

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
October 12, 2016
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, October 12, 2016, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Cashman, Commissioner Ryan, Commissioner Peterson, Commissioner Fiascone, Commissioner Unell, Commissioner Crnovich and Commissioner Krillenberger

ABSENT: Commissioner McMahon

ALSO PRESENT: Chan Yu, Village Planner, Robb McGinnis, Director of Community Development, and Michael Marrs, Village Attorney
Applicant Representatives for Case: A-28-2016 and A-18-2016

Approval of Minutes

Chairman Cashman asked the Plan Commission (PC) for any revisions or comments from the September 14, 2016, meeting. With none, Chairman Cashman asked for a motion to approve the minutes. Commissioner Krillenberger motioned and Commissioner Crnovich seconded. The motion passed unanimously (7 Ayes and 1 absent).

Findings and Recommendations

Case A-22-2016 – 22 E. First St. – Peter Burdi/Nabuki Restaurant – Exterior Appearance for a new flush wall, door and windows on existing building exterior breezeway in the B-2 Central Business District.

Chairman Cashman provided a summary of the application and the consensus at the last meeting. After, he asked the PC for any comments. With none, he asked for a motion to approve the Findings and Recommendations.

Commissioner Ryan motioned to approve, Commissioner Peterson seconded and the motion passed unanimously (7 Ayes and 1 absent).

Sign Permit Review

Case A-28-2016 – 811 N. Elm St. – DFB Consulting – 1 New Ground Sign to replace previous tenant's ground sign.

Chairman Cashman reviewed the next item on the agenda as a sign application that has an update per Chan, the Village Planner, and that the applicant has reconsidered applying for a

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variation to the Zoning Board of Appeals. Instead, they will move the sign to meet the 10-foot setback distance from the property line. He next asked the applicant to please introduce himself and the request.

Mr. Robby White, from Olympic Sign Lombard location, introduced himself. He summarized the request to reface the ground sign and it was his understanding the current setback is about 6 feet from the sidewalk, which is nonconforming. The request now is to move the sign back 10 feet to be conforming, and turn the sign to face the street. Given, it will essentially be a single-faced sign instead of the current double-faced sign. The rear of the sign will be blanked out.

Chairman Cashman said great, we like compliant sign applications. He next asked if there are any questions for the sign applicant.

Commissioner Krillenberger replied he had none.

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 (7 Ayes and 1 absent).

Chairman Cashman thanked the petitioner.

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

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 explained this item is to formally schedule the public hearing at the next PC meeting on November 9. To that end, Chairman Cashman asked for a motion to schedule the public hearing for the November 9, 2016 PC meeting.

Commissioner Ryan motioned to approve, Commissioner Peterson seconded, and the motion passed unanimously (7 Ayes and 1 absent).

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

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Chairman Cashman reviewed the next item on the agenda as public hearing item case A-18-2016, the Hinsdale Meadows venture at 55th Street and County Line Road. He next mentioned that he looks forward to the presentation, however, given the high volume of information, will be looking to see how everyone feels, energy wise, at about 10:30 PM. With that, Chairman Cashman opened the public hearing for the applicant to be sworn in to present. And as a friendly reminder, for anyone speaking, to please do so into the microphone so that everyone can be heard.

Mr. Edward James introduced himself as the Principal of Edward R. James Companies, and is here tonight to represent the Hinsdale Partners Venture and discuss the proposed plan for Hinsdale Meadows at the corner of County Line and 55th planned unit development (Planned Development). He reviewed that has a PowerPoint presentation, which he hopes won't take too long, but at the same time, wants to make sure everyone receives the information. Mr. Ed James gave a very comprehensive (55-slide) PowerPoint presentation, that included information of the development team, overview of the subject property/zoning request, Planned Development (PD) variance requests, a comparison of the previously approved R-2 Code compliant plan and current PD, market demand for age targeted housing, and floor plans.

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

There were 3 people in the audience that spoke during the public hearing segment. Two people were supportive for the plan because it makes sense to them. They believed there is a need for a downsized home in Hinsdale. One of the three, however, expressed concerns for the plan because of the higher density of the use and narrow streets, which she believed may be a turning radius issue.

Chairman Cashman stated that he looks forward in continuing this discussion at the next meeting, and asked for a motion to continue the public hearing on November 9, 2016.

Commissioner Krillenberger motioned to approve, Commissioner Unell seconded, and the motion passed unanimously (7 Ayes and 1 absent).

The meeting was adjourned at 10:22 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Chan Yu', with a stylized flourish at the end.

Chan Yu, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:

Case A-18-2016

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

REPORT OF PROCEEDINGS had and testimony
taken at the hearing of the above-entitled
matter before the Village of Hinsdale Plan
Commission at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 12th day of October, 2016, at
the hour of 7:36 p.m.

<p style="text-align: right;">2</p> <p>BOARD MEMBERS PRESENT: MR. STEPHEN CASHMAN, Chairman; MS. JULIE CRNOVICH, Member; MS. ANNA FIASCONE, Member; MR. JIM KRILLENBERGER, Member; MR. SCOTT PETERSON, Member; MS. MARY T. RYAN, Member; MR. TROY UNELL, Member.</p> <p>ALSO PRESENT: MR. ROBB MC GINNIS, Director of Community Development/Building Commissioner;</p> <p>MR. MICHAEL A. MARRS, Village Attorney;</p> <p>MR. CHAN YU, Village Planner;</p> <p>MR. EDWARD R. JAMES, Edward R. James Companies;</p> <p>MR. MICHAEL BALAS, Edward R. James Companies;</p> <p>MR. BRETT DUFFY, Spaceco Inc.;</p> <p>MR. JEFF MULCRONE, BSB Design;</p> <p>MR. TERRENCE J. SMITH, BSB Design.</p> <p style="text-align: center;">* * *</p>	<p style="text-align: right;">4</p> <p>1 So I think we need to open the 2 public hearing and then swear in anyone who is 3 going to testify related to this project. 4 (Audience sworn en masse.) 5 MR. JAMES: As an order of business, I 6 guess we are having difficulty picking up voices 7 on your microphones for the television recording 8 and for our court reporter. So if you are 9 making a presentation, please speak into the 10 mike and stay near the microphone so we can make 11 sure that everybody can hear this. 12 With that, I want basically the 13 applicant to go through -- I saw a brief 14 overview of your presentation at a previous 15 board meeting and now look forward to hearing it 16 in detail. Please introduce each person that 17 speaks and state your name, who you are with, 18 I'd appreciate that. 19 MR. JAMES: Good evening. My name is 20 Edward James. I'm the principal with Edward R. 21 James Companies, and I'm here tonight to 22 represent the Hinsdale Partners Venture and</p> <p>07:38:06PM</p> <p>07:39:39PM</p>
<p style="text-align: right;">3</p> <p>1 CHAIRMAN CASHMAN: Next order of 2 business is the public hearing for 3 Case A-18-2016 for 55th Street and County Line 4 Road, Hinsdale Meadows Venture. 5 One thing, as an introduction, I'm 6 not sure how long we will go tonight. There is 7 an awful lot of information to cover. I look 8 forward to your presentation, going through this 9 in detail. If we get to around 10:30 or so and 10 we are still continuing along, we'll basically 11 do a continuation to the next meeting. We want 12 to make sure that you have the proper time to 13 present this project and that any citizens and 14 commissioners have time to thoroughly question 15 and provide input. So just in the matter of not 16 being too exhausted to properly give it a proper 17 hearing, I just want to give you a heads-up that 18 around 10:30 we will kind of see where we are 19 at. It's quite a packet. It's been good to go 20 through, but we have plenty of questions. And I 21 look for forward to a more detailed presentation 22 by the applicant.</p> <p>07:36:59PM</p> <p>07:37:22PM</p>	<p style="text-align: right;">5</p> <p>1 discuss with you our proposed plan for Hinsdale 2 Meadows at the corner of County Line Road and 3 55th, a planned unit development. 4 I'm going to have a number of 5 slides, but I will try to keep the information 6 that you need out there but not take too long. 7 But I do want to make sure that you get 8 everything and you know that we, hopefully, we 9 have done our homework. 10 I have with me tonight our team, 11 our chief financial officer and assistant chief, 12 Michael Balas; Terry Smith from Bloodgood Sharp 13 Buster, BSB they call, land planner; Jeff 14 Mulcrone, BSB, architect; and Bret Duffy, 15 Spaceco, our consulting engineers. And I will 16 refer to them if there are any questions that I 17 think they are better to answer than myself. 18 I'm not an architect, I'm not an 19 attorney. I'm just a guy who has been building 20 homes for the last 60 years. So what I'm here 21 to talk to you tonight about is Hinsdale Meadows 22 and the need for empty-nester housing, or we</p> <p>07:40:32PM</p> <p>07:41:04PM</p>

