

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
November 9, 2016  
MEMORIAL HALL  
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, November 9, 2016, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Cashman, Commissioner Ryan, Commissioner Peterson, Commissioner Fiascone, Commissioner Crnovich, Commissioner McMahon, Commissioner Krillenberger and Commissioner Willobee

**ABSENT:** Commissioner Unell, (and Chan Yu, Village Planner)

**ALSO PRESENT:** Robb McGinnis, Director of Community Development, and Michael Marrs, Village Attorney  
Applicant Representatives for Case: A-31-2016, A-34-2016, A-26-2016 and A-18-2016

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**Approval of Minutes**

Chairman Cashman asked the Plan Commission (PC) for any revisions or comments from the October 12, 2016, meeting.

Commissioner Ryan had corrections for the transcript, pointing out that there are three places where her comments were referenced as Commissioner Crnovich's. The mistakes are on line 3 of page 69, line 620 of page 88, line 19 of page 89 and line 20 of page 138.

With no other comments, Chairman Cashman asked for a motion to approve the minutes. Commissioner Krillenberger motioned and Commissioner McMahon seconded. The motion passed unanimously (6 Ayes, 1 absent and 1 abstention).

**Sign Permit Review**

**Case A-34-2016 – 42 S. Washington Street (Historic District) – 1 Wall Sign and 1 Blade Sign**

Chairman Cashman introduced the next item on the agenda as a sign application and welcomed the applicant to please introduce himself and the request.

Mr. Mike Hoffer, from the Aubrey Sign Company, introduced himself. He summarized the request for the wall sign and blade sign. The blade sign is identical in size as the previous one he explained.

Chairman Cashman thanked him, and asked if there are any questions for the sign applicant.

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Commissioners McMahon and Crnovich expressed that the signs look good.

Chairman Cashman stated having no questions, he asked for a motion to approve the sign application as submitted.

Commissioner Crnovich motioned to approve, Commissioner Krillenberger seconded and the motion passed unanimously (8 Ayes and 1 absent).

Chairman Cashman thanked the petitioner.

**Case A-31-2016 – 26 E. First Street (Garfield Crossing Building) – FedEx Office – 2 Wall Signs, 1 Window Sign and Re-facing 3 Awnings.**

Chairman Cashman introduced the next item on the agenda as a sign application for a FedEx Office location at the Garfield Crossing Building.

Randy Appel introduced himself as the applicant on behalf of FedEx and mentioned Pete Coules is also in attendance on behalf of the building owner. He handed out some illustrations including a photo of the Ashley's current signage per the request of a Commissioner. He reviewed the 2 wall signs facing the north and east façade, as well as a modification request for a 3<sup>rd</sup> (window) sign at the front entrance.

Chairman Cashman asked if the Concord purple is essentially FedEx's color.

Mr. Appel responded yes.

Commissioner Crnovich expressed that she does not feel the requested signs fits in with the historic downtown. She believes it's too big, too bright and too bold. She asked if FedEx has signage for downtown districts.

Mr. Appel replied no FedEx doesn't.

Commissioner Crnovich referenced another FedEx location from North Carolina and asserted the signs are smaller.

Mr. Appel replied that he is familiar with that signage and is the same size, but with a single color.

Commissioner Krillenberger asked what are the sign rules for multi-tenant buildings.

Director Robb McGinnis responded that generally it's 25 SF in a multi-tenant building. Thus, a building could potentially have more than 100 SF of signage, however, it's up to the building owner to allocate the square footage amongst its tenants.

Commissioner Krillenberger asked if these are illuminated signs.

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Mr. Appel replied yes.

Commissioner Fiascone asked if the Plan Commission denied Ashley's request for an illuminated sign.

Commissioner Crnovich responded that she didn't review those minutes.

Commissioner Ryan believes the fonts of FedEx may project a taller sign than it actually is. She asked the applicant if the sign can be reduced.

Mr. Appel responded that the illustration is an overlay and appears larger than what will be installed.

Commissioner Crnovich asked if the awnings will change color too.

Mr. Appel replied that he is not representing the awnings, only the signage.

Chairman Cashman stated that there's no signage on the awnings and therefore not being reviewed.

Commissioner Crnovich asked if the changing of awnings will need review.

Director Robb McGinnis replied no.

Chairman Cashman asked if the signs could be non-illuminated.

Mr. Appel replied illuminated signs is preferred, but acknowledged that he is at the mercy of the Commission.

Commissioner Ryan asked what the hours of operation will be.

Mr. Appel replied he's not sure, but he can't imagine the business being opened past 6 PM.

Chairman Cashman referenced a few locations opened not past 7:30 PM.

Mr. Appel noted that the signage will be turned off after the close of business.

The process for sign applications by the PC and administrative approval was reviewed.

Commissioner Crnovich asked what the hardship is for the third sign.

Chairman Cashman believes it's due to the corner location of the building.

Commissioner Crnovich prefers blade signs over the window sign. Moreover, she has issues with the two requested wall signs.

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Commissioner Ryan expressed that she feels differently. She explained the importance of branding, it needs to be easily recognizable, and feels hard pressed not to approve the signs if it's Code compliant.

Commissioner Peterson expressed that he has an issue with the purple awnings.

Director Robb McGinnis stated that he will need to check the Code of whether or not an awning triggers Exterior Appearance review.

Commissioner McMahon asked for clarification that the signs will not be illuminated after FedEx closes.

Mr. Appel replied correct, and he mentioned that it could be a condition for the approval.

Commissioner Willobee explained that he believes the signs look good, but it's the awnings that he has an issue with.

Commissioner Fiascone gave credit for a national business locating at the building, given the parking situation. She is fine with the signs, but is against the illumination.

Commissioner Crnovich supports the signs if it was not illuminated at all.

Commissioner Krillenberger is also fine with the signs, but against the illumination.

Chairman Cashman believes the FedEx will draw business to the existing businesses.

Chairman Cashman asked for a motion to approve the sign application as submitted.

Commissioner Krillenberger motioned to approve, Commissioner Ryan seconded and the motion passed (5 Ayes, 3 nays and 1 absent).

**Scheduling of Public Hearing – (No discussion will take place except to determine a time and date of hearing).**

**Case A-33-2016 – 534 Chestnut St. – Christine Stec – Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District. This item is for scheduling for a public hearing.**

Chairman Cashman introduced the next item on the agenda as a Special Use application and scheduled a public hearing for the next PC meeting on December 14, 2016.

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**Public Hearing – All those wishing to provide public testimony must be sworn in and after the applicant makes their presentation will be recognized by the Chair to speak.**

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

Chairman Cashman introduced the next item on the agenda and invited the applicant to please introduce himself and the request.

Mr. Anu Mahajan introduced himself as the applicant and reviewed TinkRworks and its services. He is the co-founder of the organization and stated that TinkRworks currently occupies the third floor of 21 W. Second Street. US Bank, he reviewed, occupies the first two floors. Mr. Mahajan presented a PowerPoint presentation about the after school tutoring programs TinkRworks offers, primarily based on science, technology, programming and robotics.

**(Please see the attached transcript for Case A-26-2016 included as part of this record, Attachment 1)**

This item was continued because “Tutoring Educational Services” is not specifically listed in Section 6-106 Special Uses in the O-2 Office District.

Chairman Cashman asked for a motion to formally continue the application for the next PC meeting.

Commissioner Krillenberger motioned to approve, Commissioner Crnovich seconded and the motion passed (8 Ayes and 1 absent).

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

Chairman Cashman reviewed the next item on the agenda as public hearing item case A-18-2016, the Hinsdale Meadows venture at 55<sup>th</sup> Street and County Line Road, continuing from the October 12, 2016 PC meeting.

Chairman Cashman asked for a motion to formally continue the public hearing.

Commissioner McMahon motioned to approve, Commissioner Willobee seconded and the motion passed (8 Ayes and 1 absent).

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Chairman Cashman asked if Mr. James could please focus on what's changed since the last public hearing.

Mr. Edward James introduced himself and his team, and reviewed what was covered at the last public hearing on October 12, 2016. He explained, would like to talk about density in the context of housing, and a comparison between age-targeted and age-restricted homes.

**(Please see the attached transcript for Case A-18-2016 included as part of this record, Attachment 2)**

Chairman Cashman expressed that this application is progressing and looks forward in continuing this discussion at the next meeting, and asked for a motion to continue the public hearing on December 14, 2016.

Commissioner Krillenberger motioned to approve, Commissioner Crnovich seconded, and the motion passed unanimously (8 Ayes and 1 absent).

The meeting was adjourned at 10:58 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Chan Yu', with a stylized, cursive-like script.

Chan Yu, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE  
 PLAN COMMISSION

In the Matter of:                     )  
   )  
 Case No. A-26-2016                    )  
 21 W. Second Street -                 )  
 TinkRworks, LLC - Special Use        )  
 Permit Application to Allow            )  
 Tutoring Educational Services         )  
 in the 0-2 Limited Office             )  
 District.                                 )

REPORT OF PROCEEDINGS had and testimony  
 taken at the public hearing of the above-  
 entitled matter before the Hinsdale Plan  
 Commission at 19 East Chicago Avenue, Hinsdale,  
 Illinois, on the 9th day of November, 2016, at  
 the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;  
 MS. JULIE CRNOVICH, Member;  
 MS. ANNA FIASCONE, Member;  
 MR. JIM KRILLENBERGER, Member;  
 MS. LAURIE MC MAHON, Member;  
 MR. SCOTT PETERSON, Member;  
 MS. MARY RYAN, Member;  
 MR. MARK WILLOWBEE, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. ROBERT MC GINNIS, Director of</p> <p>3 Community Development/Building</p> <p>4 Commissioner;</p> <p>5 MR. MICHAEL A. MARRS, Village Attorney;</p> <p>6 MR. ANU MAHAJAN, Applicant.</p> <p>7 * * *</p> <p>8 CHAIRMAN CASHMAN: Our next item is a</p> <p>9 public hearing. This is case A-26-2016, 21 West</p> <p>10 2nd Street, TinkRworks, LLC, A Special Use</p> <p>11 Permit Application to allow tutoring educational</p> <p>12 services in the 0-2 Limited Office District.</p> <p>13 If the applicant is here, please</p> <p>14 introduce yourself and explain the project to</p> <p>15 us.</p> <p>16 MR. MAHAJAN: Good evening, Members of</p> <p>17 the Commission. My name is Aaditya Mahajan.</p> <p>18 THE REPORTER: Excuse me.</p> <p>19 (Audience members sworn en masse.)</p> <p>20 MR. MAHAJAN: So my official name is</p> <p>21 spelled A-a-d-i-t-y-a. Last name Mahajan,</p> <p>22 M-a-h-a-j-a-n. I'm known to friends and family</p> <p>as Anu. That's A-n-u.</p>	<p style="text-align: center;">4</p> <p>1 CHAIRMAN CASHMAN: If Chan is watching</p> <p>2 this from Hawaii, I'm sure he's really enjoying</p> <p>3 this, Rob. I hope he's recording this.</p> <p>4 MR. MC GINNIS: It's all yours.</p> <p>5 MR. PETERSON: Thanks, Rob.</p> <p>6 MR. MAHAJAN: I will try it again here.</p> <p>7 Okay. So what I did is I just put</p> <p>8 together just literally a few slides. So if you</p> <p>9 could indulge me just for a few minutes to</p> <p>10 provide you an overview of what I feel, and my</p> <p>11 colleagues feel, is a rather unique and quite</p> <p>12 novel business that we plan to set up here in</p> <p>13 the Hinsdale area.</p> <p>14 Here we go. So, obviously, I'm</p> <p>15 projecting on the screen here. So, you know,</p> <p>16 TinkRworks is a relatively new type of</p> <p>17 experience that we are setting up in the</p> <p>18 Hinsdale area. It's targeted for ages, children</p> <p>19 age 6 to 14.</p> <p>20 And what it is is we focus on STEAM</p> <p>21 experiences, science, technology, engineering</p> <p>22 arts, and mathematics. These experience are</p>
<p style="text-align: center;">3</p> <p>1 So again, thank you, Commission,</p> <p>2 for allowing me the opportunity to speak here</p> <p>3 tonight about our organization called</p> <p>4 TinkRworks. I'm a cofounder of that company,</p> <p>5 and we recently have just moved into the</p> <p>6 building at 21 West 2nd Street. We occupy the</p> <p>7 3rd floor. I think all of you know it better as</p> <p>8 the U.S. Bank building. U.S. Bank occupies the</p> <p>9 first two floors.</p> <p>10 What I wanted to do is just spend a</p> <p>11 couple minutes just reviewing with you,</p> <p>12 providing you an overview of our business, if I</p> <p>13 can pull this up here.</p> <p>14 Looks like the computer just</p> <p>15 crashed here.</p> <p>16 CHAIRMAN CASHMAN: That's how it always</p> <p>17 goes.</p> <p>18 MR. MAHAJAN: Maybe, is there somebody</p> <p>19 that can help me just restart it?</p> <p>20 CHAIRMAN CASHMAN: Oh, is this the</p> <p>21 Village's computer?</p> <p>22 MR. MAHAJAN: Yes, it is.</p>	<p style="text-align: center;">5</p> <p>1 woven into projects that allow kids to do a</p> <p>2 multitude of things. First of all, these</p> <p>3 projects allow a fostering in terms of, you</p> <p>4 know, the types of creation processes that</p> <p>5 children can attain. We develop these processes</p> <p>6 in such a way to enhance problem solving</p> <p>7 capabilities of children. We allow them more</p> <p>8 than anything to apply what they learn in</p> <p>9 school. So it reinforces and expands upon the</p> <p>10 concepts that they are taught by District 181</p> <p>11 teachers and neighboring communities as well.</p> <p>12 The experiences provide the light,</p> <p>13 they inspire curiosity within the children. And</p> <p>14 it allows them an outlet to express themselves</p> <p>15 in an artistic way as well. So that's what</p> <p>16 TinkRworks is all about.</p> <p>17 The approach that we use is a</p> <p>18 project-based approach. We immerse these</p> <p>19 children in the project-based settings, which</p> <p>20 they are given defined problems to solve.</p> <p>21 Typically what they will do is they will work</p> <p>22 with us during the course of anywhere up from</p>



<p style="text-align: center;">6</p> <p>1 between 4 weeks up to 25 weeks coming once a  2 week to solve these problems. The way that we  3 get the children -- The way that we develop the  4 children's capabilities to solve these types of  5 problems is we immerse them in these settings  6 where they learn a combination of 21st Century  7 skill sets and traditional skill sets. The 21st  8 Century skill sets that we impart to them  9 include things such as coding, programming,  10 robotics, electronics; digital making, which  11 includes 3D printing; CNC milling; a whole host  12 of different things.</p> <p>13 They combine those elements with  14 some of the good old-fashioned traditional  15 making skills, we call things like woodworking,  16 gluing, hammering, things of that nature. And  17 what they really do is they combine these skill  18 sets to go out and solve a problem.</p> <p>19 Some of these problems, let me give  20 you an example of what these problems could be.  21 During the summer, we ran summer camps out at  22 Gower Middle School. One of our projects was</p>	<p style="text-align: center;">8</p> <p>1 possible solutions, here are constraints. And  2 then once you understand the constraints, you  3 apply those back to the ideas they generated to  4 come up with a subset of things they can then  5 solve. Once we have that, then we go and we  6 work with them across the skill sets I mentioned  7 to go and solve that problem. In this case, the  8 problem was all about creating a functional  9 drone that would fly by the end of the class,  10 that was beautiful, that flew high, that flew  11 acrobatically, etcetera. And that's the kind of  12 projects that we do.</p> <p>13 If you look on the screen right  14 now, you can see some of the pictures that we  15 took during our summer camps. These involve  16 kids gathered around 3D printers on the upper  17 left. The ones on the lower right -- left,  18 sorry. That's a child that's making actually a  19 computer that he later affixed to his bike, a  20 computer that he made, a 9-year-old child. What  21 it did is it allowed him to calculate distances  22 by travel, the speed his bike traveled, basic</p>
<p style="text-align: center;">7</p> <p>1 called Game of Drones. The children spent a  2 whole week essentially designing and making a  3 drone that flew hundreds of feet.</p> <p>4 The way that they did this is they  5 first had to learn about aerodynamic principles,  6 things such as lift, gravity, things of that  7 nature. Once they learn these basic principles,  8 they then went ahead and started designing their  9 drones out of wood, out of motors, out of a  10 whole host of electronic things.</p> <p>11 And then they coded these things  12 up, programmed them to go ahead and fly. Kids  13 had a wonderful time. Problems that we issued  14 there was, Hey, how can we get our drone to do  15 blank. And the kids would then go out and they  16 would ideate. They would say, Well, I want my  17 drone to fly high, I want it to be able to fly  18 fast, I want it to do flips in the air, I want  19 it to do a whole host of things.</p> <p>20 So we teach them how to structure  21 problems. We then work them to say that if this  22 is the problem that you need to solve, here are</p>	<p style="text-align: center;">9</p> <p>1 things like that.</p> <p>2 Upper right, you have a whole host  3 of girls that are learning about 3D printing.  4 Then the bottom right, I mentioned to you this  5 class called Game of Drones, summer camp. Those  6 are two kids that at the end of the class who  7 had a blast, and you can see some of the  8 creations that they made.</p> <p>9 I won't go into the slide so much,  10 but I will just say that the skill sets that we  11 impart to the kids, we align them around certain  12 core disciplines that they will be able to  13 utilize not just within our class but throughout  14 school and even beyond. These revolve around  15 the disciplines you see there; computer science,  16 digital making, communications, art and design,  17 electronics. And as I mentioned before,  18 traditional making as well. So we really are  19 trying to, you know, approach or enhance the  20 problem solving by really immersing them in an  21 interdisciplinary type of environment.  22 Okay. I won't go into this slide.</p>

<p style="text-align: center;">10</p> <p>1 I will just say we are proud of the teams that  2 we have assembled. The team is comprised of a  3 number of Ph.Ds, the industry veterans. We have  4 a child development specialist and also  5 educators who have been working in the field of  6 teaching for a number of years as well. So we  7 are very proud of who we have assembled. And  8 also we are very excited about the diverse base  9 of projects we have delivered so far.</p> <p>08:11:23PM 10 These are the kinds -- I've talked  11 about one of them called Game of Drones. I know  12 it's tough to see up here. Another one, I'll  13 just give you an example, I spoke to you about  14 bionic bike where the children went ahead and  15 they developed a bike computer and they put it  16 on their bike. Another popular one, My Robot,  17 which the kids did during the summer, which they  18 essentially designed and built a robot from  19 scratch; and then they programmed it to do  20 certain functionalities.</p> <p>08:11:44PM 21 My point in doing all this and  22 showing you the slides is these are the kids</p>	<p style="text-align: center;">12</p> <p>1 things. This is where things become a little  2 bit more tangible. One is onsite direct  3 deliveries to schools. We have already been in  4 discussions with schools such as the ones,  5 obviously, Walker, Monroe, Prospect. Let's see,  6 there is one in Downers Grove, Pierce School.  7 And then just recently we were also talking to  8 an Oak Brook school as well, Brook Forest as  9 well. So those are the schools that are asking  10 us to come in and provide services after school  11 around robotics, around coding, and a whole host  12 of other things.</p> <p>08:13:09PM 13 After we have had discussions with  14 educators within the District 181 community and  15 other communities also, they have told us  16 outright, educators, administrators, that their  17 biggest mandate right now is allow the children  18 a means to apply their learnings. That is  19 something that schools sometimes have difficulty  20 achieving. And they are saying that having an  21 organization like ours, working hand-in-hand  22 with them to reinforce those learnings is an</p>
<p style="text-align: center;">11</p> <p>1 that we provide these experiences to. These are  2 the kids within District 181, neighboring  3 districts. We ran this at Gower, Gower Middle  4 School, a whole host of the children that  5 participated in these events in the summer camp  6 were coming straight from District 181.</p> <p>7 What we really want to do is expand  8 that offering and place it in the middle of  9 Hinsdale and allow children from all the schools  10 within District 182, as well as all the neighbor  11 districts, to participate in something like  12 this. We feel it's a very unique type of  13 program that, truthfully, we haven't really seen  14 across the nation. And we would love to center  15 that right here in Hinsdale and offer the kids  16 of Hinsdale and neighboring communities the  17 opportunity to participate in such a program.</p> <p>08:12:12PM 18 Last couple of points here, you  19 know, as we look forward, we anticipate three  20 primary outlets for us to deliver these  21 experiences. The first is after-school  22 experiences. These can be broken into two</p> <p>08:12:39PM</p>	<p style="text-align: center;">13</p> <p>1 ideal outlet for the students. So that's what I  2 mean when I say onsite, direct delivery.</p> <p>3 The model that I'm here to talk  4 about a little bit today is the TinkRworks  5 center. As mentioned, 21 West 2nd Street,  6 Suite 300, that's where our center is. We  7 envision children coming in there to take  8 projects. We are outlining a staggered start  9 time, all going to be after school. Nothing  10 starts before 3:45 p.m.</p> <p>08:14:06PM 11 And even if we are looking at  12 things that we will do at 3:45, it's only a  13 couple days a week. The reason being is that we  14 plan to hit a number of schools during the week,  15 so we will actually be out within the community  16 hitting these schools. We do then anticipate a  17 ramp up in terms of time slots for our offerings  18 after 5 o'clock.</p> <p>19 So kids have many activities. We  20 anticipate getting them after 5 o'clock.</p> <p>08:14:36PM 21 Outside of the TinkRworks center, just to be  22 clear, we offer in-school experiences. Schools</p>

<p style="text-align: center;">14</p> <p>1 are talking to us about actually partnering with  2 them to deliver or -- I'm sorry -- to develop  3 and deliver a stem-based curriculum as part of  4 their regular school day. We have been in  5 discussions with two schools. And then we have  6 also been in discussions with a Chicagoland  7 school, who is asking us can we develop a  8 curriculum that we can then license to them and  9 teach their teachers to do to deliver during the  10 day as well.</p> <p>08:15:06PM</p> <p>11 And then finally, the third outlet  12 that I had mentioned earlier is summer camp.  13 That's something we do that's run out of  14 neighboring middle schools and things of that  15 nature.</p> <p>16 Finally, last leg here, I just want  17 to say that we are definitely excited about the  18 opportunity to be part of the Hinsdale  19 community. From us, I think I really do believe  20 we offer a number of novel benefits that we can  21 provide to the communities. I mentioned a few  22 of them. We view ourselves really as an</p> <p>08:15:28PM</p>	<p style="text-align: center;">16</p> <p>1 community.</p> <p>2 Just as an FYI, we plan to leverage  3 the best available resources we can to ensure  4 that the experiences we provide to the children  5 within our community are absolutely exceptional.  6 Our motto is Exceptional and enriching  7 experiences; and that's something we absolutely  8 promise, and we aspire to deliver to the  9 children. So that's really all I have to say  10 about our organization.</p> <p>08:16:53PM</p> <p>11 I'm happy to field any questions  12 that you might have.</p> <p>13 CHAIRMAN CASHMAN: Great. Thank you.  14 MR. MAHAJAN: Sure.  15 CHAIRMAN CASHMAN: Questions for the  16 applicant?</p> <p>17 MS. MC MAHON: I just have one question  18 on parking. I see that you have 5 designated  19 spots in the U.S. Bank lot?</p> <p>08:17:11PM</p> <p>20 MR. MAHAJAN: Correct. That's right.  21 MS. MC MAHON: Is it safe to assume  22 that after banking hours you would have access</p>
<p style="text-align: center;">15</p> <p>1 application to schools. The children, we have  2 such great schools within the Hinsdale area. I  3 mean let the children apply what they learn in  4 school to really reinforce those learnings and  5 expand upon those learnings, allow the children  6 to really to reach their -- explore something  7 novel, something that inspires them, something  8 around which they have great curiosity. They  9 can do that at our center or as part of our  10 after-school programs as well.</p> <p>08:15:59PM</p> <p>11 I know that in discussions I have  12 had with District 181 with educators,  13 administrators, that applied multidisciplinary  14 learnings are top of mind to them. This is  15 something exactly that we are able to provide.  16 Our team is, in my opinion, in our organization,  17 in our entire team's opinion, quite uniquely  18 positioned to deliver something very novel to  19 the area, which we feel is not just novel again  20 just to Hinsdale but truly across the nation.  21 So something really unique that would be in my  22 opinion great to bring to the Hinsdale</p> <p>08:16:24PM</p>	<p style="text-align: center;">17</p> <p>1 to the entire lot?</p> <p>2 MR. MAHAJAN: That's correct. Well, we  3 have access across the street, I know that. And  4 I'm not sure, I believe at 5 p.m. I can check  5 into it. I believe at 5:00, then everybody in  6 the bank leaves so I believe we have access to  7 that full lot.</p> <p>8 MS. CRNOVICH: Are you in the location  9 right now currently?</p> <p>08:17:35PM</p> <p>10 MR. MAHAJAN: We have moved into the  11 location, that's correct.</p> <p>12 MS. CRNOVICH: Do you have classes  13 going on there now?</p> <p>14 MR. MAHAJAN: We have classes in a very  15 limited capacity going on now.</p> <p>16 MS. CRNOVICH: How many students will  17 be in the building at night for class?</p> <p>18 MR. MAHAJAN: It depends. I'm not  19 trying to be obtuse or anything. In steady  20 state, and we project steady state to be about  21 18 months from now, we anticipate 150 students  22 per week. Now, if we divide that, we would</p> <p>08:17:52PM</p>

