &
 19 Rec Commission. I caught the tail end of it,
 20 was asked about that being a compensating
 21 amenity. And there was at least at a very high
 22 level, because the only information they had was

1 me move on to the next subject, which was an
 2 open discussion at the end of the last meeting.
 3 If you look at the handout that we gave you,
 4 it's on the second page. It's the revised
 5 public benefit. And with our, with working with
 6 the staff between the last meeting and this
 7 one -- and I believe it was approved by the KLM
 8 park district or the people there -- we will use
 9 our excess dirt from the excavations and what
 10 have you to regrade the lacrosse fields in KLM
 11 park. And we propose to add a cardio path 600
 12 to 900 feet long by 8 feet wide. And the exact
 13 locations and configuration of that is subject
 14 to engineering and whatever the park, where they
 15 want to put it and where they want it to
 16 connect.

09:14:02PM

17 PRESIDENT CASHMAN: Excuse me,
 18 Mr. James. So I thought in the text you also
 19 said that basically executing this that the plan
 20 would be to level one at a time so that two
 21 would remain operational?

09:14:35PM

22 MR. E. JAMES: Yes. What we plan to do

1 a very rudimentary sketch that I put together
 2 for internal use --

09:15:57PM

3 PRESIDENT CASHMAN: Okay.
 4 MR. MC GINNIS: -- but at a high level
 5 there was buy in for that, for the fields. A
 6 couple of the comments by the Commissioners,
 7 they were concerned that it would drastically
 8 change the feel of KLM; and they had requested
 9 additional information once more detailed
 10 drawings were put together. But in concept,
 11 they were in agreement.

09:16:19PM

12 PRESIDENT CASHMAN: Anything else to
 13 add to that?
 14 MR. E. JAMES: No. I mean it's all
 15 subject to engineering, with the engineers and
 16 the park district and what have you, and using
 17 our fill to level the field to the extent that
 18 we have the dirt available.
 19 PRESIDENT CASHMAN: And I don't know if
 20 this was in the packet or just discussion with
 21 staff, so the concept on the cardio loop was to
 22 utilize the existing roadway together with

1 possibly this loop and to do some striping and
2 note distances or something. So that if people
3 wanted to walk a mile, a couple miles, they
4 would be able to figure out what they are doing
5 and using a combination of what currently exists
6 there with this additional.

7 MR. MC GINNIS: That's correct. The
8 initial concern with one of the Commissioners
9 was that we were going to have a path to
10 nowhere. And at that point I had stated that
11 all of those public sidewalks are in already so
12 there would be kind of a circuitous route from
13 the existing service road interconnecting the
14 parking lots and what have you around the park
15 to the existing public walks in the Hinsdale
16 Meadows Venture project that would tie into a
17 walk on 55th or County Line. So it does create
18 a link and a walk to somewhere.

19 PRESIDENT CASHMAN: Okay. Okay. Thank
20 you.

21 MR. E. JAMES: If you go to the next
22 page, just to refresh your memory on the 59-unit

09:16:50PM

09:17:19PM

1 Village staff and the applicant's engineers
2 about the existing systems, the best management
3 practices, fee in lieu of. And my understanding
4 is in general terms Dan and the Village are
5 acceptable, but this would still be something --
6 This is a conceptual plan that we are reviewing
7 now and that the hope would be, as this goes
8 forward, that the applicant, if this does get
9 from us and goes to the trustees, and they then
10 get to a detailed panel level, that this would
11 all be determined to the satisfaction of the
12 Village to make sure it complies with Du Page
13 requirements and the Village is pleased with the
14 results.

15 So I appreciate the fact that
16 that's happened over the last month. But I
17 don't want it to be something that we are acting
18 on now because it's really a little bit more
19 detailed than where we are at at this point.

20 MR. WILLOBEE: Yes, I agree. Robb and
21 Dan and I have talked a little bit. But I think
22 my point more was at this stage we want to make

09:19:05PM

09:19:26PM

1 plan. It has 44 buildings, 1.8 per acre. Total
2 of 59 units, 2.4 units per acre. There are 29
3 single-family detached homes and 30 duplex
4 homes. And there are two parks totaling about
5 44,754 feet. And the plan we are not using is
6 on the next page, and that's not going to go
7 anywhere.

8 PRESIDENT CASHMAN: Okay.

9 MR. E. JAMES: And that concludes our
10 presentation.

11 PRESIDENT CASHMAN: Okay. Thank you,
12 Mr. James.

13 Any questions for the applicant
14 right now? Commissioners?

15 MR. KRILLENBERGER: None.

16 PRESIDENT CASHMAN: Okay. A couple
17 things I wanted to kind of get a comment on is
18 there was one question that was brought up by
19 Mark previously regarding stormwater and best
20 management practices. And I know it's in this
21 packet. There has been work and conversations
22 back and forth between Dan Deeter and the

09:17:59PM

09:18:22PM

1 sure the footprint is available for dealing with
2 best management practices to deal with the
3 ordinance.

4 And so I think we are on the same
5 page, but -- And we saw Dan's memo in there.
6 So it's not trying to prematurely ban -- or it's
7 banned into the ordinance, it's just the
8 planning part is when you do it, stormwater.

9 PRESIDENT CASHMAN: Okay. And the
10 footprint is available if they, however they
11 ultimately engineer this.

12 MR. WILLOBEE: Yes.

13 PRESIDENT CASHMAN: So that was one
14 issue.

15 And then another issue. And
16 obviously, we have talked about this over three
17 months, is the whole issue of age restricted
18 versus age targeted. And in our packet and what
19 has always been presented here is an
20 age-targeted proposal. I have been told there
21 has been some discussion about a possible --
22 more discussion between the applicant and the

09:19:52PM

09:20:14PM

1 Village about possibly doing something where --
 2 try to encourage that there be an empty-nester,
 3 that there be an age-restricted period of time
 4 for the development, say the first 18 months,
 5 24 months, whatever. The time would be
 6 determined, between the Village and applicant.
 7 I believe it's investigated whether
 8 it was legal, and I think the answer was it was
 9 or at least that was the initial feedback. And
 10 the thought is that it would allow in a way this
 11 to establish itself and grow as an empty-nester
 12 community. And if that was the case, would that
 13 ensure or raise the probability that it would be
 14 what we were, I think in general terms trying to
 15 accomplish here, which is an empty-nester type
 16 community.
 17 So that's still being discussed.
 18 It's not really in this packet, but I wanted to
 19 bring that up that that's something that if this
 20 was to move forward with the positive vote that
 21 that's something that I imagine is going to be
 22 on the docket with the trustees and that.

09:20:45PM

09:21:10PM

1 slight increase, 26 percent increase, in morning
 2 weekday peak. But in the evening peak, there is
 3 a reduction of 33 percent. So there is
 4 basically a reduction in overall traffic with
 5 the senior-targeted housing versus single-family
 6 housing.
 7 But again, I think it's an
 8 important piece. And I think if we are going to
 9 make a recommendation, I think it's input, we
 10 should have that in our recommendation that
 11 there is a traffic study prepared. It's not
 12 specifically required, but I think it would be
 13 crucial.
 14 MR. KRILLENBERGER: Steve, you just
 15 cited statistics that sound like they are from a
 16 traffic study?
 17 PRESIDENT CASHMAN: There is a name and
 18 I have to pull it up here.
 19 MR. KRILLENBERGER: Teska or --
 20 PRESIDENT CASHMAN: But I think it was
 21 the last meeting or meeting or two before we
 22 asked, and they have not been out there and

09:22:50PM

09:23:07PM

1 One other thing that we talked
 2 about, and I appreciate it was back in here
 3 again, is a traffic study. We have the traffic,
 4 I think it's called like the assessment or
 5 something. But basically it goes back and it
 6 looks at what you previously had in 36 homes
 7 versus the 59 units now and the impact on
 8 traffic. And one feeling I have is, again this
 9 is conceptual in nature. But if this gets to a
 10 detailed plan level, then I do think it's really
 11 important that a traffic study be done. A lot
 12 of time has past. Just even to just have the
 13 data to say where are we today, so that if we
 14 move forward and this was developed that the
 15 Village -- Just like we did with Oak Street
 16 bridge. We did a traffic study before we tore
 17 it down. I think it's important. I think we
 18 will see next week that HMS did the traffic
 19 studies to establish where they are at. And I
 20 think it would be helpful information. We don't
 21 have it right now. Basically to summarize
 22 what's currently in the packet, there is a

09:21:49PM

09:22:15PM

1 counted cars. And basically what they have done
 2 is used, there is a standard manual that's done
 3 that you can do number of houses and counts; but
 4 it's just based on that. It's conceptual in
 5 nature. We don't have any data on how many cars
 6 are currently passing by this property, and
 7 that's for a traffic study.
 8 MR. E. JAMES: We know the traffic
 9 count on County Line Road and 55th Street, but
 10 we don't, we don't know what the -- We haven't
 11 taken a study of what was coming in and out.
 12 But we do have the traffic counts. The best
 13 statement that our traffic consultant gave us,
 14 that the traffic was projected at 410 average
 15 daily trips on a daily basis for the 39, for
 16 36 homes, and 276 for the 59 age-targeted homes.
 17 There's a reduction of about 134 on a daily
 18 basis or about 33, 34 percent reduction in
 19 traffic.
 20 PRESIDENT CASHMAN: And I think a full
 21 report would be helpful. I looked at this and
 22 it's in this packet, maybe 5 pages long. But if

09:23:34PM

09:24:09PM

1 you look at what he's referring to and then pull
 2 up that, the standard, which is used by all
 3 these traffic engineers, and you focus on
 4 basically senior housing, it's interesting. You
 5 know, there is a lot of information in there.
 6 So I just think it would be helpful to the
 7 trustees, to the Village, and to us all to have
 8 that information. I don't think it can hurt.
 9 And then I think it also, just to have that data
 10 point, draw a line in time and say, Here is the
 11 traffic that's currently existing there, I think
 12 that would be really helpful.

09:24:38PM

13 Another thing that, it's not
 14 currently in our packet but we talked about it
 15 at the last meeting, on the issue of age
 16 targeted and trying to have that being
 17 successful, were the homeowner association
 18 covenants. And you recall that we had something
 19 in our packet. But then during the meeting this
 20 was handed out, this one that was revised that
 21 was in red; and that we were all more in favor
 22 of what this stated, which is basically, There

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1 shall be no trampolines, basketball hoops, swing
 2 sets, above-ground pools, other recreational
 3 equipment permitted on the lot, so not common
 4 area, anywhere. And so it basically restricts
 5 that.