<div>6</div> <div>1 call it age-targeted housing. The proposed</div> <div>2 plan, our proposed plan is for luxury residences</div> <div>3 in recognition of the substantial and growing</div> <div>4 demand for this type of housing and for which</div> <div>5 there has been a demonstrated need in Hinsdale.</div> <div>6 And that demonstrated need was some months ago</div> <div>7 when there was a public hearing before the</div> <div>8 trustees' meeting. I think there was about 24</div> <div>9 residents all suggested that this is what they</div> <div>07:41:50PM 10 wanted for Hinsdale; and yet, there wasn't</div> <div>11 anything for them to move into.</div> <div>12 As noted in Builder Magazine, there</div> <div>13 are 67 million 55 and over homeowners today.</div> <div>14 55 percent of these homeowners who plan to move</div> <div>15 is more than an impressive 27 million people.</div> <div>16 19 million plan to buy a home and nearly</div> <div>17 8 million expect to move within the next</div> <div>18 4 years. This is important. The number one</div> <div>19 ranking influence of purchasing a new home given</div> <div>07:42:38PM 20 8 choices -- and this is a quote -- "'Need for a</div> <div>21 change in home layout,' ranks highest, clearly a</div> <div>22 hybrid of need and desire ..."</div>	<div>8</div> <div>1 issues that we must present to give you the</div> <div>2 ability to say yes and to give the trustees a</div> <div>3 reason to say, yes, we think this planned unit</div> <div>4 development is better than the traditional R-2</div> <div>5 zoning, the district that it is in. And I hope</div> <div>6 when we are finished tonight I will be able to</div> <div>7 satisfy you. And if we haven't covered the</div> <div>8 subject, please be sure to ask the questions and</div> <div>9 we will try to respond to you.</div> <div>07:44:33PM 10 (Slide presentation:) I'm not</div> <div>11 going to go through the 7 points that are</div> <div>12 listed, but I hope that the discussion and the</div> <div>13 slides will demonstrate our answers. This list</div> <div>14 here is a list of all our consultants, and I've</div> <div>15 mentioned the three of them that are here this</div> <div>16 evening.</div> <div>17 This is the subject of the property</div> <div>18 and the zoning request. Here is the property as</div> <div>19 it sits today. This is a recent photograph</div> <div>07:45:19PM 20 taken probably a month and a half ago. Let me</div> <div>21 outline the interesting points. At the top is</div> <div>22 55th Street, on the left is County Line Road.</div>
<div>7</div> <div>1 We are pleased to present to you</div> <div>2 tonight a collection of housing options and</div> <div>3 homes that we feel will satisfy the need in</div> <div>4 Hinsdale, in fact, many other communities as</div> <div>5 well. And we want Hinsdale residents to be able</div> <div>6 to enjoy their established relationships,</div> <div>7 friends and family while living in a home that</div> <div>8 offers single-level living free from the</div> <div>9 responsibilities of landscape maintenance and</div> <div>07:43:18PM 10 snow removal and the other burdens often</div> <div>11 associated with larger single-family homes.</div> <div>12 And you are looking and talking to</div> <div>13 a person who last year moved out of a large home</div> <div>14 in Winnetka, 6,000 feet, into an empty-nester</div> <div>15 home that we built in Northfield, and one-story</div> <div>16 living. We have a 2nd floor similar to what we</div> <div>17 will be talking about here, and we love it. We</div> <div>18 just love it. It's convenient. We still shop</div> <div>19 at the same stores, go to the same churches,</div> <div>07:43:51PM 20 close to our grandchildren; and we didn't have</div> <div>21 to move out of town. We just love it.</div> <div>22 We are aware of the reasons and the</div>	<div>9</div> <div>1 On the right is the Village of Burr Ridge and</div> <div>2 single-family homes. And on the south at this</div> <div>3 point and coming down south all the way here,</div> <div>4 you have RML Hospital. And at this point you</div> <div>5 have KLM park. So the only real abutting</div> <div>6 single-family homes that we have for this</div> <div>7 property are over here in Burr Ridge.</div> <div>8 And other than that, it's the</div> <div>9 arterial road at 55th, County Line Road, the</div> <div>07:46:08PM 10 hospital, its parking lots, and KLM park. The</div> <div>11 zoning surrounding the property on the north,</div> <div>12 north of 55th Street, is R-1. On the east, as I</div> <div>13 mentioned, is Burr Ridge, single-family. On the</div> <div>14 west across County Line Road is R-3. And south,</div> <div>15 as I expressed, is the KLM -- Hospital in this</div> <div>16 area and down here further south is the KLM</div> <div>17 park. The balance of the property south of</div> <div>18 County Line or south of 55th Street -- not the</div> <div>19 balance of it but much of it is zoned R-5.</div> <div>07:47:02PM 20 The zoning request. We are asking</div> <div>21 for a text amendment and both the plan -- The</div> <div>22 trustees have told us that they want the Plan</div>

<p style="text-align: center;">10</p> <p>1 Commission not only to approve the plan but to 2 approve the text amendment as well. And then 3 send it back to them so that they can deal with 4 it after you have reviewed it.</p> <p>5 And we are talking about a special 6 use permit for 24.5 acres, an R-2 planned 7 development to be known as Hinsdale Meadows.</p> <p>8 This slide -- I'm sorry you can't see it as 9 well as you should. But this slide -- Let me 10 get the next one. Let me go back.</p> <p>11 Those were the Table of Compliance 12 and variations. There are a few variations that 13 we will be asking for, and I'm going to look -- 14 What happened here. Oh, there. The 15 single-family lots -- Here we go, it's hard to 16 see this, I'm sorry.</p> <p>17 The minimum lot area in R-2 is 18 20,000 square feet. In our proposed development 19 the single-family homes will have a minimum lot 20 size of 10,000 square feet. The duplex home 21 will have a minimum lot size of 15,000 feet. 22 The minimum width of the lots in R-2 -- actually</p>	<p style="text-align: center;">12</p> <p>1 large single-family detached homes on about 2 1.5 dwelling yards per acre.</p> <p>3 This is the property, again the 4 aerial view; but I will explain what we are 5 doing here. Again, the top is 55th Street, 6 County Line on the left. As you enter the 7 property off of County Line Road, there is a 8 single-family home which we constructed several 9 years ago. And it has been rented ever since. 10 It's vacant now. It will be retained and it 11 will be sold within the development, one of the 12 59 units.</p> <p>13 There are two other homes up near 14 the north property line, and they are partially 15 constructed. They have been -- let's use the 16 word -- mothballed, closed up, and those homes 17 will be torn down and become part of the 57-unit 18 empty-nester homes.</p> <p>19 Next to lot 1, there is a lot 2. 20 And we intend to construct another traditional 21 single-family home there next to the existing 22 single-family traditional home. The balance of</p>
<p style="text-align: center;">11</p> <p>1 the minimum depth is 125 feet, and we comply 2 with that on both of our proposed single-family 3 and multifamily buildings.</p> <p>4 The minimum lot width is 100 feet. 5 And we have one lot, lot 32, which is 56 feet. 6 It's pie-shaped. It's at the far south end of 7 the property abutting -- not abutting up but 8 closer to KLM park. And then we have the 9 duplex, which is 85 feet in width. The front 10 yard setback in the R-2 district is 35 feet. We 11 are asking for 30 feet in each case. The corner 12 and side yard setbacks are 35 feet. And again, 13 we are asking for a 30 feet difference -- that's 14 35 feet in both of those areas.</p> <p>15 The interior side yard setback in 16 the R-2 was 10 feet, and we are seeking 8 feet 17 for the single-family and 9 feet for the duplex. 18 The rear yard setback is 25 feet in R-2, and we 19 are remaining at 25 feet for our single-family 20 homes and our duplex. This is the existing site 21 plan on the left, and it's a plat of subdivision 22 on the right. It's R-2 zoning and provides 36</p>	<p style="text-align: center;">13</p> <p>1 the homes would be 57 empty-nester homes, 2 30 duplex homes, all with 1st floor master 3 bedrooms, and 27 detached single-family homes, 4 all with 1st floor master bedrooms. The lower 5 picture on the right is the existing pond. It's 6 a detention pond, which has been functioning 7 well ever since we built it and that will 8 remain.</p> <p>9 The proposed site plan that we are 10 talking about is on the screen now. It's an R-2 11 planned development. It has 44 buildings, 12 1.8 per acre. It has a total of 59 units, 13 2.4 dwelling units per acre, 29 single-family 14 detached homes on average lot sizes of 12,285 15 square feet with a minimum, as I mentioned 16 before, of 10,000 feet. There will be 30 duplex 17 homes. And for now we are calling them duplex 18 or duets. The average combined lot size for 19 that single building with two units is about 20 17,920 square feet and combined together they 21 will have a minimum combined footprint of 15,000 22 square feet.</p>