<p style="text-align: right;">18</p> <p>1 operate 6 days a week. So you are looking at</p> <p>2 about 20, 25 students a day, that would range</p> <p>3 from 3:45 at the earliest all the way through</p> <p>4 roughly 7:30. So 25 students spread out over 4</p> <p>5 hours. Again, primarily --</p> <p>6 CHAIRMAN CASHMAN: In the two</p> <p>7 classrooms you are proposing, so how many</p> <p>8 students would be with an instructor? Your</p> <p>9 ratio is very low.</p> <p>08:18:24PM 10 MR. MAHAJAN: Yes. 1 to 6, that's</p> <p>11 correct.</p> <p>12 CHAIRMAN CASHMAN: So is it 10</p> <p>13 students? How many are in a room at a time?</p> <p>14 MR. MAHAJAN: At maximum, it would be a</p> <p>15 maximum of 12 at a time.</p> <p>16 MR. WILLOWBEE: I just have a quick</p> <p>17 question about noise. From 3:45 you mentioned</p> <p>18 woodworking, different activities, and,</p> <p>19 obviously, children.</p> <p>08:18:44PM 20 MR. MAHAJAN: That's right, yes.</p> <p>21 MR. WILLOWBEE: The 3:45, of course,</p> <p>22 would be a concern if I was a downstairs tenant.</p>	<p style="text-align: right;">20</p> <p>1 some of the way it was listed here about --</p> <p>2 Yes. It says, Tuesday, Wednesday, Thursday.</p> <p>3 And looking at the schedule, I see there is some</p> <p>4 Saturday classes.</p> <p>5 MR. MAHAJAN: That's right.</p> <p>6 CHAIRMAN CASHMAN: Are there any</p> <p>7 classes on Sundays?</p> <p>8 MR. MAHAJAN: No. Sunday is a day off.</p> <p>9 CHAIRMAN CASHMAN: How do the students</p> <p>08:19:55PM 10 find out about you?</p> <p>11 MR. MAHAJAN: So truthfully it's more</p> <p>12 word of mouth than anything. We do have a</p> <p>13 website. But other than that, it's just</p> <p>14 primarily word of mouth. In terms of the</p> <p>15 advertising we do, it's just through e-mail</p> <p>16 distribution.</p> <p>17 CHAIRMAN CASHMAN: Do you work with the</p> <p>18 school districts, like 181, with the middle</p> <p>19 schools, with flyers or whatever?</p> <p>08:20:14PM 20 MR. MAHAJAN: What we do is typically</p> <p>21 our approach there is -- I will tell you how we</p> <p>22 got started and then how we got introduced to</p>
<p style="text-align: right;">19</p> <p>1 And so I guess are there issues with respect to</p> <p>2 the noise? If I was working, I would be</p> <p>3 frustrated.</p> <p>4 MR. MAHAJAN: So the one thing is,</p> <p>5 absolutely, that's a concern of ours. What we</p> <p>6 have done is we do have some woodworking</p> <p>7 equipment there. What we tend to do is not to</p> <p>8 allow that to happen until we have something</p> <p>9 called open, which would be open lab, which</p> <p>08:19:08PM 10 would be later in the day when the tenant below</p> <p>11 us would be vacated.</p> <p>12 Otherwise, I can't imagine</p> <p>13 hammering. You are absolutely right. We are</p> <p>14 sensitive to that as well. We don't want to</p> <p>15 offend U.S. Bank by any means.</p> <p>16 CHAIRMAN CASHMAN: Do you have classes</p> <p>17 on Monday?</p> <p>18 MR. MAHAJAN: I'm trying to think. I</p> <p>19 do not believe we have classes on Monday at our</p> <p>08:19:33PM 20 center, but we plan to go out and deliver</p> <p>21 classes. Would that be a problem?</p> <p>22 CHAIRMAN CASHMAN: I'm just curious,</p>	<p style="text-align: right;">21</p> <p>1 several schools within District 181. We</p> <p>2 participated in a summer camp expo at -- forgive</p> <p>3 me -- I think it was Prospect School. I could</p> <p>4 be wrong, that was about an almost a year, a</p> <p>5 little less, I think it was February of last --</p> <p>6 of this year actually.</p> <p>7 During that period of time, we had</p> <p>8 a number of parents and educators who stopped by</p> <p>9 our booth because we had fun kind of things. We</p> <p>08:20:49PM 10 had a robot that would solve a Rubik's Cube. We</p> <p>11 had 3D printers going that would print out</p> <p>12 trinkets for the kids. One of the moms is a</p> <p>13 core member of the PTO over at Walker. I think</p> <p>14 she is part of the after-school enrichment</p> <p>15 program for science. She and I struck up a</p> <p>16 conversation. And after, you know, a bit of</p> <p>17 time, I was introduced to the principal. And</p> <p>18 then from there, we decided, we went out, we</p> <p>19 agreed that we would start a program. Over the</p> <p>08:21:17PM 20 past two months I think is when we started that.</p> <p>21 The minute that program started,</p> <p>22 you know, knock on wood, it went quite well</p>

<p style="text-align: center;">22</p> <p>1 there, we started getting calls from other  2 members of the PTO within District 181. And  3 they said, Hey, is there a way we could  4 replicate what you are doing at Walker at our  5 school; is there an experience you can deliver,  6 perhaps not right now, but as we start the new  7 year, say in January and February of next year.  8 So that's how sort of things have been going.  9           So from our standpoint, we see the  10 schools as a wonderful opportunity for us to  11 engage with the children to really showcase  12 what's available. And it is also a good way for  13 us to build brand awareness. Because at the end  14 of the day what we love the chance to do is  15 bring the kids into the engagement center.  16 That's where we have in my eyes the best  17 available resources, and that's where the  18 experiences would be fantastic for the kids.  19           MR. PETERSON: I'm concerned that you  20 guys were presenting this as an option. And you  21 guys are already in there working and  22 activating, using the space without the</p>	<p style="text-align: center;">24</p> <p>1 them, from our window, I know that kids can go  2 to the window, see the parents' car downstairs,  3 and just walk downstairs like that. Many of the  4 kids almost live pretty much within walking  5 distance as well. So they, I mean depending on  6 the time of day, the kids that come at 3:45, for  7 example, they can take a bike or whatever it may  8 be. The later ones I'm assuming that the  9 parents would then pick up, that would be after  10 5 o'clock. It would be closer to whatever it  11 may be, but project starts at 5:00. It's going  12 to go till about 6:30 so it would be at that  13 time.  14           MR. PETERSON: What about the  15 woodworking? Is there exhaust in all this?  16 What kind of woodworking are we talking about?  17           MR. MAHAJAN: So it literally is, like  18 I say, hammering, gluing, things of that nature.  19 We do have a couple of saws. We have handsaws.  20 And we do have one saw there, the kids don't  21 work with that. I mean they work, what the kids  22 work with, what they worked with over the summer</p>
<p style="text-align: center;">23</p> <p>1 variance. I mean it's a little troubling to me.  2           I'm also concerned about the  3 parking. You know, because right now it's five  4 spots. And then it's one spot per two  5 employees. So I somehow I don't think two  6 employees are going to be driving together. And  7 I just don't know what the impact is on parking.  8           MS. CRNOVICH: I agree with you. I  9 think parking at certain times of the day over  10 there can be an issue, too. And it is a fairly  11 busy intersection. And you are -- Well, there  12 are single-family homes adjacent to the  13 building. Do you have a plan for how students  14 are dropped off and picked up?  15           MR. MAHAJAN: So, I'm sorry, about  16 dropoffs and pickups? So I know that the  17 dropoffs -- So what typically I think would  18 happen is parents would go ahead and come into  19 the parking lot, or actually out on 2nd or, yes,  20 2nd Street there right in front, drop off their  21 kids and move on.  22           Afterwards then it literally is</p>	<p style="text-align: center;">25</p> <p>1 are these tiny little, the hacksaws that they  2 use.  3           MR. PETERSON: Who uses the hand tools,  4 nobody?  5           MR. MAHAJAN: I'm sorry?  6           MR. PETERSON: Nobody uses hand tools  7 or automatic tools?  8           MR. MAHAJAN: No. So the only people  9 that would use that, we have a couple that would  10 be us from our side, the adults would use  11 something like that. So I mean you were talking  12 like about a shop vac or something like that?  13           MR. PETERSON: I just don't know if  14 that use fits.  15           MS. CRNOVICH: And I believe there was  16 a letter sent. Excuse me, Rob.  17           MR. KRILLENBERGER: This is a public  18 hearing, right? Was there any public comment?  19           MS. CRNOVICH: Were we able to share,  20 Rob, the letter or --  21           MR. MC GINNIS: Again, I got this from  22 you just before the meeting tonight. I don't</p>

<p style="text-align: center;">26</p> <p>1 know if this letter was part of the record, if</p> <p>2 it went out in the original packet.</p> <p>3 MR. PETERSON: No, it did not.</p> <p>4 MS. CRNOVICH: No. I think Bob did say</p> <p>5 he did send it to you, but he knew you were in</p> <p>6 meetings all evening.</p> <p>7 MR. MC GINNIS: Yes. This came in at</p> <p>8 6:00 and I have been in meetings since 5:15. So</p> <p>9 I didn't, this didn't even hit my e-mail box.</p> <p>08:25:26PM 10 MR. KRILLENBERGER: But there was</p> <p>11 notice of the public meeting sent to neighbors?</p> <p>12 MR. MAHAJAN: Yes. Absolutely. We</p> <p>13 sent that out. We have all the records, the</p> <p>14 affidavit was signed. We have all the receipts</p> <p>15 and everything.</p> <p>16 CHAIRMAN CASHMAN: Do you know, Rob,</p> <p>17 the history of this? Did they move in and they</p> <p>18 weren't aware that they needed a special use</p> <p>19 permit?</p> <p>08:25:44PM 20 MR. MC GINNIS: I just found out they</p> <p>21 moved in this afternoon. So this was brand-new</p> <p>22 on my radar. We got a confirmation. I was just</p>	<p style="text-align: center;">28</p> <p>1 say?</p> <p>2 MS. CRNOVICH: I don't see it unless</p> <p>3 I'm missing something. It's on page 292 of the</p> <p>4 zoning book.</p> <p>5 MR. KRILLENBERGER: I just moved --</p> <p>6 MS. MC MAHON: I'm just confirming that</p> <p>7 what she doesn't see is that educational</p> <p>8 tutoring services is a permitted use for the</p> <p>9 special use.</p> <p>08:27:20PM 10 MS. CRNOVICH: So I would imagine</p> <p>11 something like this would need a text amendment?</p> <p>12 MR. KRILLENBERGER: I don't have my</p> <p>13 code book, but I am going by what Chan put</p> <p>14 together. And it does say, Power to amend this</p> <p>15 Code is not an arbitrary one but one that may be</p> <p>16 exercised only when the public good demands or</p> <p>17 requires the amendment to be made.</p> <p>18 And then he goes on to say that</p> <p>19 there is a number of conditions, including that</p> <p>08:27:50PM 20 there be a public benefit that it contribute to</p> <p>21 the general welfare. Well, it seems to me like</p> <p>22 a tutoring service that does robotics is great.</p>
<p style="text-align: center;">27</p> <p>1 confirming he would be here tonight.</p> <p>2 MR. MAHAJAN: So we have been working</p> <p>3 directly with Chan.</p> <p>4 MS. CRNOVICH: Another question for</p> <p>5 Rob. I'm looking at Section 6-106, Permitted</p> <p>6 Uses and Special Uses for the 02 District. Now,</p> <p>7 is this a special use? And if so, under what</p> <p>8 definition? Because it says here, Educational</p> <p>9 tutoring services.</p> <p>08:28:19PM 10 MR. MC GINNIS: Okay. That's what Chan</p> <p>11 has got on his summary here.</p> <p>12 MS. CRNOVICH: Right.</p> <p>13 MR. MC GINNIS: Special use permit to</p> <p>14 allow educational tutoring services in the 02</p> <p>15 limited office district.</p> <p>16 MS. CRNOVICH: Am I missing something?</p> <p>17 I don't see it in --</p> <p>18 MS. MC MAHON: It's right on the memo.</p> <p>19 MS. CRNOVICH: I'm looking in the</p> <p>08:28:37PM 20 zoning book, page 292, under special uses for</p> <p>21 that district for 02.</p> <p>22 MR. KRILLENBERGER: And what does it</p>	<p style="text-align: center;">29</p> <p>1 MS. CRNOVICH: I agree with you</p> <p>2 totally. But I'm wondering if this requires a</p> <p>3 different application. I don't see this under a</p> <p>4 special use.</p> <p>5 MR. MC GINNIS: Chairman, we are going</p> <p>6 to need to continue this.</p> <p>7 CHAIRMAN CASHMAN: I would agree with</p> <p>8 Julie. I was looking to see if there was</p> <p>9 something close to educational uses before.</p> <p>08:28:18PM 10 MR. MC GINNIS: It's not listed as a</p> <p>11 permitted special use. So the letter of the</p> <p>12 code, it would require a text amendment in</p> <p>13 addition to the special use.</p> <p>14 CHAIRMAN CASHMAN: Right. So we can</p> <p>15 continue this to the next meeting so we can</p> <p>16 possibly amend the application.</p> <p>17 I don't know if you understand</p> <p>18 that, sir, basically under the listing of what</p> <p>19 are considered permitted special uses in that</p> <p>08:28:42PM 20 district --</p> <p>21 MR. MAHAJAN: Yes.</p> <p>22 CHAIRMAN CASHMAN: It's not listed in</p>

<div>30</div> <div> <div>1</div> <div>any of the uses. We have music school, yoga</div> <div>2</div> <div>instruction, child daycare centers, other ones.</div> <div>3</div> <div>Since this is not listed there, the question is</div> <div>4</div> <div>do we need to do a text amendment and modify and</div> <div>5</div> <div>add it as a use under the district.</div> <div>6</div> <div>MR. MAHAJAN: Got you.</div> <div>7</div> <div>CHAIRMAN CASHMAN: And then review the</div> <div>8</div> <div>use as a special use permit.</div> <div>9</div> <div>MR. MAHAJAN: I see. Okay.</div> <div>08:29:06PM 10</div> <div>CHAIRMAN CASHMAN: So my intent will be</div> <div>11</div> <div>we will continue this, but I want to first see</div> <div>12</div> <div>if we have any more questions before we continue</div> <div>13</div> <div>it.</div> <div>14</div> <div>MS. CRNOVICH: I would like to see a</div> <div>15</div> <div>copy of the original ordinance for the building.</div> <div>16</div> <div>Is that possible?</div> <div>17</div> <div>MR. MC GINNIS: I will make sure that</div> <div>18</div> <div>goes out.</div> <div>19</div> <div>MS. CRNOVICH: Thank you. Sometimes</div> <div>08:29:23PM 20</div> <div>there is, when an ordinance is given for a</div> <div>21</div> <div>building, there is certain conditions of what</div> <div>22</div> <div>can go in and cannot go in, and I think that</div> </div>	<div>32</div> <div> <div>1</div> <div>STATE OF ILLINOIS )</div> <div></div> <div>) ss.</div> <div>2</div> <div>COUNTY OF DU PAGE )</div> <div>3</div> <div></div> <div>4</div> <div>I, JANICE H. HEINEMANN, CSR, RDR, CRR,</div> <div>5</div> <div>do hereby certify that I am a court reporter</div> <div>6</div> <div>doing business in the State of Illinois, that I</div> <div>7</div> <div>reported in shorthand the testimony given at the</div> <div>8</div> <div>hearing of said cause, and that the foregoing is</div> <div>9</div> <div>a true and correct transcript of my shorthand</div> <div>10</div> <div>notes so taken as aforesaid.</div> <div>11</div> <div></div> <div>12</div> <div></div> <div>13</div> <div></div> <div>14</div> <div>Janice H. Heinemann CSR, RDR, CRR</div> <div></div> <div>License No 084-001391</div> <div>15</div> <div></div> <div>16</div> <div></div> <div>17</div> <div></div> <div>18</div> <div></div> <div>19</div> <div></div> <div>20</div> <div></div> <div>21</div> <div></div> <div>22</div> <div></div> </div>
<div>31</div> <div> <div>1</div> <div>will be helpful.</div> <div>2</div> <div>MR. MAHAJAN: Okay. Okay. Well, thank</div> <div>3</div> <div>you for your time. I appreciate it.</div> <div>4</div> <div>CHAIRMAN CASHMAN: Okay. Thank you</div> <div>5</div> <div>very much, appreciate it.</div> <div>6</div> <div>So I need a motion to continue this</div> <div>7</div> <div>to the December 14 meeting.</div> <div>8</div> <div>MR. KRILLENBERGER: I so motion.</div> <div>9</div> <div>MS. CRNOVICH: Second.</div> <div>10</div> <div>CHAIRMAN CASHMAN: Anna?</div> <div>11</div> <div>MS. FIASCONE: Aye.</div> <div>12</div> <div>MR. WILLOWBEE: Aye.</div> <div>13</div> <div>MS. CRNOVICH: Aye.</div> <div>14</div> <div>CHAIRMAN CASHMAN: Aye.</div> <div>15</div> <div>MS. MC MAHON: Aye.</div> <div>16</div> <div>MR. PETERSON: Aye.</div> <div>17</div> <div>MS. RYAN: Aye.</div> <div>18</div> <div>MR. KRILLENBERGER: Aye.</div> <div>19</div> <div>CHAIRMAN CASHMAN: Thank you very much.</div> <div>20</div> <div>(Whereupon the public hearing was</div> <div>21</div> <div>continued to December 14, 2016.)</div> <div>22</div> <div></div> </div>	

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

BEFORE THE VILLAGE OF HINSDALE  
PLAN COMMISSION

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

REPORT OF PROCEEDINGS had and testimony taken at the continued public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 9th day of November, 2016, at the hour of 8:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;  
MS. JULIE CRNOVICH, Member;  
MS. ANNA FIASCONE, Member;  
MR. JIM KRILLENBERGER, Member;  
MS. LAURIE MC MAHON, Member;  
MR. SCOTT PETERSON, Member;  
MS. MARY RYAN, Member;  
MR. MARK WILLOWBEE, Member.

<p style="text-align: right;">184</p> <p>ALSO PRESENT:</p> <p>MR. ROBERT MC GINNIS, Director of Community Development/Building Commissioner;</p> <p>MR. MICHAEL A. MARRS, Village Attorney;</p> <p>MR. EDWARD R. JAMES, Edward R. James Companies;</p> <p>MR. MICHAEL BALAS, Edward R. James Companies;</p> <p>MR. TERRENCE J. SMITH, BSB Design;</p> <p>MR. ERIC RUSSELL, KLOA;</p> <p>MR. RICHARD TURK; President, Corley Communities;</p> <p>MR. MICHAEL MEISSNER, Architect;</p> <p>MR. DENNIS PARSONS, Architect;</p> <p>MR. JOHN BUCHELERES;</p> <p>MS. KRISTIN EDSTROM;</p> <p>MS. MAUREEN HANSON.</p> <p style="text-align: center;">* * *</p>	<p style="text-align: right;">186</p> <p>1 MS. CRNOVICH: Aye.</p> <p>2 MR. WILLOWBEE: Aye.</p> <p>3 MS. FIASCONE: Aye.</p> <p>4 CHAIRMAN CASHMAN: Okay.</p> <p>5 Hello, Mr. James. We are back</p> <p>6 again. I appreciate, we have a lot of</p> <p>7 information to go through, I appreciate the</p> <p>8 information you sent us in response to our</p> <p>9 meeting in October and look forward to your</p> <p>08:31:21PM 10 presentation. A couple things just to clarify.</p> <p>11 So this is a copy of what you are going to be</p> <p>12 presenting, is that correct?</p> <p>13 MR. JAMES: Yes, correct.</p> <p>14 CHAIRMAN CASHMAN: Okay, good. Thank</p> <p>15 you.</p> <p>16 And just something I would like you</p> <p>17 to focus on, if there is something in here</p> <p>18 that's different than in our packet, if you</p> <p>19 could just try to highlight that so that we,</p> <p>08:31:42PM 20 because we basically have now --</p> <p>21 MR. JAMES: You should have 3.</p> <p>22 CHAIRMAN CASHMAN: -- in some cases 3</p>
<p style="text-align: right;">185</p> <p>1 CHAIRMAN CASHMAN: Our next order of</p> <p>2 business is case A-18-2016, 55th Street and</p> <p>3 County Line Road, Hinsdale Meadows Venture, LLC,</p> <p>4 Text Amendment to Section 3-106: Special uses</p> <p>5 to allow a Planned Development in any single-</p> <p>6 family residential district, subject to the</p> <p>7 issuance of a special use permit and subject to</p> <p>8 a minimum lot area of 20 acres.</p> <p>9 This is continuing our public</p> <p>08:30:31PM 10 hearing from October 12, 2016. Do we need to</p> <p>11 vote to reopen it?</p> <p>12 MR. MARRS: Yes. If we could have a</p> <p>13 motion and second to reopen the public hearing.</p> <p>14 MS. MC MAHON: So moved.</p> <p>15 MR. WILLOWBEE: I will second. Yes.</p> <p>16 CHAIRMAN CASHMAN: Okay, I had a</p> <p>17 second.</p> <p>18 Jim?</p> <p>19 MR. KRILLENBERGER: Aye.</p> <p>08:29:44PM 20 MS. RYAN: Aye.</p> <p>21 MR. PETERSON: Aye.</p> <p>22 MS. MC MAHON: Aye.</p>	<p style="text-align: right;">187</p> <p>1 versions of the same information, the original</p> <p>2 packet, the presentation last month, your</p> <p>3 follow-up; so actually four pieces and then</p> <p>4 this.</p> <p>5 MR. JAMES: Right.</p> <p>6 CHAIRMAN CASHMAN: So I will also try</p> <p>7 to jump in if I see something that I think is</p> <p>8 different from before.</p> <p>9 MR. JAMES: Okay. I hope there isn't.</p> <p>08:32:06PM 10 CHAIRMAN CASHMAN: And then do we need</p> <p>11 to swear in anyone else who may speak on this</p> <p>12 matter.</p> <p>13 MR. MARRS: I know some people stood</p> <p>14 during the last hearing. I know some were sworn</p> <p>15 in last meeting. But if we could just have</p> <p>16 anyone who is going to speak on this, stand.</p> <p>17 CHAIRMAN CASHMAN: I thought Mr. James</p> <p>18 was going to talk on the last matter. So,</p> <p>19 please, if you could, appreciate it.</p> <p>08:32:41PM 20 (Audience sworn en masse.)</p> <p>21 MR. JAMES: Good evening. My name is</p> <p>22 Edward James. And I'm here this evening with</p>

<p style="text-align: center;">188</p> <p>1 Mike Balas, our Vice President of Finance of  2 Edward R. James Companies; Eric Russell, our  3 traffic consult with KLOA; and Terry Smith, Land  4 Planner from BSB Design.</p> <p>5 In our previous meetings in some of  6 those books that you referenced, Mr. Chairman,  7 we discussed specifics of a proposed plan  8 including the formal application, property  9 background information, the proposed text  10 amendment, special use criteria, permit  11 criteria, building and lot coverage, FAR, and  12 the home elevations, and floor plans.</p> <p>13 We also presented reports from our  14 market consultants, Tracy Cross &amp; Associates,  15 who underscored the growing demand for the type  16 of age-targeted housing we are presenting. We  17 also discussed the findings of our physical  18 impact consultant, Teska Associates, showing net  19 positive impacts to the Village and each of the  20 school districts.</p> <p>21 And then we presented our traffic  22 impact and report and that is in the book. And</p>	<p style="text-align: center;">190</p> <p>1 Village, and the residents. The proposed  2 housing configuration, restrictive use  3 covenants, price points, size, and the  4 self-selection these characteristics provide  5 will negate any necessity to impose formal age  6 restrictions, something -- I will show values  7 on that later on. I'll explain what I'm saying.</p> <p>8 We feel the land is appropriate for  9 this type of use. The parcel's ability to  10 handle and support a low-density detached  11 cluster single-family and duplex home with  12 1st floor master bedrooms in a location within  13 the Hinsdale Village limits provides a unique  14 opportunity to enable Hinsdale residents to  15 choose this type of housing that is not  16 available elsewhere in the Village in this size  17 and price range.</p> <p>18 And so what's happening, in  19 essence, is that the communities nearby are  20 providing this type of housing, and the Hinsdale  21 residents are being literally -- I'm not going  22 to say forced -- but they have to choose to go</p>
<p style="text-align: center;">189</p> <p>1 we have our traffic consultant here again this  2 evening, here with us this evening, Eric  3 Russell, who will be glad to answer any  4 questions at the appropriate time.</p> <p>5 Tonight I would like to address two  6 issues. They are having to do with density in  7 the context of housing and a comparison of  8 advantages of age-targeted versus age-restricted  9 homes. We hope our testimony tonight combined  10 with the information previously presented will  11 provide the basis for a positive recommendation  12 based on the following conclusions: The  13 proposed amendment, amended plan, addresses a  14 real and growing need within the Hinsdale  15 community for this type of living and  16 life-style.</p> <p>17 The use of this property in  18 response to this community need will offer  19 substantial and tangible benefits to the  20 Hinsdale residents now and in the future. There  21 are no material negative impacts and, in fact,  22 substantial positive benefits to the schools,</p>	<p style="text-align: center;">191</p> <p>1 elsewhere to find the housing to suit, suit  2 their needs.</p> <p>3 So here is what we are going to  4 be -- It's hard to see, darn it. Well, this is  5 the index; and I will just keep on going. Here  6 we go the zoning request. You have already  7 covered that in the body of your opening  8 comments. But we are looking for a text  9 amendment plus approval of the zoning of the  10 PUD, PD plan. And it's already been discussed  11 what that includes.</p> <p>12 If this is an age-targeted plan, it  13 includes 44 buildings, 1.8 units per acre,  14 59 units, or 2.4 units per acre, 29 detached  15 single-family homes. The minimum lot size,  16 10,000 and an average lot size of 12,285 feet.  17 30 duplex homes with a combined lot size of  18 17,920 feet with a minimum combined lot size of  19 15,000. It's fee simple ownership and there are  20 two parks, common open space and a sidewalk  21 connection to Katherine Legge park.</p> <p>22 The basement configurations on</p>