6 Then they added paragraph 19 below
 7 it that basically gives the homeowners
 8 association the ability to add, if the other
 9 items became a nuisance or disturbance, that
 10 they could modify that or add that. So who
 11 knows what kind of toys and games are going to
 12 be flying through the air 10 years from now.

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13 MR. E. JAMES: The purpose of that is
 14 you can't list everything that they will come up
 15 with. And if it's not listed, they say, It's
 16 not listed so it's approved. Well, we have
 17 given the board of directors the right to
 18 control that with or without a complaint from a
 19 neighbor. So the neighbor can't say, Well, I
 20 didn't know, no one is complaining, so why can't
 21 you do it. The board has the right to say this
 22 is not a proper use and cease and desist.

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1 PRESIDENT CASHMAN: So then kind of a
 2 similar note, we talked about this but we don't
 3 necessarily have it in the homeowners
 4 association covenants, was the issue related to
 5 basements. And now there was discussion, if you
 6 recall, back and forth between us about, you
 7 know, basically on the property. And it's in
 8 this package on how many are roughly on a flat
 9 site that could be a crawl space or
 10 slab-on-grade and how many are lookout or
 11 walkout basements because they are on a sloping
 12 area down to the retention pond, whatever.

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13 We had some citizens raise the
 14 point that they wanted the ability to have the
 15 basements. I think our concern with the
 16 basements wasn't the basement itself, it was the
 17 idea that it could be used to make it into more
 18 of a single-family home and defeat the purpose.

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19 So my thought would be, and we
 20 talked about this one concept, was adding to the
 21 covenants a restriction to prohibit bedrooms in
 22 basement levels because that's not in the nature

1 of this development. So I think that would go a
 2 long way. And to make it have a little bit more
 3 teeth is to, in my mind, would be to prohibit
 4 full bathrooms on the basement level.

5 Just hear me out, that the idea
 6 would be -- and this is just an idea -- but the
 7 idea would be to allow powder rooms because they
 8 are going to have visitors or something or
 9 whatever. But I know my kids, they are not
 10 going to -- if the bathroom is two floors away,
 11 they are not going to sleep down there. So is
 12 that -- I just want to throw it out there as an
 13 idea. I think restricting the bedrooms would be
 14 helpful.

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15 And then this was just a response,
 16 well, how do you really, how could you ever
 17 enforce that, how would you even know. I mean a
 18 bathroom, a bedroom, could be built in a
 19 weekend. My thought was if there is not,
 20 because the 1st floor is a master bedroom suite,
 21 kids aren't going to be using that. The next
 22 bathroom is on the 2nd floor. So it really I

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1 think would ensure that the basements are used.
 2 But if you had a rec room down there or a shop
 3 or something that you could have a bathroom and
 4 a toilet and a sink and still be functional. So
 5 that's really a concept just for, I would like
 6 to discuss with the Commissioners about that.

7 And that's really all the items I
 8 had on my list, that just kind of refreshing all
 9 the things we have discussed.

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10 And so I guess on that, I know
 11 Mr. James you didn't like the concept. But what
 12 is your thought about prohibiting, not powder
 13 rooms, but prohibiting a full bath?

14 MR. E. JAMES: I think it's a mistake.

15 PRESIDENT CASHMAN: Why would that be?

16 MR. E. JAMES: These people are empty-
 17 nesters. He may be a workman, he may be a wood
 18 carver. She may be doing whatever she is doing,
 19 drawing, painting, pottery, who knows what. And
 20 rather than going upstairs, she can take a
 21 shower right downstairs in her hobby room. And
 22 here you are forcing this person who is trying

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1 question, though. I believe several meetings
 2 ago, maybe it was at the Board of Trustees
 3 meeting, or one of the first Plan Commission
 4 meetings, at one point you said no basements,
 5 fine. You were fine with that. Because you
 6 were talking about your bonus rooms. And now I
 7 feel that you are saying you want every unit to
 8 have a basement.

9 MR. E. JAMES: No, let me explain that.

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10 As you know, the land has a lot of topography to
 11 it. And I don't have it in front of me, but I
 12 can find it in a second. There are a certain
 13 number of buildings that will have a basement by
 14 virtue of the fact that the ground is falling
 15 away, either have a window basement, English
 16 basement, if you will, or you have a walkout
 17 basement to accommodate the ground falling away.
 18 It's the, it's the level ground that we are
 19 talking about. We have been talking with
 20 realtors. We have been talking with our
 21 consulting people and others. And they have
 22 said at the price range we are at people are

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1 to get away from stairs on a daily basis up and
 2 down again I would say is a mistake. But having
 3 no bedroom down there, perfectly acceptable.

4 PRESIDENT CASHMAN: Thank you.

5 Jim, any thought?

6 MR. KRILLENBERGER: Well, my view
 7 changed based on what you said, Mr. James. I
 8 would have said that the homeowner association
 9 provisions -- but it sounds like they have got
 10 some catchalls and prohibitions against, I don't
 11 know, drone ports or whatever we are going to
 12 have in the future, would be sufficient. But if
 13 we can prohibit the bedroom down there, you are
 14 right, it's hard to enforce, then we should ask
 15 that that be done; so that's my view.

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16 PRESIDENT CASHMAN: Mary?

17 MS. RYAN: I pretty much agree with
 18 that.

19 PRESIDENT CASHMAN: Scott?

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20 MR. PETERSON: Yes, I agree.

21 PRESIDENT CASHMAN: Julie?

22 MS. CRNOVICH: I agree. I do have a

1 going to want to store their furniture, and they
 2 are going to want to keep it in the basement.
 3 Now, I'm 82 years old. I don't
 4 have a basement in the house where we are now.
 5 We did before, and I had furniture down there
 6 for my children when they would take it into
 7 their homes and what have you. We have gotten
 8 rid of all that furniture, so we have a storage
 9 area upstairs. But when they are going to be
 10 paying the price that they are going to be
 11 paying for these homes, they are going to want a
 12 basement; and we have been told that every
 13 single time. And so if they want to opt out of
 14 a basement, they can. But if they want a
 15 basement, that's going to come with a basement.

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16 MS. CRNOVICH: I guess I'm having a
 17 hard time where at first you were like no
 18 basements; and now it's a big switch to every
 19 home, every unit, has to have a basement.

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20 PRESIDENT CASHMAN: Well, it's really
 21 going to be up to the purchaser; right? I mean
 22 if they didn't want a basement --

1 MR. E. JAMES: The basement comes
 2 with -- It's included in the price of the
 3 house.
 4 PRESIDENT CASHMAN: Okay.
 5 MR. E. JAMES: And there would be 24
 6 standard, 12 single family and 12 duplex
 7 buildings for 24, 24 standard basements. And
 8 they could be -- That's just a regular basement
 9 where they could store things. They could have
 10 a hobby room, whatever they want to do. The
 11 others, there are 19 lookout basements. And
 12 there are 16 walkout basements for a total of
 13 59.
 14 But I don't want to, I hope I
 15 didn't misrepresent. My position on the
 16 basement, we are very happy without our
 17 basement. But the homeowners who are going to
 18 be coming into these, who are 15 and 20 years
 19 younger than me, are going to be bringing things
 20 with them, as my wife and I did in our home. We
 21 kept it for the children. And they don't want
 22 to put it in storage. You know, kids come over

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1 have spent a lot of time on empty-nester
 2 communities, particularly the one he lives in
 3 right now along with several of his friends.
 4 And because of that experience, I'm familiar
 5 with what the buyers, including him, feel about
 6 the absence of basements in this particular
 7 location, which is called Hibbard Gardens. And
 8 it's not far from where I live.
 9 But the fact is there were a couple
 10 interesting circumstances. First, it was only
 11 six homes. And it came -- And I think it was
 12 2012, 2013. And in the location where it's at
 13 there is virtually nothing like it, and Steve
 14 might be familiar with it. So there was such a
 15 pent-up demand.
 16 And the other factor was that there
 17 was a floodplain. And we spent a lot of money
 18 to create a pond, when you could do a pond, this
 19 was before the ordinance changes. And the fact
 20 is that Northfield had agreed with FEMA at the
 21 time that even though you change the floodplain
 22 circumstances that you would not do a basement.

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1 and I call it shop in the basement; and they
 2 take what they want. And for us at this price
 3 range not to offer it is an impediment to our
 4 sales. That's according to every single broker
 5 we have talked to.
 6 MS. CRNOVICH: Well, earlier, though,
 7 you were saying --
 8 MR. E. JAMES: Yes, I did. I said we
 9 were without it, exactly.
 10 MS. CRNOVICH: Would you consider no
 11 basements?
 12 MR. E. JAMES: Pardon?
 13 MS. CRNOVICH: Would you consider no
 14 basements?
 15 MR. E. JAMES: Would I consider, no.
 16 MS. CRNOVICH: Okay. Thank you.
 17 MR. J. JAMES: Let me, for the record,
 18 I'm Jerry James. I don't think I got sworn in,
 19 so I do promise to tell the truth and follow the
 20 truth.
 21 I've had the privilege of working
 22 with dad for quite some time. And most recently

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1 We didn't have an option to do basements there.
 2 When we spoke to our sales people to go back on
 3 this question, because we wanted to be
 4 deferential. And I knew what Ed had said
 5 before, that, in fact, they told us they did
 6 turn down -- I should say they lost to some
 7 buyers who were interested in Hibbard because
 8 they were younger than Ed and Jeannie, my
 9 mother, and their compatriot. I know every one
 10 of the buyers, obviously. They are all about 2,
 11 3, 4 ages of dad's age except one, which is
 12 about 70 years old.
 13 So I think that was a really
 14 exceptional situation. And I have had people
 15 say, Can't you do that somewhere else. And my
 16 answer is, No, I don't think I could repeat
 17 that, I had 6 buyers. So to extrapolate that to
 18 59 or even half that, I think it would be very
 19 difficult.
 20 But fast forward, this is an
 21 another data point, which I think is more
 22 relevant. We just finished zoning a lovely

