

PLAN

REPORT OF THE PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF NORTHFIELD
PLAN AND ZONING COMMISSION

COMMISSION

REPORT OF PROCEEDINGS had before the Village of Northfield Plan and Zoning Commission taken at the Northfield Village Hall, Board Room, Northfield, Illinois on the 17th day of July, 2017, at the hour of 7:03 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairman
KATHY ESTABROOKE
E. LEONARD RUBIN
STEVEN HIRSCH
CHRIS BROCCOLO
TRACEY MENDREK
DAN deLOYS
THOMAS BOLLING

MEMBERS ABSENT:

Todd Berlinghof

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director
EVERETTE M. HILL, JR., Village Attorney

1 CHAIRMAN VASELOPULOS: I'd like to get everyone's attention. Good evening,
2 I'd like to call to order the meeting of the Plan & Zoning Commission. My name is Bill
3 Vaselopoulos, I'm the Chairman of the Commission. At this time, I'd like the
4 Commissioners to introduce themselves starting with Chris.

5 COMMISSIONER BROCCOLO: Chris Broccolo.

6 COMMISSIONER HIRSCH: Steven Hirsch.

7 COMMISSIONER RUBIN: Len Rubin.

8 COMMISSIONER ESTABROOKE: Kathy Estabrooke.

9 COMMISSIONER MENDREK: Tracey Mendrek.

10 COMMISSIONER DeLOYS: Dan DeLoys.

11 COMMISSIONER BOLLING: Tom Bolling.

12 CHAIRMAN VASELOPULOS: Thank you. The purpose of tonight's meeting is to
13 conduct a public hearing to consider and discuss these requests for:

- 14 1. Approval of Special Use Permit located at 1855 Willow Road. Petitioner's name is
15 Dan Rosenthal on behalf of Breaking Point Shell.
- 16 2. 2140, 2150, 2156, 2158, 2160, 2170 and 2184 Willow Road. They're requesting a
17 Special Use Permit and a Planned Unit Development. Petitioner's name is R2
18 Northfield, LLC.

19 The public hearing format will provide an overview of these proposals and
20 then a forum for public comment and input. This Commission is a recommending body only
21 and will forward the recommendations to the Village President and the Board of Trustees
22 for final determination on whether or not to grant these items before us today. The Board
23 will then consider these items that we are discussing this evening at the next Board
24 meeting which is scheduled for Tuesday, August 15th, 2017, at 7:00 p.m., right here in this

1 Board room.

2 Tonight's meeting requires that all persons wishing to be heard and to enter
3 testimony on these cases today to be sworn in. This includes all petitioners, individuals in
4 addition to petitioners, and any interested parties or other property owners. Following the
5 petitioner's presentation and after the Commission has had an opportunity to ask questions
6 and discuss amongst ourselves, then all interested parties will be given an opportunity to
7 speak. Prior to speaking, we request that all parties step forward to the microphone and be
8 sworn in and provide their name, address and interest in this matter. These proceedings
9 are being recorded, and that is why we are requesting that you speak only at the podium
10 where the microphone is located.

11 Our first order of business is to pass the minutes from our last Board meeting of
12 June 5th, 2017. Someone make a motion please?

13 COMMISSIONER BROCCOLO: Motion to approve.

14 COMMISSIONER HIRSCH: I'll second.

15 CHAIRMAN VASELOPULOS: All those in favor?

16 (Chorus of ayes.)

17 CHAIRMAN VASELOPULOS: All opposed?

18 (No response.)

19 CHAIRMAN VASELOPULOS: Motion carries. Before the first petitioner steps to
20 the microphone, Steve, would you like to make any introductory comments?

21 MR. GUTIERREZ: Thank you, Mr. Chairman. The Petitioner is Daniel Rosenthal.
22 He is the property owner and operator of the Shell Gas Station at 1855 Willow Road. The
23 Petitioner is seeking an amendment to the existing Special Use that covers this property in
24 order to expand the service station building by approximately 191 square feet. The

1 Petitioner is also seeking retroactive approval of an exterior storage shed that was built on
2 the back side of the building, and is seeking a parking variation for the proposed expansion
3 of the building.

4 The Petitioner has been before you a couple of times before, so I won't go back
5 into that history. The variation, I'll just give you a quick, a rundown on that. The Village
6 code requires 10 parking spaces ordinarily. This would be three spaces per service bay,
7 plus an additional space for every 250 feet of retail area. The code also requires handicap
8 accessible parking spaces, that they be a minimum of 16 feet in width, and other parking
9 spaces that would be nine feet in width.

10 The Petitioner is proposing eight parking spaces rather than 10. In order to provide
11 the required 16-foot accessible parking space, they are proposing two 8.69 foot wide
12 spaces at the northwest corner of the lot.

13 The Petitioner is here if you have any questions of them or if you'd like a quick
14 presentation. Thank you.

15 CHAIRMAN VASELOPULOS: Thank you, Steve. Will the Petitioner step to the
16 microphone? State your name and be sworn in please.

17 MR. TOWN: Hello, I'm Clifford Town, the project architect. With me is Dan
18 Rosenthal.

19 MR. ROSENTHAL: Dan Rosenthal.

20 CHAIRMAN VASELOPULOS: Steve, will you swear them in?

21 (Witnesses sworn.)

22 CHAIRMAN VASELOPULOS: Do you guys have any opening comments or
23 remarks you want to make?

24 MR. TOWN: Well, the project is, as it has been for about a year, there were some

1 conflicts regarding location of fences, and those were worked out with the Village attorneys.
2 It's the same concept as when we came in last year, building out under the existing roofline,
3 expanding the operation area by about 191 square feet to allow the construction of two
4 interior handicap bathrooms. Right now, there is just one insufficient existing exterior
5 bathroom that's only accessed from the outside, and it's not able to be monitored and is
6 often vandalized.

7 So, he's bringing the store up to code with two new handicap spaces as well as
8 allowing for his cashier to have a little more elbow room, and to also be able to monitor the
9 bathrooms. So, we're not proposing any other add-ons to the building other than just
10 dropping a wall under the existing roofline. The amount of employees will remain the same
11 and the business should operate approximately the same.

12 With the erection of the new fence that was recently put in, there is also
13 landscaping that Mr. Rosenthal has paid for, both the landscaping and the fence, out of his
14 own pocket. The new fence will shield many of the vehicles and storage equipment which
15 were currently on display for everyone. But now with the new fence and the new
16 landscaping, most of the items will be shielded.

17 Anything else, Dan?

18 MR. ROSENTHAL: That's all.

19 CHAIRMAN VASELOPULOS: Okay. What you're proposing today is in essence
20 what you proposed last year. We passed it at that time. We recommended though that the
21 whole fencing issue with the right of way be dealt with. That has been dealt with now?

22 MR. TOWN: Yes.

23 MR. ROSENTHAL: Yes.

24 CHAIRMAN VASELOPULOS: Well, I'm going to start off with one question. One

1 of the issues that has come up before is the parking. I'm not speaking of the designated
2 parking spaces but parking outside those designated parking spaces, especially the front
3 corner where the sign is and other places. My observations are for days or months it looks
4 great, and then you know, then we have cars that are appearing around the signage.

5 MR. TOWN: From the front corner?

6 CHAIRMAN VASELOPULOS: Yes. For not a limited period of time, but for day
7 after day after day. Then it goes away, and then it comes back. I mean this has been
8 raised too many times. How are you going to deal with this on a permanent basis?

9 MR. ROSENTHAL: Well, our business has been booming since the road has been
10 up. For three years, we had to deal with the new construction on Willow Road, we got
11 killed. Things are great right now. I mean I'm just, you know, we only take in so many cars
12 a day and we got to limit that because we can only work on so many cars.

13 But that vehicle that's sitting up in front is usually mine, so I'll just have to, I have a
14 deal worked out with Walgreens, with Penny across the street, the cleaners, she has a lot
15 of parking in the back. So, we'll shift it around.

16 I don't get along with my neighbor, Bess Hardware. We were parking cars there for
17 a while. He wouldn't pay for anything or help me on any of the projects, yet we're sharing
18 the land. So, I just said I'm going to go ahead without him, so I don't park on his property
19 anymore.

20 CHAIRMAN VASELOPULOS: Okay, so you have some arrangements with the
21 other businesses on the other sides of this property.

22 MR. ROSENTHAL: Yes. No problem.

23 CHAIRMAN VASELOPULOS: That's good. My personal comment is, you know, I
24 hope that, I mean I think the Village has been very lenient regarding, you know, enforcing

1 some of this stuff because of the construction, because of Willow Road construction. I
2 understand that that was a hardship for you guys. But I would recommend that the Village
3 enforce it strictly and quickly when they see violations, especially since you've got an
4 alternative, there is no reason for those cars not to be there once you're done with your
5 construction.

6 MR. ROSENTHAL: Got it, thank you.

7 CHAIRMAN VASELOPULOS: Does anybody else have any comments or
8 questions?

9 COMMISSIONER BROCCOLO: Not from me.

10 CHAIRMAN VASELOPULOS: Does anyone in the audience have any questions or
11 comments that they'd like to make at this time on this Petitioner's request?

12 COMMISSIONER HIRSCH: I have a question for Staff. Steve, there is mention
13 right away of the request for 191 square feet additional, yet there is no additional building.
14 The existing retroactive shed, is that what that is?

15 MR. GUTIERREZ: No, that's the addition, excuse me, to the retail area that they
16 describe on the east side of the building, the east end of the building. So, it's the footprint
17 that's being expanded, but it's not going farther than the existing roofline. In fact, now there
18 is an overhang.

19 COMMISSIONER HIRSCH: Right.

20 MR. GUTIERREZ: That they'll be filling in essentially, the 191 square feet under.

21 COMMISSIONER HIRSCH: Okay, we're still looking at the footprint.

22 COMMISSIONER BROCCOLO: But the motion would be for making this change
23 as well as the shed be --

24 MR. GUTIERREZ: Retroactively approved.

1 COMMISSIONER BROCCOLO: Retroactively permitted, right.

2 CHAIRMAN VASELOPULOS: Any other questions? And there are no questions
3 from the audience, so does someone want to make a motion?

4 COMMISSIONER BROCCOLO: Sure. **I'd like to present a motion to**
5 **recommend to the Village Board the approval of a Special Use to allow the expansion**
6 **of the gasoline service station building at 1855 Willow Road in accordance with the**
7 **Petitioner's application and supportive materials date stamped May 30th, 2017, and**
8 **to grant a variation to the zoning code off-street parking requirements subject to**
9 **conditions one through 11.**

10 COMMISSIONER HIRSCH: Second.

11 CHAIRMAN VASELOPULOS: All those in favor?

12 (Chorus of ayes.)

13 CHAIRMAN VASELOPULOS: All opposed?

14 (No response.)

15 CHAIRMAN VASELOPULOS: Motion carries. Congratulations and good luck on
16 your next endeavors.

17 MR. TOWN: Thanks.

18 MR. ROSENTHAL: Thank you.

19 CHAIRMAN VASELOPULOS: The second item before us, I guess I'll read it again,
20 is located at 2140, 2150, 2156, 2158, 2160, 2170 and 2184 Willow Road. The petitioner's
21 name is R2 Northfield, LLC. Steve, do you have any introductory comments?

22 MR. GUTIERREZ: Thank you, Mr. Chairman. The Petitioner
23 is, as you noted, R2 Northfield, LLC. They are requesting a Special Use in the form of a
24 Planned Unit Development which I'll refer to as a PUD going forward. They are

1 simultaneously seeking approval for a Preliminary Plat of Subdivision. They are seeking to
2 building 21 detached single-family homes on the 7.15 acre site that is bounded by Willow
3 Road, Bracken Lane, and the undeveloped Village right of way that runs along the south
4 edge of the site.

5 They are seeking variations to the zoning code, the subdivision code, which I'll
6 outline in detail in a minute. The PUD approval process allows the Village Board to provide
7 relief from the zoning code and the subdivision code requirements if it feels appropriate to
8 do so, and if the proposed development needs a number of review standards.

9 Specifically, the Petitioner is requesting zoning code variations for minimum lot
10 size. While the code requires a minimum of 40,000 square feet per home, the Petitioner is
11 proposing 9,358 square feet per home. Just a note, that lot area calculation that we use as
12 a divisor excludes the land area that's dedicated to compensatory swale and detention for
13 the stormwater facilities. That's not included in that calculation. So, that is driving that
14 density number up substantially.

15 They also are seeking relief from the minimum front yard requirement of 40 feet.
16 They are proposing 15 feet. Just a note, these measurements, that measurement we are
17 measuring to the proposed street line, to the proposed street in order to compare this to the
18 code requirement. They are also seeking a variation to the minimum rear yard of 40 feet.
19 The homes will be as close as 22 feet to the perimeter of the site. They are also seeking a
20 variation to the minimum side yard requirement of 15 feet. They are proposing a side yard
21 of as close as five feet to the lot line.

22 The Petitioner is also seeking relief from the subdivision code requirements.
23 Specifically, they are seeking relief from the minimum street width which the subdivision
24 code requires at 24 feet. They are proposing 23 feet. The subdivision code requires

1 sidewalks five feet wide and along all streets. The Petitioner is not proposing any
2 sidewalks along the street. The subdivision code requires street lights at every intersection.

3 The Petitioner has indicated that they are not proposing any street lights. The
4 engineering plan, you may have noticed, actually shows street lights in the application
5 along the street, but the developer indicates that these are not being provided, just to clarify
6 that.

7 The subdivision code also requires that the lots over 900 feet in length shall have
8 pedestrian ways at their approximate center. This essentially a way to walk through the
9 homes to the open areas in the back side of the homes. The Petitioner is providing
10 pedestrian ways that connect to their pathway system, the proposed pathway system
11 towards the ends of the street but not in the middle of the street. So, this is more of a
12 technical issue but it does require a variation.

13 The subdivision code has minimum lot dimension requirements. For interior lots,
14 the lots need to be 75 feet in width. The Petitioner is proposing lots that vary from 47 feet
15 to 88 feet in width. The code requires lot width on corners, corner lots to be 85 feet in
16 width. Petitioner is proposing corner lots which vary from 69 feet to 81 feet in width. The
17 code requires that lots be a minimum of 110 feet deep in depth. The Petitioner is proposing
18 lots that vary from 51 feet to 94 feet in depth.