<p style="text-align: center;">192</p> <p>1 these homes, we have standard basements, we have</p> <p>2 lookout basements, English basements with</p> <p>3 windows only, and then some full walkout</p> <p>4 basements. And if you look at the chart at the</p> <p>5 bottom, you will see that we have 24 homes with</p> <p>6 standard basements, 19 with lookout, 16 with</p> <p>7 walkout, for a total of 59.</p> <p>8               So the discussion items tonight are</p> <p>9 density. Density having to do with buildings,</p> <p>10 population, student generation, traffic</p> <p>11 generation, and open space. And then the next</p> <p>12 subject would be age-restricted versus age-</p> <p>13 targeted communities. And we will talk about</p> <p>14 the demand for age-targeted homes, age-targeted</p> <p>15 community design, student generation from</p> <p>16 age-targeted communities, pricing</p> <p>17 considerations, and research data.</p> <p>18               So here is -- and then in your</p> <p>19 slides it just -- we are going to bullet point</p> <p>20 these, and then we will have a comparison slide</p> <p>21 at the end of each subject. We will be</p> <p>22 increasing the number of buildings, actual</p>	<p style="text-align: center;">194</p> <p>1 children.</p> <p>2               Traffic generation. Under the</p> <p>3 current R-2, the estimated AA, Average Annual</p> <p>4 daily trips from the R-2 district, is estimated</p> <p>5 at 410 trips per day. Hinsdale Meadows being</p> <p>6 age-targeted would generate estimated 276 trips</p> <p>7 per day. That's a decrease of 134 or a</p> <p>8 33 percent decrease in traffic even though we</p> <p>9 have increased the number of buildings per acre.</p> <p>10 But we have reduced the population, we have</p> <p>11 reduced the number of children, and we are</p> <p>12 reducing the traffic.</p> <p>13               Open space. Open space under the</p> <p>14 existing plan -- And there is all kinds of</p> <p>15 definitions in open space in your zoning</p> <p>16 ordinance, common open space, private open</p> <p>17 space, and combinations. And I might add here,</p> <p>18 the numbers I'm giving you, the open space</p> <p>19 numbers, and later on some tax numbers, some</p> <p>20 school benefit numbers, have all been reviewed</p> <p>21 and approved. And we are in agreement with the</p> <p>22 Village and school board officials. In other</p>
<p style="text-align: center;">193</p> <p>1 physical buildings on the property, from 36 to</p> <p>2 44. That's an increase of 8 units. At 36, it's</p> <p>3 1.47 buildings per acre. At 44 buildings on the</p> <p>4 site, it's 1.8 buildings per acre. That's a 22</p> <p>5 percent increase. But that increase, that</p> <p>6 increase brings along the following benefits:</p> <p>7 The estimated population and student generation</p> <p>8 from the empty-nester, age-targeted homes. The</p> <p>9 population under the R-2 was estimated to be 129</p> <p>10 people. The Hinsdale Meadows PD, the population</p> <p>11 would be estimated at 124 people. That's a</p> <p>12 decrease of 5 or a decrease of 4 percent.</p> <p>13               The student generation from the</p> <p>14 current R-2 zoning would be 29 students for the</p> <p>15 District 181 and 8 students for District 86, the</p> <p>16 high school district. The PD, Hinsdale Meadows</p> <p>17 PD, would have 4 children estimated in</p> <p>18 District 181. That's a decrease of 25 or a</p> <p>19 decrease of 86 percent. The District 86 high</p> <p>20 school would have 8 in the R-2 category where</p> <p>21 it's zoned now. Hinsdale Meadows would have 2,</p> <p>22 that's a decrease of 6 or 75 percent less</p>	<p style="text-align: center;">195</p> <p>1 words, we are not presenting figures here, these</p> <p>2 are not just our figures. These open space</p> <p>3 figures have been reviewed and approved with</p> <p>4 your staff and in terms of definition and what</p> <p>5 have you.</p> <p>6               The current plan shows</p> <p>7 381,307 square feet of open space. The proposed</p> <p>8 plan the Hinsdale Meadows PD will have</p> <p>9 522,183 square feet. That's an increase of</p> <p>10 140,876 square feet or 37 percent more open</p> <p>11 space.</p> <p>12               Now, if you look at the map, you</p> <p>13 will probably be able to see just why. On the</p> <p>14 left side of the screen, you see this is the way</p> <p>15 the land is zoned right now. All of the land is</p> <p>16 platted into individual private lots. If you</p> <p>17 look at the proposed plan, you see the yellow</p> <p>18 sections up in the corner at 55th and County</p> <p>19 Line, you see the center section in the center</p> <p>20 of all of the duplex homes, then you see another</p> <p>21 section off to the right coming in off of 55th</p> <p>22 Street. And so we are very comfortable with the</p>



<p style="text-align: center;">196</p> <p>1 added space. That's the benefit again, even  2 though we have increased the number of buildings  3 by 22 percent, we still have an increase of open  4 space of 37 percent, not otherwise available in  5 the current plan.  6               Now, these numbers, as I said, for  7 the annual District 181 fiscal impact comparison  8 are as follows: The property tax revenue under  9 the proposed plan is \$514,000 -- Excuse me. Let  10 me go back up. The estimated proposed children  11 in District 181 are 4 compared to the current  12 zoning of 29. The property tax revenue under  13 the current zoning is 429,000 compared to  14 413,000. The total revenue would be 520,000 for  15 the proposed plan compared with 473,000. That's  16 an increase of \$122,000 or a 31 percent increase  17 from the proposed plan to District 181 by virtue  18 of the fewer students, more units, and the tax  19 revenue resulting from the taxes.  20               The annual increase in the high  21 school district is not as great, but it's still  22 there. The total revenue for the proposed plan</p>	<p style="text-align: center;">198</p> <p>1 and it would be a smaller car; but I don't think  2 the Maserati just by virtue of being more dense  3 in the garage or being smaller would depreciate  4 the value of the larger limousine next to it or  5 Cadillac or whatever it might be.  6               So density is a word that when you  7 use it you have got to understand the component  8 parts of the word. It's just not -- Dense  9 isn't bad. Some of the richest and most  10 valuable real status in the country today  11 anywhere is the highest density, whether it be  12 Park Avenue in New York or Champs Elysees in  13 France or Lakeshore Drive in Chicago.  14               So now let's go back to the  15 estimated annual benefits to the Village of  16 Hinsdale. It's a \$14,000 increase in Village  17 net taxes or about 17 percent. So here is a  18 comparison sheet that if you want to look at it  19 it has everything. You have got a reduction of  20 134 traffic trips on a daily basis, that's  21 33 percent less.  22               Population. Total population,</p>
<p style="text-align: center;">197</p> <p>1 is 288,000 compared to 254 under the current  2 plan. That's an increase of \$33,000 per year or  3 13 percent. Now, mind you, I'm talking about  4 density here. When people say, We are going to  5 increase the density, the houses, the building  6 is, the plan, whatever it is is too dense, well,  7 look at the benefits that have come from this  8 word density. You have got 13 percent,  9 31 percent increases in revenue to the high  10 school and grade school district. You have  11 33 percent less traffic. You have a volume of  12 100 some thousand square feet of open space that  13 you didn't even have under the current plan. So  14 when you use the word density, density has to be  15 looked into and determined just what do you mean  16 by dense.  17               I sometimes use the idea if you had  18 a two-car garage and you had one car in the  19 garage, and it was a big limousine of some sort,  20 Cadillac, Lincoln, whatever, and you brought one  21 of the local Maserati cars and put it next to  22 it, you would have more density in that garage</p>	<p style="text-align: center;">199</p> <p>1 129 versus 124, 4 percent less population.  2 86 percent less fewer students at District 181  3 and 75 percent fewer students in the high school  4 district.  5               In the tax revenue area, you have  6 got an increase in the estimated taxes to the  7 District 181 of \$122,000 on an annual basis or  8 31 percent positive impact. The high school  9 District 86, 33,000 net increase or 13 percent  10 positive impact. And Hinsdale itself the,  11 Village tax revenues, \$14,000 increase and a  12 13 percent positive impact. That, mind you, is  13 all with increasing the density of our project.  14               But it's a different type of  15 product. And so the word density has to be  16 looked into when you just -- You can't just  17 say, well, it looks too dense. There are  18 benefits from density.  19               Open space. Here is a comparison.  20 381,000 square feet of open space versus 522,000  21 in the proposed plan. 37 percent increase in  22 open space. Now, here is one that is really</p>

<p style="text-align: right;">200</p> <p>1 something. In the common open space of the</p> <p>2 existing plan, you have 1751 square feet.</p> <p>3 That's miscellaneous land here along the parkway</p> <p>4 or what have you compared to 97,863 square feet</p> <p>5 or a 98 percent increase in open space, which</p> <p>6 the residents can use. They can walk to it.</p> <p>7 They can enjoy the park atmosphere. The</p> <p>8 grandchildren can go over there. You drive by</p> <p>9 and you are not seeing homes, you are seeing</p> <p>10 open space, not just lot after lot, street after</p> <p>11 street, driveway after driveway.</p> <p>12 Stormwater management. The</p> <p>13 stormwater management pond that was put in for</p> <p>14 the 36-unit plan that is currently zoned under</p> <p>15 R-2 will satisfy the additional density of our</p> <p>16 project. We have chosen not to convert the pond</p> <p>17 to a wetland. And we will pay the Village, or</p> <p>18 whoever it is, a \$150,000 fee.</p> <p>19 Now, why are we doing that? Well,</p> <p>20 first of all, since we put that pond in many</p> <p>21 years ago, I have not heard or ever been</p> <p>22 called -- and I have asked -- heard about any</p>	<p style="text-align: right;">202</p> <p>1 MR. JAMES: -- talked about a dog park.</p> <p>2 And we picked up on it. And surprisingly, when</p> <p>3 I was reading some information on the KB house,</p> <p>4 King Bruwaert, they just decided they are going</p> <p>5 to put a dog park in on the southeast corner of</p> <p>6 their property for their residents.</p> <p>7 Well, we looked at the dog park.</p> <p>8 And I came out and looked at a possible site</p> <p>9 that was recommended. It's at the southwest</p> <p>10 corner of KLM park. As you come into the</p> <p>11 entrance, on your right there is a big open</p> <p>12 space. You can see on the left is the aerial.</p> <p>13 And on the right, this is what it looks like.</p> <p>14 And the parking lot is just on the upper part of</p> <p>15 the picture is close by so people could drive</p> <p>16 over there, get out of their car, walk a few</p> <p>17 feet and be in the dog park.</p> <p>18 Now, we didn't have a design of the</p> <p>19 dog park last week or last meeting; but we do</p> <p>20 now. And we propose a dog park design would be</p> <p>21 about 75 feet wide by about 150 feet long. And</p> <p>22 that means that a dog can get up a good head of</p>
<p style="text-align: right;">201</p> <p>1 downstream flooding from the runoff from this</p> <p>2 property. So the pond has been doing what it</p> <p>3 should do, and I would prefer not to convert it</p> <p>4 to a wetland because I don't know whether a</p> <p>5 wetland will hold back the water as well as a</p> <p>6 detention pond.</p> <p>7 And in addition, looking at a</p> <p>8 detention pond we think is a much nicer feature</p> <p>9 to look at than wetland and with all the</p> <p>10 mosquitoes and whatever else come from them.</p> <p>11 But anyway, that's just our feeling. But we are</p> <p>12 going to retain the detention pond. And the</p> <p>13 only additional work that we have to do on it, I</p> <p>14 think we have to raise the overflow outfall by</p> <p>15 about 4 inches and maybe some other minor</p> <p>16 things. But it's a minor adjustment, but it has</p> <p>17 sufficient capacity to handle our increased</p> <p>18 density.</p> <p>19 At the last meeting somebody -- and</p> <p>20 maybe it was the chairman, I'm not sure --</p> <p>21 talked about --</p> <p>22 CHAIRMAN CASHMAN: Of course, blame me.</p>	<p style="text-align: right;">203</p> <p>1 steam, run, and not all of a sudden hit a fence.</p> <p>2 And he or she can get the exercise they need.</p> <p>3 And yet, the dog isn't that far away from the</p> <p>4 owner.</p> <p>5 Now, if you look up in the left</p> <p>6 upper left-hand corner, you will see the gate</p> <p>7 mechanism. I'm going to change slides, and you</p> <p>8 will see what we have done here. I hope, yes.</p> <p>9 Okay. Up on the upper left, we have a double</p> <p>10 gate entry. The owner and the dog come into the</p> <p>11 first section and the gate closes behind them.</p> <p>12 The gate to the dog -- to the run area is</p> <p>13 closed. And so now they walk in, and they go</p> <p>14 into the -- open the gate, go into the dog area.</p> <p>15 And any dogs that may be in that running area</p> <p>16 couldn't get out of that gate. And if they did,</p> <p>17 they would still be locked into the little</p> <p>18 vestibule area there. And there, so we</p> <p>19 eliminate the idea or the chance for dogs</p> <p>20 getting out on the street or escaping. And we</p> <p>21 have two such areas. You can see in there and</p> <p>22 down to the lower left is the dog area. Then</p>

<p style="text-align: center;">204</p> <p>1 you will see where we cut the squares off. We</p> <p>2 have angled the corners so that the dogs don't</p> <p>3 get caught in the corner and what have you, and</p> <p>4 it's hard to maintain. So we are very excited</p> <p>5 about that, and we think it's a good feature.</p> <p>6 Now, we talk about age-restricted</p> <p>7 versus age-targeted homes. We put in a couple</p> <p>8 of things for you to look at. And the baby</p> <p>9 boomers are driving the housing market. That's</p> <p>10 the 1960 people to whatever age they are. But</p> <p>11 they are the ones that are driving this market</p> <p>12 right now. They are the ones that are ready to</p> <p>13 purchase these age-targeted homes. This slide</p> <p>14 shows you there are 67 million 55 plus</p> <p>15 homeowners, 55 percent -- 55 percent of whom</p> <p>16 plan to move one or more times. It's an</p> <p>17 impressive 27 million people. 19 million of</p> <p>18 those plan to buy a home and nearly 8 million</p> <p>19 expect to move within the next four years.</p> <p>20 And here is the No. 1 ranking</p> <p>21 reason why they want to purchase or move. To</p> <p>22 change their home layout ranks highest. Clearly</p>	<p style="text-align: center;">206</p> <p>1 they total 772 units and produced 25 K through 8</p> <p>2 students and 11 high school students. So we</p> <p>3 estimate that the Hinsdale Meadow students would</p> <p>4 be 4 and the high school would be 2. And if you</p> <p>5 look to the second column to the right from the</p> <p>6 right, not one of these is age restricted; they</p> <p>7 are all age targeted. So it's a self-selection</p> <p>8 process.</p> <p>9 For the same amount of money that</p> <p>10 they can purchase in Hinsdale Meadows, they</p> <p>11 would prefer to purchase a single-family home</p> <p>12 with no lot use restriction, a private yard, a</p> <p>13 neighborhood with children, where the mom could</p> <p>14 watch them, the kids running next door, and back</p> <p>15 and forth. That isn't the case in age-targeted</p> <p>16 communities.</p> <p>17 Now, the age-targeted versus age-</p> <p>18 restricted based on the Tracy Cross letter of</p> <p>19 May 26, '16, the Survey and market data indicate</p> <p>20 that 27 to 35 percent of 55 and older aged</p> <p>21 buyers would consider buying in an</p> <p>22 age-restricted community. Only 27 to</p>
<p style="text-align: center;">205</p> <p>1 a hybrid of not only the need to get rid of the</p> <p>2 stairs but a desire to get rid of them. So the</p> <p>3 age-targeted homes that we are proposing, every</p> <p>4 home in our development would have a 1st floor</p> <p>5 master bedroom. You could live totally on the</p> <p>6 1st floor. You will have 2 bedrooms upstairs.</p> <p>7 The maintenance, the lawn, and the snow plowing,</p> <p>8 all exterior maintenance is taken care of by the</p> <p>9 homeowners. There is a homeowners' declaration,</p> <p>10 which was given to you last week. And you can</p> <p>11 see under the lot use restrictions all of the</p> <p>12 limitations that are placed on what they can and</p> <p>13 cannot do on their lot. And there is more</p> <p>14 common open space, which wasn't even available</p> <p>15 to any extent in the existing plan.</p> <p>16 Now, this is an interesting slide.</p> <p>17 We surveyed 11 communities. And they are</p> <p>18 listed, the Savoy Club, Field Stone Club,</p> <p>19 Chasemoor, Lake Ridge Club, Burr Ridge Club,</p> <p>20 Heatherfield, Fox Meadow, Hibbard Gardens, Royal</p> <p>21 Ridge, Regent Woods, Westgate, Armour Woods</p> <p>22 Hibbard Gardens, Royal Ridge, Regent Woods. And</p>	<p style="text-align: center;">207</p> <p>1 30 percent. So we have just lost 70 percent of</p> <p>2 our market. Age restricting the community would</p> <p>3 limit the target market and exclude potential</p> <p>4 new residents.</p> <p>5 Age restrictive, if you understand</p> <p>6 it, is really -- You will find them in warmer</p> <p>7 climates. They are large communities. They</p> <p>8 have golf courses. They have clubhouses. They</p> <p>9 have a life-style that goes with the older</p> <p>10 people who want that type of living. Hinsdale</p> <p>11 Meadows and all of the projects in this area are</p> <p>12 not that kind of a project.</p> <p>13 Now, the question has risen is this</p> <p>14 a way for young people or families with children</p> <p>15 to come into Hinsdale and take advantage of the</p> <p>16 excellent school system. Well, in 2014 the</p> <p>17 median sales price for single-family homes in</p> <p>18 Hinsdale, just Hinsdale, \$893,055. In 2015, it</p> <p>19 was 930,000. In January to September through</p> <p>20 2016, it was \$1,012,499. Now, this is MLS data.</p> <p>21 It's right off the charts. You can see it and</p> <p>22 I've got it right here. Hinsdale Meadows,</p>

<p style="text-align: center;">208</p> <p>1 average price for the single-family home,  2 \$1,145,000 plus the options. Hinsdale Meadows  3 duplex is 935,000 plus the options. If you take  4 those numbers from the MLS and compare them to  5 our average price, in 2014 68 percent of the  6 homes sold in Hinsdale were lower priced -- the  7 median, the median price, was lower than our  8 single-family price. In 2015, it was  9 63 percent, almost 64. In January to  10 September of 2016, it was 61 percent less.  11 Taking the duplex unit, same years,  12 average price 935 compared to the single family,  13 58 percent of the homes sold, closed in  14 Hinsdale, were below our average price. In  15 2015, it was 54 percent. In January through  16 September of 2016, it was 48 percent. So we  17 have no worry or no qualm about people moving  18 into Hinsdale Meadows just to take advantage of  19 a lower-priced unit and get into the schools  20 when they can buy from 58, 48 if you take this  21 year, to 58 or 61 to 68 percent of homes sold  22 and get a single family house and have a family</p>	<p style="text-align: center;">210</p> <p>1 on property decreases housing prices by  2 17.9 percent from April -- May of 2005 to  3 April 2006. And you know that was the height of  4 the real estate market. That's before the 2008  5 downturn. Talk about a 17.9, the reduction of  6 2 percent was experienced from May 2006 to  7 May 2007.  8 So what we would be doing if age  9 restriction is imposed on this project would be  10 saying that Hinsdale Meadows will be age  11 restricted, the seller or the purchaser, the  12 seller when he goes to sell, would be the only  13 home among all that I listed, the 11 nearby  14 communities, developments, here and elsewhere,  15 where they would be a deed restriction. They  16 would suffer a financial loss just by virtue of  17 limiting their market, reducing the marketplace.  18 So that's why we don't think it's good for the  19 developer to offer that, and we know it's not  20 good for the purchaser who some day, we'll be  21 long gone, 5, 10 years, whatever it might be, he  22 or she will be faced with selling a house and,</p>
<p style="text-align: center;">209</p> <p>1 situation and more conducive to raising  2 children, having families with children.  3 Now, here is something interesting  4 that we didn't realize. But we looked it up and  5 we have several reports on this. And the  6 research study shows -- And this is the "Effect  7 of Age Restrictions on Housing Prices." And we  8 have just made it easy for you to read. The  9 research study indicates that about a 6 percent  10 price reduction for age-restricted home.  11 Now, if you were going to buy a  12 house and you had two homes to look at, and one  13 house had a deed restriction and the other house  14 didn't have a deed restriction, and everything  15 else was similar, most likely you would say,  16 Well, I would rather have no deed restriction.  17 I want to sell who I want to sell to, and I  18 don't want to be restricted.  19 Let me expand on that. Here is  20 another report, and it's done by the professors  21 at Florida Atlantic University and some others.  22 This says, We find that imposing age restriction</p>	<p style="text-align: center;">211</p> <p>1 according to these studies, suffering a discount  2 compared to other similar type homes.  3 Now, here is a real-life story.  4 This is Mallinckrodt College in Wilmette. It  5 was converted to what was called Mallinckrodt in  6 the Park. And we know it first-hand because we  7 had the contract to purchase it. And the  8 various -- I mean we literally owned it except  9 we didn't close on it. And because we are  10 Winnetka and Wilmette residents, we said, If you  11 really want to buy the building, you can go  12 ahead and buy it. And they use it for the park  13 district and community center and what have you.  14 Well, they imposed an age  15 restriction on the property. And it was not 55  16 but it was age 62. And after 5 years, the  17 developer still had 26 of the 81 total units to  18 be sold; and he lost the building. The new  19 owners came in, bought the property at a  20 substantial discount; finally got the Village to  21 reduce the age restriction from 62 to 55. They  22 slashed the prices. And then they were able to</p>