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1 property on Voltz Road in Northbrook. You might
 2 be familiar with that road and property. It's
 3 the nicest road in town, very similar
 4 empty-nester concept that we got approved. And
 5 one of the thoughts that we had was that maybe
 6 we could reduce the cost of these homes by
 7 offering the slabs. So we were kind of heading
 8 down that direction thinking, gee, we had a
 9 great idea there until we started talking to
 10 some of the people. And people being brokers,
 11 consultants, and so on, and some of the
 12 interested buyers. And the profile of those
 13 buyers, unlike Ed, was exactly what we think we
 14 might see here; and that is, a 60-year-old, plus
 15 or minus, 70-year-old, where they are going to
 16 camp into those homes. And as Ed said a moment
 17 ago, whereas Ed and Jeannie have already
 18 bequeathed their stuff to my siblings and myself
 19 a long time ago, these people are still
 20 transitioning. They are coming out of a big
 21 house. Their kids may be down in the city yet.
 22 They have got the dining room hutch and some of

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1 prohibit that fourth bedroom.
 2 I can also tell you another
 3 circumstance. I lived in a similar community
 4 temporarily called Fox Meadow, again an
 5 empty-nester thing. And we lived there with my
 6 wife and young son for just a brief period of
 7 time when we were building a home where we are
 8 now. I was the only guy with a kid there until
 9 somebody else moved in. And that, I moved out,
 10 somebody else a little younger than Ed bought.
 11 And to this day there is one kid there. And so
 12 it's continued through a 10-year trajectory to
 13 maintain its character.
 14 Now, the thing about that house,
 15 though, was we never saw anybody doing fourth
 16 bedrooms on the sneak. But we do and have seen
 17 situations where they want to remodel. And what
 18 happens in a community like that and like what
 19 we are proposing is because it's a community of
 20 clustered homes people know what their neighbors
 21 are doing. And if you bring workmen in there to
 22 start doing things on the sly, pretty soon you

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1 the things that they don't want to give away,
 2 they are heirlooms. So where do they go? They
 3 will put it downstairs. And I think, therefore,
 4 the basement serves that purpose.
 5 But now what happens is you've got
 6 8 of these new homes sold already, the profiles
 7 that I just described. Every one of these is
 8 taking a downstairs basement and developing an
 9 entertainment space with a bar, what have you.
 10 It's a place for them to go. It could be a
 11 workout room. And I would add if you have got a
 12 workout room downstairs -- because these people
 13 are active -- having a shower down there and
 14 showering after you work out is really very nice
 15 to have. So that's a thing to think about. I
 16 know I have got something like that in my house.
 17 And it really does work instead of traipsing and
 18 getting stuff all over the upstairs, just put it
 19 there. You can even have a laundry down there
 20 if you wanted. But nobody, nobody is asking for
 21 fourth bedrooms. And I told Ed to put this
 22 issue to bed, we would be more than happy to

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1 are crowding the road with vehicles,
 2 contractors. And you know what, it becomes
 3 really obvious in a hurry to the neighbors that
 4 something is going on there. And it becomes an
 5 inconvenience, quite frankly.
 6 MR. E. JAMES: You have to get a
 7 building permit as well.
 8 MR. J. JAMES: Well, but I'm saying if
 9 they wanted to do backdoor, the association
 10 would be empowered to not only fine but to
 11 notify the Village. There would be two ways to
 12 combat that type of adverse behavior.
 13 So the long and short of it is, and
 14 this is the final point I wanted to make, you
 15 know, if it was a great idea to take the
 16 basements out of these houses and bring the
 17 house cost down, you know, we would be saying
 18 great. I think in our case what we are saying
 19 is if the buyer doesn't want to spend that,
 20 then, fine, we can do that for you. But we
 21 don't want to cripple this community, which we
 22 think is going to be unique and a real asset for

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1 the Hinsdale community. We want this to be a
2 place where people can move out of the large
3 house and not feel like they are moving into a
4 inferior situation as compared to, say, some
5 other alternatives.

6 And there other alternatives in and
7 around here. You know, I think you may have
8 heard in Burr Ridge they have got a 52-unit
9 program that is being planned. And those will
10 have basements, and they will have the cluster
11 housing and so on. There is another one in
12 Clarendon Hills or Willowbrook that's being
13 planned. You know what, we are not worried
14 about that. Because we know Hinsdale for what
15 it is, and it's a beautiful community. We are
16 excited about this.

17 We do know, too, that brokers when
18 they take the people around, as any one of you
19 who is shopping for a house, you would say, What
20 am I getting for my money, Mr. James. How does
21 this compare to what's in the market? They may
22 not go there, but they are going to ask us to

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1 golly, we are going to do it. But what we don't
2 want to do is just in the rush to try and say
3 yes, cripple this community; and then when you
4 put your faith in us, if you do, it doesn't
5 work, it doesn't succeed. That's a disaster for
6 nor both of us. We have been down that route.
7 We want to make this the absolutely great, the
8 best set of homes, and a really long-term
9 functional set of empty-nester, age-targeted
10 residences for people to move in and enjoy.
11 That's a long-winded -- But I hope that gives
12 you a little more flavor.

13 MS. CRNOVICH: Thank you.

14 PRESIDENT CASHMAN: Mark?

15 MR. WILLOBEE: On the basements, I'm of
16 the opinion that I think the option does need to
17 be there. My dad is remodeling his house to do
18 1st floor living, but he wants his basement for
19 his workshop. I think I'm of that opinion not
20 to get into restricting that part. I think we
21 have enough in the covenants that prohibit on
22 the exterior on the site that, you know, of what

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1 say, Why do you want us to spend this much money
2 with no basement; are you kidding. And that's
3 the kind of the reaction we were getting on
4 Voltz Road, and that's what changed our mind.
5 We said, You know what, we made a mistake, let's
6 put the basements back in. And guess what,
7 everybody, like I said, is improving these
8 things, not with bedrooms, but to make it
9 another part of the extension of their house.

10 And they are excited about it because they know
11 these 55, 60-year-old people, they are going to
12 be there for 15 years. They want friends to
13 come over. They are not quite ready to slow
14 down.

15 That's a long-winded answer to it.
16 But, you know, you asked would we be able to do
17 it with basements. We want to work with the
18 community and get it done. Therefore, if we can
19 make some adjustments in terms of some of the
20 age restriction and things that have been talked
21 about, work with the board on the BMPs and
22 things like that. If we could work on that, by

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1 the uses would be.

2 PRESIDENT CASHMAN: Are you okay with
3 prohibiting bedrooms in the basement?

4 MR. WILLOBEE: Not with that. I see
5 the points on the bathroom as well.

6 MS. FIASCONE: Yes, you have got to
7 have a basement especially with the price point.
8 If they are downsizing, they are coming from
9 \$2 million houses, they are going to have a lot
10 of stuff. Yes. I'm fine for putting the
11 bedrooms.

12 I'm kind of on the fence with the
13 bathroom. I mean they are going to have to go
14 upstairs anyway after they work out. It's not
15 like they are going to a 2nd floor to take a
16 shower to get dressed. They are still going to
17 have to go upstairs, and their bedroom is on the
18 main floor; so I don't know on that one.

19 PRESIDENT CASHMAN: Okay. I would like
20 to open this up for community comments, hear
21 from our citizens. So thank you, Mr. James.

22 Please come up, tell us your name,

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1 where you live; and we would love to hear what
2 you have to say.

3 If you could go over here then,
4 thank you.

5 MS. JOHNSTON: My name is Eddie
6 Johnston. I live at 21 Woodgate Drive in Burr
7 Ridge. I would like to say very quickly, keep
8 the basements. We are empty-nesters but we have
9 three out of town grandchildren or children,
10 another grandchild, a number of grandchildren.

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11 We could use extra space if we were to go there.

12 I think this development will have
13 a great impact on the Hinsdale-Burr Ridge area.

14 And I know that there is an interest in
15 empty-nester housing. But I do believe that
16 this proposal as it's proposed will not be a
17 positive addition to the Village and the
18 surrounding area. The major problem I believe
19 is the proposed density. I was dismayed to hear

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20 that you were even considering increasing the
21 density.

22 I did some comparisons with similar

1 areas. I compared the Burr Ridge Club in
2 Burr Ridge, the Fieldstone Club in Burr Ridge,
3 and also the KB cottages. The Fieldstone Club
4 has 60 acres, almost the same as the Meadows
5 proposal. But there are 30 acres, 30.7 acres in
6 Fieldstone compared with 24 in the Meadows. And
7 the Village of Burr Ridge required them to have
8 open space. So there is a 6.5-acre open land as
9 you enter the Burr Ridge Club -- I mean enter

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10 Fieldstone. The gross density of the Fieldstone
11 Club is 1.95 compared with 2.45 in the Meadows.

12 The Burr Ridge Club has 34 acres
13 with 72 units for a gross density of 2.12.

14 There is no open space, public open space, in
15 the Burr Ridge Club; but it's filled with
16 cul-de-sacs, which gives the feeling of more
17 openness. And there is also considerable open
18 land in the interior with some small ponds. Its
19 gross density is 2.12.

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20 I also looked at the Woods of King
21 Bruwaert. I don't have the acreage, but there
22 are 70 units. Keep in mind that most of those

1 units are triplexes, 3 units. And so probably
2 about 25 structures. And I believe the acreage
3 is larger. There is also a large pond. There
4 is a walking path. And all of these others,
5 these three others, have either cul-de-sacs or
6 winding roads or both.

7 And I understand that the Meadows
8 development by the way it is already configured
9 would find it very hard to have cul-de-sacs.

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10 But that can be compensated for by having,
11 perhaps, more space between the units and having
12 an open space requirement. An ideal space for
13 this openness would be on the north side of the
14 road as it comes in. I don't think it's
15 unreasonable to require a 6-acre area of open
16 space or a combination of a smaller open space
17 and more space between the homes.

18 In addition to my concern about the
19 density is my almost greater concern about the

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20 traffic. To back up, I must say that I am
21 totally in love with the bridge on Oak Street.

22 I give great credit for all the ones responsible

1 for it. Every time I drive over it I think, oh,
2 this is so neat. Having said that, however,
3 there is no doubt that there is considerable
4 increase on traffic on County Line. And I have,
5 obviously, because I live right off of County
6 Line, have ways of knowing that.

7 There are, I counted, 10 areas
8 between Plainfield Road and 55th Street that
9 have no other egress except to County Line.

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10 Five are in Hinsdale and five are in Burr Ridge.
11 You have got Longwood Drive. You have got KB.