19 Finally, while this is, the subdivision code, in the context of the final plat of
20 subdivision, requires that given certain criteria are met, that Petitioners would be required to
21 dedicate a certain amount of park and school land to the local Park District and School
22 District, or they may be required to pay a contribution in lieu of that land dedication by the
23 Village. Again, if certain criteria are met. The developer at this point has indicated that
24 they would be asking to be given credit for the private open space and wetland

1 conservancy areas that they are creating in this development, in this proposed
2 development in lieu of that park and school land contribution.

3 We have urged the developer to work with the Park District and Sunset Ridge
4 School District subsequent to this preliminary plat for review before they come back with a
5 final plat, the review and final plat of subdivision. It does again not necessarily have to be
6 dealt with right now. The developer did bring it up as an issue, however.

7 I just wanted to, those are the, that's the relief that the developer is seeking. I
8 wanted to quickly review for the audience primarily the review process that the
9 development of this nature goes through. We have what we call a Preliminary Plan Review
10 Committee which is a hybrid committee made up of representatives from the Village Board,
11 the Plan and Zoning Commission and the Architectural Commission.

12 Developers may voluntarily submit a concept, a development concept to this
13 committee for a very preliminary feedback, to kind of get their gut reaction to the
14 development concept. The committee provides only feedback, it does not take any action,
15 it doesn't vote on the proposed concept. It simply is a preliminary kind of running it up the
16 flagpole so to speak. This developer did actually submit a couple of iterations of plans to
17 that committee sometime ago and got some preliminary feedback from them and
18 subsequently developed some of those comments into their final proposal which you see
19 now.

20 The Architectural Commission reviews all PUDs, special uses, for architecture,
21 landscaping, signage, lighting, and building materials, essentially the aesthetic issues
22 involved with a development of this nature. The Architectural Commission makes a
23 recommendation to the Village Board, that goes on to the Village Board along with this
24 body's recommendation. All of that is when typically the Village Board will make their final

1 decision on the application or preliminary plat of subdivision.

2 The Architectural Commission actually held the first meeting on this development
3 last Monday, the 10th of July. They really gave them very preliminary thoughts, but they
4 reserved a vote on their review and recommendation until the developer had solidified
5 particularly their landscape plan which was fairly preliminary and schematic at this point.
6 But again my understanding, I wasn't there but I read the summary of that meeting and the
7 comments made, the architecture was received fairly well. There were some comments
8 about the landscaping perhaps needing to be beefed up. I think the hardscape was
9 received fairly well. There was a couple of comments regarding lighting and colors that
10 were being proposed, and the building materials.

11 So, with that, again, they have not voted on their recommendation. That will come
12 later on as the development finds some of that information for them.

13 Tonight, the Plan and Zoning Commission is holding the official hearing for this
14 PUD application. Issues such as land use, site plan, the site plan traffic, density, zoning
15 and subdivision variations and stormwater, these are some of the issues that the Plan and
16 Zoning Commission reviews and makes findings on. Again, the Plan and Zoning
17 Commission, like the Architectural Commission, is an advisory body. They will make a
18 recommendation eventually to the Village Board. They are not the final arbiter of the PUD
19 application or the preliminary plat of subdivision.

20 Finally, the Village Board, once they receive the reports from the Architectural
21 Commission and Plan and Zoning Commission, will make a final decision on the proposed
22 application at some point in the future. The proposed PUD and plat of subdivision were
23 reviewed by all of the Village departments, Community Development for Building, the Police
24 Department, Fire Department, Fire Rescue Department, Public Works, as well as some of

1 the Village's consultants including the Village's consulting engineer, Gewalt Hamilton
2 Associates, who reviewed the stormwater management plan as well as the traffic study that
3 was presented in the application. The Village also had its economic development
4 consultants, Gruen & Gruen, review the developer's performance to give us insight on the
5 need for the 21 homes that are being proposed.

6 I'll highlight our comments after the developer has provided their presentation. Just
7 again for the audience's benefit, the Petitioner's application material and all of the Staff
8 reports can be found on the Village website in the What's New Section on our home page.

9 Finally, Staff received written comments from a number of property owners. Some
10 of those were e-mailed to you last week as we were receiving them. We received an
11 additional three communications today which we have made copies of and put in front of
12 you on the dais.

13 With that, I'm going to turn it over to the Petitioner. Again, after the Petitioner has
14 finished, Staff will provide the appropriate general comments.

15 CHAIRMAN VASELOPULOS: Before we do that, Steve, do you want to introduce
16 the gentlemen to your right?

17 MR. GUTIERREZ: I'm sorry. Buzz Hill is our Village attorney and he is sitting in
18 tonight to offer any, to answer any questions you have. We have Bill Grieve with Gewalt
19 Hamilton. Bill is the author of the analysis of the traffic report. We have Pat Glenn who is
20 also with Gewalt Hamilton who is the author of the report on the stormwater management
21 plan, of our analysis of the Petitioner's stormwater management plan.

22 CHAIRMAN VASELOPULOS: Thank you.

23 MR. GUTIERREZ: Sure.

24 CHAIRMAN VASELOPULOS: Would the Petitioner like to step up to the

1 microphone, state your name, and be sworn in please?

2 MR. MYEFSKI: Good evening. My name is John Myefski. Steve, do you want to
3 swear us all in at once?

4 MR. GUTIERREZ: Yes, we could.

5 MR. MYEFSKI: Why don't I just introduce everybody really quickly? With R2, we
6 have Dave Vermeulen, he is here. We have Anthony Martini and Ryan Martin, the civil
7 engineers from Mackie. Then with KLOA, we have Michael Worthman. So, Jeremiah
8 Dunton from my office may have to step in with us as well.

9 MR. GUTIERREZ: So, anyone who may give testimony or who may be presenting,
10 please stand. Raise your right hand.

11 (Witnesses sworn.)

12 MR. GUTIERREZ: Thank you.

13 MR. MYEFSKI: Thank you. With that, I'd love to just kind of jump into the
14 presentation. I think the best thing I can do is just kind of walk you through the entire
15 presentation tonight and it should hopefully answer a lot of questions. It was a week ago
16 last week that we did have a chance to meet with the Architectural Review Committee. As
17 Steve has mentioned, I think that we've had 12 different occasions to meet with and interact
18 with Staff.

19 This started a little bit more than a year ago officially with the meeting at the library
20 across the street, and that was just an invitation to meet with the neighbors and to try to get
21 feedback. From that, I think I know I've personally had something like 20 meetings
22 independently, sometimes it's with individuals and sometimes it's with a couple, sometimes
23 it might be a couple of neighbors. Some people like to work in different ways and we're
24 welcome to that and we still remain welcome to that.

1 So, with all the informational cards that we have already sent out, our e-mail
2 addresses and phone numbers are available for anybody to contact us, to sit down and
3 have us sit down and have a meeting. We really do believe in trying to engage the
4 community the best we can. It's never a perfect process, I'll be the first one to admit that.
5 It's always very complicated to try to resolve the different things that you hear because
6 they're not always going to be on the same page, even with two people that are next to
7 each other and even with a couple. That happens quite often sometimes, so it becomes an
8 interesting process.

9 But we think that the first thing that you have to think about when you think, you
10 know, when you do a PUD, and we've been in this community for coming up on our 24th
11 year. We were in Glencoe for almost 16 years, and now we're in Evanston. But as a firm,
12 we do a lot of housing. We've done I think over 250 homes predominantly in the North
13 Shore, all over the North Shore. A lot of them are here in Northfield, in this community.
14 The vast majority are actually renovations and remodeling.

15 But over time, that has evolved. Most of the homes that we are actually doing now
16 are generally smaller in nature and scale. I think this is very appropriate to what that would
17 be. So, I would just ask as you look at it, I certainly understand that we're trying to follow
18 and consider and match the rules, but in general when I think of a planned unit
19 development, we are definitely asking you to think differently. We are asking you to think
20 outside of the box and outside of the rectilinear lines that you see on a normal subdivision.

21 That's because there's a lot of pluses and we think the majority of pluses come with
22 a PUD and we'll try to walk you through that today. That could be as simple as the way it's
23 managed, the controls that are put in on the project. There's basically a development
24 agreement for the Village. There's also a condominium association agreement for the

1 homeowners association; it's actually more of a homeowners than condominiums. But
2 these homes are part of a homeowners association, so things like the grounds, things like
3 stormwater, things like upkeep, maintenance, trash, those are all actually handled through
4 the homeowners association. So, there's a lot of eyes on that that will be eventually, they'll
5 switch over from the developer to eventually the homeowners association itself.

6 So, keeping that in mind, I think when you think about, it's hard when you think
7 about the lines because the lines are very blurred on a PUD, because we do have over two
8 acres of kind of open space on this land that under the Village ordinance, they don't get to
9 be considered as part of the lot. But I would disagree and say they're definitely part of the
10 development. There is no question about that. I find it odd when I'm doing a single-family
11 home, that if I put stormwater on that site I am allowed to count that towards the
12 development. It's part of my 40,000 acre or my quarter acre lot. It just depends on how I
13 store it.

14 Routinely, with all the single-family homes that are here when you're trying to
15 actually handle stormwater, it's a lot easier to do it on a single-family lot than it is when you
16 try to do it in a development of this nature. That's really compounded by the complexity of
17 stormwater which I'm not really going to really run into, but we're basically at the tail end of
18 a huge watershed that comes through this site. So, what I think I'll do is just kind of walk
19 you through the project.

20 You've had a chance, and I hope some of you can see this, I know the audience
21 can see it. For those of you that have difficulty, I apologize but hopefully you can see it on
22 the monitor. Some of the comments that we got back on this image is probably a good one
23 to explain. They really had to do with, when we went in front of the Architectural
24 Commission, the idea was they wanted to see the project a little bit more screened with

1 landscaping especially at this entrance. So, we actually wanted to keep it a little bit more
2 open at the entrance to let that architecture be seen, but we wouldn't have any issue
3 adding more landscaping at that front part to actually screen it off a little bit more.

4 Specifically, they wanted us to take out that center post that had the light on it and
5 just go to kind of a classic post, with a horizontal post and a simple sign that would say
6 Walden Lane on it. We have no issue doing that. Then it came down to the lighting and
7 the lighting levels and the types of lighting we would have. So, I would say that it was very
8 specific what we left with, with what our instructions were to do, and it wasn't anything too
9 drastic to the architecture. The landscaping will get more embellished clearly as a part of
10 that process. But we did continue, and I think we had some agreement on the overall
11 character and theme of what the project would be.

12 With that, you know, the four people and groups that are really heavily involved in
13 that are clearly the development team, Teska our landscape group, us as the architects,
14 and Mackie. Then supplementary to that, we really are working with the ability to really get
15 into the traffic engineering and talk to you and have more information about that. That's
16 really why Michael is here tonight as well.

17 Where we really are headed and why we're here is to talk to you about kind of
18 really the key points on this project. I won't get into too much detail because it comes up
19 more in presentation. But it really has to do with the beautification of the site. We really
20 think that that's a huge difference. If you were to look at the site right now, it's seven lots,
21 five of those lots are owned by R2, two of those lots are under contract and are subject to
22 us actually getting your approval.

23 There is a large housing demand. Although the units themselves will be available
24 to anybody because they clearly need to be and we desire that they are under fair housing,

1 they have been designed with a bend towards the empty nester. We do that pure and
2 simply by putting the master bedroom on the first floor and limiting the number of
3 bedrooms. The vast majority are three bedrooms in total and there is one model that
4 actually has four bedrooms within it.

5 So, that, when you think about having a master bedroom on the first floor and two
6 bedrooms on the second floor, that doesn't fit the traditional family home. That doesn't
7 mean that a family can't move into these, but the best we can do is try to design it for what
8 we think the market wants. At this point, there is a strong demand for individuals that aren't
9 ready to leave Northfield or some of the surrounding communities, that would like to stay
10 but they really want to have something that's maintenance-free, they want something that's
11 a little bit more compact, they really want to get rid of the issues and problems that they
12 have.

13 Many of those come from your basement, none of these homes will have a
14 basement. That's both a design decision and a decision from the fact that we are in an
15 environment where there's a lot of stormwater. Lastly, the idea of adding storage and the
16 ability for more storage on the second floor to supplement that. So, the second floor
17 usually over the garage has additional storage area so we can help supplement the
18 difference.

19 So, that's the key component of the housing demand that we're working towards.
20 Last is really resolving the stormwater issue. I will let the engineers really walk you through
21 that in a brief moment, talk about traffic, and then there's lastly the economic impact. There
22 clearly is a benefit and we could argue that, but it's about half a million dollars of additional
23 tax revenue above the seven lots that are there.

24 The idea that that adds value is I think somewhat even significantly improved with

1 the fact that this becomes somewhat of a maintenance-free community. I don't think it will
2 have the same taxing impact that a normal project or a normal subdivision would have on
3 the Village itself. It will have the ability and the need for the Fire Department, the Police
4 Department, some of those traditional things. But I think it's slightly supplemented by the
5 fact clearly there isn't going to be the same impact that there would be on the school
6 system, and that there isn't probably going to be the same impact and demand that you
7 would see because it's a homeowners association.

8 This one really just ran through all those different meetings so that you guys are all
9 aware of the different meetings we had. I think both of our preliminary plan review
10 meetings which are more or less those concept review meetings we had were very helpful.
11 What they really did is the project kept getting smaller. We started with 27 homes initially.
12 Sometimes the homes were actually grouped together, we had some that were duplex, and
13 then I believe we went to 23 or 24, and then finally we went down to 21 but they all are
14 separate. I think we originally had five different models and we've narrowed that down to
15 four models.

16 The site itself when you kind of look around it, I think Steve spelled out most of the
17 particulars so I'm not going to hit up too many of those, but you know, we're just over seven
18 acres, 21 homes. That gets you to, if you use the total acreage, about 0.34 acres per
19 home. We think that that's a relatively reasonable request as a transition from the R-4
20 quarter acre zoning to the south to the one acre zoning which is what the current zoning is
21 and the rest of the zoning as we go to the north. As you go on the site, the specifics of
22 what happens with the private road, we do seek the ability to try to do that narrower. It's
23 not that we can't make it wider, and we could if that was a sticking point, we could do that,
24 but we're trying to make it more quaint and we don't want it to feel like a traditional

1 subdivision street running through the project.