<p style="text-align: center;">212</p> <p>1 sell out.</p> <p>2 But all of the other people in the</p> <p>3 building who had paid the retail price suffered</p> <p>4 an economic loss. The developer lost the</p> <p>5 building. And as the one resident said, you</p> <p>6 know, Some neighbors worried about the schools</p> <p>7 getting crowded, but there is not one child</p> <p>8 living here. If somebody is paying \$500,000 and</p> <p>9 they have kids, they will buy a house. That was</p> <p>09:06:03PM 10 back in the 1980s or '90s, whatever it was. But</p> <p>11 that's his statement then, that's not my</p> <p>12 statement. But age-targeted communities are</p> <p>13 self-policing.</p> <p>14 You wouldn't loan your children or</p> <p>15 lend them money or encourage them with their</p> <p>16 young children, your grandchildren, to live in</p> <p>17 an age-targeted community. Because they would</p> <p>18 not be able to do so many different things just</p> <p>19 by virtue of the homeowners association</p> <p>09:06:32PM 20 documents.</p> <p>21 Now, there is the thought, well,</p> <p>22 why don't we stay with the 36 single-family</p>	<p style="text-align: center;">214</p> <p>1 find a home that meets their needs.</p> <p>2 Here are some communities that we</p> <p>3 have developed over the years. Heatherfield in</p> <p>4 Glenview, age restricted. It's not age</p> <p>5 restricted, it's age targeted. This is Fox</p> <p>6 Meadow in Northfield. And you can see the</p> <p>7 architecture and the water feature. This is</p> <p>8 Hibbard Gardens. The most recently completed</p> <p>9 unit right across from Winnetka in Northfield.</p> <p>09:08:48PM 10 And it was as old 3-acre nursery. We put</p> <p>11 6 homes and I'm pleased to say I live in it, and</p> <p>12 I love it.</p> <p>13 The Awards &amp; Recognition, I put</p> <p>14 this in because we are proud of it. We are very</p> <p>15 proud of it. We have been invited back into</p> <p>16 communities two and three times to build homes</p> <p>17 because they like what we did the first time.</p> <p>18 Hibbard Gardens took about a 15-minute</p> <p>19 presentation in front of the plan commission and</p> <p>09:09:22PM 20 the commissioners said, This is the finest-</p> <p>21 looking project I have seen; and any questions,</p> <p>22 and everybody said, Yes, can they build a second</p>
<p style="text-align: center;">213</p> <p>1 homes. And this article says it all, and it's</p> <p>2 not too far, it's right here in Hinsdale. This</p> <p>3 was in the Chicago Tribune. It says, "The day</p> <p>4 of the McMansion has come and gone." Now, this</p> <p>5 is an extremely large home. But if you go into</p> <p>6 Lake Forest, we go into Winnetka, and if you</p> <p>7 look at the MLS listings right here in Hinsdale,</p> <p>8 everything over a million -- between \$1.5 and</p> <p>9 \$2 million, there are 100 -- There are 53 homes</p> <p>09:07:18PM 10 on the market in Hinsdale. And the average</p> <p>11 marketing time is 197 days. Under contract,</p> <p>12 there are 2 at \$1,525,000 and the average</p> <p>13 marketing time were 240 days.</p> <p>14 Now, can you imagine putting on</p> <p>15 36 \$1.5, \$2 million, homes with that kind of a</p> <p>16 marketing time, with that kind of a backlog of</p> <p>17 unsold homes? We are just not going to do it.</p> <p>18 It's not economic. And it's not in the best</p> <p>19 interest of Hinsdale and certainly it doesn't</p> <p>09:07:57PM 20 satisfy a need of the residents in Hinsdale, who</p> <p>21 right now are having to leave -- not have to</p> <p>22 leave, but they choose to leave the community to</p>	<p style="text-align: center;">215</p> <p>1 or third one. And the meeting was over, and we</p> <p>2 moved on.</p> <p>3 But we are proud of this. We do</p> <p>4 not build cookie-cutter homes. We do not</p> <p>5 build -- I'm not going to say cheap homes.</p> <p>6 They are fairly priced and they have very nice</p> <p>7 appointments. We are extremely proud of it, and</p> <p>8 I just put this in because some people may think</p> <p>9 otherwise.</p> <p>09:09:54PM 10 Anyway, that is the end of my</p> <p>11 presentation. What I really wanted to stress</p> <p>12 here were two things. Density is not bad.</p> <p>13 Density can be good. And I think with the</p> <p>14 numbers you have seen tonight density is good.</p> <p>15 It's good in every aspect and including the fact</p> <p>16 that we increased the number of buildings per</p> <p>17 acre from 1.4 to 1.8, and we are going to give a</p> <p>18 cash bonus in tax revenue to the schools, to the</p> <p>19 Village, reduce the traffic, and all of the</p> <p>09:10:32PM 20 other issues that come with that word density.</p> <p>21 And when you get to the age-</p> <p>22 restricted or age-targeted, I do not think that</p>

<p style="text-align: center;">216</p> <p>1 we will build an age-restricted project because</p> <p>2 it's going to set the future owners up for an</p> <p>3 uncompetitive position. And the way we look at</p> <p>4 our development, we have a fiduciary</p> <p>5 responsibility as a developer to not be, take</p> <p>6 the easy way out and say, Sure, if you want age</p> <p>7 restricted, you can have age restricted. Much</p> <p>8 like they did at Mallinckrodt, and we are not</p> <p>9 going to do that.</p> <p>09:11:12PM 10 Because our obligation is to sell</p> <p>11 something to our prospective home owners that</p> <p>12 will create value as it has for the last 60</p> <p>13 years that our company has been doing this. And</p> <p>14 we just can't do it in good conscience. And I</p> <p>15 don't think you would want to do it either to</p> <p>16 set up your residence, your own neighbors and</p> <p>17 residents, for a -- what do you call it -- a</p> <p>18 defective title if you want to call it that.</p> <p>09:11:41PM 19 It's not a detective title, it's just an</p> <p>20 impediment.</p> <p>21 So, anyway, that concludes and I</p> <p>22 would be glad to answer any questions. And Eric</p>	<p style="text-align: center;">218</p> <p>1 CHAIRMAN CASHMAN: Was there a full</p> <p>2 study done for the previous development, the</p> <p>3 36 homes?</p> <p>4 MR. BALAS: I believe there was.</p> <p>5 MR. JAMES: There might have been, yes.</p> <p>6 There might have been. Yes. There probably</p> <p>7 was.</p> <p>8 CHAIRMAN CASHMAN: Rob, is that</p> <p>9 something you can look into is -- I was</p> <p>09:13:07PM 10 assuming that we are just seeing like a summary</p> <p>11 of a full study. But I would be curious to see</p> <p>12 back when it was, the approved development</p> <p>13 that's there right now, whether there was a full</p> <p>14 traffic study done at that time.</p> <p>15 MR. MC GINNIS: I will look into that.</p> <p>16 MR. JAMES: It was so long ago we can</p> <p>17 look.</p> <p>18 MR. RUSSELL: I think what's important</p> <p>19 to note from, I'm sure there probably was a</p> <p>09:13:31PM 20 study, was that the access drives at Barton and</p> <p>21 Hannah were designed accordingly for that type</p> <p>22 of product in that 36-unit development. On</p>
<p style="text-align: center;">217</p> <p>1 Russell is here if you want to talk to him about</p> <p>2 traffic. And we have Terry Smith if you want to</p> <p>3 talk to him about land planning or other,</p> <p>4 anything else. Thank you.</p> <p>5 CHAIRMAN CASHMAN: Thank you.</p> <p>6 Actually, I would like to have your traffic</p> <p>7 consultant make a presentation.</p> <p>8 And I guess my first question, just</p> <p>9 before you get going, I believe we have only</p> <p>09:12:18PM 10 seen a summary of the traffic study. Do we have</p> <p>11 the full text of the traffic study, whole</p> <p>12 report?</p> <p>13 MR. RUSSELL: We actually haven't done</p> <p>14 a full report. What we have done is a traffic-</p> <p>15 generation statement. So it's an abbreviated</p> <p>16 type of report where we have projected the</p> <p>17 traffic generation from the project as an</p> <p>18 age-targeted type of product compared that with</p> <p>19 what the traffic generation would be from the</p> <p>09:12:41PM 20 existing approved 36-unit development as a</p> <p>21 traditional single-family development, show the</p> <p>22 differences in that regard.</p>	<p style="text-align: center;">219</p> <p>1 55th, for instance, there is a left-turn lane</p> <p>2 into the property. The two streets have been</p> <p>3 designed to accommodate the volume of traffic</p> <p>4 that a 36-unit development would generate. But</p> <p>5 then by comparison, when we look at the 59 unit</p> <p>6 age-targeted community that would generate less</p> <p>7 traffic, those same design constraints that have</p> <p>8 been already built now would more than</p> <p>9 accommodate what would be generated by the</p> <p>09:14:06PM 10 project as it's being proposed today.</p> <p>11 MS. CRNOVICH: That's a good point you</p> <p>12 brought up, Steve. And I would guess that</p> <p>13 traffic has increased from the last study, too,</p> <p>14 especially with the Oak Street bridge.</p> <p>15 CHAIRMAN CASHMAN: Oh, yes. When I was</p> <p>16 on County Line --</p> <p>17 MS. CRNOVICH: I'm sure it's probably</p> <p>18 busier.</p> <p>19 MR. RUSSELL: Yes. We have looked back</p> <p>09:14:29PM 20 at some historic numbers. Du Page County has</p> <p>21 some traffic that's on their website at the</p> <p>22 intersection of 55th and County Line. And we</p>

<p style="text-align: right;">220</p> <p>1 take a look at that and kind of get an idea of  2 how that intersection is operating today. And  3 from these projections from our report as far as  4 what the traffic generation would be during  5 those peak hours, we can determine that there  6 really would be no impact to the level of  7 service, that intersection will not change. We  8 looked at the access drives into the  9 development. Being that there are two access  10 points, that provides flexibility of the  11 traffic. Regardless of which direction it goes,  12 they will be able to make the easier movement  13 out of the project. And there again, whether  14 it's a 36-unit development or 59-unit  15 age-targeted development, the level of service  16 of those driveways would not change for the two  17 different types of development products.  18 CHAIRMAN CASHMAN: How do you determine  19 that? Is it because of age in this empty-nester  20 kind of target group, that you are just not  21 getting the cycles of someone coming out of my  22 house every day, heading to work, coming back,</p>	<p style="text-align: right;">222</p> <p>1 traditional single-family home buyer, one or two  2 people will have a regular job or leave in the  3 morning during that time, come back in the  4 evening, has more of a regular type of traffic  5 pattern. Whereas as an age-targeted resident  6 may or may not be retired and would have a very  7 different -- could have a very different traffic  8 pattern. They might get up earlier and do  9 things more in the morning. They might travel  10 more during the off-peak hours. But in total,  11 they would generate less traffic because there  12 may be fewer cars. They would make fewer trips  13 because they wouldn't necessarily have that work  14 trip. That all kind of contributes to why the  15 trip generation is low.  16 We have actually surveyed some of  17 the developments that Mr. James presented,  18 Armour Woods in Lake Bluff in particular, and we  19 found first-hand just by those traffic counts  20 alone that, in fact, the numbers are lower when  21 the development is an age-targeted community  22 when compared to just a standard community.</p>
<p style="text-align: right;">221</p> <p>1 dropping the kids off at school, and all that?  2 So that's really the -- Because if you look at  3 their density proposal, which I have other  4 questions about that, when you are talking 124  5 versus 129, that's a pretty minor difference;  6 but you are looking at less traffic.  7 MR. RUSSELL: Yes.  8 CHAIRMAN CASHMAN: Because of that.  9 MR. RUSSELL: It's a couple different  10 things. We are presenting the total traffic,  11 total daily traffic numbers. So that's looking  12 over a 24-hour period, that's more of a product  13 of the type of age-targeted building that's  14 being proposed. A development that's not going  15 to have children, not going to have potential  16 children, that drive is likely to have fewer  17 vehicles at the house. It may be a 1 vehicle  18 household, may be a 2 vehicle household but  19 likely wouldn't be 3 or more. That contributes  20 to total traffic over the course of the day. If  21 you focus on the rush hours alone in the morning  22 and afternoon, during the weekdays, your</p>	<p style="text-align: right;">223</p> <p>1 MS. CRNOVICH: To that point, I could  2 see the traffic being lower. But then again you  3 would have twice as many units so wouldn't that  4 kind of even out?  5 MR. RUSSELL: The traffic, the trip-  6 generation rate per unit is lower. It's going  7 to be 33 to 50 percent lower than the typical  8 single-family unit. So more units doesn't  9 necessarily mean -- It does mean more traffic.  10 But in total, with the comparison with this, it  11 would still be less by about 33 percent.  12 CHAIRMAN CASHMAN: What kind of  13 happened generally -- I mean this is a concept  14 plan. That's the stage of the process we are  15 in. We are looking at a concept plan that,  16 ultimately, if it goes forward from the Plan  17 Commission, then it's to the Trustees, then at  18 some point a detailed plan would be submitted  19 and reviewed. At that time just because of this  20 development, I do think it's crucial that we  21 have a full traffic study done. The idea of  22 doing the concept review is so that Mr. James</p>

<p style="text-align: center;">224</p> <p>1 and his company are not spending money -- I know  2 you're probably not happy with that, doing  3 another traffic study -- but if the project  4 wasn't going forward, why spend the time and  5 money. So I think this is a good overview. But  6 if we really get into the detail and we are  7 talking about a project that's moving forward,  8 then I really think it's important for the  9 Village.</p> <p>09:18:45PM 10 Because Julie has a good point. I  11 don't know if you are aware of it, Oak Street  12 bridge, we had this bridge that was crazy, one  13 lane, wood plank, with asphalt on top. It was a  14 one lane stoplight. That has been replaced. A  15 big concern in the community when that was done  16 and is that going to become a shortcut and are  17 people going to come off of Ogden and use it to  18 get to County Line south and the Village has  19 been monitoring that.</p> <p>09:19:08PM 20 But I think it would just be good  21 to say we could document exactly where we are at  22 as we go forward.</p>	<p style="text-align: center;">226</p> <p>1 "I would like to submit a response  2 to the question or issue raised during the  3 initial project presentation and discussion made  4 last month.</p> <p>5 "The question and concern raised  6 had to do with the inclusion and incorporation  7 of habitable basement spaces, either in walkout,  8 day light or traditional basements.</p> <p>9 "The concern as I perceived it was  10 led by the supposition that any of these forms  11 of lower level spaces would ultimately provide  12 for the use of bed rooms, or additional sleeping  13 quarters. Therefore, to minimize and restrict  14 the number of habitants, total occupants, the  15 elimination of all lower spaces would guard  16 against this.</p> <p>17 "It was suggested that concrete  18 slaps on grade would be preferable.</p> <p>19 "As a registered architect  20 practicing in our Village of Hinsdale since  21 1983, I find this approach and alternate  22 thinking draconian, un-necessary, and both a</p>
<p style="text-align: center;">225</p> <p>1 CHAIRMAN CASHMAN: Other questions  2 regarding traffic?</p> <p>3 Thank you very much. We might have  4 a few later, but I appreciate it.</p> <p>5 MR. RUSSELL: No problem.</p> <p>6 CHAIRMAN CASHMAN: Anyone else from the  7 applicant? If not, I wanted to open up to the  8 community to get some input from anyone who  9 would like to speak on behalf of this project.</p> <p>09:19:41PM 10 Please state your name and where  11 you live, and we welcome your input.</p> <p>12 MR. MEISSNER: Michael Meissner,  13 1405 Chanticleer Lane, Hinsdale Illinois.</p> <p>14 You may have gotten a copy of this  15 in the late afternoon hours, but I will read  16 into the record what I submitted.</p> <p>17 MR. MC GINNIS: You all have it.</p> <p>18 CHAIRMAN CASHMAN: Pardon me?</p> <p>19 MR. MC GINNIS: You all have it.</p> <p>09:20:14PM 20 MR. MEISSNER: You can follow along if  21 you'd like.  22 "To the Hinsdale Plan Commission.</p>	<p style="text-align: center;">227</p> <p>1 confiscation and an imposed penalty.</p> <p>2 "Allow me to illuminate several of  3 the reasons for my reaction.</p> <p>4 "Concrete slabs on grade are  5 tremendously uncomfortable. They are physically  6 hard on the human body. SOGs" as they are known  7 "(slabs on grade) make terribly inefficient  8 thermal envelopes, offering very, very poor  9 thermal environments and conditioned space  10 retention.</p> <p>11 "SOG's" slabs on grade "are  12 inflexible with regards to services, plumbing,  13 heating, HVAC, and electrical. The repair,  14 replacement and servicing of each are  15 considerably more expensive and in the case of  16 plumbing problems" they "may go undetected for  17 years.</p> <p>18 "In those preferable topographical  19 configurations that lend themselves to walk outs  20 English gardens and daylight lower levels, the  21 forced grading that would become required would  22 be counter to the natural flow of the land.</p>



<p style="text-align: right;">228</p> <p>1 "If the real goal is to limit,  2 restrict or mitigate bed rooms in the lower  3 levels then let's address that issue as such.  4 "There are already codes in place  5 that forbid the introduction of lower level  6 habitable sleeping rooms. The required Light  7 and Ventilation mandates specific percentages of  8 a rooms area be met in both light and vent, and  9 that the window sill of a bedroom may not be  10 more than 2'6" above the finished floor.  11 "Covenants, codes and building  12 permits are the appropriate tools and safeguards  13 to restrict such uses. Do not throw the baby  14 out with the bath water!"  15 "Lower level uses such as  16 recreation areas, shops, craft, hobby, studio,  17 storage, quiet areas, and overall social, home  18 and family amenities are enormously valuable and  19 worthwhile. Restricting these will  20 significantly diminish the economic values of  21 these homes.  22 "By reference, all of the original</p>	<p style="text-align: right;">230</p> <p>1 I will be happy to respond to any  2 questions. Otherwise, thank you for your  3 indulgence.  4 CHAIRMAN CASHMAN: I do have one  5 question for you. What would be your opinion if  6 the 24 standard homes that are proposed that  7 basically could go without a basement? They are  8 not either a lookout or a walkout basement based  9 on the topography, if those were crawl spaces  10 versus full basements?  11 MR. MEISSNER: I still think if the  12 intention around that is to limit the use of  13 those spaces for bedrooms, put that in the  14 language, in the covenants of the development,  15 that it is forbade, that again in the permitting  16 process that they are not allowed.  17 In the event that someone does not  18 want a basement, then by all means a crawl space  19 is a far preferable solution than a slab on  20 grade. But I would not recommend in any way  21 losing that space. I, for one, live on a slab  22 on grade in Chanticleer. And while I had to</p>
<p style="text-align: right;">229</p> <p>1 Golf View homes built in the 50's by US homes  2 were" slabs on grade "and were considered to be  3 cheap homes.  4 "It is my strongest possible  5 professional recommendation that restrictive  6 covenants be employed and not an ill-conceived  7 blanket ban on basements. In my humble opinion  8 which truly would be a terrible design  9 solution!"  10 The use of crawl spaces in those  11 instances where someone does not want a basement  12 is a far preferable solution than a slab on  13 grade. And it provides for a much higher  14 quality of thermal value, acoustic value, all  15 kinds of considerations.  16 So I'm sorry to have seized on one  17 thing and made a whole story about this. But it  18 would be a very poor solution to reach the  19 concern, and that is that there are not bedrooms  20 in basements. So those can be addressed by  21 covenants and the various codes that are in  22 place.</p>	<p style="text-align: right;">231</p> <p>1 fight with the homeowners association for four  2 years to get permission to put skylights in, if  3 I ever went to the board of the homeowners  4 association and requested to put a basement  5 underneath my house, I would be tarred and  6 feathered and driven out of the community.  7 It is a space that is a valuable  8 space. I love building things. I like creating  9 things. If someone were to make that a  10 restriction to an otherwise fabulous place, I  11 would not move there. Any other questions?  12 MS. CRNOVICH: I had a one question for  13 the applicant actually since you brought up the  14 basements.  15 MR. BALAS: Thank you.  16 CHAIRMAN CASHMAN: Could we possibly  17 like at the next meeting get a floor plan of the  18 basements?  19 MR. JAMES: The basement is an  20 unfinished basement. I mean it's not -- Unless  21 someone wants to finish it, make a recreation  22 room out or what have you, it comes with an</p>

<p style="text-align: center;">232</p> <p>1 unfinished basement. Usually it's about, what  2 are they, 9 foot? I think we are about 9 foot.  3 It's a 9-foot clear I think.  4 MR. BALAS: 8'10".  5 MR. JAMES: 8'10", something like that.  6 It's a space that can finished off for  7 recreation or what have you. We do provide or  8 we do offer as well, we call it a bonus room  9 over the garage, which we like a lot. Because  10 it's light, airy, it's heated, carpeted,  11 finished, air-conditioned and all the rest of it  12 with the rest of the house. It's a nice area if  13 a person wants to have an office up there or  14 desk, he or she can look out. If you are  15 painting, you have got natural light.  16 CHAIRMAN CASHMAN: And the average  17 prices that you have been talking about for the  18 duplexes or the single family, does that number  19 include or not include the basement?  20 MR. JAMES: That includes the basement.  21 CHAIRMAN CASHMAN: It includes it.  22 What if someone was going to go to a crawl space</p>	<p style="text-align: center;">234</p> <p>1 say that, I'm just here to say you are lucky to  2 have Edward James wanting to build in your town.  3 Thank you.  4 CHAIRMAN CASHMAN: Thank you.  5 MR. BUCHELERES: Good evening. My name  6 is John Bucheleres. I live on south Washington.  7 B-u-c-h-e-l-e-r-e-s.  8 So my wife Mary and I have been  9 here for 23 years. We originally bought at  10 714 Washington in '95. And all of a sudden it's  11 2016. We have been here 23 years. We love the  12 community. We have a big 6-bedroom house. We  13 raised four children in that home or in two  14 homes, went through grade school and middle  15 school and high school. But they are gone, and  16 they are never coming back.  17 So -- And I don't know, I know his  18 son Warren. I'm a commercial real estate owner  19 and commercial real estate investor. So I have  20 got a little bit of knowledge in, not  21 residential, it's all commercial. But, you  22 know, we need somewhere to go. We love this</p>
<p style="text-align: center;">233</p> <p>1 on a single, the single-family homes from a  2 basement, what kind of money would they save?  3 MR. JAMES: I'm going to take a wild  4 guess, maybe 15,000, something like that, to get  5 rid, in other words, just shorten the wall.  6 CHAIRMAN CASHMAN: Right.  7 MR. JAMES: And then you, that's about  8 it.  9 MR. BALAS: Excavation concrete.  10 MR. JAMES: Excavation concrete, less  11 dirt to get rid of and that type of thing.  12 CHAIRMAN CASHMAN: Okay. Any other  13 questions regarding basements? Okay.  14 Next person -- thank you -- who  15 would like to speak. Thanks, Mike.  16 MR. TURK: My name is Richard Turk,  17 T-u-r-k, President of Corley Communities. We  18 are based out of Northbrook. And my business  19 partner and my father-in-law Gene Corey is a  20 contemporary of Ed James. And I really just  21 want -- I grew up in LaGrange and went to LT,  22 so I'm familiar with the area. I just want to</p>	<p style="text-align: center;">235</p> <p>1 community. We'd love to stay. We are close to,  2 you know, we are close to our friends. We are  3 close to our church. We are close to this  4 community. And we are close to our club. And I  5 couldn't envision moving to a different  6 community or even moving downtown. I have just  7 got no interest.  8 But I sort of feel like we are  9 being forced to move. We have got the big 6-  10 bedroom house. And it really deserves to be  11 turned over to a younger family with kids that  12 are going to enjoy and appreciate the house and  13 get a chance to pay the big tax bill, too.  14 But I would like to speak out in  15 favor of the project. And I can't believe,  16 Steve, you are sitting here. I was here  17 10 years ago with your son Warren speaking out  18 in favor of just the development. Because, you  19 know, there is a big piece of property that sits  20 idle. And I know everybody has got their own  21 set of concerns. I think that's really an  22 inefficient use of the land. And I'm thrilled</p>

<p style="text-align: center;">236</p> <p>1 now that that single-family home project has  2 turned into a project with multiple units. I  3 would probably be interested in one of the town  4 home units. I don't know if that's -- Is that  5 what you called them?  6 MR. JAMES: Duplexes.  7 MR. BUCHELERES: I would give Mr. James  8 a check today, if he'd let me, if you guys would  9 approve the project.  10 CHAIRMAN CASHMAN: I'm sold.  11 MR. MEISSNER: I have a pen.  12 MR. BUCHELERES: There are probably 10  13 couples that are in our position that would do  14 the same thing. I think it's a great project.  15 And Rick Turk, who has been a friend of mine for  16 30 years, when he said that we are lucky to have  17 this quality developer in our community, he  18 means it because it's true. Thank you.  19 CHAIRMAN CASHMAN: Thanks, John.  20 MR. PARSONS: My name is Dennis  21 Parsons, 28 Spring Lake, a long-time resident of  22 Hinsdale, licensed architect in the State of</p>	<p style="text-align: center;">238</p> <p>1 They are not going to sacrifice their reputation  2 for one development. They are going to continue  3 to build the quality that they have been  4 building all over the Chicagoland suburbs. So I  5 think we are lucky that they haven't pulled the  6 plug and sold this property off to the highest  7 bidder and left town, very lucky.  8 So I urge you to send a positive  9 recommendation to the Village board and to get  10 this project moving because I'm not getting any  11 younger, and I like it here. Thank you.  12 MS. EDSTROM: Hi. Good evening. My  13 name is Kristin Edstrom, E-d-s-t-r-o-m. I am a  14 long-time resident of Hinsdale. I grew up in  15 town. I went to school with some of you here.  16 My children went to school with some of you  17 here. I grew up on north Washington, and I live  18 on south Washington. I live at 633 South  19 Washington. I don't know the properties that  20 you have talked about. I know a lot of the  21 other communities.  22 What I look at is a point of</p>
<p style="text-align: center;">237</p> <p>1 Illinois. So I was around when this idea was  2 floated nine years ago, and there was a lot of  3 pushback on this. I didn't understand it then,  4 and I'm glad to see there has been a softening  5 of attitude towards this type of project in the  6 nine years that it's sat vacant there.  7 That development has a better  8 infrastructure than anyplace else in Hinsdale.  9 It has stormwater retention. It has bioswales.  10 It has curb and gutter. It has city sewer and  11 copper water lines. It's got everything. If  12 Hinsdale, if the rest of Hinsdale was built as  13 well as that development is going to be built,  14 we wouldn't have half the problems we have right  15 now. So that's one thing I want, one point I  16 want to make.  17 Secondly, I would like to echo the  18 other man's opinion that this is one of the  19 premiere developers in the Chicagoland area. We  20 have got a lot of good builders in Hinsdale, and  21 this company can go toe-to-toe with the best we  22 have got. They are not going to build junk.</p>	<p style="text-align: center;">239</p> <p>1 comparison of what's available, what inventory  2 is available in my area. So I, like John, I  3 raised my kids here. I grew up here. I went to  4 the Lane School, graduated from the old middle  5 school. I graduated from Hinsdale Central, and  6 my kids went to school here in town as well.  7 So I see my friends and my family  8 relocate. I have had friends that have moved to  9 the City of Chicago. I have friends that have  10 moved to Elmhurst. I have friends that have  11 moved to LaGrange and Burr Ridge. I have  12 friends who recently bought and live in the  13 Hamptons, and I think there is a lot of really  14 great things about the Hamptons. I have been in  15 the condos and I have been in the townhouses.  16 When you talk about density, I think that's a  17 great word. And you can put it in perspective,  18 but you can watch your neighbor pour their  19 morning coffee at the Hamptons. I think it's  20 lovely buildings. My friends have 1st floor --  21 how do I say -- walk-ins and they have offices.  22 They have studios. They have dens that are also</p>