12 You have got Katherine Legge. You have got the
13 specialty hospital on the west side. On the

14 east side, you have Charleston, Chanticleer.
15 There is a small cul-de-sac development just

16 south of Sedgley. You have got Woodgate Drive
17 where I live, Burr Ridge Club. And then there

18 is another small cul-de-sac just south of or
19 just north of Plainfield. In the morning hours,

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20 it is not unusual to find a two or more backup
21 on cars coming north. In the evening hours,
22 it's the reverse. They are coming south again.

1 I have seen it backed up almost to 7th Street
 2 from 55th Street.
 3 Now, looking at the Meadows, if you
 4 have 59 units, let's say that perhaps -- And at
 5 this price range people are going to have
 6 perhaps 2 cars. Let's say half of them have 2
 7 cars. So that's 90 cars coming in and out. The
 8 Meadows has two means of egress, one is on 55th
 9 and one is on County Line. You probably would
 10 not make an exit on 55th unless you were going
 11 to make a right turn because a left turn would
 12 be very difficult. So most of those cars are
 13 coming onto County Line. So let's say there are
 14 90 cars, that's 180 cars; 90 coming in,
 15 90 coming out. You add that to this already
 16 increased traffic, it's going to be a traffic
 17 nightmare. So in your traffic studies, I do
 18 hope that they are looking at it at different
 19 hours of the day including early morning and
 20 late afternoon.
 21 So while I feel, again, that there
 22 are ample reasons to have this type of

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1 years, and my address is 914 Harding Road.
 2 This is really a very forceful and
 3 impactful proposal. And should it be approved
 4 in its current iteration, it will have, in my
 5 view, multiple negative impacts on the character
 6 of our Village, some of them have already been
 7 mentioned. I was here at the last meeting. But
 8 I do want to thank you for letting me speak
 9 again.
 10 My cautionary wish is the same as
 11 the last time. And this body needs to focus not
 12 on paths, not on basements, but on one document.
 13 And as you evaluate the James' current -- I
 14 don't know whether this is a new, newer, or
 15 newest; but I think we have taken a step forward
 16 and now taken a step back, so we are back to 59
 17 units. This document that you need to look at
 18 is the very precious Village of Hinsdale zoning
 19 code. It is easy to be seduced by the hyperbole
 20 and, to my view, the slight of hand and the
 21 diverting sales language of the developers.
 22 That's what they are here to do. They are here

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1 development, I do believe that the Meadows can
 2 be still very nice. And I think they can get
 3 their prices -- The prices of the homes in the
 4 Burr Ridge Club are from 900,000 to 1.2 million.
 5 The prices in the Fieldstone Club are about
 6 900,000 to a million. And can you imagine, even
 7 in KB, the Woods, the end units are now asking
 8 about \$950,000 for those. So I do think that
 9 the Meadows can still make a profit and still
 10 provide us with a valuable asset but at a much
 11 lower density.
 12 PRESIDENT CASHMAN: Thank you very
 13 much.
 14 MS. JOHNSTON: And this is kind of
 15 enhanced from a letter I sent to the Plan
 16 Commission a couple months ago.
 17 PRESIDENT CASHMAN: Okay. Thank you.
 18 Next? Please.
 19 MR. MORIARTY: Good evening, members of
 20 the Plan Commission, members of the Village
 21 staff, members of the James Company. My name is
 22 Phil Moriarty. I have lived here about 48 plus

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1 to sell, and they have been successful
 2 elsewhere. But I urge you to stay focused on
 3 the merits of our well-conceived zoning code,
 4 which has helped create one of the best
 5 residential communities in our country.
 6 The history of our Village is
 7 unique in its historic commitment to be a
 8 premiere village comprised significantly of
 9 single-family homes. We are not Burr Ridge.
 10 Burr Ridge is a lovely community, beautiful
 11 community; but we are not Burr Ridge. We are
 12 not Oak Brook. We are not Oak Park. We are not
 13 Northbrook. Yet, I think there is, as Eddie
 14 said, some merit to having some type of
 15 community at a much denser level where people
 16 can downsize from 4-, 5-, and 6-bedroom homes,
 17 homes with 3- and 4-car garages.
 18 The negative impact of creating
 19 mixed use, dense multifamily projects on the
 20 southern gateway to our special community is a
 21 dangerous precedent for the Village. The domino
 22 effect of approving the zoning changes from

09:53:21PM

09:54:09PM

1 single family to multifamily will only serve to
 2 encourage future dense developments on the
 3 adjacent hospital property, for example. And
 4 it's only a matter of time before that property
 5 will be available to developers, and then you
 6 are bumping up again to our wonderful park.
 7 I urge you to say no to this plan.
 8 Hinsdale's not for sale, nor is our Village
 9 responsible to bear the burden of the
 10 developer's carrying costs since he first came
 11 before us and was denied 116 multi-unit homes
 12 and was required to build what the R-2 stated,
 13 which was 36 single-family homes. These costs
 14 should not be borne on the back of our zoning
 15 code.
 16 So please think of preserving the
 17 single-family character of the Village of
 18 Hinsdale. It's what makes us unique. This is
 19 important to think about what the neighbors,
 20 those who are on County Line, and those who live
 21 across the road on Pamela Circle, those who have
 22 to commute on County Line to get to the train

09:54:52PM

09:55:37PM

1 in your sights. It's dull reading but it's
 2 important reading so I hope you all do know it
 3 and study it. And that's what I wanted say, and
 4 thank you very much.
 5 PRESIDENT CASHMAN: Thank you very
 6 much.
 7 Other community members here to
 8 speak?
 9 Okay. Seeing none, thank you.
 10 Okay. So to the matter at hand,
 11 Commissioners. Additional thoughts, questions
 12 for the applicant, discussions about the issue
 13 before us?
 14 MS. CRNOVICH: I have a question.
 15 PRESIDENT CASHMAN: Sure.
 16 MS. CRNOVICH: Regarding the price
 17 points, the price point of the units.
 18 MR. E. JAMES: The average price point,
 19 as we had mentioned some time ago, for the
 20 duplex homes was 935,000 and the single family
 21 would be -- There are many different models so
 22 it's hard to say; but the average, if we --

09:57:43PM

09:58:11PM

1 station, etcetera, there will be incredible
 2 increased traffic in my view. And I would hope
 3 that somehow we can have a legitimate traffic
 4 study and not just something that is done by an
 5 association that favors developers.
 6 I'm very concerned also, something
 7 that was said by a member of the staff at the
 8 last meeting I attended, stating that they had
 9 not received any letters opposed to this
 10 development; but they had received several
 11 letters supporting it. I have written.
 12 Mr. Krehbiel has written. Laura Running has
 13 written. I just wonder why those letters
 14 weren't recognized by the staff before. And so
 15 I have written another letter. And I hope that
 16 gets to this Commission.
 17 So I urge you to think about the
 18 broad backs that face this development as it
 19 impacts our Village. Think about how unique we
 20 are. Think about what we stand for. Think
 21 about what our schools are. Think about what,
 22 why we pay the taxes we pay. And just keep that

09:56:19PM

09:56:59PM

1 about \$1,145,000. We were hoping to bring that
 2 down and with the increased density.
 3 MS. CRNOVICH: Okay. So you are back
 4 to the first price point is what you are back
 5 to?
 6 MR. E. JAMES: Yes.
 7 MS. CRNOVICH: Thank you. And then I
 8 had a question perhaps more for staff. Has
 9 there been any comments from the hospital next
 10 door?
 11 MR. YU: No.
 12 MS. CRNOVICH: Nothing?
 13 MR. MC GINNIS: We received nothing.
 14 MS. CRNOVICH: There is no plans for
 15 them going anywhere, putting it for sale?
 16 MR. MC GINNIS: No. In fact, we have
 17 had comments from them, nothing recently but
 18 something in the last six months; but they did
 19 have a capital plan. I don't anticipate the
 20 hospital going anywhere anytime soon.
 21 MS. CRNOVICH: Weren't they requesting
 22 a MAP amendment?

09:58:55PM

09:58:17PM

1 MR. MC GINNIS: They were requesting a
2 MAP amendment, it was denied. They are a legal
3 nonconforming use, they understand that. And
4 they are working in the confines of that
5 restriction. So they are essentially limited to
6 interior remodeling, but I don't anticipate that
7 that's going to be enough to have them go away.

8 MS. CRNOVICH: Thank you.

09:59:44PM

9 MS. RYAN: I have one question for
10 staff also, that would be how many parcels of
11 land are available that are in Hinsdale that are
12 in excess of 20 acres.

13 MR. MC GINNIS: Very few. And it
14 depends on whether -- The only other property
15 that might be included in that would be IBLP,
16 but it depends how that's parceled up. If
17 that's brought in as one zoning lot, you know,
18 both the property east and west of Adams, that
19 would certainly be over that 20-acre minimum.

10:00:20PM

20 But it depends on if and when they sell it and
21 how it's parceled out.

22 MS. RYAN: Thank you.

1 PRESIDENT CASHMAN: And the one that,
2 one item we had that we set for next month is
3 some of that property; right? It's the piece
4 that's on Ogden Avenue. There is, I can't
5 remember how many acres that is.

6 MR. MC GINNIS: That's fairly small.

7 PRESIDENT CASHMAN: They sold off on
8 that recently?

10:00:45PM

9 MS. CRNOVICH: Aren't they over
10 30 acres, Chan, do you know, offhand?

11 MR. MC GINNIS: Collectively, yes, well
12 over.

13 MS. CRNOVICH: Well over. Thank you.

14 MS. FIASCONE: Which, that text
15 amendment is essentially allowing an
16 application; correct?

17 PRESIDENT CASHMAN: It would create a
18 special use process.

19 MS. FIASCONE: For a PUD.

10:01:05PM

20 PRESIDENT CASHMAN: If you have
21 20 acres or more that you could go through the
22 special use process. If it was a smaller

1 parcel, it would not be allowed.

2 The idea was to make it, in my
3 understanding, what I have been told, was to
4 make it unique to either the situation or
5 something very similar so it would not be
6 happening elsewhere in the Village where there
7 are small parcels of land.

8 Other thoughts, questions?

9 One question I had for the

10:01:37PM

10 applicant -- and pardon me, but we have a
11 mountain of data -- was just the rough square
12 foot range for these different units.