<div>14</div> <div> <p>1 It is fee simple ownership. There</p> <p>2 are two parks included, which we are referring</p> <p>3 to as common open space. One is at the corner</p> <p>4 of 55th Street County Line Road, and the other</p> <p>5 is just off of the entrance off of 55th right</p> <p>6 about there. Those two parks contain over</p> <p>7 44,000 square feet. And they are what we call</p> <p>8 common open space. There will be a sidewalk</p> <p>9 connection. The sidewalks come in off of County</p> <p>10 Line and off of 55th. They run through the</p> <p>11 entire project. They will go all the way down</p> <p>12 here, and we will provide a connection directly</p> <p>13 from there into Katherine Legge park. So the</p> <p>14 homeowners and residents can go to the park,</p> <p>15 walk their dogs, whatever they want to do,</p> <p>16 without having to go out on the street and</p> <p>17 connect right up to Katherine Legge park.</p> <p>18 The proposed plan, and I'm not</p> <p>19 going to go through a lot of this, but I will do</p> <p>20 it quickly. The 55th Street, the setback is</p> <p>21 50 to 75 feet. County Line Road, 35 feet.</p> <p>22 County Line Road lots 3 to 7, 75 feet. East</p> </div> <div>07:54:17PM</div> <div>07:54:50PM</div>	<div>16</div> <div> <p>1 And we come up with a lot coverage</p> <p>2 proposed for the fee simple lots of 33 percent,</p> <p>3 and the maximum permitted in R-2 zoning district</p> <p>4 is 50 percent. The floor plan ratio for the FAR</p> <p>5 zoning code includes walkout basements in the</p> <p>6 FAR. We have a number of walkout basements and</p> <p>7 lookout basements, which we will describe later.</p> <p>8 And so that we are about</p> <p>9 8.25 percent over the permitted increase in the</p> <p>10 maximum FAR. And much of this is the result of</p> <p>11 the duplex homes and the walkout or window-type</p> <p>12 basements. That's because it's included in this</p> <p>13 FAR.</p> <p>14 Here is a schedule of the basement</p> <p>15 configurations. We have standard basements,</p> <p>16 lookout basements with windows. If you are</p> <p>17 familiar with an English basement, you see</p> <p>18 sometimes in Chicago, you can see the windows</p> <p>19 but you can't walk in. Then we have a walkout</p> <p>20 basement and that walkout basement has sliding</p> <p>21 doors. And you can go out and sit on the patio</p> <p>22 in the lower level. In the single-family, we</p> </div> <div>07:56:59PM</div> <div>07:57:37PM</div>
<div>15</div> <div> <p>1 property line, 50 feet. South property line,</p> <p>2 KLM park, 50 feet. South property line yard to</p> <p>3 the hospital -- that's this area right in this</p> <p>4 area here -- 10 feet.</p> <p>5 When it came time to look at the</p> <p>6 building lot coverage at FAR, we don't know what</p> <p>7 kind of homes the single-family homes would be,</p> <p>8 how large they would be. So we took the maximum</p> <p>9 FAR and put that down as a 25 percent for the</p> <p>10 R-2 zoning. Then when it took time to figure</p> <p>11 out, we have four different home plans, some</p> <p>12 different floor plans, larger and smaller. We</p> <p>13 took the largest empty-nester house you could</p> <p>14 put on any of the individual lots, our architect</p> <p>15 and planner did that. And that's how we came up</p> <p>16 with the lot coverage and the FAR. So we are</p> <p>17 not saying we are taking the largest home that</p> <p>18 could go on the lot, no. Let's say it's 25. If</p> <p>19 that could take a 3,000 square foot house,</p> <p>20 that's what we included, and we did our</p> <p>21 calculations for lot coverage and FAR. We did</p> <p>22 that throughout the entire project.</p> </div> <div>07:55:43PM</div> <div>07:56:14PM</div>	<div>17</div> <div> <p>1 have 12 standard basements. In the duplex, we</p> <p>2 have another 12 for a total of 24 standard</p> <p>3 basements. Lookout basements, single-family</p> <p>4 homes, we have 7 of those. The duplexes have 12</p> <p>5 for a total of 19. The walkout basements in the</p> <p>6 single-family have 10, 10 walkout situations and</p> <p>7 the duplexes 6 for a total of 16. So we have</p> <p>8 29 standard-type basements. I mean 29 basement</p> <p>9 issues and 30 in the duplex for a total of</p> <p>10 59, and that pretty much takes care of the</p> <p>11 basement configurations. And this is based on</p> <p>12 where the property, where the property lies.</p> <p>13 In the center part here, and if you</p> <p>14 see all the gray buildings versus the brown or</p> <p>15 yellow buildings, all the gray and yellow -- the</p> <p>16 gray buildings are duplex homes and the brown</p> <p>17 are the single-family detached. All of the</p> <p>18 perimeter of the property on 55th and County</p> <p>19 Line Road are all single-family detached homes</p> <p>20 with the exception of this unit here, which is a</p> <p>21 duplex. And we have duplexes in this area and</p> <p>22 then single-family here, and then one duplex</p> </div> <div>07:58:16PM</div> <div>07:58:52PM</div>

<p style="text-align: center;">18</p> <p>1 here by KLM park abutting up to the hospital.</p> <p>2 The rest of the duplexes are in the</p> <p>3 center of the property located in this area.</p> <p>4 And there is an open space in the middle there</p> <p>5 because it's a depression, and some of these</p> <p>6 units will have both walkout and window-type</p> <p>7 basements. The balance of the window or walkout</p> <p>8 basements, most of them are in this area here</p> <p>9 overlooking, overlooking the pond that's at a</p> <p>07:59:29PM 10 lower elevation.</p> <p>11 The building heights. All of the</p> <p>12 building heights are within the regulations at</p> <p>13 the front street level. But when we get to an</p> <p>14 area where the ground is falling away, whether</p> <p>15 it be just enough for a window basement or for a</p> <p>16 full walkout basement, the elevation from that</p> <p>17 final level will be higher than the permitted</p> <p>18 use. We have been doing this for years, and</p> <p>19 it's not untypical. The alternative to that is</p> <p>08:00:10PM 20 to level out the land, build it up, take down</p> <p>21 whatever trees are there that are in the rear</p> <p>22 yards and destroy it, if you will. Or just</p>	<p style="text-align: center;">20</p> <p>1 asked them to come up with market feasibility,</p> <p>2 if you will. At least 84.6 of the 2015 closings</p> <p>3 in Hinsdale and Burr Ridge in this submarket</p> <p>4 were sold for under \$1.5 million. That's</p> <p>5 84 percent in 2015. The chart on the left are</p> <p>6 all the calculations.</p> <p>7 The single-family home inventory in</p> <p>8 Hinsdale and Burr Ridge, the current conditions,</p> <p>9 8.87 months of current supply of homes priced at</p> <p>08:02:14PM 10 less than \$1.5 million. That's how long, that's</p> <p>11 how much inventory you have, 8.87 months of</p> <p>12 inventory. For homes priced over \$1.5 million,</p> <p>13 you have 22.24 months of current supply of homes</p> <p>14 over \$1.5 million.</p> <p>15 The conclusion that we reached, and</p> <p>16 Tracy Cross advised us, there is a low demand</p> <p>17 for homes priced in excess of \$1.5 million as</p> <p>18 would be built under our current 36-unit</p> <p>19 single-family home in the R-2 district. You</p> <p>08:02:52PM 20 would be priced at \$1.6 and higher. So that</p> <p>21 market is shallow to say the least.</p> <p>22 The market conditions and the</p>
<p style="text-align: center;">19</p> <p>1 don't give a walkout basement, provide a walkout</p> <p>2 basement, and just have a big bear concrete</p> <p>3 wall, foundation wall coming up; and that's not</p> <p>4 satisfy either.</p> <p>5 So this is something that you will</p> <p>6 have to recognize. And we would hope that you</p> <p>7 would say, yes, as long as the front elevation</p> <p>8 meets the requirements, we can live with this.</p> <p>9 And this goes back to one of our philosophies in</p> <p>08:00:48PM 10 our whole building over these last 60 years. We</p> <p>11 build to the land, not on the land. We want to</p> <p>12 take advantage of the natural topography, take</p> <p>13 advantage of the trees and everything else that</p> <p>14 is there, and try to enhance it, not destroy it.</p> <p>15 So that's why you see the window walkout</p> <p>16 basements. They do have a higher profile in the</p> <p>17 back, but the front streetscape meets the</p> <p>18 requirements. So you will have to deal with</p> <p>19 that, or we'll have to deal with it.</p> <p>08:01:20PM 20 We have gone to Tracy Cross &</p> <p>21 Associates, who have been our consultants for</p> <p>22 the market aspects for many, many years. And we</p>	<p style="text-align: center;">21</p> <p>1 demand for age-targeted homes. Public support</p> <p>2 was expressed for the empty-nester housing for</p> <p>3 the Hinsdale Meadows site during the February 2,</p> <p>4 2016, public meeting. I think there were</p> <p>5 24 residents that spoke and there were other</p> <p>6 e-mails and correspondence that came in to the</p> <p>7 trustees.</p> <p>8 The Tracy Cross report concluded</p> <p>9 that an age-targeted program for the Hinsdale</p> <p>08:03:29PM 10 Meadows site is viable while demand for the</p> <p>11 36 large traditional single-family homes is</p> <p>12 shallow. The viability of the proposed 59-unit</p> <p>13 program is especially true considering the lack</p> <p>14 of available empty-nester product in Hinsdale</p> <p>15 and Burr Ridge. That's Tracy Cross' conclusion.</p> <p>16 Not long ago on the right, and we</p> <p>17 are not going to dwell on it, there was an</p> <p>18 article in Crains, "The McMansion's Day has Come</p> <p>19 and Gone." Maybe some of you saw it. And it's</p> <p>08:04:08PM 20 about a Hinsdale residence, and we will just</p> <p>21 leave it at that.</p> <p>22 The rationale for the age-targeted</p>