<p style="text-align: center;">240</p> <p>1 used as bedrooms. And I think as we grow older  2 and our kids come back to visit from college, as  3 they move to other cities and come home, I want  4 to have space for my children to come back and  5 guests come and stay with me for out of town.  6 So I think density is important.  7 I can only think of, I have family  8 that live at Graue Mill. And to me that feels  9 like it's age re -- how do I say -- age limited,  10 limiting if you will?  11 MR. JAMES: Age targeted or age  12 restricted.  13 MS. EDSTROM: Age targeted. It's age  14 restricted. I think in Oak Brook if you go to  15 Briarwood Villas in Oak Brook, to me that's age  16 restricted. There are no children that are  17 allowed to be born there. You can't move there  18 as a young couple and have children.  19 The Hamptons, I don't know the  20 terminology. It feels age targeted. But there  21 are kids there that are going to school in all  22 districts, in all school districts. And there</p>	<p style="text-align: center;">242</p> <p>1 an area -- Once you build deep basements and  2 land gets moved, and I appreciate with respect  3 to your conversation and thoughtfulness about  4 water -- and how do I say it, a wet garden,  5 which I have seen go in to Hinsdale Central, and  6 the maintenance and ongoing that goes on -- how  7 do we say landscaped, wet garden -- if you will.  8 So I do support the project. I  9 support your continued due diligence on the  10 project. And I'm right behind many others that  11 are looking for a place to buy and stay in our  12 community. Thank you for your time.  13 CHAIRMAN CASHMAN: Thank you.  14 MR. JAMES: Thank you very much.  15 CHAIRMAN CASHMAN: Any more comments?  16 Yes, please.  17 (Ms. Hanson sworn.)  18 MS. HANSON: My name is Maureen Hanson,  19 H-a-n-s-o-n. I live at 441 on Bruner Place in  20 Hinsdale. And I've probably lived in town  21 longer than any of you. I have seen so many  22 plans and projects proposed and go nowhere. I</p>
<p style="text-align: center;">241</p> <p>1 are professionals. And I think there is a big  2 difference between a 65 and over and 50 and  3 over. And I think that people enjoy that  4 multigenerational, if you will, component. I  5 live on a street with families that get together  6 with the 20, 30, 40, 50, 60, 70, 80 year olds.  7 I enjoy that. I want to stay in the community.  8 I agree with the comments that have  9 been made here today that this has been needed  10 in our community for a long time. Every time I  11 drive by Amlings, my mind is thinking that I'm  12 in marketing, and I'm in branding, and I'm  13 thinking what could be there that we are waiting  14 to be at that facility.  15 On County Line Road and on 55th  16 Street, to me it's still in the Village. You  17 can participate in community events, attend your  18 church. You can meet people in town for coffee.  19 I think it's still walk to town. Having grown  20 up on north Washington and grown up on south  21 Washington, I implore you to look at the  22 density. The water issues having, that's been</p>	<p style="text-align: center;">243</p> <p>1 happen to be married to one of those wicked  2 developers. And every time we drive on 55th or  3 County Line and we see the property and it's  4 still maintained very well for 10 years going  5 on, we say, How did he hang on this long.  6 We know what it is to hang on to  7 property on hope that at some point you can work  8 through your plan and come to an agreement. I  9 think it's a wonderful idea for age targeted.  10 I'm in that age group, my husband and I. And I  11 think it's a good thing for our Village. I  12 think it's good. A lot of people have, as  13 others have said, a lot of people have left and  14 gone to other communities because they couldn't  15 find what they wanted here. They are good  16 people. They would have like to have stayed,  17 but they didn't have that option.  18 So I would say for my husband and  19 myself, both, we are very in favor. And we hope  20 that we can come to some kind of an agreement  21 and get it moving and not have it sit like  22 Amlings. We live close to Amlings, it's sad.</p>

<p style="text-align: right;">244</p> <p>1 I would also add with traffic, I'm</p> <p>2 on Bruner Place, I think there are 11 houses on</p> <p>3 our street. At this point with the Bruner Place</p> <p>4 address I think nobody is under 50. So you will</p> <p>5 see traffic in and out during the day, you will</p> <p>6 see cars going by. There is no rush hour,</p> <p>7 morning or night. And some people are still</p> <p>8 working. There just is not a rush hour. So I</p> <p>9 can say that, too. I wish you well.</p> <p>09:41:07PM 10 MR. JAMES: Thank you.</p> <p>11 CHAIRMAN CASHMAN: Thank you. Any more</p> <p>12 comments?</p> <p>13 Okay. If not, those consist of the</p> <p>14 comments.</p> <p>15 And questions, comments by the</p> <p>16 Commissioners?</p> <p>17 MS. MC MAHON: I have a question on</p> <p>18 page 22, which is the student generation from</p> <p>19 the dozen or so other communities. First, five</p> <p>09:41:42PM 20 of those are Burr Ridge. And I'm wondering what</p> <p>21 school district each of those 5 is in, if it's</p> <p>22 181 or a different district.</p>	<p style="text-align: right;">246</p> <p>1 Northbrook, one of the Northbrook schools. And</p> <p>2 Burr Ridge Club, I don't know. Lake Ridge Club,</p> <p>3 I don't know. Chasemoor, I don't know.</p> <p>4 MS. MC MAHON: Do you know some of</p> <p>5 these, Mary?</p> <p>6 MS. RYAN: No.</p> <p>7 MS. FIASCONE: Burr Ridge Club is 181.</p> <p>8 And Savoy Club is not. I don't know the other</p> <p>9 one. Burr Ridge Club is 181.</p> <p>09:43:39PM 10 CHAIRMAN CASHMAN: Yes, Burr Ridge</p> <p>11 Club, that's the closest of the group.</p> <p>12 MS. MC MAHON: Okay. Well, I think it</p> <p>13 would make --</p> <p>14 CHAIRMAN CASHMAN: If that's something</p> <p>15 we could add to that chart? It's a good chart.</p> <p>16 MR. JAMES: Sure. We can get that. We</p> <p>17 will get that for you. We were looking for the</p> <p>18 number of children in the schools to see if the</p> <p>19 self-selecting process that we have been talking</p> <p>09:44:02PM 20 about was valid for those, as we think it will</p> <p>21 be valid for these, and we think it is. But we</p> <p>22 will find out the school district. We do have</p>
<p style="text-align: right;">245</p> <p>1 MR. JAMES: I don't know. I didn't, I</p> <p>2 did not --</p> <p>3 MS. MC MAHON: Because Burr Ridge is in</p> <p>4 several different school districts.</p> <p>5 MR. JAMES: I don't, I just don't know.</p> <p>6 MS. MC MAHON: Well, I think it's a</p> <p>7 relevant point for comparison purposes.</p> <p>8 MR. JAMES: I'm not -- In terms of</p> <p>9 what school they go to or the fact that they</p> <p>09:42:17PM 10 have children?</p> <p>11 MS. MC MAHON: Well, if they go to a</p> <p>12 less desirable school district, then there is</p> <p>13 less impetus to want to move there with kids.</p> <p>14 I'm not familiar with the North Shore district</p> <p>15 so I can't opine on that.</p> <p>16 MR. JAMES: Well, Royal Ridge is</p> <p>17 probable, that's in the Glenbrook school</p> <p>18 district. Hibbard Gardens where I live is New</p> <p>19 Trier. Fox Meadow is New Trier. Heatherfield</p> <p>09:42:49PM 20 would be Glenbrook South. Westgate would be one</p> <p>21 of the Glenview schools. Armour Woods is up in</p> <p>22 Lake Bluff, Lake Forest. Royal Ridge would be</p>	<p style="text-align: right;">247</p> <p>1 the, well --</p> <p>2 MS. MC MAHON: I mean if it's a less</p> <p>3 desirable school district, then I don't know if</p> <p>4 it is a valid comparison.</p> <p>5 MR. JAMES: We will get that for you</p> <p>6 sure.</p> <p>7 CHAIRMAN CASHMAN: So that the</p> <p>8 elementary district --</p> <p>9 MR. JAMES: Elementary and high school.</p> <p>09:44:29PM 10 MS. MC MAHON: Both.</p> <p>11 CHAIRMAN CASHMAN: That would be great.</p> <p>12 MR. JAMES: Could we just send that to</p> <p>13 you in a letter, would that work?</p> <p>14 CHAIRMAN CASHMAN: Yes. Just revise</p> <p>15 that spreadsheet and send it along.</p> <p>16 MR. JAMES: Okay. That's what we will</p> <p>17 do, add another column.</p> <p>18 CHAIRMAN CASHMAN: I think it will be</p> <p>19 good for the Board to see.</p> <p>09:44:39PM 20 MR. JAMES: Good. We will do that.</p> <p>21 MS. FIASCONE: Along the same lines on</p> <p>22 page 24 --</p>

<p style="text-align: right;">248</p> <p>1 MR. JAMES: Yes.</p> <p>2 MS. FIASCONE: It's Hinsdale</p> <p>3 single-family pricing and closing. Can you just</p> <p>4 confirm that that's District 181 Hinsdale</p> <p>5 prices? Because I have different numbers for</p> <p>6 the median price rages. Part of Hinsdale is not</p> <p>7 over in -- Golfview is not in District 181 and</p> <p>8 that would significantly lower that median price</p> <p>9 if it's included. So basically will you confirm</p> <p>10 if those numbers are District 181 only?</p> <p>11 MR. JAMES: 181. In terms of the 893?</p> <p>12 MS. FIASCONE: And the 930 and the</p> <p>13 \$1.12, yeah.</p> <p>14 MR. JAMES: Well, this is Hinsdale. I</p> <p>15 have to ask you a question, is all of Hinsdale</p> <p>16 in 181?</p> <p>17 MS. FIASCONE: No.</p> <p>18 MR. JAMES: No.</p> <p>19 MS. FIASCONE: So my numbers for</p> <p>20 January through September 2016, the median price</p> <p>21 is closer to 1.2.</p> <p>22 MR. JAMES: This came off the MLS just</p>	<p style="text-align: right;">250</p> <p>1 with the school district. Okay.</p> <p>2 MS. FIASCONE: Afterwards I can tell</p> <p>3 you if there is some not in the area.</p> <p>4 MR. JAMES: I'm at a disadvantage.</p> <p>5 MS. RYAN: One thing that concerns me</p> <p>6 is the modeling. I do hope that I would like to</p> <p>7 personally see some sort of, you know, housing</p> <p>8 that would allow people and the baby boomer</p> <p>9 group to go someplace after we are tired of the</p> <p>10 big house.</p> <p>11 The thing, though, and I know</p> <p>12 despite all the research you have done,</p> <p>13 etcetera, I think the millennials are setting a</p> <p>14 different standard. And I think Hinsdale is a</p> <p>15 perfect test case for them just based on myself</p> <p>16 trying to sell a house. And this is pretty --</p> <p>17 My house is not that old but this is pretty much</p> <p>18 what I fear. They are more concerned about I</p> <p>19 think the price point for millennials looking to</p> <p>20 get into Hinsdale in this development is pretty</p> <p>21 much perfect. They are not that concerned</p> <p>22 anymore about having a big yard. And the fact</p>
<p style="text-align: right;">249</p> <p>1 yesterday. There are, let's see, active</p> <p>2 listings in Hinsdale. And I don't -- Again, I</p> <p>3 don't know the district. There are 53 active</p> <p>4 listings. The average listing price is</p> <p>5 \$1,779,350. The average marketing time for</p> <p>6 those right now is 197 days. Under contract,</p> <p>7 there are 2. And the average listing price</p> <p>8 \$1,525,000. And the average marketing time was</p> <p>9 240 days, but I don't know the school district.</p> <p>10 MS. FIASCONE: Okay.</p> <p>11 MR. JAMES: Now this is right off the</p> <p>12 MLS.</p> <p>13 MS. FIASCONE: I'm sure it's correct.</p> <p>14 I just was curious if it had District 181.</p> <p>15 MR. JAMES: We had the figures. We had</p> <p>16 them for both Hinsdale and Burr Ridge combined.</p> <p>17 And I think at the last meeting you said, Could</p> <p>18 you get Hinsdale only; so that's what we did.</p> <p>19 But I did not get the school district, but I</p> <p>20 don't know if I can -- I've got the street</p> <p>21 addresses where they are located. I will see</p> <p>22 what we can -- Let me see what I can find out</p>	<p style="text-align: right;">251</p> <p>1 that Katherine Legge is right next door. You</p> <p>2 can roll your children over there. They can</p> <p>3 ride their bikes over there. They can access</p> <p>4 just a gem of a playground if you will.</p> <p>5 I think that they also are not that</p> <p>6 will interested in, you know, doing a whole lot</p> <p>7 of maintenance work. What I fear is that</p> <p>8 despite your best efforts to market to an age-</p> <p>9 targeted group. I do think there will be any</p> <p>10 number of millennial families looking, and this</p> <p>11 will be an ideal setting for them. And I know</p> <p>12 we can't exclude or try to exclude them, but it</p> <p>13 would kind of then defeat the purpose of trying</p> <p>14 to set up a housing option for people who are</p> <p>15 specifically looking to downsize and move to a</p> <p>16 development like this.</p> <p>17 I don't have the answer or the</p> <p>18 solution since you seem pretty concerned about</p> <p>19 restricted. But I really think we can't</p> <p>20 discount the impact of the millennials. Because</p> <p>21 just reading the other day things like parking</p> <p>22 garages are probably going to be a thing of the</p>

<p style="text-align: center;">252</p> <p>1 past because the millennials pretty much rely on  2 services such as Uber, Lyft, etcetera.  3 MR. JAMES: Absolutely right.  4 MS. RYAN: So I think it's just  5 something we have to think very seriously  6 because they are changing the face of our  7 culture.  8 MS. MC MAHON: I would like to echo  9 that because to me the number one reason to do  10 this project is to meet that demand of people  11 wanting to downsize. And so if other people end  12 up buying, it defeats the whole purpose of  13 really what we all want to do with this project.  14 CHAIRMAN CASHMAN: Which is -- If I  15 could just kind of switch gears, but on that  16 subject the whole issue of the homeowners  17 association covenants. I thought it was  18 fascinating to go through. Because my parents  19 at a point lived in an age-restricted community  20 and a lot of the covenants, it's interesting  21 some of the similarities. But a couple things  22 really jumped out at me. And I, I mean I don't</p>	<p style="text-align: center;">254</p> <p>1 Then it gets to no courts, play fields,  2 lounging, parking, baby carriages, playpens,  3 swing sets, bicycles, wagons, toys, vehicles,  4 and the like, and place and bench and chairs in  5 any of the common property except as authorized  6 or designated by the association.  7 So my first question is in this  8 development -- maybe you can show us a plan --  9 what is common property. Is that basically all  10 the land around each one of these single-family  11 homes and each one of these duplexes?  12 MR. JAMES: You know, I have got that,  13 the definition in your ordinance about what  14 common property is. Let me see if I can --  15 CHAIRMAN CASHMAN: And it will also be  16 important in how it's defined in the home owners  17 association.  18 MR. JAMES: In the current plat of  19 subdivision, all of the property within the  20 development is inside of a lot, designated lot  21 area. Now, for practical purposes, we would  22 call that private space. I can't go into your</p>
<p style="text-align: center;">253</p> <p>1 know where you guys stand; but I'm okay with  2 age-targeted so long as it's put together and  3 most likely with this tool, homeowner  4 association restrictions, and the design of the  5 buildings that it would appeal more  6 predominantly to people 55 and older with, if  7 they have kids, or they just have one. And  8 empty nesters would be, hopefully, 2/3 of the  9 group at least.  10 And if you go --  11 MS. RYAN: It needs to be more than  12 that to make their numbers work.  13 CHAIRMAN CASHMAN: We will get to that  14 later because I have a bigger beef just about  15 those numbers. But if you go to the covenants  16 starting on page 28, this is where it gets into  17 this Article 9, use of lots and common property.  18 I'm disappointed you can't have pigs.  19 But it talks about pets, which is  20 good. We are talking about a dog park over at  21 Katherine Legge. But it really gets into, first  22 thing is about not hanging out laundry, trash.</p>	<p style="text-align: center;">255</p> <p>1 backyard, you can't come into mine, whether it's  2 a private fence or just common courtesy. The  3 homeowners association will have common property  4 in those three parks that we showed on the --  5 Yes, the yellow, yes. Correct.  6 And then, but I think the -- Rob,  7 you can help me with this. Again, they call  8 open space anything that doesn't have anything  9 above it.  10 CHAIRMAN CASHMAN: Right.  11 MR. JAMES: Our definition of common  12 property would be anything that more than one --  13 Common property would be property that other  14 than those who are abutting it can use, that  15 would be those parks.  16 CHAIRMAN CASHMAN: Yes. So if you look  17 at this first paragraph, and these are the  18 things we talked about briefly before. You  19 know, you know, play sets and everything; that  20 means basically I can put a play set in my yard.  21 If I have one of those single family, I could  22 have play sets, I could have toys, I could do</p>

<p style="text-align: center;">256</p> <p>1 whatever.</p> <p>2 MR. JAMES: No. I don't think that's</p> <p>3 the case.</p> <p>4 MR. BALAS: We can change the language</p> <p>5 on that. We can change the language.</p> <p>6 CHAIRMAN CASHMAN: Yes. Well, that's</p> <p>7 where I wanted to ask about that.</p> <p>8 MR. BALAS: So the fee simple lots are</p> <p>9 10,000 minimum, that was I think that is a</p> <p>09:53:27PM 10 template that we had used.</p> <p>11 CHAIRMAN CASHMAN: I was thinking that</p> <p>12 could be the case because, obviously, this is a</p> <p>13 starting point. But to me like an age-</p> <p>14 restricted community, you know, because this</p> <p>15 property, the land next to these single-family</p> <p>16 homes, they are not mowing that grass. That's</p> <p>17 basically being maintained by the homeowners</p> <p>18 association, correct? Around the single</p> <p>19 families and around the duplexes, correct?</p> <p>09:53:53PM 20 MR. JAMES: Yes.</p> <p>21 CHAIRMAN CASHMAN: So in my mind if we</p> <p>22 are trying to get the target audience to be the</p>	<p style="text-align: center;">258</p> <p>1 found that to be the case in all the homes that</p> <p>2 we build, the empty-nester, age-targeted. They</p> <p>3 just don't appeal to the children, parents want</p> <p>4 to be --</p> <p>5 CHAIRMAN CASHMAN: I'm a tough sell on</p> <p>6 that because, as I told you, I grew up with a</p> <p>7 1st floor master bedroom and we had four kids</p> <p>8 bouncing around the neighborhood.</p> <p>9 MR. JAMES: As I say, this is just our</p> <p>09:55:17PM 10 experience.</p> <p>11 CHAIRMAN CASHMAN: Right. So back to</p> <p>12 this, this first paragraph, my thought is we</p> <p>13 need to add some more things in here and need to</p> <p>14 get to this issue, whether this is common</p> <p>15 property or how the other space is defined.</p> <p>16 MR. JAMES: Yes.</p> <p>17 CHAIRMAN CASHMAN: And the other thing</p> <p>18 I would like to see added would be --</p> <p>19 MR. JAMES: What was that paragraph</p> <p>09:55:34PM 20 again under lot use?</p> <p>21 CHAIRMAN CASHMAN: Basically on the top</p> <p>22 of page 29, starts on page 28.</p>
<p style="text-align: center;">257</p> <p>1 empty nesters, that's one thing you need to do</p> <p>2 is appeal to what do families bring to a</p> <p>3 neighborhood. And it's portable basketball</p> <p>4 hoops. It's permanent basketball hoops. It's</p> <p>5 soccer balls. It's trampolines. It's batting</p> <p>6 cages. It's dogs runs. It's all those things.</p> <p>7 And they need to be restricted not just on the</p> <p>8 common property but on all the property.</p> <p>9 Because then I really think, if you look at</p> <p>09:54:21PM 10 this, a family, like you said earlier, and I</p> <p>11 see, okay, I could spend a million two here, or</p> <p>12 a million two on these houses that are around</p> <p>13 town, if I'm a family and I want that outdoor</p> <p>14 experience, I will go somewhere else because I</p> <p>15 will see these restrictions.</p> <p>16 MR. JAMES: I think there is one other</p> <p>17 issue that I wanted to raise. All of our homes</p> <p>18 have 1st floor master bedrooms. And we have all</p> <p>19 had our children and now we have grandchildren.</p> <p>09:54:46PM 20 And I, we, my wife and I, when we raised our</p> <p>21 four children, we wanted to be on the same</p> <p>22 sleeping level as our children. And we have</p>	<p style="text-align: center;">259</p> <p>1 MR. JAMES: Of the declaration.</p> <p>2 CHAIRMAN CASHMAN: Article 9.</p> <p>3 MS. MC MAHON: Yes, the declaration.</p> <p>4 CHAIRMAN CASHMAN: Article 9, use of</p> <p>5 lots on common property.</p> <p>6 MR. JAMES: Okay, great.</p> <p>7 CHAIRMAN CASHMAN: Starts on page 28,</p> <p>8 goes to 29.</p> <p>9 So some other things that I think</p> <p>09:55:52PM 10 would be helpful to add, and I thought I even</p> <p>11 heard these comments when you initially</p> <p>12 presented to the Board, basketball backstops,</p> <p>13 soccer, Lacrosse, hockey goals, batting cages,</p> <p>14 trampolines, dog runs. I think if those could</p> <p>15 be added, inflatable or portable pools.</p> <p>16 MR. JAMES: Yes. We can go down that</p> <p>17 whole list.</p> <p>18 CHAIRMAN CASHMAN: Because then I think</p> <p>19 even though age targeted, that's going to make a</p> <p>09:56:18PM 20 difference.</p> <p>21 MR. JAMES: Sure.</p> <p>22 CHAIRMAN CASHMAN: So that was on</p>