13 MR. E. JAMES: The single family, about
14 27, 2600, to about 3100, averaging about 2900
15 square feet. And the duplex homes are 2400 and
16 2600 in round numbers, averaging about 25, 2500.
17 They all have 1st floor master bedrooms, every
18 single home.

19 PRESIDENT CASHMAN: So on average 2500
20 for a duplex and 2900 for a single family.

10:02:09PM

21 MR. E. JAMES: Yes.

22 PRESIDENT CASHMAN: Thank you. I know

1 it was in there, but I was searching high and
2 far but I could not find that.

3 MR. E. JAMES: That's it.

4 PRESIDENT CASHMAN: Thank you.

5 MR. WILLOBEE: I would just like to
6 make a couple of comments, not necessarily
7 questions, as far as open space. I appreciate
8 the information provided as part of our packet.

9 Again, I know I have belabored this
10 point over the last couple meetings. But I
11 guess I think our code has a broad definition of
12 open space. I see the numbers in there. Just
13 as far as looking at the zoning code, I'm not
14 convinced that's the increase that we need to
15 see as part of the test of moving away from the
16 original one.

10:02:30PM

17 And then just from the public
18 benefit as proposed, I see it as limited
19 benefits to a subset of the community. In my
20 current situation, I can't say I would benefit
21 from a lacrosse field. So those are, I just
22 want to state those.

10:02:55PM

1 PRESIDENT CASHMAN: I mean the open
 2 space was interesting because on the first
 3 package in October, it was -- I think the focus
 4 of the package was more on the common open
 5 space. But when I kind of pushed this point
 6 looking into the definitions of our code and
 7 everything, and it really includes all open
 8 space. Both common open space, the right of
 9 ways, setback space. And I was looking in
 10 today's packet at the current 59-unit proposal
 11 compared to the 36-unit proposal. What was the
 12 percentage increase?

10:03:37PM

13 MR. E. JAMES: About 98 percent. There
 14 was about 1700 square feet miscellaneous in the
 15 36-unit plan. And there is about 44,000 square
 16 feet in --

17 PRESIDENT CASHMAN: But in total open
 18 space, and I would have to find it because I
 19 thought it was more like --

10:04:07PM

20 MR. E. JAMES: I don't want to get into
 21 the definition of open space because I will
 22 probably get lost. But I think the common area,

1 included that -- from what is currently approved
 2 to what's being proposed would be a 24.6
 3 increase in open space.

4 MR. E. JAMES: And the --

5 PRESIDENT CASHMAN: Is that correct?

6 MR. E. JAMES: Well, again, how you
 7 define it. But the point being in the 36-unit
 8 plan all the lots are plotted out, all of the
 9 spaces within the private lots. There was no
 10 park and what have you in this plan except for
 11 the 1700 square feet that was miscellaneous here
 12 or there.

10:05:54PM

13 This, the 59-unit plan, has the
 14 44,000 square feet. And these are what we
 15 would, you would, you and I would both consider
 16 common parks, people could gather.

17 MR. WILLOBEE: I agree with that. But
 18 the code -- Per the code, the definition
 19 includes open space that is in those platted
 20 lots.

10:06:19PM

21 CHAIRMAN CASHMAN: Right.

22 MR. WILLOBEE: And so I'm just for the

1 the park at the corner of 55th and County Line,
 2 has about 42 -- 44,000?

3 MR. BALAS: Total park space is 44,000.

4 MR. E. JAMES: Total -- with that park
 5 at the corner of 55th and County Line, and
 6 the -- Well, here it is, two parks, 44,000
 7 square feet. And then the little park at the
 8 entrance just inside the entrance off of 55th,
 9 those two total 44,000 feet plus.

10:04:53PM

10 PRESIDENT CASHMAN: I guess if you
 11 could go to tab 2, it's the last page on tab 2.

12 MR. E. JAMES: In today's book?

13 PRESIDENT CASHMAN: Correct.

14 MR. E. JAMES: Okay.

15 PRESIDENT CASHMAN: This shows
 16 extensive open space comparisons. These were
 17 the calculations between the currently approved
 18 36-unit traditional single-family plan and the
 19 59-unit plan.

10:05:24PM

20 And this is where, you know, if you
 21 really look, because we don't talk about
 22 specific open space, so it's all open. It's all

1 record, I want to -- I understand the
 2 conversion to common. But it's --

3 PRESIDENT CASHMAN: Because that's
 4 where they did add at our request this
 5 calculation on --

6 MR. WILLOBEE: Right.

7 PRESIDENT CASHMAN: -- the guesstimated
 8 patio areas, which they say 13,000 square
 9 feet --

10:06:34PM

10 MR. E. JAMES: And whether it's private
 11 open space, common open space.

12 PRESIDENT CASHMAN: That's where I
 13 thought this used to be more like 26 percent.
 14 It might have gone down to this 24.6 because of
 15 that, including that. Because previously I
 16 don't think we talked about that and you went
 17 back and added that.

18 MR. BALAS: We did add the patio area
 19 for the 36 unit, right.

10:06:54PM

20 MS. CRNOVICH: I saw your table of
 21 compliance has also changed.

22 MR. E. JAMES: The what?

1 MS. CRNOVICH: The table of compliance.
 2 MR. E. JAMES: Yes, it's there. I
 3 think it's in the tab 6.
 4 MS. CRNOVICH: Tab 6? But now your
 5 table of compliance has probably changed again,
 6 right?
 7 MR. BALAS: No. The 59-unit plan --
 8 MS. CRNOVICH: This is for 59?
 9 MR. BALAS: -- table of compliance is
 10 correct.
 11 PRESIDENT CASHMAN: They did add the
 12 additional one in here for the alternate.
 13 MR. E. JAMES: There was. But, yes,
 14 that's -- We are not referring to that.
 15 PRESIDENT CASHMAN: We are not talking
 16 about that tonight.
 17 MR. E. JAMES: The table of compliance
 18 should be correct.
 19 MS. CRNOVICH: I believe at first you
 20 were asking for 6 variances and now you are
 21 asking for 8.
 22 MR. E. JAMES: Well, I'm not sure of

10:07:23PM

10:07:40PM

1 this is now showing the maximum as opposed to
 2 the average.
 3 MR. E. JAMES: Right.
 4 MR. BALAS: We picked the largest
 5 combined.
 6 MR. MC GINNIS: To clarify, you are
 7 looking at 6 areas of relief, 6 waivers.
 8 MS. CRNOVICH: 6 but possibly 8,
 9 correct?
 10 MR. MC GINNIS: It depends. Because a
 11 couple of these we can't tell yet --
 12 MS. CRNOVICH: Right, until you have
 13 final.
 14 MR. MC GINNIS: -- until they come with
 15 a detailed plan and we get full working
 16 drawings.
 17 MR. WILLOBEE: But that variance
 18 translates into the open space calculation,
 19 again, the last page. Because right now you are
 20 calculating your open space only off of
 21 36 percent maximum coverage ratio on the 59
 22 unit. So if you are asking for additional

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10:09:57PM

1 the number. We are asking for a variance, the
 2 30 -- Under the existing code for total maximum
 3 lot coverage, it's 50 percent for maximum -- for
 4 the single-family homes. We are asking for
 5 44 percent or 4 -- on lot 23 along the pond.
 6 And that assumes it has a screened-in porch, and
 7 that's for a single family. For a duplex on
 8 lot 40, we are asking for 47.8 percent lot
 9 coverage. And that's, those are both still
 10 below the 50 percent for what you could build if
 11 it were single family.
 12 MR. BALAS: The one item that did
 13 change specifically was on the total building
 14 coverage where we had discussions with Robb and
 15 Chan. Whereas before we had presented that as
 16 the combined total building coverage for all the
 17 homes in the development. And Robb and Chan
 18 suggested that, no, you do need to look at the
 19 one unit that has the most --
 20 MR. E. JAMES: Largest.
 21 MR. BALAS: So basically the biggest
 22 home you could build on the smallest lot. So

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10:09:12PM

1 coverage, then the open space calculation that
 2 you have in there is changing.
 3 MR. E. JAMES: I have a hard time
 4 hearing, so I'm sorry.
 5 MR. WILLOBEE: My point is is that with
 6 that request right now your calculations were
 7 showing increase in open spaces based on
 8 30 percent -- 36 percent maximum coverage ratio.
 9 PRESIDENT CASHMAN: That's considering
 10 all of them.
 11 MR. BALAS: For all of them.
 12 PRESIDENT CASHMAN: And this is
 13 considering the worst one.
 14 MR. WILLOBEE: I agree. But if that's
 15 allowed, doesn't that change this calculation?
 16 MR. BALAS: No.
 17 PRESIDENT CASHMAN: Until it's built
 18 out, that's going to change.
 19 MR. MC GINNIS: So what they did,
 20 because I know that this gets a little unwieldy,
 21 is they used the worst-case scenarios when
 22 trying to put together this table of compliance.

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10:10:32PM

1 Because they weren't sure what models were going
2 to get built on what lots. So they use the
3 smallest lot and the biggest unit in order to
4 try and do their bulk reg calcs.

5 So we are going to get into the
6 weeds when -- if and when they come back with a
7 detailed plan to make sure that all these
8 numbers reconcile. But when it came to actually
9 the waivers and how we were going to list those
10 in an ordinance, we felt it made more sense to
11 request a maximum and work backwards from that
12 than to try and anticipate what was going to get
13 built on every lot.

14 PRESIDENT CASHMAN: Okay.

15 MS. CRNOVICH: Thank you.

16 MR. E. JAMES: All right. Robb, thank
17 you.

18 PRESIDENT CASHMAN: Any other
19 questions, Mark?

20 MR. WILLOBEE: No.

21 MR. MC GINNIS: If I could jump in and
22 just add one more thing.

10:11:07PM

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1 MR. E. JAMES: Every unit will have
2 some outdoor space. And some of the homes the
3 outdoor space is still under the roof. And
4 that's where they can screen it in and make a
5 porch out of it and then have a little offset
6 patio off of that for the barbecue.

7 MS. CRNOVICH: So what you are saying,
8 Robb, is that might be another variance;
9 correct?

10 MR. MC GINNIS: No. No. You would
11 be -- A patio is permissible as an encroachment
12 into the required rear yard but a screen porch
13 wouldn't be.