<p style="text-align: center;">22</p> <p>1 versus the age-restricted communities, you have 2 heard both terms and what are they. We have 3 been in this business a long time, and we have 4 built projects all over the country. And an 5 age-targeted community is exactly what we are 6 talking about, and what we have been doing in 7 the Chicago area for the last -- Well, our 8 first building was age-targeted, that was in 9 1962. That was on a lakeshore in Wilmette 10 called 1630 Sheridan Road. It was a 10-story 11 104-unit coop. And in no man's land, which was 12 part of Wilmette, but they call it no man's 13 land. That sold out before we broke ground, 14 104 of them. That was an empty-nester project 15 before we, before the word empty-nester was 16 coined.</p> <p>17 Empty-nesters are not about a 18 community of several hundred acres with golf 19 courses, swimming pools, and all of the other 20 amenities that go with it that you see in 21 Florida and elsewhere, the Pulte developments 22 and Del Webb and so forth. That could be an</p>	<p style="text-align: center;">24</p> <p>1 age-restricted is what you need if you want to 2 do an age-restricted community. It's a large 3 project and with a whole life-style build. 4 That's what we are buying. They are buying in a 5 total life-style community.</p> <p>6 The fiscal impact. What's this 7 going to mean to the school district? What's 8 this going to mean to the Village? The current 9 student enrollment levels at the comparable 10 age-targeted communities, we surveyed 11 11 different communities, some in this immediate 12 area, others in the north shore. But all of 13 them, all of them came up with the following 14 statistics: Elementary students, the average 15 .04. High school students, .02 per unit.</p> <p>16 With the way these developments are 17 set up, no basketball hoops, no play yard in the 18 rear, restrictions on what they can do in their 19 open space of their yards just limit the 20 usability of the property and families who are 21 going to be paying this kind of money for a home 22 would sooner buy a single-family home with a</p>
<p style="text-align: center;">23</p> <p>1 age-restricted community, where one person in 2 the family has to be 55 or older. And it's a 3 nightmare to keep up and keep the records going. 4 But also it's a very, it is a slow sale when you 5 are in a community like this or elsewhere. And 6 I will get you those figures in a minute.</p> <p>7 The age-restricted community would 8 limit the target market and exclude potential 9 new residents. You would exclude nontraditional 10 households in the 40-to-54 bracket, people who 11 are not going to have a family. They are 12 professionals, whatever, and they want 13 maintenance-free living. The surveys and market 14 data indicate that only 27 to 30 percent of 15 55 plus-aged buyers would consider buying in an 16 age-restricted community. We may sell them in 17 the beginning at a much slower pace that they 18 sell later on in a setting that we are talking 19 about, at a much lower rate. It's a restriction 20 on your ability to sell.</p> <p>21 The very large-scale, destination- 22 oriented community size required for successful</p>	<p style="text-align: center;">25</p> <p>1 back yard and a neighborhood of children and 2 what have you. And that's why these communities 3 that are being built just don't appeal to the 4 family-oriented purchaser. It's been our 5 experience, and it's been borne out by these.</p> <p>6 The forecasted population for our 7 proposed plan, the conventional 4-bedroom 8 single-family home, we are going to have two of 9 those on lots 1 and 2, would have 7.2 persons, 10 1.6 in the elementary school and .04 in the high 11 school. The 3-bedroom empty-nester, master 12 bedroom down, would have, I hope, 116 persons 13 and would have 2.3 elementary students and 14 1.1 high school students, say round them up to 15 4 and 2. And under the current zoning, you 16 could have 29, 29 elementary school and 8 high 17 school. That compares with 4 for what we are 18 proposing to 29 or -- and 2 to 8. And the total 19 population of the proposed site plan is 20 124 people compared to 129 estimated to be in 21 the 36, 36 plan current zoning.</p> <p>22 So the population is down</p>

<p style="text-align: center;">26</p> <p>1 4 percent, the total population. The elementary 2 school is down 86 percent. And the high school 3 is down 75 percent. Now, what does this mean in 4 terms of to the taxing bodies, to the school 5 district and to the Village. The increased 6 village tax revenue over all our expenses is 7 about 12 percent. The estimated net increase to 8 District 181 after all expenses is about 9 \$122,000 a year, that's a surplus, or 10 31 percent. And we believe this is over their 11 expenses. The net impact would produce 398,000 12 in round numbers for the 36 single-family homes; 13 and the proposed zoning would produce \$520,000, 14 \$122,000 surplus annually. 15 Stormwater management. As I showed 16 you in the -- You can't read this, but these 17 are engineering drawings and so forth. We are 18 going to retain the detention pond. The 19 proposed increase in the detention capacity to a 20 9.21 -- and these are engineering figures -- it 21 can be done and will be done, and all we have to 22 do is raise the outfall structure by .2 feet.</p>	<p style="text-align: center;">28</p> <p>1 morning by 26 percent, but that's about 1 car 2 every 6.5 minutes. 3 The total daily traffic from the 4 proposed plan will be reduced by 33 percent over 5 the existing zoning of 36-single families. 6 That's a result of empty-nesters like myself not 7 having to get up and go to the office at 8:00 in 8 the morning. I have no real hours. I'm not 9 taking my children or grandchildren to and from 10 baseball games and picking up at school and 11 doing all the rest of the things which are trip 12 generations that come out of normal traditional 13 single-family homes. They are just not there in 14 this case. 15 Open space comparison and public 16 benefits. This is a chart that defines open 17 space. Here is the original plat that's there 18 now, and this is the proposed area. Up in the 19 corner you can see the yellow park, you can see 20 the yellow park right there. You can see the 21 yellow open space here, and then there is some 22 open space along over in this area. And then</p>
<p style="text-align: center;">27</p> <p>1 What's that, 4 inches, 2 inches? 2 MR. DUFFY: 2.5. 3 MR. JAMES: 2.5 inches. That's where 4 we have to raise the outfall, and we satisfy all 5 the detention. Now, since we put that detention 6 pond in many, many years ago, I haven't heard -- 7 and, I don't know, the Village would have to 8 respond to this -- if there has been any 9 downstream flooding. But I know when we were 10 talking about this years ago, we heard about the 11 runoff from this property flooding either KLM 12 park or the homes downstream. But this pond has 13 been functioning well, and we are going to leave 14 it and enhance it. So the revised detention and 15 the pond capacity will be sufficient to control 16 the water from this project. 17 Traffic. Always a worry, what's 18 going to happen to the traffic. We had a 19 traffic study and there will be 33 percent fewer 20 p.m. peak-hour trips compared to the existing 21 plan, that's 28 trips versus 42. There will be 22 an increase in the peak-hour trips in the</p>	<p style="text-align: center;">29</p> <p>1 there is some open space, we called it -- what 2 did we call it -- miscellaneous. 3 MR. BALAS: Yeah. 4 MR. JAMES: But the current plan, if 5 you combine all of the open spaces, private, 6 public, and common, it provides for 66 percent 7 of open space. If you take our proposed plan, 8 we provide 62 percent of open space. There is 9 no open space. There is no open space, there 10 are no parks in the existing plan. We have got, 11 as I said before, over 44,000 feet of common 12 area parks, the one here at County Line and 55th 13 and the one at the entrance here. This area 14 here is in the middle surrounded by the duplex 15 homes. And that's not a common area park, it's 16 more a private area, which would be used by the 17 residents in those buildings. 18 The public benefits. There are 19 many. We could be here a long time talking 20 about them, but I will just list a few of them. 21 First of all, your own residents expressed the 22 desire for age-targeted type homes, your own</p>