2 The sidewalks are something else that, you know, I guess we could put those in. It
3 just seems like in this tighter, more reasonably scaled community, it isn't necessary. We do
4 have one of these kind of major arterial pathways that leads from the south basin, goes by
5 the north basin, and works its way and splits the property as you get a little bit farther up to
6 the north right in this area and circulates around the site.

7 I think when you're talking about the setbacks, they definitely do get reduced from
8 the traditional R-1 zoning. But that's predominantly because you can see the homes are
9 pushed together in the north and to the south. What's dictating that is stormwater, and
10 that's going to become really evident once you have a chance to see the stormwater.
11 That's basically because we're at the end of this kind of watershed that takes all of that
12 water and dumps it predominantly in the little creek that runs through here. I don't think
13 anybody knew it was a creek, we all knew it was here but we didn't know it was a creek, or
14 it's actually a US waterway, until we actually started the process. But it's very small on a
15 normal day and you'll see some pictures of how large it gets in our large storm event days.

16 The rest of it is really just taking you around. We are seeking two entrances, they
17 have moved around a little bit but they've really settled at these sites for a lot of things that
18 have to do with Willow Road. Then there is a 100-foot kind of open public road that's been
19 abandoned that sits between us and that R-4 zoning area to the south. We've talked about
20 putting a pathway through there, doing things, the neighbors don't want us to do anything
21 with it. So, it's very clear they want us to stay out of that. We have agreed to stay out of it,
22 we don't want to and we won't do anything to it.

23 We are not providing any fences around the site, we're open to fences, but that's
24 something that has gone back and forth, and most of the neighbors we've talked to have

1 some they don't want fences. They prefer landscaping. So, instead of putting fences at the
2 boundaries, we've packed in a lot of our trees and landscaping. We are taking, through the
3 trees that are on the site that need to be removed, we have to add about, I think it's 1,500
4 inches of trees. So, we have no lack of trees that we want to put on this site as we move
5 forward with it.

6 Again, the architecture, just kind of the overview to get a good feel for how this
7 larger area opens up in between. There is this one little bridge element that takes you
8 across and it kind of connects our north and our south side where the little creek runs
9 through. There's basically the two basins, and then off of those basins if there is overflow,
10 it will go into this wetland area which you start to see in all this area. All of those are
11 designed to be basically sitting with a safety shelf and are built at the right and the correct
12 requirements so that they would be safe for individuals that are around here. That's always
13 a concern, but they're very, very shallow. They do have water in them but they're very
14 shallow. The wetlands area, that will only be in a large storm event. Basically, the goal is
15 to store it before you kind of release it.

16 You get a sense of what's happening now with the architecture, predominantly the
17 four different homes. Three of them have a master on the first floor. Three of them actually
18 have garage doors that face the street. We actually prefer that. I know there are some
19 people in City Staff that don't prefer that, but we think it actually gives more character to a
20 house. We traditionally try not to design as many of the L's that you would see. We do
21 have one here and we think we've done a good job with it. That does take the garage
22 doors off the front of the street, but that's kind of a classic model that unfortunately has
23 evolved in planning where all of the homes that we're seeing going on 50, 60, 70-foot lots
24 now try to put their garage on the front.

1 It's usually a three-car garage and there's kind of usually a beautiful home in the
2 back and there's this kind of appendage here that comes out. So, that's what I spend my
3 life trying to do. I really like the ability here to have it be wider and have it be more open
4 and allow for the garage doors, just to design them really well so they feel like they're a part
5 of the house, let them from the street. Then that also provides at least two guest parking
6 spaces for each of the homes.

7 Traditionally, the architecture that we're working with here is really kind of a classic
8 New England shingle style. The actual materials will come up in a few minutes. They
9 really couldn't be any finer. We're really using the top end materials for everything.

10 The architecture itself tries to be a little bit different with each different model as
11 you start to see them. I'm not going to walk you through the plans, you do have that all in
12 your packets so you start to get a sense. There's a few elements that carry over from one
13 to the other. Some of those elements could be the oval windows, they may be arch topped,
14 if it's lifted up at the garage doors, it may be the bay windows. But the overarching idea is
15 that there is a similarity in the use of the materials. There is a similarity to the way we do
16 the gable ends, we vent the roofs.

17 But fundamentally, what we're talking about, if I work my way from the top down, is
18 to have a real cedar roof. We're using copper gutters and downspouts. The windows
19 themselves have kind of a classic white trim, and those are Marvin windows so they'll have
20 a simulated divided light, but that's actually with the light on either side of the window and
21 then a spacer bar put in the middle. It's kind of the gold standard I think for homes right
22 now.

23 The garage doors are insulated but they're not metal. They're actually a nice wood
24 garage door. Front door is actually a beautiful good mahogany door. Then the walls are

1 actually cedar shingles themselves. When we look all the way finally down to the base, we
2 have a stone water table that runs along the home with a cap on top of it. An immense
3 amount of landscaping and that runs around each home.

4 Those materials are articulated here. What we were asked was to actually come
5 with a couple of, it really didn't say what the number was going to be, but if we would
6 consider at the kind of design review side of it to add another color or another color scheme
7 to what we might be offering. We said sure, we'd do that. We actually got started out with
8 four different schemes. At one point, we were encouraged not to have too many schemes
9 so we kind of settled on two.

10 Right now, what we're going for is a gray shingle and then a natural shingle. The
11 stones slightly change, the materials slightly change when you get down to the bottom.
12 The roof is the same, cappers the same, and then some of the lighting is different.

13 One thing that we wanted to achieve on this project was to try to go as close to a
14 dark sky project as we could. That's a big deal for us towards being able to get
15 sustainability points, and that is that the light level on the site would be as low as possible
16 as far as what's being reflected and is being sent up to the sky. The best thing we can do
17 with that is to have a limited amount of light. That does often conflict with sometimes the
18 desires of communities and we respect that.

19 We could go to having street lights, but we really prefer to find some way to limit
20 that and the idea was to actually allow the homes themselves to have lighting elements that
21 could be shining out not directly into the street but bringing us out to the foot candle level
22 that we're actually required to have. The street lights would be more direct, it will put it on
23 the street. We could probably find dark sky lights that would work to that. They're not
24 going to be a traditional type of fixture.

1 I think we had a good conversation on that in the Architectural Review
2 Commission, too, and the idea of balancing it. Where that light level then will go, it will go
3 away from the traditional white light that tends to bother a lot of neighbors. I was on New
4 Trier School Board, just finished up in May. When we redid the campus in Winnetka and
5 we put in LED lights into the parking lot, the light level was the same but it's not the same
6 perception and I have to agree 100 percent with the neighbors.

7 So, here, what we'll do is we'll actually go to a lower degree of the lighting Kelvin
8 level. What we'll get is a slightly amber light. It will be more of a natural amber light of
9 color. So, I think that will go a long way to helping give this a nicer scale and feel.

10 So, when you see where we'll go with the homes, it's very easy with the model to
11 switch from something that has the gray shingle to this kind of natural shingle. The natural
12 shingle is not going to be left natural, it's actually treated. The way that they'll stay this way
13 is there will have to be a program where they're really taken care of and redone typically
14 every seven to 10 years to keep up the color scheme.

15 After the meeting, we talked about coming up with more options, the signage at the
16 entrance point, the lighting, really working on the color and balance. That was very well
17 scrutinized which was great to make sure that we have a good balance with all of our
18 exterior lighting and to consider how all that would work if it would be coming off of a kind of
19 central meter for all the exterior lighting. Then to work on the density of landscaping and,
20 as Steve as mentioned, obviously we'll get then into further level of detail as we keep
21 moving forward.

22 Project site, I think everybody is aware of now, it simply is this large seven-acre
23 triangle. I do think it's important to think about density. Our other option which is not one
24 that we chose to do or want to do would be to just leave it the way it is and to develop

1 seven new homes on the site. The only thing I want to point out with that is that if we were
2 to do that, I think, or if somebody were to do that, they would want to maximize the amount
3 of land that they build on, biggest building that they can build. We could say that that
4 doesn't happen but that's what happens on every project I do. I've done, you know, over
5 200 of these, some people they don't want to maximize it, it always ends up going we hit
6 that wall, we hit the boundary of how much can you build.

7 Unfortunately, if you're next to Willow Road, you have to do something to increase
8 the value of those lots. I think the only thing that's probably going to happen is just that
9 you're going to see bigger home. That might be fine, that's within the zoning. So, what
10 we're trying to show you is what could be happening. This is something we were asked to
11 do. The size of the dwelling footprint is shown in yellow and it shows the traditional makeup
12 of what we see here in Northfield which is a little different than the traditional stack up. It's
13 usually about a half to maybe a little bit more than a half of percent that goes on the second
14 floor.

15 But that's the traditional architecture that we see here. It's a lot of larger ranches
16 that evolve, some of the newer homes even have the slope roofs that take us up, and some
17 of the zoning ordinances help to keep that mass down. So, this gives you an idea of that
18 density that would happen. If you were to think about that, that would allow somebody to
19 build the maximum building area of approximately 108,792 square feet of buildable area.
20 The total building area under that seven-lot layout for R-2 ends up being 100,500, the living
21 area is about 103,000.

22 At one point, we were asked to look at what happens if we did 14. What happens
23 when you do 14 is the living area then drops down because you can't quite put as much on
24 so it goes down to about 96,000 square feet of living area. Then what happens under the

1 21-home layout that we're doing right now, you see a drastic drop because there is so
2 much more open space. So, effectively, we end up with living area that's about 57,000
3 square feet of actual living area in our proposed development, because of the stormwater.
4 I mean that's the biggest impact.

5 We can't fit, as you'll see and you've seen already, we just can't fit because that
6 stormwater is coming to our site. But I think more importantly, there is an advantage to a
7 project like this. You're going to see inevitably less square footage built. Even if you could
8 imagine that the homes weren't going to be at 100 percent the size they were, they're never
9 going to be half the size that that lot would allow them to be built under the scenario of
10 somebody developing the property.

11 They are also not faced with the same restrictions that we are faced with when we
12 do the PUD. The PUD does open up everything and that's why we're here to see you. We
13 do have to meet a higher standard than somebody coming in. We're doing that because
14 we are asking to do something different. We are asking to put more homes on the property
15 and we respectfully understand that. But we do want to point out that we believe there are
16 a few of these density benefits that come to you.

17 I think it's important that we look at the other projects that have come before us--
18 Regent Woods, Fox Meadows, Hibbard Gardens is the most recent. Fox Meadows was
19 approximately 0.47 acres per home. Regent Woods is about 0.33. We're calculating these
20 all based on the total square footage, not taking out stormwater because they didn't, I don't
21 know what they did but I'm just taking their total size and dividing the number of units in it.
22 Hibbard Gardens was higher at 0.61 because they did decide to store a lot more
23 stormwater directly in that rear area of the site. Our project is currently, as we went through
24 it, we're at about 0.33 and I think we remain very close to that.

1 The homes themselves basically have a variety of square footage, areas, but
2 predominantly when you look at the numbers, you're somewhere between 2,600 to 3,200
3 square feet of living area. They all do have 400 plus square feet of an attached garage.
4 This is kind of just taking us right back to where we left off. So, I think with this, I'll let KLOA
5 jump in and let Michael kind of talk about traffic because we know that that's a key
6 component in this.

7 MR. WORTHMAN: Good evening. My name is Michael Worthman, I'm a principal
8 of the firm of Kenig, Lindgren, O'Hara, Aboona, Inc. We were retained to perform the traffic
9 study for the subject property project.

10 As you've heard and as you can see, maybe from the next one, the site is located
11 on the southwest side of Willow Road, basically between Bracken on the west and Chapel
12 Hill on the east. It currently contains seven single-family homes with six driveways along
13 Willow Road. As you well know, Willow Road is a four-lane arterial roadway. Within the
14 vicinity of the site or along the site frontage, there's a landscape median island along the
15 entire site frontage. It's got a posted speed limit of 30 miles an hour and carries roughly
16 about 25,000 vehicles a day.

17 As part of the study, we looked at a couple of intersections along Willow Road--
18 Wagner, Chapel Hill and Bracken. We looked at the a.m. and p.m. peak periods when
19 traffic is highest on the roadway system. As you've heard, the development is going to
20 consist of 21 single-family homes. This is approximately 14 more than the seven that are
21 already on the site.

22 Based on ITE or the Institute of Transportation Engineer's rates, a 21-unit
23 development would generate somewhere around 25 trips during those critical peak hours,
24 25 in the morning, 25-26 in the afternoon. This is about 15 more than what's currently

1 being generated by the existing homes on the site. As you well know, Willow Road has
2 recently been improved. These intersections have more than sufficient capacity to
3 accommodate the additional volume of traffic that would be generated by the 14 additional
4 homes. We're looking at less than a one percent increase in traffic on the roadway system.

5 So, it's not really an issue or a concern from a traffic volume. The challenge, as we
6 all know with the site, is on the site access. I'm going to go back.

7 So, you saw access to the site will be provided via two access drives on Willow
8 Road, one on the north side, one of the south side. Similar to existing conditions, these
9 access drives will be right-in/right-out only due to the median along Willow Road. We have
10 met with IDOT, we tried to get full access. They do not want to permit full access at this
11 time.

12 So, the access drive will function as two right-in/right-out access drives. Both
13 drives will provide on inbound lane, one outbound lane, and they will be separated by what
14 we call the porkchop median island that will channelize the traffic to do the right turn in and
15 the right turn out. An appropriate signage and striping will be on there to indicate what
16 movements are appropriate. One of the benefits of this site is we will be eliminating four
17 access drives along Willow Road. Currently, there are six; we're proposing two.