14 MS. CRNOVICH: But the screen
15 porches -- Okay.

16 MR. MC GINNIS: Right.

17 MR. E. JAMES: In most cases, that
18 screen porch would be within the confines of the
19 house. Am I right on that?

20 MR. J. JAMES: Not necessarily.

21 MR. BALAS: Not all.

22 MR. E. JAMES: Not all models but most

10:13:03PM

10:13:21PM

1 PRESIDENT CASHMAN: Sure.

2 MR. MC GINNIS: And this is somewhat
3 fluid so we have kind of been working through
4 it. Initially the rear yard relief wasn't going
5 to be listed as one of the waivers. But there
6 was some conversation about whether it was
7 better off to hold the front yard setback in
8 order to accommodate a rear screened porch
9 without encroaching the required rear yard or to
10 maintain that front yard setback.

11 It was staff's position that we
12 were better off to maintain that open
13 streetscape and adhere to that 35-foot front
14 yard setback and request a waiver for those
15 screen porches. The R-2 has got a 50-foot rear
16 yard setback. We thought it was more
17 appropriate and more aesthetically pleasing to
18 ask for a reduction on the required rear yard to
19 accommodate those screened porches than have to
20 pull everything closer to the street.

21 MS. CRNOVICH: So how many, do you know
22 how many units will have patios, rear patios?

10:12:06PM

10:12:31PM

1 models.

2 MS. CRNOVICH: So there is a
3 possibility?

4 MR. E. JAMES: Excuse me. Yes.

5 PRESIDENT CASHMAN: Anna?

6 MS. FIASCONE: I have nothing.

7 PRESIDENT CASHMAN: Julie?

8 MS. CRNOVICH: Not right now.

9 PRESIDENT CASHMAN: Scott?

10 MR. PETERSON: No, no additional.

11 PRESIDENT CASHMAN: Mary?

12 MS. RYAN: No.

13 PRESIDENT CASHMAN: Jim?

14 MR. KRILLENBERGER: None additional.

15 PRESIDENT CASHMAN: Okay. Hearing no
16 comments now -- Julie?

17 I guess, Chan, I want to --

18 Procedurally with the three items, the text
19 amendment, the planned development, conceptual
20 plan, and then the special use permit, is there

21 a specific order that we need to address these?

22 I mean in the way that it was all packaged

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1 together, they are all related. But I was
 2 curious about if it should be in order.
 3 MR. YU: Yes, that would help with a
 4 potential motion for --
 5 MR. MARRS: I think it's appropriate to
 6 take the text amendment separately, and then the
 7 other two go pretty much hand in hand so --
 8 PRESIDENT CASHMAN: Okay. So I would
 9 ask the Commissioners to refer back to the
 10 application that basically has the criteria and
 11 the standards for a text amendment. I think we
 12 will review these:
 13 "The consistency of the proposed
 14 amendment with the purposes of this code."
 15 "The existing uses and zoning
 16 classifications for properties in the vicinity
 17 of the subject property."
 18 "The trend of development in the
 19 vicinity of the subject property, including
 20 changes, if any, in such trend since the
 21 property was placed in its present zoning
 22 classification."

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1 immediate vicinity of the subject property would
 2 be affected by the proposed amendment."
 3 "The availability of adequate utilities
 4 and essential public services to the subject
 5 property ..."
 6 "The length of time, if any, that the
 7 subject property has been vacant, considered in
 8 the context of the pace of development in the
 9 vicinity of the subject property."
 10 "The community need for proposed
 11 amendment and for the uses and development it
 12 would allow."
 13 "The reasons, where relevant, why the
 14 subject property should be established as part
 15 of an overlay district and the positive and
 16 negative effects such establishment could be
 17 expected to have on persons residing in the
 18 area."
 19 So any comments or --
 20 MR. MARRS: Before we get into motions
 21 and further discussion, if we could get a motion
 22 and second to close the public hearing.

10:16:13PM

1 "The extent, if any, to which the value
 2 of the subject property is diminished by the
 3 existing zoning classification ..."
 4 "The extent to which any such
 5 diminution in value is offset by an increase in
 6 the public health, safety, and welfare."
 7 "... the use and enjoyment of adjacent
 8 properties would be affected by the proposed
 9 amendment."
 10 "The extent ... to which the value of
 11 the adjacent properties will be affected by the
 12 proposed amendment."
 13 "The extent, if any, to which the
 14 future orderly development of adjacent
 15 properties would be affected by the proposed
 16 amendment."
 17 "The suitability of the subject
 18 property for uses permitted or permissible under
 19 the present zoning classification."
 20 "The availability of adequate ingress
 21 to and egress from the subject property and
 22 extent to which traffic conditions in the

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1 PRESIDENT CASHMAN: Sounds good. We
 2 have had it open for four months.
 3 MR. KRILLENBERGER: I so motion.
 4 PRESIDENT CASHMAN: And a second.
 5 MS. FIASCONE: Aye.
 6 PRESIDENT CASHMAN: Anna?
 7 MS. FIASCONE: Aye.
 8 MR. WILLOBEE: Aye.
 9 MS. CRNOVICH: Aye.
 10 CHAIRMAN CASHMAN: Aye.
 11 MR. PETERSON: Aye.
 12 MS. RYAN: Aye.
 13 MR. KRILLENBERGER: Aye.
 14 And thanks to those who did
 15 comment, Very useful.
 16 * * *
 17 (Which were all the proceedings
 18 had in the above-entitled public
 19 hearing.)
 20
 21
 22

1 STATE OF ILLINOIS)

) ss.

2 COUNTY OF DU PAGE)

3 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
4 do hereby certify that I am a court reporter
5 doing business in the State of Illinois, that I
6 reported in shorthand the testimony given at the
7 hearing of said cause, and that the foregoing is
8 a true and correct transcript of my shorthand
9 notes so taken as aforesaid.

10

11

12

13

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STATE OF ILLINOIS)
) SS:
COUNTY OF DU PAGE)

VILLAGE OF HINSDALE PLAN COMMISSION
BOARD DISCUSSION

In the Matter of:)
)
Case A-18-2016)
55th St./County Line Road -)
Hinsdale Meadows Venture, LLC)
Text Amendment to Section 3-106:)
Special Uses, to allow a Planned)
Development in any single-family)
residential district, subject to)
the issuance of a special use)
permit, and subject to a minimum)
lot area of 20 acres.)

REPORT OF PROCEEDINGS had and testimony
taken at the discussion of the continued public
hearings of the above-entitled matter before the
Hinsdale Plan Commission at 19 East Chicago
Avenue, Hinsdale, Illinois, on the 11th day of
January, 2017, at the hour of 10:17 p.m.

BOARD MEMBERS PRESENT:

- MR. STEPHEN CASHMAN, Chairman;
- MS. JULIE CRNOVICH, Member;
- MS. ANNA FIASCONE, Member;
- MR. SCOTT PETERSON, Member;
- MS. MARY RYAN, Member;
- MR. MARK WILLOBEE, Member.

ALSO PRESENT:

MR. ROBERT MC GINNIS, Director of
Community Development/Building
Commissioner;
MR. CHAN YU, Village Planner;
MR. MICHAEL A. MARRS, Village Attorney.
* * *

1 It's a number of separate parcels. I don't
2 remember what the acreage is on the west, but if
3 you --
4 Like say that was over 20, but the
5 piece on the right was, you know, 15 or
6 something. How would the Village view those? I
7 would think they are separated by a public
8 street, would that --

10:18:29PM

9 MR. MC GINNIS: I'm not quite sure how
10 that one would work. Because it would have to
11 meet the definition of zoning lot. And it talks
12 about the property under ownership and control
13 entirely located within a block.

14 PRESIDENT CASHMAN: So that wouldn't --
15 Those would have to be considered separate
16 pieces then, couldn't be combined to, say,
17 20 acres?

18 MR. MC GINNIS: I don't know.

10:18:53PM

19 PRESIDENT CASHMAN: If you don't know
20 the answer to it, I think it would be important
21 to get the answer to it because I would be in
22 favor of that. Because say there is some

1 PRESIDENT CASHMAN: So any comments on
2 those criteria?

3 MS. CRNOVICH: Yes.

4 PRESIDENT CASHMAN: Julie.

5 MS. CRNOVICH: If the text amendment
6 could be tightened up. Perhaps, again, I'm
7 thinking of the Institute of Basic Life where a
8 planned development subject to the additional
9 following standards, perhaps something could be
10 added, the planned development shall be for
11 age-targeted or age-restricted housing?

10:17:31PM

12 MR. YU: That language is probably too
13 restrictive, and we will get in trouble with
14 spot zoning. You know, the idea is for a
15 language that would allow potential other areas
16 to have the same opportunity to apply for a
17 planned development.

18 PRESIDENT CASHMAN: What about like
19 contiguous area? Like that's an interesting
20 property over there because they are on the west
21 side of Adams and on the east side, but it's
22 separated. They are not one piece of land.

10:18:02PM

1 situation, I mean we are not, we are not -- I
2 don't think the intent was to make this so there
3 would be 15 possibilities where this could
4 happen.

5 So if that, say the west piece of
6 that Basic Life Principles was over 20 acres and
7 the piece on the east side of Adams is not,
8 well, then that's simple. We are talking about
9 there is an opportunity there, but that's it.
10 Amlings is not 20 acres so --

10:19:24PM

11 MS. CRNOVICH: I'm saying this, a text
12 amendment in my opinion is serious for anything
13 that's going to have to do with a single-family
14 residential district allowing a PUD, which you
15 know PUDs are not allowed in single-family
16 districts. So I consider this, you know,
17 something we need to seriously consider. And I
18 think if there is any way that could be
19 tightened up --

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20 PRESIDENT CASHMAN: Well, I think if
21 that was the case, I mean, like I say, that was
22 the only other parcel in town that could --

1 MS. CRNOVICH: I think it is.
 2 MR. MC GINNIS: And to Chan's point,
 3 you don't want to be accused of spot zoning. We
 4 spent a lot of time trying to come up with
 5 languages that we felt wouldn't just apply to
 6 one property but was very restrictive.
 7 MS. CRNOVICH: Right. And I understand
 8 that's why the text amendment versus a MAP
 9 amendment.
 10 MR. YU: Right.
 11 PRESIDENT CASHMAN: I guess we just ask
 12 staff to research that so that if this does go
 13 to the board that they can consider it properly.
 14 MS. FIASCONE: But it's just a line for
 15 allowing an application. The Commission doesn't
 16 have to pass another or approve another --
 17 PRESIDENT CASHMAN: No. Right. They
 18 don't get to go through this joy.
 19 MS. FIASCONE: Don't you love it?
 20 PRESIDENT CASHMAN: Right. No. I mean
 21 that's where -- That's why the whole process of
 22 a special use permit is onerous. It's to, not

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1 MR. WILLOBEE: Aye.
 2 MS. FIASCONE: Aye.
 3 PRESIDENT CASHMAN: Okay. So that's
 4 the text amendment.
 5 And then next we take the special
 6 use and the planned development together.
 7 MR. MARRS: Yes. I think that's fine.
 8 Unless someone for some reason wants them
 9 separately but --
 10 MR. KRILLENBERGER: Let's do it
 11 together.
 12 PRESIDENT CASHMAN: Okay.
 13 MS. CRNOVICH: Are we allowed to make
 14 comments on how we are voting before or
 15 afterwards?
 16 MR. KRILLENBERGER: Well, I think we
 17 have had a chance to sort of view our -- voice
 18 our pros and cons.
 19 PRESIDENT CASHMAN: Would you like to
 20 voice your --
 21 MS. CRNOVICH: I'm asking Steve. Thank
 22 you, Jim.