<div>30</div> <div> <p>1 residents, 24. In fact, I think we were told</p> <p>2 there was not one negative response to the</p> <p>3 Village trustees.</p> <p>4 The one thing that you get with a</p> <p>5 planned development that you don't get with a</p> <p>6 single-family concept as now zoned, you get to</p> <p>7 control the certainty of design and quality for</p> <p>8 yourself, for the Village, and for the neighbors</p> <p>9 surrounding it. A planned development, you will</p> <p>08:15:50PM 10 see, has to meet all your architectural and</p> <p>11 design criteria. You don't have that in the</p> <p>12 your regular single-family homes. You can get</p> <p>13 anything, whatever a person can build as long as</p> <p>14 he complies with the code. You have the</p> <p>15 assurance of maintenance and quality over time</p> <p>16 because there will be a homeowners association</p> <p>17 that is responsible for the maintenance of the</p> <p>18 common areas, that's the parks and everywhere</p> <p>19 else. And every single home has to be a member</p> <p>08:16:20PM 20 of the association. There are no opt-outs.</p> <p>21 It's part of their deed.</p> <p>22 We will have less student</p> </div>	<div>32</div> <div> <p>1 change it.</p> <p>2 There is less traffic and a</p> <p>3 positive municipal revenue impact. We went</p> <p>4 through that. And it has, we have usable open</p> <p>5 space that's not otherwise available in the</p> <p>6 existing plan. Look at the park up at the</p> <p>7 corner of 55th County Line and the other park</p> <p>8 where you come in off of 55th Street.</p> <p>9 The architecture. We are going to</p> <p>08:18:13PM 10 have 4 different single-family homes. They will</p> <p>11 range in size from 2677 feet to 3105 feet and in</p> <p>12 between that. Excuse me. 2645 to 3246, they</p> <p>13 were not --</p> <p>14 Now, that's the standard</p> <p>15 single-family home. When we were talking to the</p> <p>16 trustees, we talked about a bonus room over the</p> <p>17 garage because in the development we live in</p> <p>18 Northfield now we didn't put basements because</p> <p>19 they didn't want them in that area. So we put a</p> <p>08:18:50PM 20 bonus room over the garage, and we were going</p> <p>21 to -- Everybody in our development loves it,</p> <p>22 and they don't miss their basement at all.</p> </div>
<div>31</div> <div> <p>1 generation and positive fiscal impact for both</p> <p>2 the schools and the Village of Hinsdale. The</p> <p>3 pedestrian connection to Katherine Legge park in</p> <p>4 all honesty, we had provided for it in 36-unit</p> <p>5 plan and we are going to hold on to that and</p> <p>6 keep it here. The only question is who will own</p> <p>7 it. Will the Village own it from the current</p> <p>8 sidewalk? Or will the homeowners own it and</p> <p>9 maintain it as it goes into the park? And</p> <p>08:16:57PM 10 that's, it's such a short area it doesn't make a</p> <p>11 lot of difference; but it's going to be there.</p> <p>12 Stormwater management, we are going</p> <p>13 to retain the detention pond and not convert it</p> <p>14 to a wetland because the storm detention pond is</p> <p>15 working. At least we haven't heard of any, any</p> <p>16 negative comments. And we want to reduce and</p> <p>17 continue to reduce the potential for downstream</p> <p>18 flooding. And we will pay a fee in lieu of</p> <p>19 converting it to a wetland to maintain that pond</p> <p>08:17:31PM 20 as a detention pond. I think it's better to</p> <p>21 look at, and I think it's been working fine for</p> <p>22 the last 13 years. I see no reason why to</p> </div>	<div>33</div> <div> <p>1 And if you add the bonus room and</p> <p>2 you don't have to eliminate the basement, I'm</p> <p>3 just saying if you add it, a 2600 square foot</p> <p>4 home goes to 2914. A 2645 goes to 3152. A 3246</p> <p>5 goes to 3444. And a 3105 goes to 3535. So we</p> <p>6 will show you what that room might look like.</p> <p>7 This is a single-family plan A. It's a 2,914</p> <p>8 square feet 3-bedroom house.</p> <p>9 This is elevation 2 of that same</p> <p>08:19:41PM 10 house with a clipped roof. Now, one thing I</p> <p>11 want to point out. If you look at the windows</p> <p>12 over the garage, this elevation has a -- We</p> <p>13 have already included, or it shows what it would</p> <p>14 look like with a room over the garage. If the</p> <p>15 room, if the homeowner, purchaser, doesn't want</p> <p>16 it, then that elevation would remain somewhat</p> <p>17 the same and the window would be a fake window</p> <p>18 or shutters or what have you. But you would</p> <p>19 have a feature up there that would represent a</p> <p>08:20:19PM 20 window.</p> <p>21 Here is a typical floor plan for</p> <p>22 this property. And you can see down here, this</p> </div>

<p>34</p> <p>1 is that garage area. And if you looked on the</p> <p>2 left side and on the right side, you will see</p> <p>3 dormers. If the purchaser did not take that</p> <p>4 bonus room, the dormers would come off but the</p> <p>5 end window or facade would still have an</p> <p>6 architectural feature there.</p> <p>7 On the left side you see, you see</p> <p>8 the 2-car garage entering off the front foyer,</p> <p>9 master bedroom, and the living area, and a den</p> <p>10 on the left side. It's a very nice plan, and we</p> <p>11 know it works.</p> <p>12 This is plan B, elevation 1. Here</p> <p>13 again you can see the dormer over the garage.</p> <p>14 That's part of the bonus room. The window on</p> <p>15 the end would remain or some feature looks like</p> <p>16 a window. And here again is the same house with</p> <p>17 a clipped roof and the same dormer. And the</p> <p>18 floor plan again for this unit, this house is</p> <p>19 about 3152 square feet.</p> <p>20 This is the same house. No. This</p> <p>21 is the other house. This is plan C. This is</p> <p>22 3,044. And here again you see the dormer on the</p>	<p>36</p> <p>1 minimize it. This is what a room might look</p> <p>2 like over the garage. This is a storeroom.</p> <p>3 People put, people have put offices up there.</p> <p>4 They have put their treadmills up there. It's</p> <p>5 air-conditioned. It's carpeted. It's finished.</p> <p>6 It's heated. And all the people in our</p> <p>7 development, they love going up there. Because</p> <p>8 they can look outside and look at the pond we</p> <p>9 have in our back yard. They can look at the</p> <p>10 trees. They can watch whatever they want. They</p> <p>11 are not in the basement. If he's working from</p> <p>12 home, he can look outside and see the sunlight</p> <p>13 and know when it's raining, know when it's</p> <p>14 sunny. And it's a very comfortable room.</p> <p>15 The duplex has both front-loaded</p> <p>16 and side-loaded units. What you are looking at</p> <p>17 here is a side-load on the left and a front-load</p> <p>18 on the right. Again, the same character of</p> <p>19 architecture. And while you all didn't see the</p> <p>20 initial elevations and materials that we had</p> <p>21 used, we have switched from stone to brick and</p> <p>22 stucco. And the brick and stucco are more in</p>
<p>35</p> <p>1 left side of the garage. And then you see the</p> <p>2 end window. Without the bonus room, the dormer</p> <p>3 would go but the window feature would remain.</p> <p>4 Here again is the same home with a</p> <p>5 clipped elevation, with the clipped roofs. And</p> <p>6 again, the floor plan. All of these homes have</p> <p>7 three bedrooms with a 1st floor master bedroom.</p> <p>8 There are no exceptions.</p> <p>9 And this is the fourth unit. It's</p> <p>10 3,500 square foot house. And it's again with a</p> <p>11 dormer and the window over the garage. And here</p> <p>12 is the same house with another elevation and the</p> <p>13 floor plan.</p> <p>14 This is an interior rendering of</p> <p>15 what one of the homes in plan D, what it might</p> <p>16 look like. You can see the living room here.</p> <p>17 You can see the hallway. You can see the</p> <p>18 kitchen area. You can see the dining area, and</p> <p>19 then I can't even tell what that is. Oh, it's a</p> <p>20 bathroom area.</p> <p>21 And that's kind of, it's a</p> <p>22 luxurious style of living. We are not trying to</p>	<p>37</p> <p>1 keeping with what we think Hinsdale -- We have</p> <p>2 driven around Hinsdale, looked at it all. There</p> <p>3 is really not a lot of stone there. So on the</p> <p>4 advice of some of the members, we have gone with</p> <p>5 the brick; and we think it looks very</p> <p>6 attractive.</p> <p>7 Here is the same duplex with two</p> <p>8 front-loaded garages. One has a double door,</p> <p>9 the other has a single door, with the entrances</p> <p>10 to this side, and the one around the other side.</p> <p>11 And the floor plans, A plan on the left and the</p> <p>12 plan on the right. And the plan on the left is</p> <p>13 the A plan, that's about 2647 square feet. And</p> <p>14 the plan on the right is about 2515. So we have</p> <p>15 averaged those to be about 2500 square feet.</p> <p>16 We have been doing this a long</p> <p>17 time, and these are some of the projects that we</p> <p>18 have done. It will give you an idea that the</p> <p>19 architecture is compatible with single-family</p> <p>20 homes in any, any community. The picture on the</p> <p>21 bottom is Lake Barrington Shores. It's a</p> <p>22 500-acre, 1300-home development. And this is</p>