<p style="text-align: center;">260</p> <p>1 page 29. But then later on page, page 33. And</p> <p>2 this would be on the same article, I guess, 18.</p> <p>3 It says, There shall be no athletic or</p> <p>4 playground equipment permitted in the front yard</p> <p>5 of a lot or where it was clearly visible from</p> <p>6 the street and all such equipment shall be</p> <p>7 stored inside between November 1st and</p> <p>8 April 1st. I think that needs to be revised to</p> <p>9 read, There shall be no athletic equipment or</p> <p>09:56:52PM 10 playground equipment permitted in the front,</p> <p>11 rear, or side yard of lot. And strike anything</p> <p>12 having to do with yours because that's basically</p> <p>13 saying I can have, you know, I can have, playing</p> <p>14 soccer in the back yard and set a couple goals</p> <p>15 up and be doing that, which is fine, because I</p> <p>16 think again, as, I don't remember the</p> <p>17 gentleman's name, this could be from another</p> <p>18 development. And it's a starting point. But I</p> <p>19 think that's important.</p> <p>09:57:19PM 20 And the remainder, last sentence</p> <p>21 says, There shall be no temporary or permanent</p> <p>22 basketball hoops installed, which I think is</p>	<p style="text-align: center;">262</p> <p>1 Briarwood but I personally -- That concerns me</p> <p>2 about that. Granted, I also have my other</p> <p>3 concerns about young people coming in to live in</p> <p>4 these so --</p> <p>5 MS. CRNOVICH: I think basically what</p> <p>6 Mary and Laurie was saying, what about -- I'm</p> <p>7 sorry, but back to what they were saying about</p> <p>8 age restricted. What about families moving in</p> <p>9 with older children where they don't need the</p> <p>09:59:01PM 10 trampolines but moving into Hinsdale for</p> <p>11 District 86, not just necessarily 181? I mean I</p> <p>12 would be more comfortable with less</p> <p>13 single-family homes and more of the duets.</p> <p>14 CHAIRMAN CASHMAN: I said that at the</p> <p>15 last meeting. If I was moving in, I would go</p> <p>16 for one of the duplexes.</p> <p>17 MS. CRNOVICH: Yes.</p> <p>18 CHAIRMAN CASHMAN: Those appeal to me.</p> <p>19 And back to your comment, I don't think density</p> <p>09:59:22PM 20 is necessarily a bad thing. I think there is --</p> <p>21 I love the fact that this is a very isolated</p> <p>22 property. You know, you have had,</p>
<p style="text-align: center;">261</p> <p>1 fine; so I think they can keep that. I just</p> <p>2 kind of think about how you make this work and</p> <p>3 get to the age-targeted and having it successful</p> <p>4 without putting all those other restrictions in</p> <p>5 place. And I think by, this is going to be</p> <p>6 important.</p> <p>7 MR. JAMES: We will go through the</p> <p>8 pages. I have got 28, 29, and 33.</p> <p>9 CHAIRMAN CASHMAN: Yes.</p> <p>09:57:47PM 10 MR. JAMES: And we will address those</p> <p>11 and get something back to you. And then we will</p> <p>12 also get to the high school districts for the --</p> <p>13 Yes.</p> <p>14 MS. FIASCONE: I agree with you on that</p> <p>15 language. I actually am against age-restricted.</p> <p>16 I'm a little worried that, if we do that, we</p> <p>17 would risk ending up where we are at right now</p> <p>18 with something sitting. For example, Burr Ridge</p> <p>19 Club, which is age targeted, only has 3 homes</p> <p>09:58:19PM 20 for sale right now whereas Briarwood in</p> <p>21 Oak Brook, which is age restricted, has 25</p> <p>22 listings. Granted, there is more units in</p>	<p style="text-align: center;">263</p> <p>1 unfortunately, ten years for the landscaping to</p> <p>2 grow along the streets. I mean you can barely</p> <p>3 see in. You don't even know what's going on in</p> <p>4 there, it's pretty well-shielded. And we have</p> <p>5 in the front people over in Burr Ridge, backs up</p> <p>6 to those yards. But then the hospital to the</p> <p>7 south.</p> <p>8 You know, the density doesn't</p> <p>9 concern me as much. And I want it to be a</p> <p>09:59:50PM 10 valuable asset for the community where many</p> <p>11 people would see this as the option, you know,</p> <p>12 kids go off to college, move out of the house,</p> <p>13 they get married. And all of a sudden, how do</p> <p>14 you stay in the community. And this is a great</p> <p>15 location.</p> <p>16 MS. CRNOVICH: But I'm also respectful</p> <p>17 of the fact of the current zoning, I mean you</p> <p>18 bought it R-2. It is R-2. This still concerns.</p> <p>19 MR. JAMES: The R-2 category, and I</p> <p>10:00:15PM 20 don't want to speak for Hinsdale because I'm</p> <p>21 not -- I'm not entitled to do that. But we</p> <p>22 have been told by the Plan Commission before by</p>

<p style="text-align: center;">264</p> <p>1 one of trustees now that when the property was  2 annexed, which is a standard I think that, and  3 Rob, you can vouch for this, the properties are  4 brought in at the most restrictive category,  5 which would be R-2. And then the trustees or  6 the Village or the Plan Commission can decide  7 what to do with it at a later date. So that's  8 the basis on which this property was brought in.  9 They had a conditional use for the  10 sanitarium, as they do for the hospital there.  11 But the hospital, I don't think is going to go  12 away any time soon, at least not in our lifetime  13 and my lifetime.  14 But changing it from R-2 to this  15 planned development in an R-2 text amendment  16 change I think is beneficial, as we tried to,  17 show not only to the Village, to the schools.  18 And I think it's going to provide something you  19 just don't have in Hinsdale right now. It's  20 just not there. I mean the Hamptons is a lovely  21 project, there is nothing wrong with the  22 Hamptons. But you still have to go up those</p>	<p style="text-align: center;">266</p> <p>1 talked about, the row houses downtown, all over  2 the downtown area. It's coming for a long time.  3 This is going to be a unique opportunity. But I  4 think then when you look at the approval process  5 for the planned development and special use,  6 that's where it allows, you have to have  7 increased open space, there has to be public  8 benefit.  9 MS. CRNOVICH: Exactly.  10 CHAIRMAN CASHMAN: And I think that  11 allows concessions to be made to help a  12 developer do something that's not normally  13 allowed by the code but giving general Village  14 benefits and that our goal is to try to get to  15 that end.  16 MS. CRNOVICH: And I agree with you.  17 But again, I think we seriously need to consider  18 that he bought it R-2, it is zoned R-2, and now  19 you are asking for something different. And I  20 realize you want to give back in the way of a  21 dog park. But then I'm thinking of the  22 variances this will require, but we do need</p>
<p style="text-align: center;">265</p> <p>1 stairs to get in. Or once you are in, you have  2 got to go up the stairs. And that's just not  3 the case what we are offering. You may go up  4 one step, a stoop, or what have you; but that  5 can be handled. And so it's just not available.  6 CHAIRMAN CASHMAN: I think it's a  7 really good point, but I think our code is  8 really interesting. It's really, it's a  9 residential zoning ordinance. It states it all  10 over it's a residential community. Its number  11 one goal is to preserve and enhance that. So to  12 me it makes sense, any change like that would  13 revert to the most restrictive.  14 But I think that's also why they  15 have Commissions like us and the Board to make  16 the --  17 MR. JAMES: That's right.  18 CHAIRMAN CASHMAN: The rule doesn't  19 always apply. And there needs to be exceptions  20 to the rule. And if all the houses were built  21 today, we wouldn't be having this conversation.  22 But this has been -- empty-nester has been</p>	<p style="text-align: center;">267</p> <p>1 empty-nester housing. I'm not sure if your plan  2 to me is a definition of empty-nester housing.  3 It's still going to be very appealing to younger  4 families seeking out the school districts.  5 MR. JAMES: I lost some by my  6 hearing --  7 CHAIRMAN CASHMAN: I don't think there  8 is any way, there is no way to cover that due to  9 age restricted to stop that other than by the  10 design if you are a young family. I would  11 agree. It probably wouldn't be young families.  12 It might be older families. And say they move  13 in and stayed there, and the kids go to Hinsdale  14 Central and they move out, in my mind, so be it.  15 MS. CRNOVICH: There are families who  16 live just for --  17 CHAIRMAN CASHMAN: That's going to be  18 the nature of the beast. I don't think that  19 would be a huge detriment to the town, that  20 family, or to the school district. I mean I  21 talked to both superintendents, and they really  22 don't have a concern about density, about</p>

<p style="text-align: center;">268</p> <p>1 students coming. Because to be honest, they</p> <p>2 have no control over who comes to the school. I</p> <p>3 mean it's completely, they just respond and they</p> <p>4 educate our kids if they show up to register.</p> <p>5 MS. CRNOVICH: But then again --</p> <p>6 CHAIRMAN CASHMAN: I mean I guess</p> <p>7 that's where I'm kind of curious to see and the</p> <p>8 Commissioners just on this one issue, age</p> <p>9 targeted versus age restricted. I appreciate</p> <p>10 you have on each presentation you've really</p> <p>11 delved into the reasons for and against in your</p> <p>12 mind.</p> <p>13 I'm just kind of curious. I</p> <p>14 personally am comfortable with the age-targeted</p> <p>15 so long as we focus on these other areas. And</p> <p>16 we can try to improve the probability that it</p> <p>17 will be mostly an empty-nester housing. Will it</p> <p>18 be the 100 percent? Probably not. It might be</p> <p>19 at some point. It just depends. But I think if</p> <p>20 we can get close enough. And if it was 2/3</p> <p>21 empty-nester or 3/4, that would be a lot that we</p> <p>22 don't have right now, it would be a benefit.</p>	<p style="text-align: center;">270</p> <p>1 and the trustee that when we first were, you</p> <p>2 know, moved to assigned to come and talk to you,</p> <p>3 the comment was -- and I think it was at that</p> <p>4 meeting, this was brought in for -- brought in</p> <p>5 at R-2 so that we had the right and the</p> <p>6 opportunity to change the zoning at a future</p> <p>7 date to something else.</p> <p>8 Now the building is gone, and you</p> <p>9 have R-2 and is that the best -- Is that the</p> <p>10 best locations for R-2? Is that the highest and</p> <p>11 best use for the land? Does that satisfy a</p> <p>12 need? Does that fill a need? You have got two</p> <p>13 arterial roads, 55th and County Line on either</p> <p>14 side. You have the parking lot for the hospital</p> <p>15 on the south. You have KLM park on the south.</p> <p>16 And you have a pond on the east and Burr Ridge</p> <p>17 east of that.</p> <p>18 And I would like to comment on the</p> <p>19 relationship to KLM park to our property. It's</p> <p>20 similar and probably not even as good as</p> <p>21 Fox Meadow. And you know what we did at the</p> <p>22 corner of Waukegan and Willow? We did 53</p>
<p style="text-align: center;">269</p> <p>1 And then as time, as people pass and people</p> <p>2 move, it could change. And it could at some</p> <p>3 point, if these people, properties kind of stay</p> <p>4 within -- and it becomes an empty-nester type of</p> <p>5 community, maybe it will kind of generate its</p> <p>6 own -- That's where people want to live when</p> <p>7 they are empty nesters because they are of the</p> <p>8 same age, and they have -- It's just that kind</p> <p>9 of feel to it.</p> <p>10 But I mean, Anna, you said</p> <p>11 basically you are okay with age targeted.</p> <p>12 Julie, what do you think, where do you sit on</p> <p>13 the age targeted versus age restricted?</p> <p>14 MS. CRNOVICH: I would prefer age</p> <p>15 restricted, but I do understand the economics of</p> <p>16 that. I guess right now I'm more hung up on it</p> <p>17 being R-2. You bought into R-2, it's zoned R-2,</p> <p>18 why should we change that.</p> <p>19 CHAIRMAN CASHMAN: That's a good</p> <p>20 question.</p> <p>21 MR. JAMES: My only answer to that is</p> <p>22 it goes back to the Plan Commission years ago</p>	<p style="text-align: center;">271</p> <p>1 empty-nester homes similar to what we are</p> <p>2 proposing here. And all be it at a higher</p> <p>3 density, but we took the corner of Willow Road</p> <p>4 and Waukegan, just across the street from the</p> <p>5 Kraft, old Kraft headquarters. And between New</p> <p>6 Trier, the park district and ourselves,</p> <p>7 whatever, we created soccer fields and ball</p> <p>8 fields. And we have no children at Fox Meadow.</p> <p>9 I mean there is a parking lot there, everything.</p> <p>10 I think it's no children but --</p> <p>11 CHAIRMAN CASHMAN: You say Fox Meadow.</p> <p>12 If you drive down Willow, it has the dense</p> <p>13 landscaping that currently exists on County Line</p> <p>14 and 55th. I told Mr. James how that one house I</p> <p>15 wish would go away. I understand he has \$1.5</p> <p>16 into it so I can understand that. I like the</p> <p>17 fact that it's green, and you really can't see</p> <p>18 what's going on there. It's a perfect</p> <p>19 transition from north of 55th Street all the</p> <p>20 homes that are there in southeast Hinsdale. I</p> <p>21 don't see them as having any kind of detrimental</p> <p>22 effect. Because, number one, you can't see it.</p>

<p style="text-align: center;">272</p> <p>1 You can't even see them really. They have a lot  2 of kind of green barrier along the north side of  3 the street. So it's a tricky, tricky issue.  4 But I'm just kind of curious, age-restricted,  5 age-targeted.  6 MR. WILLOWBEE: I'm more in favor of  7 age targeted with the covenants and  8 restrictions.  9 MR. JAMES: Did you say age targeted?  10 MR. WILLOWBEE: Yes.  11 MS. MC MAHON: I still have a concern  12 about that, whether that's really doable and  13 will it get us to where we want to be.  14 The other concern I have is, going  15 back to the public benefit, we threw out the  16 idea of a dog park, which I thought was a great  17 idea. I'm assuming that's something if it comes  18 to pass that since the Village owns KLM that can  19 be achieved looking at Rob here.  20 But I think maybe there is more  21 opportunity to do a little more than that. And  22 maybe at KLM isn't the place to do it, I don't</p>	<p style="text-align: center;">274</p> <p>1 mentioned it. It hit me because, you know, we  2 have got grand dogs all over the place. And  3 daughters and sons and grandchildren are always  4 walking them someplace. And I think just think  5 it would be a perfect spot for it.  6 CHAIRMAN CASHMAN: Again, I think it's  7 back to something that's public.  8 Regardless of where you lived in  9 town or even in Burr Ridge, the neighborhood,  10 that somebody could come over and use it.  11 MR. JAMES: The other thing I might add  12 is we did pay \$720,000 some 7 to 10 years ago  13 and for the park district, for the park fund,  14 whatever it was; so this is in addition to that.  15 CHAIRMAN CASHMAN: So you are just  16 concerned that without age restriction that this  17 might not work?  18 MS. MC MAHON: That it might not  19 achieve the goal of the empty nester primarily.  20 And by primarily, I mean at least 80 percent of  21 true empty nesters.  22 MS. CRNOVICH: My echo --</p>
<p style="text-align: center;">273</p> <p>1 know. But that didn't seem like that big of a  2 thing so --  3 CHAIRMAN CASHMAN: I would like to loop  4 back to the dog park. Because I think it's a  5 start, but I don't think it's where I want to  6 exactly end up.  7 MS. CRNOVICH: And my opinion about the  8 dog park, we already have a dog park. I would  9 rather see something else.  10 CHAIRMAN CASHMAN: But not really.  11 MS. MC MAHON: We don't have a fenced  12 one.  13 CHAIRMAN CASHMAN: It's restricted to  14 just to certain hours of the day.  15 MR. JAMES: I will make an observation.  16 In recent weeks this past summer, I came out  17 many, many times to the property and to look at  18 it. Not once, not once did I drive in to the  19 property and not see a car or two parked and  20 walking their dogs and what have you. And I  21 thought to myself, that's wonderful. And I had  22 not thought of a dog park at all but you</p>	<p style="text-align: center;">275</p> <p>1 CHAIRMAN CASHMAN: It's a leap of  2 faith.  3 MS. CRNOVICH: It's a leap of faith.  4 It's new construction. You have people wanting  5 to move in, schools.  6 MS. MC MAHON: Some of the information  7 here like the additional tax returns. To me,  8 it's kind of peanuts. Those numbers are pretty  9 small in the scheme of things. But the real  10 benefit is getting, you know, these homes for  11 the --  12 CHAIRMAN CASHMAN: One concern I have  13 is, I mean my hope is if we, if there is  14 restrictions, I mean I like the idea of taking  15 the 24 units that have a standard basement and  16 going crawl space and no basement. Because I do  17 think that that can allow additional -- It  18 would be more attracting to families with a  19 basement.  20 MS. CRNOVICH: I thought that's what we  21 were talking about, no basements, at the last  22 meeting.</p>

<p style="text-align: center;">276</p> <p>1 CHAIRMAN CASHMAN: It was something. I</p> <p>2 was curious about Michael's comment about that.</p> <p>3 I agree with him, I don't like slab on grades</p> <p>4 either. But a crawl space is no different and</p> <p>5 if that eliminates, just on those 24, that's a</p> <p>6 sizeable chunk of the group, that I think would</p> <p>7 again help to improve the probability, the</p> <p>8 chance of this working.</p> <p>9 And, you know, if you say 15 grand</p> <p>10 a unit, then that's helping. It's been</p> <p>11 criticism that the price point is too high. And</p> <p>12 you are a businessman, and you can set the price</p> <p>13 points where they are. If they don't sell, then</p> <p>14 I imagine the price points will come down. So</p> <p>15 that's capitalism. But I think everything we</p> <p>16 can try to find that can help. But I understand</p> <p>17 your thing with the age restrictive makes it</p> <p>18 simple because it's black and white.</p> <p>19 MS. MC MAHON: Don't need as much</p> <p>20 faith.</p> <p>21 CHAIRMAN CASHMAN: You don't need to</p> <p>22 have faith.</p>	<p style="text-align: center;">278</p> <p>1 MS. MC MAHON: Well, I understand that.</p> <p>2 MR. JAMES: And by these studies, which</p> <p>3 I didn't even know existed until we researched</p> <p>4 it, they were shocking, that it was up to a</p> <p>5 22 percent discount on the price. That's a lot</p> <p>6 of money.</p> <p>7 MS. MC MAHON: Where were those -- I</p> <p>8 don't know where those, were those national</p> <p>9 studies or some other areas? I don't know that</p> <p>10 those are applicable.</p> <p>11 MR. JAMES: No. These are published</p> <p>12 studies by learned real estate professors from</p> <p>13 the universities.</p> <p>14 MS. MC MAHON: Certainly the one --</p> <p>15 MR. JAMES: This is not statistical,</p> <p>16 you know, MLS stuff. This is --</p> <p>17 MS. MC MAHON: Well, the one you put in</p> <p>18 there, the Mallinckrodt, I don't think that's</p> <p>19 applicable at all. It's completely different.</p> <p>20 MR. JAMES: Mallinckrodt was an example</p> <p>21 of trying to do something without really</p> <p>22 understanding what it was they were doing. And</p>
<p style="text-align: center;">277</p> <p>1 MR. JAMES: You have got to think,</p> <p>2 though, when you talk age restricted, you have</p> <p>3 got to think of what you are selling to a</p> <p>4 purchaser who says, Okay, that's fine. And then</p> <p>5 he or she, two, three, four, five, years, comes</p> <p>6 to sell the unit and, as was said over here, you</p> <p>7 have got two homes similar qualities and all</p> <p>8 things, one has the restriction the other</p> <p>9 doesn't.</p> <p>10 MS. MC MAHON: But we don't have a</p> <p>11 similar home to that, that's the thing, we</p> <p>12 don't.</p> <p>13 MR. JAMES: The Savoy Club.</p> <p>14 MS. MC MAHON: That's not in Hinsdale.</p> <p>15 MR. JAMES: I understand. Well, there</p> <p>16 is nothing in Hinsdale, nothing.</p> <p>17 MS. MC MAHON: That's my point.</p> <p>18 CHAIRMAN CASHMAN: That's where it's</p> <p>19 tough. There is not a good comparable.</p> <p>20 MR. JAMES: The people, they will, any</p> <p>21 deed restriction is an impediment to the sales.</p> <p>22 It reduces --</p>	<p style="text-align: center;">279</p> <p>1 they did this in good faith, and that was to</p> <p>2 make it age restricted. They had the people who</p> <p>3 wanted to preserve the building. They wanted to</p> <p>4 provide for elderly. And then there was one</p> <p>5 other group, and they all got together. And we</p> <p>6 told the Village, okay, you went to a referendum</p> <p>7 if you want to buy it, we will sell it to you.</p> <p>8 And sure enough, the referendum passed and</p> <p>9 nobody thought it would. And they bought it.</p> <p>10 And they had the age restriction of 62 instead</p> <p>11 of the typical 55. And as a result, they had 25</p> <p>12 of the 81 units unsold after 5 years and the</p> <p>13 developer lost the project.</p> <p>14 Then the new developer came in.</p> <p>15 And the village and the developer got together</p> <p>16 and they reduced it to 55 as the age restricted,</p> <p>17 but then the developer slashed the prices and</p> <p>18 all those other 50, 60 people who had bought</p> <p>19 suffered, you know, significant losses of value</p> <p>20 to their units.</p> <p>21 And as I said before, it's --</p> <p>22 MS. MC MAHON: I'm just not sure that</p>

<p style="text-align: right;">280</p> <p>1 project is a relevant comparison.</p> <p>2 MR. JAMES: It is not crazy, but it is</p> <p>3 crazy. We are a fiduciary about what we sell</p> <p>4 and what we develop. And we are very proud of</p> <p>5 the fact that every single development that we</p> <p>6 have ever put on the ground has appreciated in</p> <p>7 value, and it's not depreciated the surrounding</p> <p>8 community or the neighbors or what have you.</p> <p>9 They have all been successful. And I just don't</p> <p>10 think we want to change that on a thought that</p> <p>11 it might. Because it, all of our records, all</p> <p>12 of the statistics show that it just doesn't.</p> <p>13 People aren't going to go into an age-</p> <p>14 restricted with young children. They are just</p> <p>15 not going to do it. It just doesn't make sense.</p> <p>16 MS. MC MAHON: Age targeted.</p> <p>17 CHAIRMAN CASHMAN: Age targeted.</p> <p>18 MR. JAMES: Consider this, those kids</p> <p>19 are landlocked. They have got an arterial</p> <p>20 street on the west, one on the north. And they</p> <p>21 can't get to the east. And they do have the</p> <p>22 park on the south, but it's way at the far end.</p>	<p style="text-align: right;">282</p> <p>1 CHAIRMAN CASHMAN: Yes. They said it</p> <p>2 was important to study the issue and be</p> <p>3 thorough.</p> <p>4 MR. PETERSON: So I mean I haven't seen</p> <p>5 any real --</p> <p>6 CHAIRMAN CASHMAN: No.</p> <p>7 MR. PETERSON: I saw two be carefult</p> <p>8 and be considerate. But otherwise the Village</p> <p>9 is speaking, and I think that's something we</p> <p>10 need.</p> <p>11 CHAIRMAN CASHMAN: I agree.</p> <p>12 MS. CRNOVICH: Speaking of the letters,</p> <p>13 the letters that you sent to us or forwarded to</p> <p>14 us on Friday, Rob, from the February 2 meeting,</p> <p>15 Board of Trustees, are those going to be</p> <p>16 considered part of the public record?</p> <p>17 MR. MC GINNIS: Yes, they would.</p> <p>18 MS. CRNOVICH: I noticed they weren't</p> <p>19 in the packet, and I think it's important that</p> <p>20 we --</p> <p>21 CHAIRMAN CASHMAN: Wouldn't you need to</p> <p>22 White-out all the e-mail addresses?</p>
<p style="text-align: right;">281</p> <p>1 And that's a nice feature. But here again, we</p> <p>2 have the same feature, a lot nicer with</p> <p>3 irrigated ball fields and what have you,</p> <p>4 sprinkler system, and the whole thing. We don't</p> <p>5 have any children in Fox Meadow.</p> <p>6 CHAIRMAN CASHMAN: Scott, what are your</p> <p>7 thoughts on targeted versus restricted?</p> <p>8 MR. PETERSON: Targeted. But I think</p> <p>9 the covenants and conditions have to be very,</p> <p>10 very tight.</p> <p>11 MR. JAMES: We will tighten those up.</p> <p>12 MR. PETERSON: We need to do that and I</p> <p>13 think we see that in order to protect it best we</p> <p>14 can. We are not going to make it perfect, but</p> <p>15 we have to try to.</p> <p>16 CHAIRMAN CASHMAN: Right.</p> <p>17 MR. PETERSON: And I just think from a</p> <p>18 standpoint of all these e-mails that we have,</p> <p>19 the people kind of keep track. We have had</p> <p>20 42 people comment that I have, and 2 people were</p> <p>21 wishy-washy about it. Otherwise everybody else</p> <p>22 is looking for this.</p>	<p style="text-align: right;">283</p> <p>1 MR. MC GINNIS: That's why we didn't.</p> <p>2 I didn't want to publish all of those people's</p> <p>3 e-mail addresses. That's why I'm very careful</p> <p>4 to blind copy it, send it back out, and not give</p> <p>5 that information to the applicant. So certainly</p> <p>6 we will go ahead and redact all that information</p> <p>7 and make that part of the record.</p> <p>8 CHAIRMAN CASHMAN: When Chan comes</p> <p>9 back.</p> <p>10 MR. MC GINNIS: Next week.</p> <p>11 CHAIRMAN CASHMAN: Another to do item.</p> <p>12 MS. CRNOVICH: When does he get back?</p> <p>13 CHAIRMAN CASHMAN: Mary?</p> <p>14 MS. RYAN: As I said, I would be very</p> <p>15 much in support of a targeted marketing plan, if</p> <p>16 you will, and really fine tuning and tweaking</p> <p>17 the language to make it as -- try to think of</p> <p>18 everything including the kitchen sink in there.</p> <p>19 And I also like the idea of, even if it's for</p> <p>20 some piece of project, to go with a crawl space</p> <p>21 option. I think that would help as well.</p> <p>22 MR. JAMES: What?</p>