10:22:10PM

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1 to -- It's not to take care of the typical lot
 2 in an R-1 or R-2 or R-3. It's for these unusual
 3 situations, and it's every Village and every
 4 code to allow -- Because there is no way you
 5 could come up with a zoning ordinance that would
 6 cover every possibility.
 7 MS. CRNOVICH: Okay. Thank you.
 8 PRESIDENT CASHMAN: Other thoughts,
 9 comments on this?
 10 If not, can I hear a motion to
 11 approve the text amendment as submitted
 12 requesting that there be some research on
 13 possibly tightening up with what 20-acre amount
 14 is referring to so we know specifically?
 15 MS. FIASCONE: So moved.
 16 MR. KRILLENBERGER: I will second.
 17 PRESIDENT CASHMAN: Jim?
 18 MR. KRILLENBERGER: Aye.
 19 MS. RYAN: Aye.
 20 MR. PETERSON: Aye.
 21 PRESIDENT CASHMAN: Aye.
 22 MS. CRNOVICH: No.

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1 PRESIDENT CASHMAN: Yes. I always want
 2 to hear what you have to say.
 3 MS. CRNOVICH: Thank you. One of the
 4 residents who spoke tonight talked about the
 5 zoning code. And we all have these. And I was
 6 looking at section 1-102, Authority and Purposes
 7 of the Zoning Code. And No. 5, B5, "Limit the
 8 bulk and density of new and existing structures
 9 to preserve the existing scale of development in
 10 the Village ..."
 11 And the density of this project
 12 does concern me. And I know there has been many
 13 letters and many people who have spoken in favor
 14 of the development, but I feel it's our task as
 15 Plan Commissioners to listen to the residents.
 16 And it's supposed to be the residents who live
 17 in the surrounding areas, not the ones who
 18 possibly have something to gain from it or who
 19 are in that field of business.
 20 I am very supportive of
 21 empty-nester housing in Hinsdale, and I do
 22 appreciate the presentations you have given in

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10:23:23PM

1 the four hearings. But again, you are asking
2 the Village for a text amendment and to relax
3 the zoning code, the eight variances. The
4 density is a concern of mine. I do feel the
5 development should be age restricted. And I
6 also feel that basements, there should be no
7 basements except where you have to do the
8 walkout basements due to the topography.

9 And I'm also against full baths

10:24:07PM

10 so -- But thank you for removing the density
11 from County Line Road and 55th Street, and
12 that's just where I stand tonight. Thank you.

13 PRESIDENT CASHMAN: Good. I think it
14 will be a help for the trustees to hear that
15 because it's important to know the context of
16 votes, too.

17 MS. CRNOVICH: I think it's -- You
18 know, I think we have made progress. And maybe
19 there could be changes moving forward because I

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20 am in favor of this sort of development. And I
21 think this would fill a need in Hinsdale.

22 PRESIDENT CASHMAN: Well, that's right.

1 I imagine this is not going to be a one meeting
2 if this gets to the trustees' level. This is
3 important. This is a very unique situation.
4 It's important. I thought the comment by
5 Ms. Johnston --

6 Is that correct?

7 MS. JOHNSTON: Yes.

8 PRESIDENT CASHMAN: You know about
9 likes the concept but less density is kind of
10 what you are talking about.

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11 MS. CRNOVICH: Exactly.

12 PRESIDENT CASHMAN: Is there a way?
13 That's not currently in front of us, but who is
14 to say what -- This is a conceptual plan.

15 MS. CRNOVICH: Right.

16 PRESIDENT CASHMAN: Who's to say what
17 we will ultimately see if it does come back to
18 us at some point. But I think it's all helpful
19 as part of the process, and so I appreciate your

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20 input on that. It counts.

21 MS. CRNOVICH: Thank you, Steve.

22 PRESIDENT CASHMAN: Okay. So the next

1 one we are going to look at is basically,
2 together, Special uses and planned development.
3 Special uses, the main
4 considerations, let's see, standards for special
5 use permits. So "Code and Plan Purposes: The
6 proposed use and development will be in harmony
7 with the general and specific purposes for which
8 this code was enacted and for which the
9 regulations of the district in question were
10 established and with the general purpose and
11 intent of the official comprehensive plan."

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12 "No Undue Adverse Impact: The
13 proposed use and development will not have a
14 substantial or undue adverse affect upon
15 adjacent property, the character of the area, or
16 the public health, safety, and general welfare."

17 "No Interference with Surrounding
18 Development: The proposed use and development
19 will be constructed, arranged, and operated so
20 as not to dominate the immediate vicinity or to
21 interfere with the use and development of
22 neighboring property in accordance with the

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1 applicable district regulations."
2 "Adequate public facilities. The
3 proposed use and development will be served
4 adequately by essential public facilities and
5 services such as streets, public utilities,
6 drainage structures, police and fire protection,
7 refuse disposal, parks, libraries, and schools,
8 or the applicant will provide adequately for
9 such services."

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10 "No traffic congestion. The
11 proposed use and development will not cause
12 undue traffic congestion nor draw significant
13 amounts of traffic through residential streets."

14 "No destruction of significant
15 features. The proposed use and development will
16 not result in the destruction, loss, or damage
17 of any natural, scenic, or historic feature of
18 significant importance."

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19 "Compliance with standards. The
20 proposed use and development complies with all
21 additional standards imposed upon it by the
22 particular provision of this Code authorizing

1 such use."
 2 "Special Standards for specified
 3 special uses. When the district regulations
 4 authorizing any special use in a particular
 5 district impose special standards to be met by
 6 such use in such district, a permit for such use
 7 in such district shall not be recommended or
 8 granted unless the applicant shall establish
 9 compliance with all special standards."
 10 "Considerations. In determining
 11 whether the applicant's evidence establishes the
 12 foregoing standards have been met, the Plan
 13 Commission shall consider:
 14 "(a) Public benefit. Whether and
 15 to what extent the proposed use and development
 16 at the particular location requested is
 17 necessary or desirable to provide a service or a
 18 facility that is in the interest of the public
 19 convenience or that will contribute to the
 20 general welfare of the neighborhood or
 21 community.
 22 "(b) Alternative locations.

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1 clarify. I thought when it came to the proposed
 2 public benefit you thought it was basically
 3 headed in the right direction but not enough.
 4 You are not a big lacrosse player
 5 then?
 6 MR. WILLOBEE: No. I think it's just a
 7 very, it's a head nod at public use or benefit.
 8 But I don't think it's the right public benefit.
 9 It's a good way to get rid of dirt.
 10 PRESIDENT CASHMAN: Anna?
 11 MS. FIASCONE: I don't know, I think
 12 the path around it, a lot of people go to the
 13 high school, it's a good alternative to go over
 14 there and use that area instead of going to the
 15 high school.
 16 PRESIDENT CASHMAN: Julie?
 17 MS. CRNOVICH: Were there any other
 18 recommendations from staff, any other public
 19 benefits or --
 20 MR. MC GINNIS: No.
 21 MS. CRNOVICH: But Parks & Rec, they
 22 seemed okay with this?

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1 Whether and to what extent such public goals can
 2 be met by the location of the proposed use and
 3 development at some other site or in some other
 4 area that may be more appropriate than the
 5 proposed site."
 6 And then finally, "Mitigation of
 7 adverse impacts. Whether and to what extent all
 8 steps possible have been taken to minimize any
 9 adverse effects of the proposed use and
 10 development in the immediate vicinity through
 11 building design, site design, landscaping, and
 12 screening."
 13 So the big one there that we talked
 14 about -- I mean, obviously, all of these are
 15 important. We talked about traffic. We talked
 16 about surrounding development and their facts.
 17 But the big one that we really focused a lot of
 18 time on is on public benefit.
 19 I think maybe we do some comments
 20 on this, and then we can talk about the planned
 21 development, also need a break reading all that.
 22 One thing, Mark, I just wanted to

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1 MR. MC GINNIS: Yes. Conceptually they
 2 were good, but they were hoping to get more
 3 information as the plan was further refined.
 4 PRESIDENT CASHMAN: We would want their
 5 input. Just like I mean we ultimately got their
 6 input on the concept of the dog park, but we
 7 would like them to really consider this. I
 8 would like to hear what they have to say.
 9 MR. MC GINNIS: And certainly if people
 10 aren't comfortable with that as a public
 11 benefit, we can punt this to Parks & Rec and see
 12 if they have any ideas. I don't believe that
 13 they have been asked for any ideas. They have
 14 been asked to opine on the couple of proposals
 15 that they were presented with.
 16 MS. CRNOVICH: Wasn't there one plan
 17 for doing a new roof or something for the Humane
 18 Society?
 19 MR. MC GINNIS: There was one, there
 20 was a proposal for -- I know that we have some
 21 capital needs down in KLM. I don't know if that
 22 quite meets the test of compensating amendment.