<p style="text-align: right;">38</p> <p>1 part of the 100-acre lake.</p> <p>2 The picture at the very top is our</p> <p>3 most recent project. That's Hibbard Gardens.</p> <p>4 And we have a retention pond there that has</p> <p>5 virtually eliminated the flooding to the west,</p> <p>6 all the homes that used to be west of us.</p> <p>7 During these last big storms, I on my own got up</p> <p>8 and went out in my car and drove by our</p> <p>9 neighbors' houses to look. Whereas in recent</p> <p>08:26:04PM 10 years before we got a hold of the property and</p> <p>11 put the pond in, some of those homes had water</p> <p>12 all the way up to the 1st floor and their</p> <p>13 basements. They didn't this time. We hardly</p> <p>14 see any water on the grass at all. That's the</p> <p>15 development right there.</p> <p>16 The awards and recognitions. We</p> <p>17 were told that we, in the past by someone, you</p> <p>18 know, your homes are not very nice, tacky-tacky,</p> <p>19 cookie cutter, what have you. Well, these are</p> <p>08:26:39PM 20 19 different awards that we have achieved</p> <p>21 through all the projects that we have done. And</p> <p>22 we don't enter in every project we do. But I</p>	<p style="text-align: right;">40</p> <p>1 And we are here to answer any questions. And my</p> <p>2 consultants are here, and they will be pleased</p> <p>3 to answer anything that I can't answer. Thank</p> <p>4 you very much.</p> <p>5 CHAIRMAN CASHMAN: Thank you. I think</p> <p>6 first I would like to ask if there is any</p> <p>7 citizens here that would like to speak for or</p> <p>8 against the project to come up and give us your</p> <p>9 input, and then we will move from that to</p> <p>08:28:25PM 10 questions from the commissioners.</p> <p>11 MR. JAMES: Yes.</p> <p>12 CHAIRMAN CASHMAN: Please state your</p> <p>13 name and your address.</p> <p>14 MR. MEISSNER: Certainly. Good</p> <p>15 evening. My name is Michael Meissner. I am a</p> <p>16 local resident and architect. I have known</p> <p>17 Mr. James and his company for a lot of years. I</p> <p>18 recall when my mother was put -- in the chair of</p> <p>19 the Burr Ridge Plan Commission. And they were</p> <p>08:29:03PM 20 doing a project in Burr Ridge and went through</p> <p>21 something similar to this, that the end result,</p> <p>22 the finished project, was something that has</p>
<p style="text-align: right;">39</p> <p>1 think if we had entered them, we would have won</p> <p>2 even more. But these are very significant. The</p> <p>3 awards come from the Home Builders Association</p> <p>4 of greater Chicago judged by our peers. And</p> <p>5 there are many, many entries; and we are very</p> <p>6 proud of them.</p> <p>7 This is Heatherfield. This is a</p> <p>8 300-home development at the corner of Waukegan</p> <p>9 and Willow Road in Glenview. This is Fox Meadow</p> <p>08:27:18PM 10 in Northfield, an empty-nester community. This</p> <p>11 is Hibbard Gardens where I live now. The lower</p> <p>12 right is the landscaping along Hibbard Road.</p> <p>13 And you can see the pond that runs the entire</p> <p>14 length of the property from one end to the other</p> <p>15 in the back yard of every home. It will be</p> <p>16 somewhat similar to the detention pond in the</p> <p>17 homes that we are looking at at Hinsdale</p> <p>18 Meadows.</p> <p>19 And that -- Oh, what happened, did</p> <p>08:27:53PM 20 I miss something?</p> <p>21 MR. BALAS: That's it.</p> <p>22 MR. JAMES: That's it. That's the end.</p>	<p style="text-align: right;">41</p> <p>1 served Burr Ridge extremely well.</p> <p>2 And if I'm not mistaken, did you</p> <p>3 also not do the homes in King Bruwaert?</p> <p>4 MR. JAMES: Yes, we did.</p> <p>5 MR. MEISSNER: I seem to recall that.</p> <p>6 Another excellent retirement, if you will,</p> <p>7 community project not in Hinsdale but very</p> <p>8 close.</p> <p>9 CHAIRMAN CASHMAN: What was the name of</p> <p>08:29:38PM 10 the project in Burr Ridge?</p> <p>11 MR. JAMES: We did Chasemoor, Burr</p> <p>12 Ridge, many years ago with Metropolitan Life</p> <p>13 Company. And when we did that, King Bruwaert</p> <p>14 was looking to provide some single-family or</p> <p>15 detached, attached, homes away from the main</p> <p>16 building. We were asked to come in and do those</p> <p>17 with KB and we did.</p> <p>18 CHAIRMAN CASHMAN: Thank you.</p> <p>19 MR. MEISSNER: So I have a little bit</p> <p>08:30:12PM 20 of experience with their company and their</p> <p>21 product and their community-minded endeavors.</p> <p>22 Certainly as an architect in Hinsdale, I have</p>

<p style="text-align: center;">42</p> <p>1 seen over the last 35 years enormous 2 transformation to this town. And one of the 3 things that I have spoken of a number of times 4 that is sorely missing is someplace for people 5 to go without leaving Hinsdale. 6 The cost of land, the cost of 7 projects, have driven the idea that, whatever 8 the size of the lot is that you can buy, if you 9 don't maximize that, you're somehow or another 10 leaving money on the table. And then when you 11 have done that, you have just bought something 12 or built something that is very expensive 13 between taxes and upkeep and all of that sort of 14 thing. 15 You asked me for my address, 16 1405 Chanticleer Lane, the least expensive place 17 anywhere in Hinsdale to live. My taxes are 18 \$3,200 a year versus 32,000. So I can 19 appreciate the need, location, and the 20 intention. 21 Many years ago Mr. John Schmidt, 22 the former CEO of Santa Fe Industries, and</p>	<p style="text-align: center;">44</p> <p>1 building permits, which is just something of a 2 scientific guess, that buys a tremendous amount 3 of square footage of asphalt even regraded or 4 ground. 5 So I think to myself as a resident, 6 where could we have had money to do things that 7 we haven't been able to do. But more 8 importantly, where can we generate and find 9 money to do things that we can do. And so I 10 think that's a very important thing. 11 One last point, and then I will go 12 sit down, is I remember being on something of a 13 commission looking at zoning at the time I was 14 asked to sit in on it. And when the question of 15 the Hinsdale property at 55th and County Line 16 Road came up, the question was what do we zone 17 this for because, obviously, it wasn't 18 residential. You could build almost anything 19 that you wanted to. And at the time the comment 20 and suggestion was let's make it R-2. If 21 somebody wants more, they can always come in and 22 ask for it.</p>
<p style="text-align: center;">43</p> <p>1 myself approached Rush or -- excuse me -- the 2 Chicago facility, that sanitarium, Hinsdale 3 San -- not sanitarium but Hinsdale, the 4 hospital, now Rush, to purchase it and to do 5 something very similar, if you will, where a 6 more dense central core with single-family and 7 more attentive and tuned homes along the 8 perimeter so I applaud the development of that. 9 One of the questions that I had 10 asked the Plan Commission to generate was 11 effectively numbers on over the last 10 years 12 what might have been the value of the project 13 being built under 36 units compared now to what 14 the income generated from this proposal would be 15 both in terms of demands on services, police, 16 fire, ambulance, schools, water, etcetera, and 17 to make some comparative analysis and 18 adjudication -- not to say because you people 19 were not onboard at the time. What has Hinsdale 20 left on the table for the last 10 years, but 21 what can we now put on the table for the next 22 10 years, a half a million dollars' worth of</p>	<p style="text-align: center;">45</p> <p>1 And at the time I thought to 2 myself, how does that really set a functional 3 and meaningful benchmark for someone to come and 4 develop this, looking at all of the property 5 around it and the current zoning and conditions. 6 Well, my point in bringing this up is this is a 7 very good balance, this is a very responsible, 8 in my judgment and my opinion, it is a very 9 responsible response to a combination of what 10 the Village does not have that it needs, what it 11 has that is not serving the Village, and 12 hopefully over the course of sequences and 13 processes could be just a tremendous value. 14 It's unlikely that I will move from Chanticleer 15 to there for a number of reasons. But if I were 16 going to move someplace other than where I am, 17 what has been described is where I would like to 18 be. And I will certainly be happy to take any 19 questions. Thank you for allowing me to speak. 20 CHAIRMAN CASHMAN: Okay. That's fine. 21 Yes, please. 22 MS. GRISEMER: Hi. I'm Janet Grisemer.</p>

<p style="text-align: center;">46</p> <p>1 I lived in Hinsdale for 43 years. I now live in 2 Burr Ridge because we couldn't find a place to 3 downsize to here in Hinsdale. 4 I also served on the Plan 5 Commission for a number of sessions including 6 the time that we planned the previous 7 subdivision that you saw on the screen. And my 8 reaction to what I have seen so far is that it 9 looks very, very dense. And here are my reasons 10 why. I am aware that when you put buildings 11 very close together there is always a water 12 runoff problem. And unless you can plumb the 13 water directly from gutters into a hard plumbing 14 system, you know, the PVC pipe rather than the 15 stuff that, the black stuff with holes in it, 16 and you can direct it someplace, there is going 17 to be trouble. And it happens. 18 If you have cul-de-sacs, you have 19 got to have trash, trash-truck size radii so 20 that the trash trucks can come in and out. And 21 it doesn't look to me like that's the case on 22 the part that was at the southernmost end of</p>	<p style="text-align: center;">48</p> <p>1 way, go out frontwards. I mean, you know, there 2 is just a lot of things that happen when you put 3 things together. 4 You had a power outage, I 5 understand, that affected Hinsdale somewhat, 6 Willowbrook some. And a lot of people are used 7 to having power outages so they put in 8 generators. Well, generators are usually fixed 9 so that they have a test every week on one day a 10 week and so they run for 20 minutes or something 11 like that; and they are not quiet. So people 12 will be listening to each others' generators if 13 that were the case at very close range. I would 14 find that disturbing particularly if I didn't 15 have a generator because I would want the 16 electricity, too. 17 I mean these are things that I wish 18 you would think about because I really believe 19 that there is way too many people that will be 20 very close together, and they won't be able to 21 park their cars. Their friends won't be able to 22 park their cars. We don't get the mail in the</p>
<p style="text-align: center;">47</p> <p>1 your plat. 2 I also know that off-street parking 3 is always at a premium. Many homeowners 4 associations say things like, Please put your 5 cars in the garages and put your garage doors 6 down and please try not to have any cars sitting 7 out overnight; that means that people have to 8 park on the street. If you have people coming 9 to your house for an afternoon for a meeting or 10 for an evening, you often are required to 11 restrict the parking to one side of the street 12 so that emergency vehicles can get in and out. 13 All of these things are things that really have 14 a daily effect on how you are going to live in 15 this place. And to me it looks like there is an 16 awful lot of people kind of crammed in. 17 And if the mail gets delivered to a 18 standard mailbox on the street, then I will 19 guarantee you that somebody is going to back 20 into it somewhere along the line. If it's not 21 resident, it will be a guest because there is no 22 way to turn your car round and go out the other</p>	<p style="text-align: center;">49</p> <p>1 cul-de-sac that I live in if there is anybody 2 blocking the way. We just don't get our 3 services if there is anyone blocking the way. 4 So I will leave you with those comments. 5 CHAIRMAN CASHMAN: Thank you. Anyone 6 else? 7 Okay. Seeing none, we will move on 8 to questions by the commissioners. 9 Who wants to jump in? Jim? 10 MR. KRILLENBERGER: Mr. James, can you 11 address Ms. Grisemer's concerns about water 12 runoff and cul-de-sac radius? 13 MR. JAMES: Yes, we can. But I'm going 14 to let our -- Who wants to handle it, Terry? 15 MR. DUFFY: I will take the grade 16 issue. Brett Duffy, Spaceco Engineering, 17 9575 West Higgins Road, Rosemont, Illinois. 18 The site is currently designed to 19 meet the DuPage County Stormwater Management 20 Ordinance. The detention pond will be sized to 21 handle the stormwater runoff from this property. 22 There will also be stormwater storm sewers</p>