18 With the right-in/right-out, traffic will have to find alternative routes. If they're
19 coming from the east to get into the site and if they want to go back to the west, they'll have
20 to find alternative routes when leaving the site. There are a number of alternative routes in
21 the area. The east-west routes include Old Willow Road, Winnetka Road, and Lake Street,
22 particularly anyone coming off of 94, they could get off at Lake Street and come up Sunset
23 Ridge and get in. The north-south streets are Sunset Ridge, Wagner Road, Northfield
24 Road, and Happ.

1 So, there will be some additional travel for the residents to get in and out of this
2 development. But that's how it currently operates with the seven homes on that site, and
3 it's what we're proposing and what we're going to have to do with the 21 additional homes.
4 These additional routes can accommodate the traffic that will be generated. We're not
5 talking a whole lot of traffic during any one hour.

6 There are no U-turns permitted on Willow Road at almost all of the intersections, so
7 they won't be able to come up Willow and make a U-turn given the signage on there. I see
8 someone smiling at me. What we say is a 90-10 rule, 90 percent of the people follow the
9 rules of the road and 10 percent don't. So, we're hoping 100 percent follow the rules of the
10 road and will find those alternative paths.

11 I will say once again, this is an existing condition. It is occurring now. Whatever is
12 developed on this site will have this same condition. Developing the site as single-family
13 homes is probably one of the lowest generating uses you could put on this site from that
14 perspective.

15 So, it is a challenge. We understand that there will need to be some signage and
16 maybe some enforcement initially. But it's going to be a life choice. If you're going to move
17 into this development, you're going to understand that you may have to go around the
18 block, or you will have to go around the block to get in when you're coming in certain
19 directions or to go back to certain directions when you're leaving the site. That is my
20 presentation and I will be here for any questions that you have. Thank you for the time.

21 MR. MYEFSKI: Thank you. So, now we'll have Mackie come up, Anthony Martini.

22 MR. MARTINI: Thank you. Anthony Martini, senior project manager with Mackie
23 Consultants. We're the stormwater engineer and the site civil engineer for the project.

24 I'm going to skip ahead a couple of slides and then come back. As John had

1 alluded to earlier, this is a very challenging site as it is downstream a very large watershed
2 area. As part of this project, we started out with studying the seven-acre site itself for
3 stormwater management improvements. Then that study, after consultation and reviews
4 with the Village, had extended to the 90-acre area upstream with the property.

5 What you'll see there is the watershed that's defined by that outer dash white line.
6 What that line is, is the upstream area that's coming from west to east, generally towards
7 our site through a creek area where it out falls at our east end of our property to an Illinois
8 Department of Transportation storm sewer. IDOT has recently upgraded Willow Road.
9 When they did the roadway improvement, they also installed two very large diameter storm
10 sewers which generally drain from west to east to the Chicago River. This system is
11 independent of the Village of Northfield system and provides drainage for this entire 90-
12 acre area and an area along the Willow Road right of way.

13 On this exhibit, you'll see that there's basically blue inundation areas. We saw
14 some inundation through our modeling along the South Creek roadway as well as just to
15 the west of our property near Bracken Lane into that south area and those rear yard areas.
16 Those are upstream areas; we're the downstream beneficiary of that stormwater. As part
17 of our design, we went through an iterative process to try to figure out how do we manage
18 all this water and how do we meet the county stormwater ordinance to bypass this flow and
19 get it back in to the Illinois Department of Transportation storm sewer.

20 What you'll see on our site is, and there's a couple of different slides here later, but
21 that shaded area is the amount of area that currently floods in the 100-year base flood,
22 that's the base flood elevation for the 100-year event. What you'll see in those darker blue
23 areas are the three homes that are under water basically in this existing condition. If we
24 were to do nothing, these homes would still continue to flood as it currently exists.

1 South on that purple line, that purple line is a USGS ridge line and that's engineer
2 speak for a way of delineating different watersheds. Our area is the area north of that line,
3 and the area south of that line is tributary to the Village of Northfield's storm sewer.
4 Concurrently with our project, the Village consultants are also reviewing stormwater
5 management for improvements to that area to the south of that purple line.

6 I'm going to jump back a couple of slides. So, based on that shading, we kind of
7 came up with a concept that maintains the existing flow from the west to the east through
8 the site. As previously mentioned, there is a federal jurisdiction wetland through the site
9 that we plan to maintain as part of this project. That wetland will not be impacted outside of
10 some minor grading along the wetland area. That currently travels west to east into an
11 IDOT storm sewer via a storm sewer culvert. You'll see that the inundation areas there are
12 outside of all the proposed homes and kind of confined along that channel area. The
13 triangle areas to the north and the south of the existing creek would be our stormwater
14 detention basins.

15 We felt in preliminarily designing this that we had a water resource benefit as
16 defined by the county ordinance. This would provide decreases of flood elevations
17 immediately adjacent to the site, reduction in flood damages. Those three homes that are
18 currently under water would be removed from the flood plain. Part of the Village ordinance
19 requires that we provide 25 percent more compensatory storage for the project for anything
20 that we fill. There is a portion of our project that is filled and that area is proposed to be
21 compensated by 125 percent per the ordinance.

22 We will also have a reduction of peak flow rates as required by county ordinance.
23 We feel this also provides a stormwater benefit because there is naturalized landscaping
24 allowing that water to kind of filter out through the native landscaping before it's send

1 downstream to our waterways.

2 Here is a slide and I won't bore you with the details, but the item in bold at the top
3 is really where we see the benefit in terms of a flood plain compensatory storage volume.
4 This site as preliminarily designed would provide 228,000 gallons of additional stormwater
5 storage for this project.

6 Here is a detailed map of what we've kind of gone through and this has been
7 approved by Gewalt Hamilton of the existing flood elevations through the site. You'll see
8 here, it's poor at this scale but we have a green, blue, orange, and purple. As part of this, I
9 have about eight inches of calculations over here that analyze these existing conditions and
10 provided the flood elevation at each one of these stages and these different design events.
11 We can go in this further detail, I have a jump drive, I have our calculations and we can
12 bore with additional engineering speak later. But really it's how do we manage all the
13 stormwater coming at us, and we do manage it. We think we manage it in compensatory
14 storage areas and then still keep the water maintained to the downstream watery which in
15 this case is through the Illinois Department of Transportation right of way.

16 Again, this is a close-up of what that flooding condition exists on site and should we
17 do nothing. That kind of flooding impact would still be maintained on our site.

18 These are site photos from just last week. That storm event was a very heavy
19 storm event and you can kind of see the impact of this site from that storm event as I'm
20 sure a lot of those pictures throughout town the folks have seen.

21 With that, I'll give it back to John to close up.

22 MR. MYEFSKI: Yes. So, I think with that, we'd really like to just open it up to any
23 specific questions that you might have for us and let us know if there is anything else that
24 we can answer. We do have an appendix, it's full of a lot of detail, and if we need to we

1 can pull it up.

2 CHAIRMAN VASELOPULOS: Okay, thank you. I appreciate the presentation.

3 Steve, did you at this moment want to go through some of your findings and what the

4 Village has determined to our audience here?

5 MR. GUTIERREZ: Yes, we'd appreciate that opportunity, Mr. Chairman, I

6 appreciate that. Just a couple of housekeeping items to start with. There are elements of

7 the subdivision which need to be, we need more information on before the preliminary plat

8 should be voted upon.

9 One is that the required public utility easement should be shown on the preliminary

10 plat. We also request for the vacation, there needs to be a request for the vacation of the

11 existing public utility easements that are out there. That request should illustrate any

12 impact on adjacent homes and report those impacts.

13 The Petitioner, we would also like to have outlined the covenant's conditions and

14 restrictions that will be enforced by the future homeowners association in terms of colors.

15 The Petitioner had mentioned that they would be requiring resealing or restaining of the

16 siding for instance. Controls on additions, sheds, playground equipment, other structures

17 that might be added in the future, we'd like to see those actually restricted and covered by

18 those covenants' conditions and restrictions.

19 Finally, we'd also like to see the responsibility for maintenance of infrastructure

20 such as the roadway, the water main, the sewers and the stormwater facilities outlined as

21 well. Again, they're technicalities. I'm sure those were in the works or certainly are being

22 contemplated, but we'd like to see those things outlined.

23 Finally, Staff, again as I indicated before, the various departments reviewed the

24 proposed application. I wanted to quickly go over some of those comments that we

1 received back from Staff as well as the consultants.

2 The Police Chief expressed concern with the lack of sidewalks. He questioned
3 whether or not emergency vehicles will be able to negotiate through the side when vehicles
4 such as landscapers or guests or delivery vehicles are parked in the roadway. He is
5 concerned also with the lack of guest parking except in front of driveways.

6 The Fire Department, their real main concern was the need to maintain 20 feet of
7 clear roadway width at all times to access proposed homes in the case of an emergency
8 and their response.

9 We also had our consultant development economist Gruen & Gruen review the
10 Petitioner's development performance. Their analysis which you have a copy of, and I
11 apologize, they're not here this evening, but you do have a copy of their report. In
12 summary and in conclusion, their analysis indicates that while it does not appear that it will
13 be financially feasible to replace the existing seven homes with seven new homes on a
14 one-to-one basis, they did feel it appears that it would be financially feasible to replace the
15 seven homes with 21 new homes. It may not be financially feasible to do less than that,
16 purely from a financial standpoint, one aspect of this review.

17 The Village engineer and the Village's consulting engineer, Gewalt Hamilton
18 Associates, both expressed a concern about the proposed stormwater management plan.
19 We also had Gewalt Hamilton review the Petitioner's traffic report. Again, we have
20 representatives from Gewalt Hamilton here to provide an overview of their findings, or if you
21 wish they could just answer questions that you might have. I'll leave that up to the
22 Commission as to whether you'd like a quick presentation from Gewalt Hamilton. Shall
23 they do that?

24 COMMISSIONER ESTABROOKE: I think we should.

1 COMMISSIONER RUBIN: Especially for the audience here.

2 MR. GUTIERREZ: Okay. Bill, let's start with the traffic, and then Pat.

3 MR. GRIEVE: We appreciate the hard work that KLOA put into this.

4 MR. GUTIERREZ: I'm sorry, can I swear both of you in?

5 MR. GRIEVE: Sure.

6 (Witnesses sworn.)

7 MR. GUTIERREZ: Thank you.

8 MR. GRIEVE: As an opening, we appreciate all the hard work KLOA put into this
9 offsite. You know, their first go on that was with IDOT trying to get full access on Willow
10 Road.

11 Their first effort was trying to get full access on Willow Road which was merely, it
12 wasn't even being considered by IDOT because of the spacing required along Willow Road
13 for full access and the fact that Willow Road was just reconstructed and full access points
14 were established. So, again we really concur with all the findings from KLOA. What really
15 is going to happen is who, coming from the east, will want to get off at Lake and go down to
16 Sunset Ridge and then spend the time going up Sunset Ridge but then go on Willow,
17 versus the people who will say, ah, shucks, you know, I'll just get off on Willow and I'll find
18 some place to turn around whether it's in Bracken Lane or some place else nearby.

19 I don't know how you figure out the number of cars, you know. During traffic
20 studies, you usually focus as KLOA did on the peak day morning and evening peak hour for
21 the residential developments that have people leaving, going to work, and then coming
22 home in the evening. But the question is what happens during the day. You've got
23 landscape trucks. You've got delivery vehicles. You've got maintenance vehicles, food
24 deliveries, a whole variety of people. So, those, the tough sell then is trying to educate all

1 of that group to do the same thing and go out of their way versus just coming across and
2 turning around.

3 So, I think that's one of the considerations that you have to give in terms of the
4 actual traffic impacts. As Michael said, they really are limited, on your main roads, Willow,
5 Wagner. With that in mind, I think that's really a brief idea of what we believe what the
6 traffic situation is going to be.

7 MR. GLENN: I apologize, before I go into our review, I actually am going to ask a
8 question of the developer's engineers. Has the stormwater proposal changed from what
9 we've reviewed as far as the proposed pumps?

10 CHAIRMAN VASELOPULOS: If you can come up to the microphone? Thank you.

11 MR. MARTINI: Yes, sure. I can go back, but we have analyzed, so since our May
12 submittal, we received comments late June, and we received some additional comments
13 late Tuesday of last week. We have done some iterations to that concept, but we have not
14 had another formal submittal.

15 MR. GLENN: So, are the pumps --

16 MR. MARTINI: Yes, the pumps are still, so if you go back to one of our sites,
17 Patrick, if you can, or Steve maybe, if you could just go to a basic main slide? Just of the
18 concept plan slide. Right there.

19 So, with this site, one of the key elements to the site is there is an offsite tributary of
20 90 acres to the site from the west to the east. That is tributary to the Illinois Department of
21 Transportation storm sewers within Willow Road. One of the elements to this site is
22 because it's an existing flood plain and because the downstream area has a surcharge
23 element on the storm sewers, there is a difficulty in providing a gravity release in the 100-
24 year event.

1 We understood that up front and kind of went through with Village Staff. In early
2 May, we had requested the ability to entertain a pump to release rate from the detention
3 basins. What that does is with this development, your existing release rate which basically
4 is a quantity of water that's coming from the west to the east into the Illinois Department of
5 Transportation right of way is approximately 113 CFS. With our proposal, our release rates
6 from our two basins are each about 0.4 CFS.

7 One of the things to do to maintain that 0.4 allowable release rate from both
8 detention basins which is under the Village requirement is to provide a small pump similar
9 to each about two sump pumps equivalent of pumping capacity in a 100-year event. What
10 that is is to actually maintain a release rate on your site and discharge into that IDOT storm
11 sewer. Really it's a philosophical discussion that Pat and I. Really what it comes down to
12 is we're trying to limit the amount of quantity and water on our site and provide that back to
13 where it is in the existing condition in the IDOT storm sewer.

14 We've discussed this back and forth. Pat has recently mentioned some concerns
15 with that pump to release rate. We've looked at some different things. But we are still
16 requesting that that pump to release rate be considered as part of this approval.

17 MR. GLENN: Thank you. So, that probably is the primary thing that we do have an
18 issue with. There are a couple of locations in town where there is some pump storage. But
19 in those cases, it's because for various reasons the storage is just lower than the receiving
20 storm sewer. So, you just need to pick up essentially that first part of the storm, get it high
21 enough to go into the storm sewer.