<p style="text-align: right;">284</p> <p>1 MS. RYAN: A crawl space option versus</p> <p>2 a full basement.</p> <p>3 MR. JAMES: Sure. It would be an</p> <p>4 option. The other day I called the Savoy Club.</p> <p>5 I talked to a woman over there, one of the</p> <p>6 residents. And she happened to be a real estate</p> <p>7 broker. I didn't know her but I just got her on</p> <p>8 the phone and start chatting. And she said the</p> <p>9 one thing that they really do like is storage.</p> <p>10 They want storage. Because they are coming out</p> <p>11 of their home. And my wife and I experienced</p> <p>12 this. They don't want to give up the, quote,</p> <p>13 mom's antique dining room table, so they store</p> <p>14 it someplace in hope one of the kids will take</p> <p>15 it later on when they have got the house; so</p> <p>16 that's what they use it for or whatever.</p> <p>17 CHAIRMAN CASHMAN: I have a concern</p> <p>18 though, with a more senior empty nesters, I</p> <p>19 think the basement is a hazard.</p> <p>20 MR. JAMES: Well, I don't --</p> <p>21 CHAIRMAN CASHMAN: That's where I</p> <p>22 really like the idea. And I appreciate, you</p>	<p style="text-align: right;">286</p> <p>1 option it's included. Why would you go</p> <p>2 backwards?</p> <p>3 MR. JAMES: Here is the other feature.</p> <p>4 Some of those basements, and I don't have the</p> <p>5 page in front of me --</p> <p>6 CHAIRMAN CASHMAN: Well, just so that</p> <p>7 people can't use it as storage. If it's only --</p> <p>8 If it goes through this process, and basically</p> <p>9 is built into the special use permit, that those</p> <p>10 24 will not have basements, cannot have</p> <p>11 basements, then they will build crawl spaces, no</p> <p>12 basements.</p> <p>13 MR. PETERSON: I have a problem with</p> <p>14 that from the cost and not having the ability to</p> <p>15 do that. I think that's going to hurt the</p> <p>16 resale value.</p> <p>17 CHAIRMAN CASHMAN: Versus having the</p> <p>18 option?</p> <p>19 MR. PETERSON: That's my -- You are</p> <p>20 spending a lot of money. And you don't have</p> <p>21 a --</p> <p>22 CHAIRMAN CASHMAN: I really think the</p>
<p style="text-align: right;">285</p> <p>1 identify the 24. In my mind, I think those</p> <p>2 would be great, but those are crawl spaces only.</p> <p>3 Because you'll still have all the remaining</p> <p>4 structures that could have full basements. So</p> <p>5 someone that wanted the storage space would have</p> <p>6 it.</p> <p>7 But we would again take this group</p> <p>8 of houses and then take 24 of them and restrict</p> <p>9 that ability to store. And you know, Michael</p> <p>10 had a good point. People are constantly</p> <p>11 building basements out in town with no permits</p> <p>12 and that happens. So I don't think our building</p> <p>13 code is not going to stop somebody from doing</p> <p>14 something.</p> <p>15 MS. CRNOVICH: I agree with you. Yes.</p> <p>16 CHAIRMAN CASHMAN: That again is just</p> <p>17 chipping away at the goal. If we took them out</p> <p>18 of this 59, and now you have 24 of them that</p> <p>19 don't have a basement as an option, I think</p> <p>20 that's just going to make it more attractive to</p> <p>21 an empty-nester community versus a family.</p> <p>22 MALE VOICE: But the basement is not an</p>	<p style="text-align: right;">287</p> <p>1 homeowners association covenants is where the</p> <p>2 teeth are to really make it focused on the</p> <p>3 seniors. My parents lived in an age-restricted</p> <p>4 community and that was the teeth, and it really</p> <p>5 did. When they went to sell, it limited the</p> <p>6 pool of people that could look at their</p> <p>7 property. But they bought into that, they</p> <p>8 wanted it that way. When people came to visit,</p> <p>9 it was short-term visits. You weren't going to</p> <p>10 show up and be there for a year with a bunch of</p> <p>11 kids in tow.</p> <p>12 So it just was an idea. I'm okay</p> <p>13 with the basements, without them. I want it to</p> <p>14 be successful.</p> <p>15 FEMALE VOICE: Steve, have you guys</p> <p>16 done a field trip to the Hamptons, been to the</p> <p>17 townhouses?</p> <p>18 CHAIRMAN CASHMAN: A field trip? No,</p> <p>19 we have not done it.</p> <p>20 FEMALE VOICE: They have no basements</p> <p>21 and they are absolutely beautiful, but there is</p> <p>22 a lot of storage. There is tons of storage.</p>

<p style="text-align: center;">288</p> <p>1 CHAIRMAN CASHMAN: Actually, we had a  2 family member, our good friend, who retired,  3 went empty-nester, lived in downtown Hinsdale,  4 went to Graue Mill. And both of them -- If they  5 had a basement, they would have died a lot  6 younger. Because in the end falls are what kill  7 you. And it's, they were even -- They  8 restricted, they had an upstairs. And when they  9 were younger, they get to go up there. When  10 they got into the 80s, they quit going upstairs.  11 With a basement door, they would have fallen  12 down there and killed themselves.  13 MR. JAMES: I think one issue, if we  14 have a duplex, some of our duplex homes have  15 basements and some are walkout. And we have  16 6 walkout and 12 lookout. If 1/2 of a duplex  17 home has a basement, the other half has to have  18 it. You can't separate those. So the numbers  19 could get --  20 CHAIRMAN CASHMAN: Just something to  21 consider.  22 MR. JAMES: I think if you were to talk</p>	<p style="text-align: center;">290</p> <p>1 reservation. I like basements. I think they  2 are important for storage. And I don't know if  3 we are responsible for the safety of the people  4 that live there.  5 CHAIRMAN CASHMAN: I sure hope not.  6 MR. KRILLENBERGER: But I think that  7 Mr. James, describing yourself as a fiduciary,  8 which you are not legally of course, but even  9 invoking that term and thinking in those terms  10 really reinforces your --  11 MR. JAMES: Thank you.  12 MR. KRILLENBERGER: -- your character  13 witnesses, I don't know what the best phrase is,  14 for this sort of developer we want in this  15 community. And yes, there are risks. You are  16 certainly taking financial and all sorts of  17 risks. And the Village is taking risks because  18 of the population that may move in there. We  19 may have school-aged kids regardless of whether  20 we age target I guess. But I think age  21 targeting, doing all the things with the  22 restrictive covenants, is a great idea, no swing</p>
<p style="text-align: center;">289</p> <p>1 about no bedrooms and this type of thing, that  2 might be better. And of course, we are still  3 thinking about, you know, or mention the  4 upstairs bonus room over the garage, which is  5 heated, cooled, air conditioned, carpeted. And  6 there was a picture in our previous presentation  7 of what one of those rooms looked like.  8 MS. MC MAHON: What is to stop somebody  9 from making a bedroom out of that?  10 MR. JAMES: Pardon me?  11 MS. MC MAHON: What's to stop someone  12 from making a bedroom out of that storage room,  13 the upstairs room?  14 MR. JAMES: The bonus room? No  15 bathroom.  16 MS. MC MAHON: There is one on the 2nd  17 floor.  18 MR. JAMES: It's just not set up that  19 way. It's just not set up that way.  20 CHAIRMAN CASHMAN: Jim?  21 MR. KRILLENBERGER: You are all raising  22 legitimate concerns, but I am for this without</p>	<p style="text-align: center;">291</p> <p>1 sets, no fun of any kind.  2 MS. CRNOVICH: Party's in the basement.  3 MR. KRILLENBERGER: Party is in the  4 basement, that's right. But I'm completely  5 onboard. And one of the comparisons that I  6 don't think it's being made here, it's not R-2  7 versus planned development. It's planned  8 development versus nothing.  9 And you have appropriately reserved  10 your threats but things like age restriction  11 being uneconomic is another way to me of saying  12 this may sit idle for another 10 years. That's  13 a really bad idea. And maybe the incremental  14 tax benefits are small, but they are something  15 and helpful. So again, I think our debate on  16 our discussion is really, really helpful. But I  17 am very inclined to send this along to the  18 trustees with a very high recommendation that it  19 should be pursued.  20 MR. JAMES: Thank you.  21 CHAIRMAN CASHMAN: Thank you. That's a  22 good seg because I wanted to get a sense kind of</p>



<p style="text-align: center;">292</p> <p>1 where we are at. One thing we are going to need</p> <p>2 is the declaration of covenants, conditions,</p> <p>3 easements, and restrictions for Hinsdale</p> <p>4 Meadows.</p> <p>5 MR. JAMES: Pages 28, 29 and 33.</p> <p>6 CHAIRMAN CASHMAN: If you can go</p> <p>7 through the whole thing and find them. Anything</p> <p>8 you can do to help us. You understand the goal</p> <p>9 that we are trying to accomplish.</p> <p>10 MR. JAMES: You will have it.</p> <p>11 CHAIRMAN CASHMAN: That would be very</p> <p>12 helpful. And Laurie and Jim, you talked about</p> <p>13 this financial piece. And I believe it's the</p> <p>14 Teska.</p> <p>15 MS. MC MAHON: Yes.</p> <p>16 CHAIRMAN CASHMAN: So, you know, I</p> <p>17 stated my issues with this before. And, you</p> <p>18 know, you went through and responded to each of</p> <p>19 the issues we raised. And I like how you did</p> <p>20 that, it was helpful. But I still, I have an</p> <p>21 issue with this because all your numbers --</p> <p>22 Number one, the numbers, and I</p>	<p style="text-align: center;">294</p> <p>1 it's just a small sample. I think you can skew</p> <p>2 the numbers. And I personally, I like your</p> <p>3 proposal, the spreadsheet that we wanted to</p> <p>4 modify that Laurie asked you that had the school</p> <p>5 districts, that shows what you believe is going</p> <p>6 to happen. But I think when comes to this</p> <p>7 summary of financial impacts and these</p> <p>8 calculations, these need to be played right down</p> <p>9 the middle and balanced regardless of the</p> <p>10 outcome and the finances because a couple</p> <p>11 questions I have related to that, the</p> <p>12 financial --</p> <p>13 MR. JAMES: Which page are you talking</p> <p>14 about?</p> <p>15 CHAIRMAN CASHMAN: The original report,</p> <p>16 Teska attachment 1. Where it basically starts,</p> <p>17 it's Table 1, Summary of fiscal impacts. This</p> <p>18 is from before. And this is where you start</p> <p>19 with, you compare the proposed site plans of the</p> <p>20 current zoning for 36 homes.</p> <p>21 So your current zoning for</p> <p>22 36 homes, you use the Rutgers study by Robert</p>
<p style="text-align: center;">293</p> <p>1 agree with you, the financial aspect of this is</p> <p>2 not why in my mind why we are considering this.</p> <p>3 We are considering this because this is an</p> <p>4 empty-nester option for this property. If we</p> <p>5 were looking for, you know, the most money that</p> <p>6 can be made, we would be looking to do a retail</p> <p>7 development or something; and we are not. We</p> <p>8 are looking for housing for the empty-nester</p> <p>9 community. So I understand how this is set up</p> <p>10 and works. But I really think it would be a</p> <p>11 mistake, this is just my opinion, for the Plan</p> <p>12 Commission or the Board of Trustees to accept</p> <p>13 this report the way it is and allow it to be</p> <p>14 part of this project as a report because I think</p> <p>15 it's basically it's cooking the numbers in a</p> <p>16 favorable position, which is fine because that's</p> <p>17 part of marketing. But if you are going to use</p> <p>18 the Rutgers study to establish your single-</p> <p>19 family density, then to go and select those 11,</p> <p>20 which may or may not -- it's a very small sample</p> <p>21 set, it's not census data, it's not national</p> <p>22 data, it's not even statewide data, county data,</p>	<p style="text-align: center;">295</p> <p>1 Burchell and some other officers from the Center</p> <p>2 of Urban Policy researched at Rutgers</p> <p>3 University, entitled Residential Demographic</p> <p>4 Multipliers. The study was conducted using New</p> <p>5 housing in Illinois primarily suburban markets.</p> <p>6 The most comprehensive study of new housing was</p> <p>7 utilized.</p> <p>8 So you are using that for single</p> <p>9 family, and I'm all in favor of that. I want</p> <p>10 you to use the same thing for your proposed</p> <p>11 approach. It's going to change the numbers.</p> <p>12 But I think to for us to approve this based on,</p> <p>13 say that we are going from 29 kids in 181 to 4,</p> <p>14 I think it's a leap and a prayer. If it came</p> <p>15 back and say it was 15 or 20, I still believe</p> <p>16 because I don't think there isn't data yet on</p> <p>17 what you are proposing is this age targeted.</p> <p>18 But I'm okay with that because I just would not</p> <p>19 like to approve something, and then say for some</p> <p>20 reason it doesn't work, they go back, Look, you</p> <p>21 accepted this data that was clearly erroneous.</p> <p>22 There are not 4 kids in 181, there are 14 kids</p>

<p style="text-align: right;">296</p> <p>1 in 181. And again, the school districts really</p> <p>2 don't have an opinion on it. They are going to</p> <p>3 accept and educate those kids. Even if they</p> <p>4 move in, is it going to be a blip, are they</p> <p>5 there for a short period of time, my hope would</p> <p>6 be through the H0A covenants and the</p> <p>7 restrictions we put in place, that through that</p> <p>8 and the design, that it will force the numbers</p> <p>9 lower than this table. But I just have an issue</p> <p>10 with this. It doesn't even --</p> <p>11 We have in our zoning ordinance</p> <p>12 under subdivision section, Table 11-1, for a</p> <p>13 single-family detached, we have 3.8 persons per</p> <p>14 dwelling unit; for a 3 bedroom attached, 2.4.</p> <p>15 Our Code doesn't have data for age groups from</p> <p>16 age 5 to 14 or 15 to 18.</p> <p>17 MR. JAMES: None of, the Rutgers</p> <p>18 studies are --</p> <p>19 CHAIRMAN CASHMAN: It has that data.</p> <p>20 MR. JAMES: No, they don't.</p> <p>21 CHAIRMAN CASHMAN: I was looking at it</p> <p>22 today. It has the data. It breaks out. It</p>	<p style="text-align: right;">298</p> <p>1 single-family homes up there in 200 acres of</p> <p>2 solid woods. We had been invited in to do</p> <p>3 empty-nester housing. They said, No, give us</p> <p>4 single-family homes; so we did that. That was</p> <p>5 in the '78 to the '80 period when interest rates</p> <p>6 were 22 percent and 20 percent. They came back</p> <p>7 to us and said, What would you think if we</p> <p>8 allowed you to build some empty-nester homes.</p> <p>9 We said we would look at it and</p> <p>10 come back. We took out 28 acres, and we reduced</p> <p>11 our density of single-family homes to 172</p> <p>12 single-family homes. We took the 28 acres and</p> <p>13 we developed Armour Woods, which is 3 units to</p> <p>14 the acre, 84 units. That development, done,</p> <p>15 finished in '84, have zero school children how</p> <p>16 many years later, 30 years later.</p> <p>17 CHAIRMAN CASHMAN: That all could be</p> <p>18 well and true.</p> <p>19 MR. JAMES: It is.</p> <p>20 CHAIRMAN CASHMAN: But I would like</p> <p>21 this not in the packet, because I just don't</p> <p>22 think, I think you can't have your data both</p>
<p style="text-align: right;">297</p> <p>1 lists, it lists, for example --</p> <p>2 MR. JAMES: They do, the Rutger study</p> <p>3 now has it?</p> <p>4 CHAIRMAN CASHMAN: Yes.</p> <p>5 MR. JAMES: For age targeted?</p> <p>6 CHAIRMAN CASHMAN: No. It has for a</p> <p>7 particular housing type, it has not only the</p> <p>8 population but it has.</p> <p>9 MR. JAMES: Oh, yes, sure. Bedroom</p> <p>10 count and all the rest.</p> <p>11 CHAIRMAN CASHMAN: Right.</p> <p>12 MR. JAMES: They have all this.</p> <p>13 CHAIRMAN CASHMAN: Right.</p> <p>14 MR. JAMES: But nobody has, nobody,</p> <p>15 Rutgers, to our knowledge, have not done these</p> <p>16 age-targeted developments.</p> <p>17 CHAIRMAN CASHMAN: And I totally agree,</p> <p>18 and I agree with that.</p> <p>19 MR. JAMES: And that is a short-sighted</p> <p>20 on their part so we did our own. We did Armour</p> <p>21 Woods in Lake Bluff. It was a 200-acre</p> <p>22 development called Tangly Oaks. We had 200</p>	<p style="text-align: right;">299</p> <p>1 ways. You have to either agree to use the data</p> <p>2 from Rutgers and play it both ways. Let me just</p> <p>3 ask a couple of questions because you talked</p> <p>4 about these financial benefits, which is great.</p> <p>5 To me if it's financially even, it's a good</p> <p>6 thing. But we first talked about District 181,</p> <p>7 \$122,000. District 86, \$33,000.</p> <p>8 So just based on that, say you had</p> <p>9 the same number of children projected in this</p> <p>10 empty-nester housing versus the normal, how</p> <p>11 would those numbers change? Because you have</p> <p>12 more revenue because you have more units,</p> <p>13 correct? There is more taxing because there is</p> <p>14 more units?</p> <p>15 MR. JAMES: Sure.</p> <p>16 CHAIRMAN CASHMAN: So what's the</p> <p>17 impact? Say that number changed. Say you have</p> <p>18 29 kids in single family and 29 kids in an</p> <p>19 empty-nester, and my 122 becomes 75. Who cares?</p> <p>20 It's still a good thing. I just think to try to</p> <p>21 go so low with those student counts.</p> <p>22 MR. JAMES: We did not try to go low.</p>

<p style="text-align: center;">300</p> <p>1 We took whatever, I just --</p> <p>2 CHAIRMAN CASHMAN: No. I agree. You</p> <p>3 did what you -- There was a reason and it made</p> <p>4 sense and you went and sampled data, but I think</p> <p>5 it's way too small of a sample to be meaningful</p> <p>6 and to base these calculations on. So I would</p> <p>7 be curious to see if you looked at the Rutgers</p> <p>8 numbers and did both columns the same way just</p> <p>9 to see what those numbers are, because I don't</p> <p>10 think this decision is hinging on the financial</p> <p>11 revenue that's coming from this project.</p> <p>12 MR. KRILLENBERGER: But are you saying</p> <p>13 that it hinges on the number of kids that might</p> <p>14 go to our schools?</p> <p>15 CHAIRMAN CASHMAN: No. Because I</p> <p>16 believe everything that he said that regardless</p> <p>17 of if he uses the Rutgers numbers, I think we</p> <p>18 are going to perform better. There is going to</p> <p>19 be fewer kids than what that Rutgers proposal --</p> <p>20 MS. MC MAHON: Whether it's 4 or</p> <p>21 whether it's 20, who knows.</p> <p>22 CHAIRMAN CASHMAN: Right. Right. You</p>	<p style="text-align: center;">302</p> <p>1 we looked at.</p> <p>2 CHAIRMAN CASHMAN: Right.</p> <p>3 MR. JAMES: The rest of the numbers</p> <p>4 were agreed upon between the Village and the</p> <p>5 school district and ourselves in terms of this</p> <p>6 is what it will cost. These numbers are not</p> <p>7 ours. When I say "not ours," these, the benefit</p> <p>8 to the school, the benefit to --</p> <p>9 MS. MC MAHON: No. You gave him the</p> <p>10 number of the kids, which is driving it.</p> <p>11 MR. JAMES: All we did was base it on</p> <p>12 the number of children. They then took it. As</p> <p>13 a matter of fact, if you look here, expense cost</p> <p>14 of additional teacher, minus 75,000. They</p> <p>15 picked that. They said, well, just what happens</p> <p>16 if we have to have another teacher. They said,</p> <p>17 well, we will take out 75,000. Otherwise, it</p> <p>18 would have been something else.</p> <p>19 CHAIRMAN CASHMAN: That's what I mean.</p> <p>20 Say even if you take your proposed empty-nester,</p> <p>21 the Hinsdale Meadows development, and you say</p> <p>22 you are going to have 29 kids, that's basically</p>
<p style="text-align: center;">301</p> <p>1 are not going to know. But if we go forward and</p> <p>2 approve that there is going to be a total of</p> <p>3 6 kids in this development and all the sudden</p> <p>4 there is 12, I just think it's --</p> <p>5 MR. JAMES: Why don't we give you a</p> <p>6 calculation on 10 or 12 kids.</p> <p>7 CHAIRMAN CASHMAN: Why don't you, if</p> <p>8 you could run it with the Rutgers number.</p> <p>9 MR. JAMES: It's a guess. It's guess.</p> <p>10 We don't have any --</p> <p>11 CHAIRMAN CASHMAN: I know they are all</p> <p>12 guesses, but that's a much larger. That's based</p> <p>13 on U.S. census data. It's a much bigger thing.</p> <p>14 Like you said, these are experts. It's a</p> <p>15 comprehensive study. It's used by a lot of</p> <p>16 people. I just would personally be more</p> <p>17 comfortable, and I really don't care where these</p> <p>18 three numbers end up where we are talking 181,</p> <p>19 District 86, or the Village.</p> <p>20 MR. JAMES: The only numbers that came</p> <p>21 out of the school, the number of school</p> <p>22 children, were as a result of the developments</p>	<p style="text-align: center;">303</p> <p>1 a little bit more than a classroom. So your</p> <p>2 number for 181 goes from 122, you take 75 grand</p> <p>3 out of it, it's still a positive.</p> <p>4 MR. JAMES: It's still positive.</p> <p>5 CHAIRMAN CASHMAN: It's still positive.</p> <p>6 The Village, in my mind, how would the Village's</p> <p>7 14 grand change? It wouldn't, would it?</p> <p>8 MR. JAMES: It wouldn't, no.</p> <p>9 MR. BALAS: That's tax revenue.</p> <p>10 MR. JAMES: The Village isn't going to</p> <p>11 change at all.</p> <p>12 CHAIRMAN CASHMAN: I think leaving this</p> <p>13 in there suggests a possible criticism about the</p> <p>14 Plan Commission and the Trustees that we are</p> <p>15 accepting some numbers, that our underlying</p> <p>16 assumption is too soft.</p> <p>17 MR. BALAS: Presenting evidence that</p> <p>18 age-targeted communities generate fewer kids</p> <p>19 than the Rutgers study indicates.</p> <p>20 CHAIRMAN CASHMAN: Right. And I would</p> <p>21 still like, say you change the Teska and use the</p> <p>22 Rutgers on both sides, now I would still want</p>

<p style="text-align: center;">304</p> <p>1 you to use your other graph to say that's based  2 on this national but here are the things that we  3 think are the problem; it does not address  4 single-family master bedrooms; it doesn't  5 address age-targeted housing. Based on our  6 other survey, in addition to that, we have done  7 this survey and we have this other data, then I  8 think it just paints a better picture. You have  9 using the national standard, you have these  10 calculations. And then you show, and this is in  11 a way the worst-case scenario. And this is what  12 you think is going to happen. I just think it's  13 more transparent.</p> <p>14 MR. JAMES: We will pull the Rutgers  15 study, put it together based on this, based on  16 the bedrooms. And then we will give you what's  17 in the real world.</p> <p>18 CHAIRMAN CASHMAN: Right.</p> <p>19 MR. JAMES: Because Rutgers hasn't done  20 it. Rutgers is --</p> <p>21 CHAIRMAN CASHMAN: Some day they will  22 be studying this.</p>	<p style="text-align: center;">306</p> <p>1 MR. BALAS: Teska.</p> <p>2 MR. JAMES: Teska was involved.</p> <p>3 CHAIRMAN CASHMAN: I'm sure.</p> <p>4 MR. JAMES: So these are not numbers  5 that we just pulled out and said it would be  6 nice to have 122,000. We just won't do it.</p> <p>7 CHAIRMAN CASHMAN: Right. So it's  8 really those three numbers. Total population,  9 proposed 181 students and 86 students for the  10 Hinsdale Meadows, and then see how the numbers  11 change.</p> <p>12 MR. JAMES: We will put the Rutgers --</p> <p>13 MS. MC MAHON: Call it a worst case.</p> <p>14 CHAIRMAN CASHMAN: Yes, a worst-case  15 scenario. Because I do agree that I think  16 that --</p> <p>17 MR. JAMES: Okay. We will do it.</p> <p>18 CHAIRMAN CASHMAN: -- I mean if we are  19 successful and we accomplish with just those  20 restrictions alone is not going to make it as  21 attractive for a young family moving in with  22 play sets. Try telling your kid they are not</p>
<p style="text-align: center;">305</p> <p>1 MR. JAMES: They should do it, they  2 should do it.</p> <p>3 CHAIRMAN CASHMAN: If you were able to  4 do that that would really eliminate a lot of my  5 concerns about that. Because I even think one  6 of the letters we received this week was talking  7 about the benefits. And that's where I just  8 worry that, you know, someone is going to lock  9 into, you know, the 122 to the 33 and the 14.</p> <p>10 The 14 is not going to change whether we have  11 29 kids or 4 kids. The 33 is not going to  12 change much because that's a smaller delta on  13 the older-aged kids. You know, we are only  14 talking 8 in the worst-case scenario in the  15 36 homes.</p> <p>16 MR. JAMES: I think what you'll  17 remember here is that the numbers for the school  18 district, for the Village, and the high school,  19 all three, were after a thorough discussion and  20 review with your financial officer, with the  21 school superintendent, and with, what was, Tracy  22 or Teska?</p>	<p style="text-align: center;">307</p> <p>1 going to have a play set. It's going to  2 restrict that, which I think is what we kind of  3 want. So I'll get off my --</p> <p>4 MS. MC MAHON: I just had one question  5 on parking.</p> <p>6 CHAIRMAN CASHMAN: Sure. Yes.</p> <p>7 MS. MC MAHON: I just had one question  8 on parking.</p> <p>9 MR. JAMES: Yes, sure.</p> <p>10 MS. MC MAHON: So I understand, you,  11 obviously, have the two spots in the garages and  12 then two on the apron in front.</p> <p>13 MR. JAMES: Apron, yes.</p> <p>14 MS. MC MAHON: Is all other parking on  15 the street, is that correct?</p> <p>16 MR. JAMES: Correct, yes.</p> <p>17 MS. MC MAHON: There was some reference  18 to some kind of parking area, but I wasn't sure  19 if that really existed.</p> <p>20 MR. JAMES: No. There is no other  21 parking lot to speak of. The on-street parking,  22 these are public roads. And Hinsdale would</p>