<p style="text-align: center;">50</p> <p>1 designed and grading will be provided to channel 2 the runoff to stormwater storm sewers and then 3 routed to the detention pond. So I don't 4 anticipate any drainage problems on the site so 5 there is no issues. 6 As part of the redevelopment of 7 this project, we have to go through a staff 8 review in which they will be reviewing all of 9 our calculations and all of the grading plans to 10 confirm that we meet the ordinance requirements. 11 MR. KRILLENBERGER: Village staff, 12 right? 13 MR. DUFFY: That's correct. Village 14 staff. 15 MR. KRILLENBERGER: Great. 16 CHAIRMAN CASHMAN: The turning radii at 17 the cul-de-sac, I imagine you figured that out 18 the last time? 19 MR. DUFFY: The roadways are staying 20 intact. There is no changes in the roads. 21 However it was designed in the previous 22 development, it will be maintained.</p>	<p style="text-align: center;">52</p> <p>1 and that might be the open space that's in the 2 center of the property surrounded by the duplex 3 homes; and that space is not accessible unless 4 you walk through somebody's yard to get to it. 5 But it's private in the sense that the 6 homeowners who surround it can use it, walk in 7 there, sit down, and enjoy their neighbors and 8 so forth in an open space setting. 9 And then there is the private open 10 space, truly private; and that is what's on your 11 lot, what's on your back yard, what's on your 12 driveway, your what have you. That would be 13 private space. And I think, I think the 14 numbers, was it 56? 15 MR. BALAS: Yes, 56 percent. 16 MR. JAMES: Yes. In the current plan, 17 because there are no public parks -- I mean the 18 park at 55th and County Line and the other 19 one -- only 56 percent of the combined open 20 space, 56 percent of the space was open in the 21 current plan, 56 percent, in one form or 22 another. In the proposed plan, that's increased</p>
<p style="text-align: center;">51</p> <p>1 We can definitely check and make 2 sure the garbage truck will make it around the 3 cul-de-sac, but it's already been constructed 4 per city standard. 5 MR. JAMES: The road network passed all 6 of the criteria for fire safety and what have 7 you when the original subdivision was put in. 8 MS. CRNOVICH: I have a question that 9 relates, and I'm thinking you're going to be the 10 gentleman to answer it. You were talking about 11 the percent of open space. So if you have got 12 24-acre plus or minus development, what percent 13 of that is devoted to open space? 14 MR. JAMES: Well, I think there is 15 different types of open spaces. There is a 16 private open space. There is a common open 17 space. And then there is a public open space. 18 Public open spaces are usually spaces that the 19 general public, anybody can come to. And those 20 might be the two parks, one at County Line and 21 55th, and the other at the other one. 22 Then there is a private open space,</p>	<p style="text-align: center;">53</p> <p>1 to 62 percent combined. And as to why, I don't 2 want to get into it. I mean I can get into it 3 or I can have our people get into it. 4 CHAIRMAN CASHMAN: It's an important 5 criteria because part of a planned development 6 we have to document that there is an increased 7 space. 8 The only thing I was going to say 9 is, I saw that you presented -- and I was glad 10 to see something, because in the previous 11 submission that we have in front of us we have 12 no information -- so as a minimum, I think, we 13 need to have those submitted to us drawings and 14 calculations to back it up. 15 MR. JAMES: We have all the 16 calculations are in the center. 17 CHAIRMAN CASHMAN: Right. Right. 18 Right. But we need it to be submitted to us. 19 MR. JAMES: You will have it. It's all 20 there, every single bit of the space is there. 21 CHAIRMAN CASHMAN: Because this is 22 something when I reviewed it, too, came up</p>

<p style="text-align: center;">54</p> <p>1 because there was a memo that's in our document</p> <p>2 about common open space.</p> <p>3 MS. RYAN: Right.</p> <p>4 CHAIRMAN CASHMAN: But that's not what</p> <p>5 we are really here to consider. The code</p> <p>6 requires an open space. So that's a total of</p> <p>7 open space, private open space, common space,</p> <p>8 public space. So I'm glad to see that you have</p> <p>9 done the calculations, but we need it submitted</p> <p>08:45:44PM 10 to us so we can consider it.</p> <p>11 MR. JAMES: Did we send it to you?</p> <p>12 MR. YU: You did, but it didn't make</p> <p>13 the time for the packets to go out.</p> <p>14 MR. JAMES: That's okay. The Village</p> <p>15 has it.</p> <p>16 CHAIRMAN CASHMAN: Please put it on the</p> <p>17 list of things for us to consider because that's</p> <p>18 important.</p> <p>19 MR. JAMES: It will be done. Thank</p> <p>08:45:59PM 20 you.</p> <p>21 CHAIRMAN CASHMAN: My hope was when I</p> <p>22 did my own calculations, looking at what you</p>	<p style="text-align: center;">56</p> <p>1 know, pretty much raised the ire of the</p> <p>2 community, etcetera?</p> <p>3 I was a resident at the time but</p> <p>4 can't say I followed it, you know, as maybe as</p> <p>5 diligently as I should have. Could you just</p> <p>6 briefly tell us what are the fundamental</p> <p>7 changes?</p> <p>8 MR. JAMES: You know, it's been so long</p> <p>9 ago, and it was such a hot issue, we had both --</p> <p>08:47:09PM 10 We had row homes in one of the first proposals,</p> <p>11 which we have used elsewhere. They have been</p> <p>12 very, very popular in many communities. We had</p> <p>13 the duplex units, townhouses, too, like we had</p> <p>14 here as well. I don't know if we had any</p> <p>15 single-family detached units.</p> <p>16 CHAIRMAN CASHMAN: Could you bring the</p> <p>17 slide up that has the current design? That's a</p> <p>18 great question here, and we can cover a bunch of</p> <p>19 different issues.</p> <p>08:47:38PM 20 MR. JAMES: Also, honestly speaking,</p> <p>21 that project --</p> <p>22 CHAIRMAN CASHMAN: Just the current</p>
<p style="text-align: center;">55</p> <p>1 had, I was hoping then that it would be an</p> <p>2 increase because it seemed like it would. But</p> <p>3 we need to add it to back it up.</p> <p>4 MR. JAMES: When we went through and</p> <p>5 did all the calculations and put it on the</p> <p>6 chart, I thought we had done it large enough so</p> <p>7 that it would show up on the screen and you</p> <p>8 could read it. But when we put it up there, it</p> <p>9 just --</p> <p>08:46:22PM 10 CHAIRMAN CASHMAN: Which, also, it</p> <p>11 would nice to get a pdf copy that you presented</p> <p>12 today.</p> <p>13 MR. JAMES: Yes. We have that.</p> <p>14 CHAIRMAN CASHMAN: There is just a lot</p> <p>15 of information here.</p> <p>16 MR. YU: You have that.</p> <p>17 CHAIRMAN CASHMAN: I was glad to see</p> <p>18 it.</p> <p>19 MR. JAMES: Thank you. We have it all.</p> <p>08:46:36PM 20 MS. RYAN: Could you just briefly</p> <p>21 describe what significant changes you have made</p> <p>22 to this proposal versus the ones prior that, you</p>	<p style="text-align: center;">57</p> <p>1 design would be helpful to bring it up so we can</p> <p>2 see it as we talk.</p> <p>3 MR. JAMES: You want to see the houses?</p> <p>4 CHAIRMAN CASHMAN: The current</p> <p>5 proposal, site plan, cul-de-sac. Is there a</p> <p>6 larger view, or is that the --</p> <p>7 (Discussion outside this record.)</p> <p>8 MR. MEISSNER: Are you asking for</p> <p>9 proposed or existing?</p> <p>08:48:38PM 10 CHAIRMAN CASHMAN: Proposed.</p> <p>11 MR. JAMES: Here is the proposed plan.</p> <p>12 And it has --</p> <p>13 This is the R-2 zoning district.</p> <p>14 So what the trustees have asked you to do is to</p> <p>15 do a text amendment that permits a development</p> <p>16 like this in an R-2 district but in an area that</p> <p>17 is no less than 20 acres. We have 24 acres,</p> <p>18 24.5. I don't think there is another parcel of</p> <p>19 land in Hinsdale that would qualify for this</p> <p>08:49:15PM 20 because there is not 20 acres so that's --</p> <p>21 CHAIRMAN CASHMAN: I'm glad you brought</p> <p>22 that up. That's kind of a homework assignment I</p>