22 He is right that it is a bit of a philosophical point because they are technically
23 staying below the release rate allowable. However, from my perspective, when you have a
24 brand new subdivision, and what Anthony was talking about is exactly correct that the

1 storm sewer we know as recently designed, we have all the reports that IDOT did, it's
2 surcharge, it's full at the 100-year level. So, as currently proposed then, this development
3 would have these pumps, and I concur, that they're not terribly large pumps, but they are
4 forcing water into an already full storm sewer.

5 From my perspective, that's an adverse effect on neighboring properties. When
6 you force the water in, first of all in a 100-year event, it's already coming out in some places
7 and obviously that little bit more is coming out in some place. So, personally, I really have
8 a little problem with the pump storage. That's probably the biggest thing.

9 The submittals that we have, understandably because of where the developer is at
10 with the process, they don't have a lot of detail to them. There is not a lot that we can
11 review. For instance, the flood plain filled compensatory storage volumes, we can't confirm
12 or deny what those are. Understandably because they're doing it in a very technical way,
13 you know, the computer says it's right but there is not the backup that we would need as a
14 third party to review that and concur with that.

15 I think that the Architectural Commission presentation, Anthony had a bit in there
16 about the reduction of the base flood elevation, but maybe you guys have since then have
17 rethought that?

18 MR. MARTINI: This is an old slide, correct. The proposed development will not
19 increase base flood elevations. It will the requirements of the county stormwater ordinance.
20 It will meet the requirements of the Illinois Department of Transportation who was asked to
21 review and approve this project. It will meet the requirements of the United States Army
22 Corps of Engineers who have to review and approve this project, and the Metropolitan
23 Water Reclamation District.

24 All of those agencies will not allow an increase in base flood elevation for this

1 project.

2 MR. GLENN: Right. You know, this development will, there are benefits to this
3 development, I concur, that taking three structures, three-foot long structures out of the
4 equation, providing a protection bed, takes the burden off of the local government for
5 dealing with, you know, that's three more houses that Fire Rescue won't have to deal with.
6 So, you know, it is a better world I guess when this development gets developed.

7 I think that, again, if we can do this in a way that it isn't pumping water into the
8 system, I think that you have a doable development. There's a lot more detail that we need
9 to get to really confirm that. But it's the pumps that we really take issue with.

10 The 228,000 gallons, that's a fact, one way or another we'll get there. You know,
11 that's by code, that's because when you fill in the flood plain under the Village's subdivision
12 ordinance, you have to provide more storage than was there at the time. It's a nominal
13 benefit. It's really, for the surrounding properties, you're not going to see the benefit of
14 228,000 gallons.

15 That 113 CFS peak rate that Anthony mentioned earlier, at that rate, 228,000
16 gallons fills up in about 4.5 minutes. So, it's a nominal improvement, and that's all they
17 have to do. I mean that's what the code requires. But I want to make sure that we all
18 understand, you know, in the real world what that translates to. I think that's all I have.

19 (Applause.)

20 MR. GUTIERREZ: Thank you, Pat and Bill. I did want to go over some of the kind
21 of the overarching comments that Staff had with regard to the number of issues with the
22 development.

23 First, we really do want to give the Petitioner credit for the significant improvements
24 that they've made to the architectural design and building materials since their preliminary

1 submittal to Staff. They've been very cooperative in upgrading those elements of the
2 development over the last few months.

3 With regard to density, the Petitioner is seeking almost four times the density
4 permitted under the current R-1 zoning, which currently just requires one, just shy of one
5 acre of land per home. The proposed homes are being squeezed into the available land at
6 the expense of sidewalks, adequate roadway width, guest parking spaces, minimum lot
7 dimensions, and minimum setbacks.

8 Of the three similar subdivisions mentioned by the Petitioner, the Regent Wood
9 Subdivision is the closest in density to the proposed development. But Regent Woods is,
10 we believe, very much distinguished from the proposed development in that the homes are
11 interspersed with water features that serve as their detention requirements, pump storage,
12 as well as extensive landscaping which really serve to break up the visual impact of the
13 Regent Woods density. The proposed site plan pushes the two main groups of homes
14 together so that they will appear more crowded than Regent Woods.

15 One of the criteria for allowing greater density under the PUD is that the proposed
16 plan would be no less beneficial to the homeowners in or around the proposed site than
17 what would be allowed under the R-1 one acre requirement. Without the items noted
18 above, it would appear that the proposed development would be less beneficial to its future
19 homeowners than would be possible under the R-1 zoning.

20 The second criteria for allowing more density is the provision of the R-1 setbacks
21 along the boundaries of the development. The R-1 rear yard setback requirement of 40
22 feet is being taken down to 22 feet, to within 22 feet of the Village's 100-foot right of way to
23 the south and to within 25 feet of Bracken Lane and Willow Road.

24 PUDs allow for an integrated development plan that provides tangible benefits to

1 the community such as a higher quality and unity of architecture and landscape design, a
2 comprehensive stormwater management, and adequate infrastructure and roadways.
3 Higher density and the resulting substandard setbacks, roadway widths, lack of sidewalks,
4 lack of guest parking, and close proximity of homes without visual relief only serve to
5 undermine the value of the intended benefits of a PUD.

6 With regard to the subdivision code variations being requested, again the Fire
7 Department needs a 20-foot wide clear path on the roadway in order for its fire apparatus to
8 safely maneuver throughout the development. The proposed 23-foot roadway width might
9 be adequate if only the homeowner's traffic back and forth and in and out were the only
10 thing that needs to accommodate that roadway. With no guest parking spaces, however,
11 party guests, overnight guests, landscapers, delivery vehicles, all will likely park on that
12 street. With no sidewalk, homeowners walking to school, to parks, to the Village center, will
13 be forced to also share that roadway as they leave their homes.

14 The Petitioner's request for substandard lot dimensions isn't quite being driven by
15 the overall number of homes or the density. These are concerns specific to density and the
16 effects of some of the variations that they are requesting from Staff's perspective.

17 I won't repeat the concerns or issues with stormwater management plan and traffic
18 circulations while those have been adequately reviewed by our consultants. That
19 concludes Staff's comments on the proposed project as it stands now, and I will turn it back
20 to the Chair to proceed with the petition.

21 CHAIRMAN VASELOPULOS: Steve, to articulate to everyone your final
22 conclusion or, just so everyone in the audience knows, after the Staff prepares all of their
23 analyses and studies, they tend to give us a recommendation one way or the other what
24 they think. Do you want to articulate that, too, please, Steve?

1 MR. GUTIERREZ: Sure. I mean Staff's conclusion is that there needs to be, the
2 Petitioner should address these issues prior to this being sent on to the Village Board. That
3 obviously is the Plan and Zoning Commission's prerogative to vote on what you see here
4 today. Staff would only suggest that what you see may not actually meet some standards
5 that are required to vote positively on the planned unit development, preliminary site plan,
6 or variations to the zoning code and the subdivision code.

7 CHAIRMAN VASELOPULOS: Thank you. At this point, Commissioners, do we
8 have any questions for the Petitioners or any of the Village Staff and the consultants that
9 are here? Tracey, go ahead.

10 COMMISSIONER MENDREK: So, I think you mentioned, Mr. Myefski, that your
11 developer owns five of the seven pieces of property that are there now, correct?

12 MR. MYEFSKI: Correct, yes.

13 COMMISSIONER MENDREK: So, what happens if you don't get this through us or
14 the Board? What happens to those five homes that you own?

15 MR. MYEFSKI: I can't tell you or speak for the developer. But my gut feeling is
16 they would just continue to be rented out.

17 COMMISSIONER MENDREK: In their current state?

18 MR. MYEFSKI: It would not be worth the investment, yes.

19 MR. VERMEULEN: I mean if it doesn't pass and we were stuck with these five
20 homes, first of all, we'll lose quite a bit of money. Second off, we'll have to figure out what
21 we're going to do. But in the short time, probably for quite a bit of time is to rent them out in
22 their current state, yes, until we figure out a viable solution.

23 COMMISSIONER MENDREK: Thank you.

24 COMMISSIONER BOLLING: Steve, in your calculations with Gruen & Gruen, the

1 economics were based on a pro forma. Where did that pro forma originate? Was that
2 based on their observations and research? Or was that a document that might have been
3 submitted by the Petitioner?

4 MR. GUTIERREZ: The pro formas that they reviewed were submitted by the
5 Petitioner. They did vet them. The development costs, they vetted with interviews,
6 conversations with other developers, residential developers. The sales revenue component
7 they vetted with a local residential real estate broker, as well as other market data that they
8 accessed. But the fundamental information was provided by the developer. They vetted it.

9 CHAIRMAN VASELOPULOS: Including the purchase price I assume of the five
10 lots that they own?

11 MR. GUTIERREZ: Yes. Presumably the purchase price was included, and the
12 land acquisition was included in the pro formas, yes.

13 COMMISSIONER BOLLING: Can you speak to the issues that they brought up
14 with regard to the sales about 1.2 might be at risk in terms of what the housing stack
15 currently allows? Do you have any other comments besides what was written in the report?

16 MR. GUTIERREZ: No. They, and again I apologize, they're not here, but we can
17 certainly bring them back or have them respond to questions in writing. But they seemed to
18 intimate that the real estate professional that they spoke to wasn't quite sure that the
19 market might sustain quite that level.

20 COMMISSIONER BOLLING: So, the possibility could exist, we don't know for sure
21 that if the plan goes for an average \$1.2 million per unit and if they don't sell, you could
22 have a development that is under stress? That could also be a problem.

23 MR. VERMEULEN: Here's one thing to take in consideration with the developer,
24 too. I mean the partners of this development are all North Shore residents. This

1 development is well funded. I mean everybody, through the partners, have grown up in this
2 area. They still live in the area.

3 I mean we're committed to this 100 percent. So, I mean of all types of developers
4 to be involved in this, this is the right one because if it does go under stress, we have the
5 ability to fund it. That's basically the bottom line.

6 On top of that, we live in the neighborhood. We know a lot of the people here. You
7 know, for us to leave it like it is is going to be a problem. So, from that standpoint, I mean
8 of all the concerns, I think that would be the least of your concerns just because of who we
9 are and who the people are. A lot of the people here know who is involved in this. So, from
10 that standpoint, that would be the least of the worries.

11 With regards to the housing pricing, too, I mean that's always a risk, right? I mean
12 is the market going to stay good? Is it going to get better? Is it going to get worse, right?
13 But I mean from the comps and things of that nature, that 1.2 to me, especially for the
14 market we're going after is I think solid for sure. For sure.

15 I think from the financial consultant, if you read what he says, I mean he concurs
16 with what we have. You know, it's not a hard development to vet. This isn't a complex
17 development by any stretch, and there are some good comps out there. But Hibbard
18 Gardens and things of that nature and how fast that's sold, we're basically going after the
19 same market.

20 So, to me from a financial standpoint, this is one of the better, you know, safer
21 things from that standpoint.

22 COMMISSIONER RUBIN: You know, from everything that I've heard so far, what's
23 being requested of us sounds like a shredding of all of the, not all but many of the zoning
24 requirements and other requirements that the Village has lived with for a long time.

1 (Applause.)

2 COMMISSIONER RUBIN: I'm curious as to the real advantage. I understand that
3 you've talked about close to \$500,000 increase in tax revenue, but that sounds like a very
4 weak if not inadequate reason to play with our zoning requirements to the extent that you're
5 requesting. I'm sitting here baffled.

6 MR. VERMEULEN: Well, let me explain some things. First off, I mean as you
7 know driving down Willow Road, how does it look right now? I mean that aerial --

8 (Comments from the audience.)

9 MR. VERMEULEN: If you think those houses along Willow Road look good, I
10 don't know. But anyways --

11 (Comments from the audience.)

12 CHAIRMAN VASELOPULOS: The audience is going to have an opportunity to
13 speak, only at the microphone though. So, you can voice your opinions at that time, that
14 will be coming up shortly. Go ahead.

15 MR. VERMEULEN: So, for one, we're planning a development that's, in our
16 opinion, going to make that area look better. On top of that, we're also going to provide a
17 product that's in demand right now where there's not enough of. We're also going to
18 provide a planned unit development that has an HOA, in other words it's going to be
19 maintained and always look good because the HOA is going to maintain it.

20 So, when you drive by there, you're not going to have 21 houses where you have
21 21 different people maintaining their own stuff. So, you know, again like for instance, we
22 talk about landscape trucks, there's going to be one landscape truck going in and out. It's
23 always going to look good. It's always going to be maintained.

24 Again, as Steve said, you know, some things in the HOA that has to be planned out

1 which is maintaining the stormwater, maintaining, you know, the landscaping all that.
2 There's a huge amount of benefit to that from the standpoint of changing from the regular
3 zoning. So, as you drive through, especially since it's on Willow Road and everybody
4 drives past it, you're going to see a very nice, maintained development in years to come.

5 COMMISSIONER RUBIN: Driving from the east, you won't be able to get in there.

6 MR. VERMEULEN: That's a problem we tried to solve. We tried to solve it hard.

7 As our consultant said, do you want to take it? Here.

8 (Witness sworn.)

9 CHAIRMAN VASELOPULOS: What's your name?

10 MR. GARRISON: My name is Matt Garrison. I'm the managing principal of R2. I
11 was just going to observe tonight and let the professionals kind of handle it. But I wanted to
12 come up and speak in light of some of your questions and address a couple of things.

13 First of all, the folks that are back here, I totally respect their opinions and that
14 they're here voicing their opinions. It's part of the demographic process. We've tried to
15 approach this really respectfully. Let me just tell you how I look at this site.

16 I came in and got involved in this site because I know someone who lives in one of
17 the houses that are on the site. I've known him for 25 years, he was in my wedding. There
18 was a foreclosure on one side of the site, 2140 Willow Road, right on the corner. It was on
19 the market for three or four years as a foreclosure. Another site that Mr. Bibones, the other
20 property owner, purchased a few years ago was also a foreclosure.