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1 MS. CRNOVICH: Okay.
 2 PRESIDENT CASHMAN: The public relate
 3 to shingle roofs --
 4 MS. CRNOVICH: Thank you.
 5 PRESIDENT CASHMAN: Scott?
 6 MR. PETERSON: No. I think we talked
 7 about everything. My comments are that I think
 8 for that kind of money that you should have full
 9 paths, no bedrooms. I think the strong covenant
 10 is important. And I think age targeting is
 11 better than restrictive based on resale.
 12 And I think we need to be conscious
 13 of the stormwater and that should be addressed
 14 based on the Village of Hinsdale, whether, you
 15 know, we have the space for it. But that should
 16 be at the Village's direction.
 17 Traffic study is big. And, you
 18 know, right now I'm looking at the KLM, lacrosse
 19 and cardio path as the Village benefit, plus the
 20 \$750,000 that was put in, you know, back, you
 21 know, the 750 that was put in.
 22 PRESIDENT CASHMAN: Ten years ago.

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1 the same general purposes as all other special
 2 uses. In particular, however, the planned
 3 development technique is intended to allow the
 4 relaxation of otherwise applicable substantive
 5 requirements based upon procedural protections
 6 providing for a detailed review of individual
 7 proposals for significant developments. This
 8 special regulatory technique is included in this
 9 Code in recognition of the fact that traditional
 10 bulk, space, and yard regulations that may be
 11 useful in protecting the character of the
 12 substantially developed and stable areas may
 13 impose inappropriate pre-regulations and
 14 rigidities upon the development or redevelopment
 15 of parcels or areas that lend themselves to an
 16 individual, planned approach. Through the
 17 flexibility of the planned development
 18 technique, the Village seeks to achieve the
 19 following specific objectives:
 20 "1. Creation of a more desirable
 21 environment that would be possible through
 22 strict application of other Village land use

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1 MR. PETERSON: Ten years ago to the
 2 park district that -- Those are my comments.
 3 PRESIDENT CASHMAN: Mary?
 4 MS. RYAN: Scott did an excellent job
 5 summarizing exactly where I'm at. And I do
 6 think the cardio path, it is a nice alternative
 7 to having to go to the high school.
 8 PRESIDENT CASHMAN: The one idea I
 9 heard that was interesting, intriguing, was
 10 right by the parking lot to have a signpost that
 11 basically says zero point zero. You know that
 12 kind of thing encourages there is where you
 13 start, and you need to go more than zero point
 14 zero, even though it's a pretty funny bumper
 15 sticker.
 16 MR. KRILLENBERGER: I'm okay with the
 17 public benefit.
 18 PRESIDENT CASHMAN: With that, then
 19 look at the planned development criteria.
 20 "Purpose. Planned developments are
 21 included in this Code as a distinct category of
 22 special use. As such, they are authorized for

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1 regulations.
 2 "2. Promotion of a creative
 3 approach to the use of land and related physical
 4 facilities resulting in better design and
 5 development, including aesthetic amenities.
 6 "3. Combination and coordination
 7 of architectural styles, building forms, and
 8 building relationships.
 9 "4. Preservation and enhancement
 10 of desirable site characteristics such as
 11 natural topography, vegetation, and geologic
 12 features, the provision of screening or other
 13 facilities that benefit neighboring properties,
 14 and the prevention of soil erosion.
 15 "5. Provision for the preservation
 16 and beneficial use of open space.
 17 "6. An increase in the amount of
 18 open space over that which would result from the
 19 application of conventional subdivision and
 20 zoning regulations.
 21 And "7. Encouragement of land uses
 22 that promote the public health, safety, and

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1 general welfare."
 2 So comments about the review
 3 criteria related to this application?
 4 Anna?
 5 MS. FIASCONE: So in that sense that we
 6 are looking at the aesthetics of the building
 7 provided, am I not?
 8 PRESIDENT CASHMAN: Correct. We
 9 reviewed those. We had that package before.
 10 MS. FIASCONE: Right.
 11 PRESIDENT CASHMAN: I think my hope
 12 would be, if this had come back to us as a
 13 detailed plan, then we would be looking at much
 14 greater detail, looking at some sample boards
 15 and really getting down to it.
 16 What it came to aesthetics, I
 17 thought some of the changes that were originally
 18 proposed I liked; but I think we'd really want
 19 to look it in detail.
 20 Back to what we talked about a
 21 little earlier, it was interesting, the current
 22 plan if you look at it and you go back like a

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1 it a little bit, but I think it will be in much
 2 greater detail if they did come back with a
 3 detailed plan.
 4 Mark?
 5 MR. WILLOBEE: Just my comments that I
 6 made earlier about the open space. I have
 7 concern about that. I don't think I need to
 8 repeat.
 9 PRESIDENT CASHMAN: Julie.
 10 MS. CRNOVICH: The open space and the
 11 landscaping along the perimeter of the property,
 12 what that would be? The landscaping along the
 13 perimeter of the property?
 14 MR. E. JAMES: Yes. Much of it's been
 15 done, but it will all be enhanced.
 16 MR. YU: I just wanted to add that's
 17 part of the special use permit and exterior site
 18 plan will also be submitted.
 19 PRESIDENT CASHMAN: Okay. Scott?
 20 MR. PETERSON: Nothing additional.
 21 MS. RYAN: Nothing additional.
 22 MR. KRILLENBERGER: Nothing additional.

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1 month, there are some different models kind of
 2 being proposed. Maybe it was just trying to get
 3 at that worst-case scenario looking along the
 4 lake. There was like a different model versus
 5 what was there. It was more of a side-load
 6 garage versus front. I think that's where I
 7 would be very curious to see how it would all
 8 work out.
 9 I have some concerns, even though
 10 it's been there a while, the perimeter, their
 11 comments by some community members about the
 12 fencing that's been damaged and hasn't been
 13 repaired. There is seriously, there has got to
 14 be some ash trees, looks like some dead trees
 15 along the property. I think we really want to
 16 get into the details of landscaping. And I
 17 think we want to be very sensitive to the
 18 neighbors that are to the east in Burr Ridge and
 19 how the property is viewed from their
 20 perspective through their back yards.
 21 So I think we are going to see
 22 that, you know, in much greater detail. We saw

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1 PRESIDENT CASHMAN: Okay. With that,
 2 do I hear a motion to approve the planned
 3 development application and the special use
 4 permit application as submitted?
 5 I would want to qualify it with --
 6 back to my notes. So some of the other things
 7 we have spoken about as far as looking in the --
 8 possibly having the Village investigate this
 9 temporary age-restricted concept, just to study
 10 that. We certainly would want to see, if this
 11 came back to us, a detailed traffic study so
 12 that the Board and the Plan Commission could
 13 evaluate that. The homeowner association
 14 covenants that we talked about before, I think
 15 we were in general agreement that the base --
 16 restricting bedrooms in the lower level.
 17 MR. PETERSON: Right.
 18 PRESIDENT CASHMAN: But I know there
 19 were some of you that also -- I thought there
 20 was someone that wanted also the bathrooms
 21 restricted.
 22 MS. CRNOVICH: That would be me.

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1 PRESIDENT CASHMAN: Julie.
 2 MS. CRNOVICH: Yes.
 3 PRESIDENT CASHMAN: What about you,
 4 Scott?
 5 MR. PETERSON: No. I think they should
 6 be, they should be included.
 7 MR. KRILLENBERGER: Available?
 8 MR. PETERSON: Full should be
 9 available, yes.
 10 PRESIDENT CASHMAN: Should be
 11 available, okay.
 12 MR. PETERSON: For that kind of money,
 13 yes.
 14 MR. KRILLENBERGER: Agreed.
 15 PRESIDENT CASHMAN: Let's see. And
 16 that the other covenants that were presented at
 17 the last meeting as far as the recreational
 18 equipment and then the paragraph, I believe 19,
 19 that allowed for adding other new -- identifying
 20 and controlling possible future nuisances.
 21 Is there anything we missed?
 22 MR. PETERSON: The pond?

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1 switched at halftime. I mean that was crazy.
 2 It must drop 5 feet across from goal to goal.
 3 If the ball is on the ground, it's really
 4 moving.
 5 Traffic study. I think that was
 6 everything.
 7 Okay. With those qualifications,
 8 Chan, good luck tracking all this. But could I
 9 hear a motion related to approving the planned
 10 development, special use permit applications
 11 with those modifications?
 12 MR. PETERSON: I will move.
 13 MS. FIASCONE: Second.
 14 PRESIDENT CASHMAN: Anna?
 15 MS. FIASCONE: Aye.
 16 MR. WILLOBEE: No.
 17 MS. CRNOVICH: No.
 18 PRESIDENT CASHMAN: Aye.
 19 MR. PETERSON: Aye.
 20 MS. RYAN: Aye.
 21 MR. KRILLENBERGER: Aye.
 22 PRESIDENT CASHMAN: Thank you,

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1 PRESIDENT CASHMAN: Stormwater, that
 2 that would be the Village and applicant would
 3 continue to review that and the applicant would
 4 comply with the Village requirements. And we
 5 would see that as detailed engineering when the
 6 plan comes back. Landscaping --
 7 MR. PETERSON: And the benefit needs to
 8 be in there or --
 9 PRESIDENT CASHMAN: And the benefit
 10 that -- You know, this is a good starting
 11 point. But we would like there to be additional
 12 discussion on the board level as far as what
 13 that benefit is. Who knows what the trustees'
 14 takes would be. We have gone through a lot, and
 15 we have gotten to this point. But I think it's
 16 a good starting point. And we see where it goes
 17 from there.
 18 I had the joy of going to lots of
 19 lacrosse games on those fields. I'm surprised
 20 people would come play our clubs there.
 21 MS. CRNOVICH: Pretty bad?
 22 PRESIDENT CASHMAN: At least they

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1 Mr. James.
 2 MR. E. JAMES: Thank you very much.
 3 I'm sure we will see you again and have more
 4 information.
 5 PRESIDENT CASHMAN: Okay. Thanks.
 6 MR. E. JAMES: Thank you again.
 7 PRESIDENT CASHMAN: Appreciate your
 8 patience.
 9 * * *
 10 (Which were all the proceedings had
 11 in the above-entitled cause.)
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 22

1 STATE OF ILLINOIS)
) ss.
2 COUNTY OF DU PAGE)

3
4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
5 do hereby certify that I am a court reporter
6 doing business in the State of Illinois, that I
7 reported in shorthand the testimony given at the
8 hearing of said cause, and that the foregoing is
9 a true and correct transcript of my shorthand
10 notes so taken as aforesaid.

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8 _____
9 Janice H. Heinemann CSR, RDR, CRR
10 License No 084-001391

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