<p style="text-align: center;">308</p> <p>1 establish the requirements or regulations for</p> <p>2 on-street parking.</p> <p>3 MS. MC MAHON: So I'm assuming there</p> <p>4 would be no overnight parking since there isn't?</p> <p>5 MR. MC GINNIS: Like any of our</p> <p>6 streets, right.</p> <p>7 MS. MC MAHON: Second, I'm assuming you</p> <p>8 would have to limit it to one side of the</p> <p>9 street?</p> <p>10 MR. JAMES: I don't know the Hinsdale</p> <p>11 Code. But I know the streets are wide enough so</p> <p>12 that you can park on one side and still get by</p> <p>13 on the other.</p> <p>14 MR. MC GINNIS: It would probably</p> <p>15 accommodate parking on both sides.</p> <p>16 MS. MC MAHON: So you could park on</p> <p>17 both sides? But then you couldn't have two cars</p> <p>18 there, there would only be one lane.</p> <p>19 MR. MC GINNIS: I believe you could</p> <p>20 with a 66-foot right of way. I'm not sure if</p> <p>21 both sides are posted right now or just one</p> <p>22 side. I'm not sure we've got all that signage</p>	<p style="text-align: center;">310</p> <p>1 MS. CRNOVICH: Can we continue that?</p> <p>2 CHAIRMAN CASHMAN: I don't mind going</p> <p>3 through it quickly because it's something I</p> <p>4 think if we are going to continue this meeting,</p> <p>5 if we are not going to vote tonight on the whole</p> <p>6 package, then I would like the applicant to be</p> <p>7 able to respond.</p> <p>8 MS. CRNOVICH: I thought we had a stop</p> <p>9 time at 10:30. I have an early appointment so</p> <p>10 I'd appreciate it.</p> <p>11 CHAIRMAN CASHMAN: We will move it</p> <p>12 along. I guess we will start with Jim. What's</p> <p>13 your thought of what was currently proposed as</p> <p>14 the public benefit, which in the PowerPoint was</p> <p>15 different than the package?</p> <p>16 MR. KRILLENBERGER: The dog park?</p> <p>17 CHAIRMAN CASHMAN: Yes.</p> <p>18 MR. KRILLENBERGER: It sounds like a</p> <p>19 reasonably beneficial feature and sounds</p> <p>20 sufficient for what would qualify as a public</p> <p>21 benefit here.</p> <p>22 CHAIRMAN CASHMAN: Mary?</p>
<p style="text-align: center;">309</p> <p>1 up yet.</p> <p>2 MR. JAMES: That has not been done.</p> <p>3 MR. MC GINNIS: It's dedicated</p> <p>4 right-of-way, so the on-street parking would be</p> <p>5 regulated like any other street.</p> <p>6 MR. KRILLENBERGER: What is the process</p> <p>7 going forward from here?</p> <p>8 CHAIRMAN CASHMAN: Yes. We have</p> <p>9 another matter of business I wanted to focus on</p> <p>10 is the -- I think we saw some good information</p> <p>11 on open space because that's a clear criteria</p> <p>12 that we need to take into account.</p> <p>13 MR. JAMES: With the two major roads,</p> <p>14 Hannah and Barton, and long roads, there is</p> <p>15 going to be plenty of parking out there</p> <p>16 available for the parties or Christmas or</p> <p>17 holiday seasons or what have you.</p> <p>18 CHAIRMAN CASHMAN: So the next issue is</p> <p>19 really I kind of want to get a sense on your</p> <p>20 feel of the public benefit and where it is</p> <p>21 currently and your thoughts on that because</p> <p>22 that's a crucial piece.</p>	<p style="text-align: center;">311</p> <p>1 MS. RYAN: I still feel that there has</p> <p>2 to be something additive to it. I don't think</p> <p>3 that it quite meets the threshold yet for enough</p> <p>4 public benefit.</p> <p>5 MR. KRILLENBERGER: I don't mean to</p> <p>6 interrupt the flow here. But what was the</p> <p>7 700,000? Where did that go? What was the</p> <p>8 history with that?</p> <p>9 MR. JAMES: It went to KLM park.</p> <p>10 MR. BALAS: The park district, the</p> <p>11 standard donation that's due for a 36-unit</p> <p>12 subdivision. So the park district is supposed</p> <p>13 to take that money and make improvements with</p> <p>14 that for the benefit of --</p> <p>15 MR. KRILLENBERGER: It seems to me like</p> <p>16 that's relevant here.</p> <p>17 MS. MC MAHON: That came before it was</p> <p>18 being --</p> <p>19 CHAIRMAN CASHMAN: That was part of the</p> <p>20 previous --</p> <p>21 MS. CRNOVICH: That was part of the</p> <p>22 subdivision.</p>

<p style="text-align: right;">312</p> <p>1 CHAIRMAN CASHMAN: If you put a public  2 park in, couldn't that have been in lieu of  3 that? Couldn't you have done something in the  4 property in lieu of the 720?  5 MR. JAMES: Not in a subdivision of  6 that -- I mean, yes, we could have put a park  7 in there; but it wouldn't have qualified  8 sufficient to offset any cash donation.  9 CHAIRMAN CASHMAN: I think it's  10 something we can acknowledge, but I don't think  11 it's part of the application.  12 MR. JAMES: But it's a real number, a  13 lot, a big number.  14 CHAIRMAN CASHMAN: I know.  15 MR. KRILLENBERGER: I stand on my  16 position again with the factors.  17 MR. JAMES: You say you are okay with  18 it?  19 MR. KRILLENBERGER: I am okay with it.  20 CHAIRMAN CASHMAN: So Mary, you say  21 like a little more development. Scott?  22 MR. PETERSON: I'm okay with it. Dial</p>	<p style="text-align: right;">314</p> <p>1 the planned unit development, I would like to  2 see more.  3 CHAIRMAN CASHMAN: If it wasn't a dog  4 park, what would you like to see?  5 MS. CRNOVICH: Maybe some sort of  6 outdoor activity because I think it's great  7 having the park there.  8 CHAIRMAN CASHMAN: Outdoor activity?  9 MR. JAMES: A what?  10 CHAIRMAN CASHMAN: Outdoor activity.  11 MS. CRNOVICH: Some sort of -- Can we  12 use the park some other way? What does the park  13 need over there?  14 MR. JAMES: I can't hear, I'm sorry.  15 MS. CRNOVICH: I'm sorry. I will speak  16 closer into the microphone.  17 Maybe there is some other use for  18 the park over in that area besides a dog park.  19 You know, maybe soccer field or something or --  20 CHAIRMAN CASHMAN: Well --  21 MS. CRNOVICH: I will give that some  22 more thought, but I just feel with the PUD with</p>
<p style="text-align: right;">313</p> <p>1 it up a little bit, but we don't have to  2 reinvent the wheel.  3 MS. MC MAHON: The dog park is a nice  4 start, and I would like to see that. Maybe I  5 would like to see that developed a little bit  6 more, but I'm not sure that's really enough. I  7 would like to see something more than that.  8 MS. CRNOVICH: I would like to see, I  9 think, more giving back to the Village, too.  10 Maybe not a dog park. Sorry, I don't have a  11 dog. I'm wondering if --  12 MR. PETERSON: I'll buy you one.  13 MR. KRILLENBERGER: Cat park?  14 CHAIRMAN CASHMAN: Now we know what to  15 get you.  16 MS. CRNOVICH: I just feel that moving  17 forward, you are asking for a planned  18 development. And so far there is, what, four or  19 five variance requests. And there should be --  20 And I understand you have given money to the  21 park district but that was for the subdivision  22 regulations. So now I'm considering this for</p>	<p style="text-align: right;">315</p> <p>1 the variances you are requesting and the  2 density, even though I understand we are getting  3 something back from the density, it's asking a  4 lot for that piece of property.  5 CHAIRMAN CASHMAN: Mark?  6 MR. WILLOWBEE: I was at KLM on Sunday.  7 I understand the time constraints are not  8 necessarily precluding the different uses  9 between -- I understand the need for physical  10 separation of the uses at the park. I think  11 there is a benefit for that. I'm still more  12 concerned about the open space that's on the  13 site and how those, I don't understand exactly  14 how all the calculations on the open space have  15 been derived. I understand you moved some from  16 out of the lots that were part of the -- and to  17 the number --  18 MR. JAMES: Yes. In a platted  19 subdivision, just like on your street where you  20 live, all the lots are private.  21 MR. WILLOWBEE: I understand.  22 MR. JAMES: So what we did here is we</p>

<p style="text-align: center;">316</p> <p>1 reduced the size of the lots, we put in the  2 corner 33,000.  3 MR. WILLOWBEE: I absolutely understand  4 that.  5 MR. JAMES: That's a common park.  6 MR. WILLOWBEE: My question is there  7 is -- And I understand the different  8 definitions of the zoning ordinance for open  9 space. My question is, the increase -- I would  10 like to see what the impervious area comparison  11 between the two sites are, the proposed and the  12 current.  13 MR. JAMES: I think those numbers --  14 We have done that, have we not?  15 MR. WILLOWBEE: We have 59 driveways  16 instead of 36.  17 MR. JAMES: We have the lot coverage,  18 and that's already been -- I think that was  19 already submitted.  20 MR. WILLOWBEE: No. I would like the  21 pure and total impervious area for the two  22 different, from not on a lot coverage basis.</p>	<p style="text-align: center;">318</p> <p>1 MR. JAMES: We have done it.  2 CHAIRMAN CASHMAN: There is a  3 spreadsheet, it's really small.  4 MR. WILLOWBEE: Right.  5 MR. JAMES: Why am I trying to answer  6 it.  7 MR. SMITH: I think we did it. I think  8 there is a comparable number as far as  9 impervious coverage between the two scenarios.  10 There has to be because otherwise we have to  11 make the pond larger.  12 MR. WILLOWBEE: I understand that, and  13 that goes to my other point. I don't mean to  14 drag this on. But with regard to the pond, the  15 Du Page County ordinance changed in the last 10  16 years. You have to deal with run-off reductions  17 and water quality for the stormwater ordinance.  18 You said at the last meeting it meets the  19 stormwater ordinance. Is that the new ordinance  20 for the Du Page County, or what was in place  21 10 years ago?  22 MR. JAMES: The Village has adopted the</p>
<p style="text-align: center;">317</p> <p>1 But I think that will help take away the  2 different classifications of common open space  3 versus private open space and really truly  4 understand the increase that we need to see.  5 CHAIRMAN CASHMAN: So impervious in the  6 36-home development versus impervious in the  7 proposed development. And I agree, it may be in  8 one of those previous reports because I never  9 did get through those.  10 MR. JAMES: Here is the problem, not  11 the problem with that, we have got four  12 different models.  13 CHAIRMAN CASHMAN: Just take your  14 worst-case scenario.  15 MR. JAMES: We have done that in all of  16 the land coverage and everything else and fit  17 that for the calculations for the detention pond  18 and storage.  19 MR. WILLOWBEE: I understand.  20 MR. JAMES: We did that.  21 CHAIRMAN CASHMAN: I actually think you  22 might have already done the data.</p>	<p style="text-align: center;">319</p> <p>1 Du Page new stormwater.  2 MR. WILLOWBEE: I understand that.  3 MR. JAMES: And they want wetlands  4 instead of the detention pond. And quite  5 frankly, we prefer the pond. And we are going  6 to pay \$150,000 fee in lieu to have a pond,  7 which we think is working well now. We have had  8 no downstream flooding, which we --  9 When we first bought the property,  10 that's all we heard about, heavy rains whether  11 it was in KLM park or the neighbors to the east;  12 but we are going to stick with the pond.  13 CHAIRMAN CASHMAN: And basically pay  14 that fee to the County? Who does that go to?  15 MR. BALAS: That's my understanding.  16 MR. WILLOWBEE: But that fee is  17 supposed to be a last resort, that fee is  18 supposed to be a last resort. It's supposed to  19 prove that it's --  20 MR. JAMES: It's a fee in lieu.  21 MR. WILLOWBEE: But per the ordinance  22 of Du Page County, I don't mean to digress, this</p>

<p style="text-align: right;">320</p> <p>1 is the time you need to look at --</p> <p>2 MR. BALAS: There is utility lines that</p> <p>3 line the pond.</p> <p>4 MR. WILLOWBEE: I --</p> <p>5 MR. JAMES: It is a very complex</p> <p>6 situation.</p> <p>7 MR. WILLOWBEE: Again, I understand</p> <p>8 that. I deal with these types of ordinances all</p> <p>9 the time. I want to get this on the table</p> <p>10 because, if this discussion does continue, I</p> <p>11 think we need at the conceptual stage look nor</p> <p>12 carefully at any stormwater management aspects</p> <p>13 of the site as opposed to just throwing</p> <p>14 \$150,000.</p> <p>15 CHAIRMAN CASHMAN: Could you just</p> <p>16 respond in more detail about all the issues?</p> <p>17 And describe how you got to choosing the 150 fee</p> <p>18 in lieu of and basically kind of give us more</p> <p>19 information on the stormwater as we go forward.</p> <p>20 MS. MC MAHON: Even on the stormwater,</p> <p>21 it's great there have been any problems; but</p> <p>22 there aren't any houses there either.</p>	<p style="text-align: right;">322</p> <p>1 MR. WILLOWBEE: When the new ordinance</p> <p>2 requires evaluation of reducing runoff and water</p> <p>3 quality best management practices. Hinsdale</p> <p>4 just spent a good amount of resources on the</p> <p>5 Woodlawn to implement drain infrastructure in a</p> <p>6 retrofit scenario. I think the time is now to</p> <p>7 look at the evaluation more carefully of</p> <p>8 stormwater management at the conceptual stage</p> <p>9 that needs to occur.</p> <p>10 CHAIRMAN CASHMAN: Public benefit?</p> <p>11 MS. FIASCONE: I'm fine with it.</p> <p>12 MR. JAMES: Pardon?</p> <p>13 MS. FIASCONE: I'm fine with it.</p> <p>14 CHAIRMAN CASHMAN: I like the starting</p> <p>15 point, and I was glad to see you brought</p> <p>16 something else today. I'm not a current dog</p> <p>17 owner, but the dog parks that I have seen that I</p> <p>18 think are more effective -- I still imagine the</p> <p>19 Village is going to keep open the limited, those</p> <p>20 two windows where you can run and use the entire</p> <p>21 park. So I really see this as being for the</p> <p>22 rest of the day. And maybe if you have a</p>
<p style="text-align: right;">321</p> <p>1 MR. WILLOWBEE: That's correct. Also,</p> <p>2 looking at the aerials, there has been a</p> <p>3 significant amount of erosion of the southern</p> <p>4 portion. If you look at Google Earth over time</p> <p>5 today, there is a lot of settlement in that</p> <p>6 pond. So there is concerns I would have from</p> <p>7 just a pure stormwater management, more than</p> <p>8 just raising that outfall structure --</p> <p>9 MR. JAMES: I'm having, I'm sorry --</p> <p>10 You have got to speak up. I have a hearing</p> <p>11 issue.</p> <p>12 MR. WILLOWBEE: My point is there is</p> <p>13 more concerns with the stormwater management</p> <p>14 than I think that are being presented here that</p> <p>15 I would have, as Laura --</p> <p>16 MR. JAMES: Our engineers have gone</p> <p>17 through that, and they have given us the</p> <p>18 calculations.</p> <p>19 MR. WILLOWBEE: I understand the</p> <p>20 calculations, but that's for stormwater</p> <p>21 detention.</p> <p>22 MR. JAMES: All of that.</p>	<p style="text-align: right;">323</p> <p>1 smaller dog, and you don't want it running.</p> <p>2 Most parks I've seen are two</p> <p>3 sections. There is like a small or inactive dog</p> <p>4 and large dog section.</p> <p>5 MR. JAMES: No problem with that, it's</p> <p>6 just a fence. We even have, if you look at the</p> <p>7 map carefully, the chart, we have a 10-foot</p> <p>8 sliding gate.</p> <p>9 CHAIRMAN CASHMAN: I saw it.</p> <p>10 MR. JAMES: That slides open so that</p> <p>11 the lawn equipment and what have you can come</p> <p>12 through and mow the lawn, then go back out.</p> <p>13 CHAIRMAN CASHMAN: Any thought, also</p> <p>14 typical features, dog drinking fountains, like</p> <p>15 one on each side?</p> <p>16 MR. JAMES: That's not a problem. We</p> <p>17 have but I think the park district, you know,</p> <p>18 that's going to be turned on, turned off, is</p> <p>19 there water nearby, freeze up, all of that.</p> <p>20 CHAIRMAN CASHMAN: Well, if you could</p> <p>21 reach out to the Village to the park and rec, to</p> <p>22 the Village to see. I think it would make it a</p>



<p style="text-align: center;">324</p> <p>1 more functional park.</p> <p>2 MR. JAMES: We have got a line on</p> <p>3 those. But if you want, it's not a problem.</p> <p>4 It's just does the Village -- Somebody said</p> <p>5 something about a water feature. Well, if you</p> <p>6 bring your dog in the car, he goes in, he or she</p> <p>7 goes in the water feature, then they want to go</p> <p>8 home, you've just got a wet car.</p> <p>9 CHAIRMAN CASHMAN: I wasn't thinking --</p> <p>10 I've seen those. But I was thinking more they</p> <p>11 are basically drinking fountains. The button is</p> <p>12 up high and the fountain is down low.</p> <p>13 MR. JAMES: We have all the information</p> <p>14 on it.</p> <p>15 CHAIRMAN CASHMAN: So a couple, so</p> <p>16 those on each side. I'm trying to remember if</p> <p>17 you were shown any kind of paths within for the</p> <p>18 owners? You did show us some benches but</p> <p>19 possibly you had the crushed limestone coming</p> <p>20 in?</p> <p>21 MR. JAMES: We talked about that.</p> <p>22 CHAIRMAN CASHMAN: Doing like a</p>	<p style="text-align: center;">326</p> <p>1 tunnels, tubes, different things for play. I</p> <p>2 think you had stuff, I thought, about signage</p> <p>3 for typically the rules.</p> <p>4 But I would recommend maybe talking</p> <p>5 with parks and rec and probably the Hinsdale</p> <p>6 Humane Society to get some input from them. The</p> <p>7 Hinsdale Humane Society is a great organization</p> <p>8 in our town, and I'm sure they would have some</p> <p>9 good input since they are definitely dog lovers.</p> <p>10 But I think coming back with</p> <p>11 something that we could really hang our hat on</p> <p>12 and be proud of would make me more comfortable</p> <p>13 and feel that that's a really good benefit that</p> <p>14 we could approve and move it forward.</p> <p>15 MR. JAMES: We don't have a problem</p> <p>16 enhancing the park. But what we were keeping in</p> <p>17 mind, again going back to this fiduciary</p> <p>18 responsibility, it's nice to have all these</p> <p>19 things. But your park people, the maintenance</p> <p>20 people have to be happy with it. Because if</p> <p>21 not, you are going to get stones and what have</p> <p>22 you in there, and it's going to cost you \$1,000</p>
<p style="text-align: center;">325</p> <p>1 perimeter loop or something might be helpful</p> <p>2 or --</p> <p>3 MR. JAMES: We talked about the</p> <p>4 limestone path with our landscape architect. We</p> <p>5 finally said, You know, they could be mowing the</p> <p>6 lawn out there, it's all grass now, it's not</p> <p>7 going to be heavy traffic. The limestone path,</p> <p>8 when it gets into lawnmowers, it's going to</p> <p>9 cause more damage than it's worth.</p> <p>10 CHAIRMAN CASHMAN: It could be asphalt.</p> <p>11 MR. JAMES: It's a path crossing a</p> <p>12 large area.</p> <p>13 MR. MC GINNIS: The parks department</p> <p>14 would rather have asphalt. The crushed</p> <p>15 limestone is an ongoing maintenance problem.</p> <p>16 CHAIRMAN CASHMAN: Okay. If you could</p> <p>17 look into that, I think that would make it more</p> <p>18 attractive. You are going to be doing a lot of</p> <p>19 excavation at Hinsdale Meadows. A lot of times</p> <p>20 berming, you know, they do small hills and stuff</p> <p>21 that allow the dogs to play. There is all kinds</p> <p>22 of things, actually accessories, teeter-toters,</p>	<p style="text-align: center;">327</p> <p>1 to fix. They will say, Why did you do that.</p> <p>2 CHAIRMAN CASHMAN: Maybe if you can</p> <p>3 reach out to the Village and parks and rec, I</p> <p>4 think that would be a great place to start.</p> <p>5 Because I also do want the Village, whatever</p> <p>6 this is, to be happy because they are going to</p> <p>7 have to maintain it.</p> <p>8 MR. JAMES: I don't know where the</p> <p>9 closest water line is. But they are going to</p> <p>10 have turn it on and turn off, otherwise it</p> <p>11 freezes and whatever.</p> <p>12 CHAIRMAN CASHMAN: Rob, I'm sure Rob</p> <p>13 knows where it is.</p> <p>14 MR. MC GINNIS: No problem.</p> <p>15 MR. JAMES: You have to think of the</p> <p>16 ongoing maintenance.</p> <p>17 CHAIRMAN CASHMAN: So with that, it's</p> <p>18 just about 11:00. What I would like to do, I</p> <p>19 think we got closer, I appreciate all the</p> <p>20 information you sent; but I think we just have a</p> <p>21 few things we need to address.</p> <p>22 The homeowner association covenants</p>

<div>328</div> <div> <div>1 are important. This public benefit is</div> <div>2 important. Some of the other questions that the</div> <div>3 Commissioners have. I think if you could</div> <div>4 respond with those, what I would like to do is</div> <div>5 continue this to the December 14 meeting and</div> <div>6 look forward to seeing what package you submit</div> <div>7 then to us.</div> <div>8 Because I think, I really think we</div> <div>9 are making some headway. And it's an exciting</div> <div>10 project. I think it's important for us as a</div> <div>11 Commission and, ultimately, for the Board just</div> <div>12 to be good stewards and make sure that we are</div> <div>13 kind of dotting our Is and crossing our Ts and</div> <div>14 making sure that this is done properly.</div> <div>15 MR. JAMES: We want it to be right as</div> <div>16 well.</div> <div>17 CHAIRMAN CASHMAN: I know you do.</div> <div>18 MR. JAMES: There is no question about</div> <div>19 it.</div> <div>20 CHAIRMAN CASHMAN: You had some great</div> <div>21 character witnesses here tonight. So we are</div> <div>22 excited to see what the James Company can build</div> </div>	<div>330</div> <div> <div>1 STATE OF ILLINOIS )</div> <div>) ss.</div> <div>2 COUNTY OF DU PAGE )</div> <div>3</div> <div>4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,</div> <div>5 do hereby certify that I am a court reporter</div> <div>6 doing business in the State of Illinois, that I</div> <div>7 reported in shorthand the testimony given at the</div> <div>8 hearing of said cause, and that the foregoing is</div> <div>9 a true and correct transcript of my shorthand</div> <div>10 notes so taken as aforesaid.</div> <div>11</div> <div>12</div> <div>13</div> <div>14 Janice H. Heinemann CSR, RDR, CRR</div> <div>License No 084-001391</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> </div>
<div>329</div> <div> <div>1 in Hinsdale.</div> <div>2 MR. JAMES: Thank you.</div> <div>3 CHAIRMAN CASHMAN: With that, can I</div> <div>4 have a motion to continue this to the</div> <div>5 December 14 meeting.</div> <div>6 MR. KRILLENBERGER: I so motion.</div> <div>7 MS. MC MAHON: Second.</div> <div>8 CHAIRMAN CASHMAN: Anna?</div> <div>9 MS. FIASCONE: Aye.</div> <div>10 MR. WILLOWBEE: Aye.</div> <div>11 MS. CRNOVICH: Aye.</div> <div>12 CHAIRMAN CASHMAN: Aye.</div> <div>13 MS. MC MAHON: Aye.</div> <div>14 MR. PETERSON: Aye.</div> <div>15 MS. RYAN: Aye.</div> <div>16 MR. KRILLENBERGER: Aye.</div> <div>17 * * *</div> <div>18 (Whereupon the further public</div> <div>19 hearing of above-entitled cause</div> <div>20 was continued to December 14 at</div> <div>21 7:30 p.m.)</div> <div>22</div> </div>	

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