21 So, the seven homes on the site, two have been in foreclosure in the last five
22 years. The only reason they were really purchased out of foreclosure was because of
23 myself and because of another one of the homeowners in the area. What we have now
24 with the site is essentially a site that's going to be in purgatory for lack of a better term

1 because it floods. Under the current zoning, it's very difficult to develop new structures
2 there. There's not going to be potentially a demand for houses of that size. The houses
3 are going to fall into disrepair and not be functionally viable houses due to the flooding and
4 due to the lack of the ability to replace them with new structures that are financially viable
5 under the current zoning.

6 So, I came in, potentially in hindsight stupidly, and said I think I have an opportunity
7 to create a win-win here. It's a once in a 20 or 30-year opportunity to assemble all seven of
8 these houses that are essentially in no man's land in Northfield between the subdivision to
9 the south which is a traditional grid and between private lands in Bracken Road and New
10 Willow which cuts in and creates this triangle which floods. It's essentially a no man's land
11 and 40 percent of the houses there have been in foreclosure in the last five years.

12 So, we spent the last year and a half working with Northfield. I'll add that, you
13 know, a lot of developers tie up houses and try to get zoning and don't take any risk. We
14 came in, bought five of them, we're maintaining them. We've put several hundred thousand
15 dollars in some of the houses to get renters in there and maintain them.

16 You know, we've come in and spent hundreds of thousands of dollars in a year and
17 a half to try to find a solution for an area that we think needs some kind of solution. Maybe
18 it's not 21 houses, maybe it's some lower number. Maybe Steve and the Staff or you guys
19 have a better idea, but there's various tensions here and I don't know, the tensions may
20 eventually prove fatal to this project whether we own it or sell it or take a huge loss on it and
21 move on. It will languish, there's flooding in houses that probably are not financially viable
22 to be maintained in the current status.

23 You talk about but everyone is only going to have a right-in and right-out. Those
24 seven people right now, they only have a right-in/right-out. I own five of the houses, so I'm

1 well aware of that.

2 So, as a community, are we going to just let this area just languish and fester and
3 houses fall into disrepair? Some of them are 1,000 square-foot structures. They're really
4 no bigger than a double-wide trailer and the only reason they're being maintained right now
5 is because we bought them. The only reason two of them aren't in foreclosure is because
6 we bought them.

7 So, respectfully to all you folks, and I do respect you, you know, if someone wanted
8 to do something really dense across the street from my house, I might have a problem with
9 it, too. So, I don't say this with anything other than sincerity, how do we come in and solve
10 this problem? I wish I could come in and solve it with 10 houses, but I can't come in and
11 solve it with 10 houses. It's not financially viable. It may not be financially viable to solve it
12 with 19 houses or 20 houses, but we'll try.

13 So, I don't think we're probably going to get here to a vote tonight. I was going to
14 come kind of just observe silently but I didn't feel like I could do that. I wanted to let you
15 guys know that you do have a partner here who wants to come in and solve this problem.
16 No one is retiring on this project anymore and frankly, you know, if I could take it back, I
17 probably wouldn't want to come in and do this project. But I'm in it and the way we do
18 business is to try and create win-wins. We're doing it in other areas, we're doing it on
19 Goose Island in Chicago which is 160-acre former industrial area where we've recently
20 worked with the city of Chicago to change zoning. We're trying to bring companies in there
21 to revitalize that area.

22 This is a very miniature version of that, very important to this community. I don't
23 think you want to take a seven-acre no man's land right in the middle of your town that
24 you're trying to beautify and that we all have aspirations for, you have this beautiful new

1 school at Sunset and Willow. So, what do we do about it?

2 Stormwater is the biggest objection I've heard tonight. I'm certainly not an
3 engineer, far from it, I was an English major. But it sounds like there's a disagreement
4 about some pumps. The report said that, you know, there's a difference in opinion on
5 pumps and stormwater flow and that it was adverse to some of the neighbors.

6 Maybe sub-optimal is a better word. They used the word adverse and I say
7 adverse compared to what? Because I'm the one who took those pictures on July 12th of
8 the site, and it floods and my houses are there flooding, it's under water. So, does our
9 stormwater come in and make it better than it is today? We feel it does, but certainly if we
10 don't have a vote tonight we'll go back and work with Steve and the Staff who honestly are,
11 we're lucky to have them and they're very professional.

12 We'll try to come back to you with a solution. But I just wanted you to know that (a)
13 I respect you, and (b) you know, we're here to solve a problem and we think this is an area
14 that has a problem that needs to be solved and should be solved. If this assemblage
15 breaks up, then we'll sell it and, you know, maybe someone will, we'll take a huge loss and
16 someone will get them for a great price and they'll rent them, I don't know what will happen.
17 But it's been very difficult to put these seven acres together and I don't think it's something
18 that we can take away because it may not happen for a while.

19 I don't think you want to, the houses look fine now, there is nothing wrong with
20 them. Not everybody has to be a beautiful brand new house. But this area is going to
21 deteriorate because of the flooding and because the current zoning does not financially or
22 economically incent someone to come fix it. So, I want to fix it, I want to solve the problem.
23 That's why we got in this deal. No one is going to get rich on this thing. We're in it, we're
24 your partner at this point, and I just wanted to express my sincerity that hopefully we can

1 come in and get something done whether it's tonight or in six weeks or so.

2 CHAIRMAN VASELOPULOS: Thank you.

3 MR. GARRISON: Thank you.

4 CHAIRMAN VASELOPULOS: Does anybody else have any questions before I
5 start asking questions?

6 COMMISSIONER ESTABROOKE: I'd just like to make a comment. I have to
7 agree with Rubin. Yes, I would like to see that property developed. I would like to see it
8 developed within the ordinances that we have, maybe a little variance here, a little bit
9 variance there. But I'm disappointed in all the different ordinances that would have to be
10 changed, the setbacks, I mean everything. I'm uncomfortable with the traffic pattern. You
11 know, you say there's seven homes and so you figure two cars per home, so that's 14. Or
12 21, you're talking 42 cars coming in and out of Willow that's too small.

13 I went up and down Bracken today just, I've been up and down Bracken several
14 times. Obviously I live here. But I did it purposely tonight because I wanted to, we have a
15 lot of letters from people on Bracken and I appreciate their concern and I went up and down
16 Bracken and I have to agree that, first of all, it took me forever to get out of Bracken turning
17 right. You know, obviously it's the only way you can go. It took me forever because the
18 cars are like, coming like at breakneck speed, and 30 miles an hour seems slow until you're
19 trying to get out of a place that you're stuck.

20 I am just not happy with this at all, I'm sorry.

21 COMMISSIONER BROCCOLO: Yes, I guess I want to add that I think it's unfair to
22 characterize this as shredding the zoning requirements. It's a cluster home development, I
23 don't think they have the same setback requirements. Our zoning code really doesn't
24 accommodate a cluster home development. It's also backing up to Bracken Lane and a

1 100-foot vacated roadway. So, it's unfair to say, you know, is 40 feet appropriate along
2 Bracken Lane, it's not along the house. I don't know the detail or the number of the houses
3 that are on Bracken Lane.

4 I agree with Matt, I think this is a problem site and we need to make some
5 accommodation. Maybe it's not 21, but the primary issues are traffic and stormwater, that's
6 it. It's not the shredding of the zoning requirements.

7 COMMISSIONER BOLLING: All right. My thought is, one of them is that all the
8 developments where we've allowed this type of developments are on the outskirts of town.
9 This is a focal point to our town and we're allowing this to set a precedent which then is
10 going to be utilized by other developers at other sites, and we're not going to have an ability
11 to fight it anymore because we're allowing it now. So, I don't like the size of the lots, I think
12 it's too small. I'm worried about a lot of things about this.

13 So, I think this needs to be thought out much more, and I'd love to see it a little
14 smaller, maybe 14, I don't know, just a thought.

15 CHAIRMAN VASELOPULOS: Steve, did you have anything? Steve Hirsch, did
16 you have anything?

17 COMMISSIONER HIRSCH: So many I don't know where to start. Yes, certainly I
18 applaud the efforts so far to date. I think we are on the right track, something should be
19 done. I think the infrastructure alone is one of the biggest issues insomuch as the
20 ingress/egress, the width the road which is highly problematic considering people will want
21 to park on private roads and lanes and how will service vehicles get around them. You
22 know, on to the lot sizes, the density, it's huge. I think that when you consider something
23 that is financially feasible along the lines of cluster homes or townhomes, this design is kind
24 of the polar opposite of that because these are designed to be big single-family homes.

1 I think it's going to be confusing to the realtor who's going to look at it as, well, it
2 could be, you know, empty nester housing but they're big single-family homes. Who is
3 going to want to spend that kind of money when you are an empty nester? I think you are
4 looking for townhomes, a smaller idea.

5 But I do understand the necessity of creating something like this, especially visually
6 and financially. I'm just wondering if something different can be envisioned that is a win-win
7 situation for everyone but does not step over the line in so many places.

8 CHAIRMAN VASELOPULOS: I'm going to not ask questions but just offer my
9 thoughts which is actually what everyone else is doing. The concept that this will be a
10 residential community, excuse me, a retirement, it's targeting retirees, I can see that
11 because there is no basement. Families do strive to have basements, look to have
12 basements for a variety of reasons.

13 But I want to point out, I don't know if everyone knows this in the audience, but two
14 of the homes are four bedroom homes with a master on the first floor. Eight of the homes
15 have the master up on the second floor unless that's changed. So, eight of the homes are
16 three-bedroom homes with all three bedrooms upstairs. That, you know, the argument of
17 retirees wanting the master bedroom on the first floor is kind of defeated by putting eight of
18 the 21 homes have the master bedroom up on the second floor. So, I'll point that out.

19 You know, the width of the road, if any vehicle is parked, it no longer is possible for
20 a fire truck. That's a big problem and that needs to be addressed. I think the idea in terms
21 of traffic flow, the idea of people approaching this in the suggested, you know, options are
22 not feasible at all. No one coming up from Downtown Chicago up the Edens Expressway is
23 going to get off at Lake Street, nobody is going to do that.

24 I think because of Bracken Lane, because I've experienced that, too, a week ago

1 doing the exact same analysis you did coming out the back, I don't live on Bracken but I
2 came out of there looking at this property, and it was a challenge to get out. So, I feel for
3 the people that are on Bracken Lane by the way. When people first attempt to turn onto
4 Bracken Lane as a shortcut coming east along Willow, turn on Bracken, pull into someone's
5 driveway, pull out, and after doing that a few times and realizing how challenging that is,
6 more and more people are going to be enticed to do a U-turn. That's a big problem, you
7 know, just doing U-turns with the curvature of that road, the eastbound traffic coming down
8 a curve, I think U-turns may occur.

9 Another thing, the exit to the south, I think people will attempt to, they exit to the
10 south and they want to head west on Willow Road, I think people will attempt to cross the
11 three lanes, the two lanes and then the left-hand turn that goes into Chapel, to cut across
12 all three lanes and either do a U-turn or quickly cut into Chapel, which I think endangers the
13 traffic there.

14 So, the other things that the Village pointed out in terms of water, forcing water into
15 an already full storm system downstream is obviously problematic. Sidewalks I think are a
16 nice idea, and a wider lane, and maybe, you know, and reducing, you know, the number of
17 homes would benefit, would result in wider roads, would result in sidewalks, would result in
18 a number of other things, and also reduce the number of people that are in there which
19 then makes it more palatable to these traffic concerns that I outlined earlier.

20 Now, as the Petitioners, are you aware, have you gotten an advanced copy of what
21 the Village's response was to these things where you've been in discussions? So, you're
22 aware, this isn't a surprise or anything, okay. I assume you're willing to work with this?

23 MR. MYEFSKI: Yes. We're definitely, it's not a surprise but I just want to let
24 everybody know we just received it.

1 CHAIRMAN VASELOPULOS: You just received it.

2 MR. MYEFSKI: We've been working back and forth for a year but we just received
3 it.

4 CHAIRMAN VASELOPULOS: Understood, understood. With the Village's
5 recommendation, continuing that, that's something that, you know, I think needs to occur at
6 this time. But before we do a motion on anything of course, we have a large audience that
7 has been very patient. I would like to ask them to step forward, anyone who has any
8 questions or comments. What we'll do is we're going to form a line behind the podium, and
9 you can step up one at a time.

10 The Petitioners, you may be asking questions of the Petitioners, they need to also
11 have access to the podium, so if you can make a little room there. But we'll need anyone
12 who is making any comments or questions to come up, state your name, and proceed. So,
13 if you can just --

14 COMMISSIONER BROCCOLO: Do you want to swear everybody in?

15 CHAIRMAN VASELOPULOS: Yes, okay. So, before we start, anyone who thinks
16 they are going to say something, please stand up right now and I'll be swearing in at the
17 same time. It will go a lot quicker.

18 MR. GUTIERREZ: Please raise your right hand.

19 (Witnesses sworn.)

20 CHAIRMAN VASELOPULOS: So, as each one of you come up, state your name
21 and your address please. Also, I would remind people, I encourage everyone to come up,
22 but if the same point has been made time and time again, try to limit your remarks that you
23 are agreeing with someone else. We don't need to hear the exact same thing over the
24 same amount of time if it's the same points.

1 MR. BECKER: Absolutely.

2 CHAIRMAN VASELOPULOS: Thank you.

3 MR. BECKER: I'm Scott Becker, I live at 326 Jeffrey. Basically, I grew up in the
4 house. My question actually is a little bit different. I understand there's going to be a phase
5 one project of a storm sewer going below Jeffrey Lane. I don't know if you've got, I talked
6 to someone from the Village and my understanding is that there is nothing like that in the
7 works. I was trying to get some hope.

8 It's a great presentation and the houses look nice. But it's not, as far as I can tell,
9 it's not the amount of water, it's the flow. As was stated, the pumps are too small, and after
10 the storm sewer is open, when they go down to Wilmette and they open up the deep tunnel,
11 Jeffrey Lane is dry within 20 minutes. But again, 4.5 minutes, they fill up. I'm worried about
12 the other 15.5 minutes.

13 South side of Jeffrey comes real close to flooding a couple of houses. If there is,
14 anyway I guess I'm wrong but I understood that there was a phase one project where there
15 was going to be a storm sewer going below Jeffrey. But if I am wrong, I guess it really
16 doesn't matter because I'm concerned about the water flow.

17 CHAIRMAN VASELOPULOS: Pat, do you think you can address that? You don't
18 have to get into any details because that issue, whatever that is, isn't before us today. But
19 if you can address it?

20 MR. GLENN: I agree. To answer the question about the phase one project for
21 Jeffrey Street and the neighbor to the south, there is a concept that has been brought
22 forward, but funding hasn't been identified. The Board hasn't really been formally
23 presented with that. So, that project, we're hopeful, will someday bring something along,
24 but right now it's --

1 MR. BECKER: But it's still being, okay, because I was going to say I might be
2 more accepting of the project if there was something like that. I brought it up, that's all,
3 thank you.

4 CHAIRMAN VASELOPULOS: Thank you. Hello, ma'am.

5 MS. BLAKE: Gail Blake, 350 Thackeray. I have several concerns. First off, does
6 the Village have an ordinance limiting the number of homes on a private lane?

7 MR. GUTIERREZ: We don't have an ordinance that distinguishes density between
8 private lanes and publicly dedicated streets. The zoning densities apply to both.

9 MS. BLAKE: All right. Secondly, I have lots of questions, and I noticed that they
10 are trying to dedicate the wetlands and use those for their park area. What kind of, do we
11 have a Naperville type ordinance on the Village?

12 MR. GUTIERREZ: We do.

13 MS. BLAKE: So, they will still be required to make a school donation or several
14 school donations, one to New Trier and one to --

15 MR. GRIEVE: Our ordinance requires school and park donations, or of land or a
16 monetary contribution in lieu of that.

17 MS. BLAKE: My next concern is the cars, the parking that has already been
18 discussed. Some of the suggestions at the meeting last week was that they could park at
19 the community church or at the Middlefork School or the Park District over there. If they
20 were having a party, they could have people come over. Now, I wanted to know if there
21 were, are there charges for that? If not, if the Park District or the school doesn't charge for
22 parking in their off hours, why don't they? Especially if this is what they are going to do.

23 CHAIRMAN VASELOPULOS: Well, those representatives aren't here tonight to
24 answer your question.

1 MS. BLAKE: Okay, and then what happens if, let's say 20 years down the line, the
2 homeowners association no longer wants responsibility for this narrow road and they try to
3 foist it on the Village and they abandon the road, what's going to happen? We all know
4 what happened with Glen Oaks Acres, when they went through that and tried to incorporate
5 into the Village of Glenview and it took them, what, 15 years? Because of their narrow
6 roads. You all remember that, don't you?

7 Who owns that right of way?

8 CHAIRMAN VASELOPULOS: To the south?

9 MS. BLAKE: Yes.

10 MR. GUTIERREZ: The Village.

11 CHAIRMAN VASELOPULOS: It's a Village right of way.

12 MS. BLAKE: It's a Village right of way? Okay, I just was curious about that. You
13 are aware that there are still some unfound farm tiles under this land, farm drain tiles under
14 the land, which will make a difference on what the water does.

15 Then finally, my big concern is all these houses at the south end, when you
16 showed the flood area, that was part of the flood area. So, what are you planning on
17 putting there? Are you planning on raising that or are you going to build in the flood plain?

18 MR. MARTINI: For the area to the south, we will be filling the flood plain according
19 to the county ordinance. The county ordinance requires any future buildings be elevated
20 two feet from the base flood elevation. That base flood elevation has already been
21 approved by Gewalt Hamilton. Sorry, I'll talk a little louder.

22 The base flood elevation has been set for this project. County ordinance requires
23 us to elevate any future buildings by two feet above the base flood elevation. It's called a
24 flood protection elevation, and as part of that project, we are pretty much at that flood

1 protection elevation, the minimum that's required by county ordinance.

2 MS. BLAKE: So, the Village does have federal flood insurance?

3 MR. GRIEVE: I'm sorry?

4 MS. BLAKE: The Village does have federal flood insurance for these homes?

5 MR. GRIEVE: The Village doesn't have federal flood insurance. The Village
6 participates in the federal flood insurance program.

7 MS. BLAKE: The program, that's what I'm asking, okay. Because they're going to
8 need it, right, because it is on the flood plain. Even though you raise it, it's still a flood plain.

9 MR. MARTINI: There is a --

10 CHAIRMAN VASELOPULOS: If the microphone could be passed back to the
11 Petitioners and Petitioners just hang on to that microphone please?

12 MR. MARTINI: Sure. There is no county flood plain. I have a jump drive loaded
13 with some flood plain maps that would agree there is no county flood plain on this project.
14 There is no federally jurisdictioned flood plain on this project. There is a local protection, the
15 base flood elevation and analysis that we performed that went and above and beyond
16 those requirements. We identified a localized drainage need and based that flood
17 protection elevation based on that localized need.

18 MS. BLAKE: My next question is does the Village demand a bond for the
19 development? That bond would then cover the cost, if this does go under stress, that the
20 Village could complete the work? Do they?

21 MR. GRIEVE: The bonds that we would require are if there is any public
22 infrastructure. Otherwise, no.

23 MS. BLAKE: So, if they go under stress, the Village is screwed is what you're
24 saying?

1 MR. GRIEVE: No.

2 MS. BLAKE: They're doing this PUD because there is no public infrastructure,
3 they're talking about private roads, private homes, private walkway. So, you wouldn't
4 require any bonds.

5 MR. GRIEVE: That's right.

6 MS. BLAKE: So, if it goes under stress, the Village is screwed, they're left with
7 nothing. You don't require a Village bond from --

8 MR. MYEFSKI: It would be highly unusual.

9 MS. BLAKE: Well, lots of villages do. I was on a village board for 20 years in
10 another community.

11 MR. GUTIERREZ: The Village does not require individuals or groups to bond their
12 projects for the part they're going to build. They only really require the public
13 improvements.

14 MS. BLAKE: Now, to finish it off, finish off everything would be required, but you're
15 not going to do that, okay.

16 CHAIRMAN VASELOPULOS: Thank you.

17 MS. BLAKE: Thank you.

18 MR. AGOSTINI: Hi, Andrew Agostini, 2250 Bracken Lane. I have three
19 observations I would like to make. First of all, it's to do with the stormwater and what
20 actually goes on there, with all the facts and figures that everybody is going to come up
21 with. I've lived there for 30 years. The situation over 30 years, in spite of what the Village
22 has tried to do in retention or detention, et cetera, the problem has gotten worse from actual
23 observation than better. There is more water coming down Bracken Lane today than there
24 ever has been.

1 The reason is because a lot of homeowners have improved their drainage on their
2 sites, which gets the water off quicker onto our site. So, consequently, we have more of a
3 problem than we used to have years ago.

4 COMMISSIONER MENDREK: I'm sorry, sir, where do you live?

5 MR. AGOSTINI: 2250 Bracken Lane. I have a three-acre parcel in the south side
6 of Bracken Lane. I have a creek flowing through the bottom of my yard. At times that has
7 been 10 to 15 feet wide when we get serious storms.

8 I'm concerned about the wetlands that these gentlemen are creating, and I
9 understand the need for them. But what I hear at the end of the day, the exit is restricted.
10 All I understand by that is those wetlands are going to fill up and there is a good possibility
11 that the house to the east on Bracken Lane is going to get more flooding rather than less,
12 because water just rises and backs up. That's my first observation is on the water.

13 Secondly, let's talk about the U-turns on Bracken Lane. The developer suggested
14 when he was up there that, you know, it's only going to be a few people that are going to do
15 something like that. Well, he's only got two to three residents down there on the site
16 already, and I know for a fact one of them does it all the time. That is his mode of getting in
17 to the site is doing a U-turn in Bracken Lane. One of these days, they're going to cause an
18 accident, it's going to be a major one.

19 The police have already caught people coming around that corner, over 60 miles
20 an hour on a 30 mile an hour speed limit. It is dangerous, we live on it, we understand it.
21 But it's going to happen sooner or later. There already has been a couple of accidents in
22 front of Bracken Lane.

23 Thirdly, I'd like to discuss an observation in regards to what the Village did before
24 on Fox Meadows. There they required a, it was a nice development that was created there.

1 Mr. Page did the initial development there. All the way from the top of Waukegan Road all
2 the way going south, it's a beautiful bermed in area and it looks very attractive. I'm sorry to
3 say what we have here in terms of landscaping, et cetera, on Willow Road is not
4 commensurate with what is going on on the rest of where new development has taken
5 place. Okay, thank you.

6 CHAIRMAN VASELOPULOS: Thank you.

7 MR. McINTYRE: My name is Mike McIntyre. I live at 370 Thackeray Lane. My
8 chronological age is 63, my storm weather age is about 1,200.

9 I served on the Park Board from 1988 to 1996. I can attest that the water situation
10 is worse today than it was in 1988. We've widened Willow Road. We've improved the flow
11 of water to the river. But tonight, I want everyone to go home tonight and take on a gallon
12 of water, an empty gallon and then pour three gallons of water into that gallon and tell me
13 what happens. Because that's what's going on here.

14 I've been a realtor for 10 years and I sell condos in the city, and I sell single-family
15 homes up here. I understand the market, I understand foreclosures. We've had several
16 foreclosures in Northfield. Some of those foreclosures have actually doubled in price since
17 they were flipped.

18 So, the question really becomes one of it's a great presentation and I applaud the
19 work and all the efforts done by you guys, but we have common sense problems here. We
20 live in a village, and I'll include Winnetka, Northfield, Wilmette, Skokie, all around the area,
21 we're living on a swamp essentially. Water is going to be with us, it's going to get worse,
22 it's not going to get better.

23 I've got a question in terms of FEMA. I went to the Village and I asked when was
24 the latest FEMA map, and I believe it's 2008 is the most current. When does the next

1 FEMA map come out in terms of the flood plain?

2 MR. GLENN: I don't think there's anything on the books right now for the new
3 FEMA map.

4 MR. McINTYRE: Okay, well, we've got a situation in Glenview where Glenview is
5 condemned, not condemned but they've sold back I believe 20 or maybe even more homes
6 that Glenview bought up and they've actually widened their flood plain on the north branch
7 there. So, that water, was that taken into account in terms of where that water actually
8 comes up? Because I'm not sure, you know, when you're looking at this water and that
9 228,000 gallons, which from a visual perspective, what does 228,000 gallons look like?

10 So, the field and the little park, ballpark three two days after the storm was three
11 feet deep. How many gallons, we're just going with that field there, how many gallons is
12 that?

13 MR. GLENN: How big is that ballfield?

14 MR. McINTYRE: It's a baseball field.

15 MR. GLENN: You know, if the ballfield is an acre, then it would be three acre feet
16 there, 228,000 gallons is about 0.7 acre feet.

17 MR. McINTYRE: I'm sorry?

18 MR. GLENN: To answer your question, that ballfield three feet deep would be
19 probably three acre feet if the ballfield is roughly an acre. 228,000 gallons is 0.7 acre feet.
20 That's the units that we use for these large volumes, and gallons start to become irrelevant
21 when you talk in terms of acre feet.

22 MR. McINTYRE: So, I'm not fond of math here but is it like, wall, anyways, my
23 point is that the water is --

24 CHAIRMAN VASELOPULOS: So, a lot more than 200,000 gallons.

1 MR. McINTYRE: Exactly. So, your concerns about you're shredding every code
2 that we have in this Village to get this project done, I hate just to hear you paid \$4.5 million,
3 \$600,000 a house you paid for that, and you want to double your price \$1.2 million. We've
4 got situations in many communities where people are downsizing and they're not
5 downsizing from a million dollar home to a \$1.2 million home. Not happening. It's just not
6 happening, you know.

7 So, the average price just last year for a three-bedroom home in Northfield,
8 average price okay, actually maybe it's median price is about \$600,000 and some odd
9 dollars. So, when we talk about what we can fit in there, let's all be realistic and say, well,
10 that's a nice track of land, and I know a lot of first-time home buyers and I know a lot of
11 people who want to downsize, they will pay \$600,000-\$700,000 for a home. But not \$1.2
12 million. That's it, thanks.

13 CHAIRMAN VASELOPULOS: Thank you.

14 MS. LEASON: My name is Margaret Leason, I live at 353 Jeffrey. So, I'm at the
15 end of the street and I back up to, I'm not good with directions but my house is the lower
16 left, the little rectangle.

17 First of all, I want to thank Steve Gutierrez who has been very helpful, and you as a
18 board, I think, you know, you've covered everything. I've spent a lot of time, and you've
19 covered it all, so I have not a whole lot to say.

20 But I don't understand, and maybe the developer can once again, or the architect,
21 explain to me about the berm, the higher elevation that I believe you're talking about a foot
22 or two? I just don't get it even though you explained it once.

23 MR. MYEFSKI: I think what you're asking is the base elevation which they we're
24 just talking about for these homes, and I have to go back to the previous slides, somebody

1 else had mentioned it, in this area effectively that was filling up with stormwater. What
2 happens is when this base elevation for these new homes is created to meet the
3 requirements, effectively that compensatory storage or the area that's impacted by it has to
4 be increased in some of these other areas.

5 MS. LEASON: So, higher?

6 MR. MYEFSKI: That's lower, this area is all lower, and that area is slightly taller. I
7 don't know, Anthony, if you want to add, it's really important for them to understand that
8 there is an improvement.

9 MR. MARTINI: Yes, if I understood you correctly, you're at 353 Jeffrey Lane which
10 is somewhere right around this area?

11 MS. LEASON: It's the house right there.

12 MR. MARTINI: In this specific area, you'll see this drainage channel there, there's
13 an existing drainage channel near the north part of your house that's cutting to one of those
14 existing yards. That drainage channel channels some of the drainage towards your lot.
15 Much of this tributary area south of here, there's a USGS ridge line somewhere in
16 relationship to my hand.

17 MS. LEASON: Right.

18 MR. MARTINI: Your area actually drains through our site and this drainage is
19 actually being improved. This portion of the plan is actually being widened and lowered
20 and is part of a larger stormwater management through there to carry that drainage,
21 towards that drainage channel, and then down to the Illinois Department of Transportation.
22 The areas in question that we're filling are generally this area, this plan. Some of the
23 elevation, you'll see the existing homes, that lot right here at about right here on the plan
24 are at that elevation right now except some of the periphery.

1 This home right behind you is inundated in a 100-year event. It would be
2 completely under water. So, part of the county ordinance to do a development here, if I
3 were to do anything, even if I was to significantly renovate that building, I would have to
4 improve and raise that building because it wouldn't be allowed to improve that building at
5 that point.

6 MS. LEASON: But you're raising the building? You're not raising the lot? Or you
7 are?

8 MR. MARTINI: Yes.

9 MR. MYEFSKI: We are raising it.

10 MS. LEASON: Okay, sorry, I'm just having trouble with that. So, if I were to walk
11 past the easement, the 100-foot easement there between my house and where your lot line
12 is, I would step up when I get to the --

13 MR. MARTINI: If you were going straight north from your house, if anything it
14 would actually step down per our drainage plan. Along that drainage plan to that west,
15 southwest corner of our site, you see that kind of blue line, there's an existing drainage
16 channel that's similar to, it's almost like somebody took a backhoe bucket and just kind of
17 scraped the dirt there. So, it's not an improved channel, it doesn't provide native
18 vegetation. What we're doing is kind of widening that channel, making it a grading
19 improvement, and then we're going to native seed it with naturalized detention to kind of
20 absorb some of that stormwater.

21 MS. LEASON: So, it goes away from my house.

22 MR. MARTINI: Your house, yes. It would be directly north, if I have this correct,
23 you're at 353 Jeffrey, you're sitting right about here.

24 MR. MYEFSKI: Right there, yes, that house right there.

1 MS. LEASON: Yes. Yes.

2 MR. MARTINI: So, just directly north from your house, this would actually step
3 down and drain away. But from the other houses, we do have to raise those above the
4 base flood elevation. This area is tributary to a Village system, a 30-inch storm sewer
5 which the phase one discussed earlier is currently being analyzed by the Village.

6 MS. LEASON: Okay, I got all of that, thank you very much. Thank you.

7 MR. MYEFSKI: Thank you for your question.

8 CHAIRMAN VASELOPULOS: Thank you.

9 MS. BRUCE: Hi, I'm Ellie Bruce and I live at 339 Jeffrey Lane. Just an overall
10 statement here, I've lived in Northfield for 40 some years, I've lost count. But anyway, one
11 of the things that people love about Northfield is its spaciousness and the country feeling
12 that it has. When people come, friends from Winnetka, Glencoe, and other suburbs, they
13 like the spacious, gracious feeling of Northfield.

14 Looking at the site renderings, really the density in the north end and the south end
15 of the site development is dense by any standards. I just, I don't think that characterizes
16 Northfield particularly, that kind of density, the north end and south end of the site
17 renderings. So, you know, I just question whether this really belongs in Northfield, and
18 that's about all I have to say.

19 CHAIRMAN VASELOPULOS: Okay, thank you. Yes?

20 MS. WAGNER: My name is Susan Wagner, I live at 323 Wagner. My house is six
21 houses south of Willow Road, and already Wagner Road has become just really busy.
22 They speed, there is no, it's just a lot of traffic and they're fast.

23 So, my concern is this right-in/right-out. Wagner Road will be the way to get south
24 on Waukegan, you're going to have to come out, go down, go to Boswell, take a left. I'm

1 just concerned about the increase of traffic, of people, the trucks, everything, garbage,
2 landscapers, blah-blah-blah, delivery. You know, there's seven now but there's going to be
3 21, and it's already bad on Wagner and I don't want to see it any worse. So, thank you.

4 CHAIRMAN VASELOPULOS: Thank you.

5 MR. PERL: Hi, good evening. My name is Allan Perl and I live at 2222 Bracken
6 Lane. I don't want to go over everything everyone else said. My neighbor Andrew raised
7 some very good points. Where we are, the traffic in Bracken is really bad. With the low
8 amount of houses there are now, I can't tell you how many times people come and already
9 make U-turns in Bracken with just seven houses or five being occupied.

10 I want to tell you I respect R2 and Myefski. I know their work from the city and they
11 do a great job. They do great work, all of them. I think the problem is this location doesn't
12 call for this PUD.

13 If the main focus is finances, we shouldn't be here. Since we're focusing on what
14 the finances are and how to make it work, that's not what I'm interested in. We should be
15 focused on what Northfield wants and what's best for the community. It isn't our job to
16 figure out how to finance it and make this project work. It just isn't.

17 I think that I would love to seem them do something here, but just on a smaller
18 scale, because I think they're the right people to do it. But 21 houses in this particular
19 project with what's going on now and Willow Road just being finished, it's full. No one
20 drives 30 miles an hour down Willow Road. I mean the sign all day long, it's not the
21 developer's problem but it's a problem when you put 42 more cars there, it is.

22 Coming in and out there is going to be really dangerous. I have three daughters,
23 two driving now and one about to drive. I don't really want 42 more cars over there. It's
24 really dangerous.

1 So, I think the focus of everyone shouldn't be how the finances can make this work
2 but how to make it work for the community. 21 houses in this small little area there, and I
3 don't think it's really three houses per acre because if you have seven houses right now,
4 three per acre if you have no retention and no anything else. So, these are smaller lots. I
5 think we talked about it last time, covering up from Willow Road would be much better.
6 Don't put a big sign out there. But besides that, I think it's going to be under 21 houses to
7 make it work for the community. Thanks.

8 CHAIRMAN VASELOPULOS: Thank you. Okay, no one else has any more
9 questions or comments. Commissioners, any follow-up questions or comments?

10 COMMISSIONER ESTABROOKE: I actually think what's going to happen is
11 they're going to come westbound on Willow, they're going to turn on Sunset Ridge, they're
12 going to come through the gas station and then -- pardon me?

13 (Audience comments.)

14 CHAIRMAN VASELOPULOS: I think they'll do Bracken first because they don't
15 want to mess with the traffic light, and because you can't turn into that gas station from
16 Willow anymore. You've got to turn to Sunset Ridge.

17 COMMISSIONER ESTABROOKE: You've got to turn to Sunset Ridge and then
18 come, yes.

19 CHAIRMAN VASELOPULOS: Yes.

20 (Audience comments.)

21 CHAIRMAN VASELOPULOS: That's true. Somebody on the audience said you
22 can turn on Whittier. So, yes. Okay.

23 COMMISSIONER BOLLING: Bill, just one other thing.

24 CHAIRMAN VASELOPULOS: Yes.

1 COMMISSIONER BOLLING: I just would like to mention that I really appreciate the
2 professional presentation that was given by the Petitioners as well as the comments that
3 were made by the principal manager.

4 CHAIRMAN VASELOPULOS: Yes, it's a very good job. The Petitioners have
5 gone through a lot of work. You know, the area is an issue but I think the best, you know,
6 what we do, I would hope the Petitioners have heard the comments from the Commission
7 and the comments from the audience. Len, did you have an additional comment?

8 COMMISSIONER RUBIN: Yes, I just wanted to say that I appreciated the
9 response that I got to my questions. I also appreciate the work, the diligence that has been
10 shown by the Petitioners.

11 CHAIRMAN VASELOPULOS: At this time, does someone want to make a motion
12 to continue this to the next --

13 COMMISSIONER DeLOYS: Is that what the Petitioner wants?

14 CHAIRMAN VASELOPULOS: That's a good question.

15 COMMISSIONER MENDREK: Sorry, I have one question.

16 CHAIRMAN VASELOPULOS: Go ahead.

17 COMMISSIONER MENDREK: Having heard the conversation tonight, what would
18 you prefer happen? Do you want to go away and take these things into consideration, see
19 if we can continue to work on something that makes more sense to the people in this room?
20 Or would you prefer that we take this to some sort of a vote tonight? I mean it's in your --

21 MR. MYEFSKI: I think that the goal for us is to find a solution that works for
22 everybody. That's not always easy without going through this process.

23 COMMISSIONER MENDREK: Correct.

24 MR. MYEFSKI: It's still not easy once we go through this process. So, obviously I

1 think we would like to continue it. I think the problematic part, we just hope when we come
2 back, and we don't want to spend a great deal of time reiterating where we are, is I do want
3 to point out that we do need two ways into the site. That's a Fire Department requirement.
4 The wetlands can't really move because they're required to be there because it's a US
5 tributary waterway. So, we're limited.

6 CHAIRMAN VASELOPULOS: I had one question about the wetlands, I'm sorry,
7 I'm glad you raised that.

8 MR. MYEFSKI: Yes.

9 CHAIRMAN VASELOPULOS: To Pat, if you remove a few of the homes and
10 increased the size of the detention areas, would that improve your concerns about the
11 releasing of the water?

12 MR. GLENN: I think that if you eliminate the pumps, you're going to be forced to
13 add more storage on the site. That may impact the review.

14 MR. MYEFSKI: Yes, so that's definitely the case. They would happen somewhere
15 within that storage basin wetland area.

16 COMMISSIONER MENDREK: John, as an architect, what was the thinking behind
17 no sidewalks in this community?

18 MR. MYEFSKI: The idea was it was trying to keep it more of a county lane feel. It
19 was not to have it be --

20 COMMISSIONER MENDREK: So, like Drury Lane here.

21 MR. MYEFSKI: Yes.

22 COMMISSIONER MENDREK: That, you know, everyone walks up and down the
23 street with their dogs.

24 MR. MYEFSKI: Yes. It's very common in Northfield, and I understand that. It's not

1 that we can't accommodate it, we can. It's just very common. The other solution is
2 sometimes, and I'm not sure how the Village would feel about it, is to do a carriage walk.
3 That's just where you actually do a narrow sidewalk immediately adjacent to the curb so
4 that we're increasing the green space for the individuals and having less of them next to the
5 street. But you know, cars can't park on it so you still have a spot to walk.

6 COMMISSIONER MENDREK: You started this presentation by saying we could do
7 wider roads, we could do sidewalks. So, you're hearing the concerns already, and if
8 density is an issue, you know, I personally am really concerned about how those properties
9 are going to continue to look over years and years if we leave them as they are and don't
10 try to come up with a solution that makes sense for everybody involved here. Then it might
11 be a little shortsighted to think about what it means today and not what it means to the way
12 colonials lived and the density of the entire country let alone Northfield, and that we have to
13 have places for people to live that want to stay in this community, enjoy the country feel of
14 this community but don't want to mow the grass and don't want to take care of a basement
15 and all those other things. Because I think that the opportunity to have somewhere like this
16 to stay in Northfield is why these other properties that we discussed have been so
17 successful. They're not sitting empty.

18 MR. MYEFSKI: Right.

19 COMMISSIONER MENDREK: So, people are moving into them. So, that's, you
20 know, everyone else has kind of gone around and made their comments. I wanted to make
21 sure that I just again reiterate that having five rental homes on that property is not what
22 anybody should want in the long term.

23 MR. MYEFSKI: Yes, and I think my point simply though, and I agree, is that if we
24 have two access points, if we add the stormwater, that takes away two acres from five

1 acres, you couldn't even get five homes on here to meet the current setback requirements.
2 So, I just want everybody to be open minded about that, and we'll try to do more work to
3 show you. If you made this the perfect site so that it worked for everybody, we'd be
4 eliminating three or four curb cuts that aren't there, we solve stormwater, but we only have
5 five homes that could potentially meet the ordinance, it just wouldn't happen. It's so
6 difficult.

7 MR. McINTYRE: The land is the issue.

8 CHAIRMAN VASELOPULOS: Go up to the microphone please if you wouldn't
9 mind. Thank you.

10 MR. McINTYRE: Again, that analogy I put on, three gallons of water to one gallon
11 of bottle is the issue. It's the land. It's the quality of the land and it's the water. I feel for
12 you for, you know, buying out land to build this, but you're kind of putting the cart before the
13 horse. I think we really need to think about, you know, there's a demand for homes, believe
14 me, you guys know this.

15 The question is what kind of homes? You said a retirement community? There's
16 not a lot of people moving from, unless you've got unlimited funds and there's a lot of
17 people around here who do, but those are the ones that are going to pay \$8,000 or \$9,000
18 or more for, you know, a downsize.

19 The thing is there is demand, there's two markets chasing that smaller home.
20 You've got first-time home buyers, and you do have downsizers who live in Northfield.
21 Again, the median price of a three-bedroom home in Northfield is \$600,000 and some odd
22 dollars. That's your price point.

23 CHAIRMAN VASELOPULOS: Does anybody, since the Petitioners are willing to
24 have this continued, does anybody wish to make a motion to continue this to our next

1 meeting in September?

2 COMMISSIONER BOLLING: I so move.

3 COMMISSIONER RUBIN: I'll second.

4 CHAIRMAN VASELOPULOS: What is the date of that for the record?

5 MR. GUTIERREZ: September 5th.

6 CHAIRMAN VASELOPULOS: September 5th, 2017. All those in favor?

7 (Chorus of ayes.)

8 CHAIRMAN VASELOPULOS: All those opposed?

9 (No response.)

10 CHAIRMAN VASELOPULOS: The motion to continue to September 5th passes.

11 Thank you all for your patience this evening. Motion to adjourn?

12 COMMISSIONER ESTABROOKE: So moved.

13 COMMISSIONER BOLLING: I second that.

14 CHAIRMAN VASELOPULOS: All those in favor?

15 (Chorus of ayes.)

16 CHAIRMAN VASELOPULOS: All opposed?

17 (No response.)

18 CHAIRMAN VASELOPULOS: The motion carries.

19 (Whereupon, at 9:31 p.m., the above public meeting was concluded.)

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21 Approved 9/5/17

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23

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1 STATE OF ILLINOIS)

2) SS.

3 COUNTY OF COOK)

4

5

6 I, STUART KAROUBAS, depose and say that

7 I am a digital court reporter doing business in the State of

8 Illinois; that I reported verbatim the foregoing proceedings

9 And that the foregoing is a true and correct transcript to the

10 Best of my knowledge and ability.

11

12

13 _____

14 STUART KAROUBAS

15

16

17 SUBSCRIBED AND SWORN TO

18 BEFORE ME THIS _____ DAY OF

19 _____, A.D. 2017.

20

21

22 _____

23 NOTARY PUBLIC

24