<p style="text-align: center;">58</p> <p>1 would like Chan and Robb to work on is looking 2 at other properties because this is -- We will 3 get to the text amendment later. But I have a 4 question about the Basic Life Principles, 5 basically large R-2 properties adjacent to 6 there, IB, if that was sold, it looks to me like 7 it's probably more than 20 acres. But I think 8 we need to do some more research to see exactly 9 how this text should be worded to focus on what 10 we want to do, but that's another issue. 11 I guess one starting point would be 12 how did you come up with the design the way it 13 is. I understand the idea of doing the small 14 single-family on the perimeter where you are 15 adjacent to other residential single-family 16 districts. But explain the east side, north 17 end, how you transition there from the 18 single-family by the pond. And then you go to 19 the duplexes. There is, what, 5 duplexes on 20 that last run. Where did you decide to cut off 21 those houses? Why did you do it the way you 22 did? Because now you are backing up, those 5,</p>	<p style="text-align: center;">60</p> <p>1 found that these right here, these lots would 2 permit it. And then the one lot down here at 3 the far end, which overlooks the buildings from 4 the hospital and so forth and down into the 5 park. So that was the rationale was to increase 6 the density in locations that would not be on 7 the perimeter of the property except for that 8 one building. And that's set back quite a ways. 9 As you see, there is a lot of 10 vegetation protecting it from the street. But 11 that was the rationale behind it. It was 12 single-family and then build up the density by 13 going to the duplex both from lowering the price 14 and to responding to some of the questions asked 15 by the residents. 16 MS. CRNOVICH: Regarding the density, 17 exactly what is your total lot coverage going to 18 be? 19 MR. JAMES: The total lot coverage? 20 Yes. We have that. 21 MR. BALAS: 24 percent. 22 MR. JAMES: Sorry.</p>
<p style="text-align: center;">59</p> <p>1 to single-family homes in Burr Ridge. 2 MR. JAMES: The gray buildings. We 3 were asked -- There it is. Okay. We were, 4 when we initially talked to some of the Village 5 officials about would we come back, are we 6 interested in doing this, the answer, our answer 7 was overwhelmingly yes. 8 And they said, We would like to 9 keep all of the perimeter buildings on 55th and 10 County Line Road as single-family detached. We 11 told them we would do single-family detached 12 homes. Then we got into the pricing of the 13 units. And then at one of the meetings that we 14 were at somebody said, We want a smaller unit, 15 we want a townhouse, we want somebody next to 16 us. So we were encouraged to come back with the 17 duplex units. So we did in the center there, 18 and that increased the density, and we were able 19 to bring the pricing of the homes, all the 20 homes, down by having more units. 21 And then we said, Are there any 22 other locations where we could add them. And we</p>	<p style="text-align: center;">61</p> <p>1 MR. BALAS: 24 percent of -- I'm 2 sorry. That's building coverage. 3 MR. JAMES: 33 percent. 4 MR. BALAS: 33 percent is the lot 5 coverage. 6 MS. CRNOVICH: And that includes -- 7 MR. BALAS: That includes the building, 8 that includes the driveway, patios, and service 9 walks, and so forth. 10 MR. JAMES: Let me check that. 11 CHAIRMAN CASHMAN: Mr. James, back to 12 the duplex that's at the very south end against 13 the hospital property, why did you choose -- 14 You have a series of single-family there around 15 the cul-de-sac, and then as a bookend it becomes 16 a duplex. 17 MR. JAMES: Again, it was to increase 18 the density and lets us get the cost of all the 19 units down. 20 CHAIRMAN CASHMAN: Is it a thought that 21 a single-family there would have a harder time 22 selling if it's adjacent to that --</p>

<p style="text-align: center;">62</p> <p>1 MR. JAMES: No. It's a good location.</p> <p>2 A lot was able to accommodate it so we put it in</p> <p>3 and that was --</p> <p>4 CHAIRMAN CASHMAN: One, I notice that</p> <p>5 of the 3 buildings that are existing you are</p> <p>6 demolishing the 2 that are on the northeast</p> <p>7 quadrant. I kind of have an issue with lot 1 or</p> <p>8 1A. I think if I lived on County Line Road on</p> <p>9 the west side there, all those houses have front</p> <p>08:54:15PM 10 yard setbacks and they're a pretty decent</p> <p>11 distance from the street. That as a side yard</p> <p>12 seems very close to the street to me.</p> <p>13 I personally, this is my opinion,</p> <p>14 would rather see 1A go away and 2A, I think it's</p> <p>15 on there, become a duplex because it would be</p> <p>16 further back. And like north of that, if you go</p> <p>17 north of the road off County Line, those are all</p> <p>18 back yards that are going to be far away from</p> <p>19 County Line.</p> <p>08:54:41PM 20 I thought at the board meeting</p> <p>21 there was a resident who spoke up negatively on</p> <p>22 the project who lives on County Line. And one</p>	<p style="text-align: center;">64</p> <p>1 What was your average asking price?</p> <p>2 What do you think these homes would have sold,</p> <p>3 36?</p> <p>4 MR. JAMES: Well, right now we are</p> <p>5 about 935,000 for the duplex.</p> <p>6 CHAIRMAN CASHMAN: No. In the previous</p> <p>7 development, the 36, what were those going to</p> <p>8 range from?</p> <p>9 MR. JAMES: \$1.6 million and up.</p> <p>08:56:01PM 10 CHAIRMAN CASHMAN: Well, obviously, the</p> <p>11 economy proved or the market proved that that</p> <p>12 wasn't happening. And I like the data you did</p> <p>13 gather about the number of properties under</p> <p>14 \$1.5 million. What I would like to see is some</p> <p>15 data, and maybe pulled from the same data set,</p> <p>16 of in your, say, your duplexes, how many homes</p> <p>17 are there in that price range that are in town</p> <p>18 that have been sold recently or whatever on the</p> <p>19 market. And then also the single-family</p> <p>08:56:29PM 20 empty-nester models, the smaller single-family,</p> <p>21 what's in that, how do those accounts work out.</p> <p>22 Because ideally, I mean it depends</p>
<p style="text-align: center;">63</p> <p>1 of her comments was -- and I thought it was a</p> <p>2 good one -- it's a gateway entrance to the town</p> <p>3 and what is it going to look like. And I</p> <p>4 personally think by kind swapping those two,</p> <p>5 eliminating 1 and making 2 into a duplex, the</p> <p>6 feel coming down County Line Road south to</p> <p>7 north, or vice versa, you really won't even be</p> <p>8 able to see this development. It's going to be</p> <p>9 shielded by the landscaping, and I think that's</p> <p>08:55:10PM 10 a good thing.</p> <p>11 Along the north edge coming down</p> <p>12 55th Street, the way that unit on the northeast</p> <p>13 corner is held off of 55th Street, again with</p> <p>14 the landscaping I think you barely even know</p> <p>15 it's there. And I think the side of those duets</p> <p>16 or duplexes is fine. So it's just a thought I</p> <p>17 have about the concept because I personally have</p> <p>18 a concern, and this is a whole other issue,</p> <p>19 about price point.</p> <p>08:55:40PM 20 I like the one slide you had, and</p> <p>21 it made sense, kind of this development proved</p> <p>22 that whatever your --</p>	<p style="text-align: center;">65</p> <p>1 on where they are moving from, which I thought</p> <p>2 you brought up at a previous meeting with some</p> <p>3 trustees that -- which I think is a good</p> <p>4 point -- if you are coming out of a \$5 million</p> <p>5 house, what's downsizing; I mean it depends.</p> <p>6 But if this development goes</p> <p>7 forward, I would like to see it successful and I</p> <p>8 would like to see it all sold and filled. And</p> <p>9 price point is going to be important to that.</p> <p>08:56:53PM 10 That would just be some data that I think would</p> <p>11 be helpful. If you have it, that's great.</p> <p>12 MR. BALAS: We do have that in our</p> <p>13 chart here.</p> <p>14 MR. JAMES: My eyes aren't as good as</p> <p>15 Mike's.</p> <p>16 CHAIRMAN CASHMAN: Was that in this</p> <p>17 packet?</p> <p>18 MR. BALAS: It's part of our</p> <p>19 PowerPoint.</p> <p>08:57:10PM 20 MR. JAMES: It's in there. It's all in</p> <p>21 there.</p> <p>22 CHAIRMAN CASHMAN: I would like to see</p>

<p style="text-align: right;">66</p> <p>1 that because I thought you had some data up 2 there that we just couldn't read. 3 MR. BALAS: Right. In 2015, in the 4 price range, they go by \$250,000 increments. 5 750 up to \$1 million, there were 84 homes sold 6 in that price range during 2015 for the Hinsdale 7 and Burr Ridge submarket, and that is 21 percent 8 of the total for the year. And that's according 9 to Tracy Cross' data from MLS listings. 10 CHAIRMAN CASHMAN: So the empty-nester 11 single-family, what would be the average price 12 of those? 13 MR. JAMES: \$1.145 million. 14 CHAIRMAN CASHMAN: And for a duet? 15 MR. JAMES: About 935. 16 CHAIRMAN CASHMAN: Average? 17 MR. JAMES: Yes. 18 CHAIRMAN CASHMAN: What would be the 19 low? How low would they -- 20 MR. JAMES: I don't even, I don't have 21 that information. These are average prices. 22 Some will go up, some will go down.</p>	<p style="text-align: right;">68</p> <p>1 this is Hinsdale and Burr Ridge again. And that 2 represents 10.9 months' worth of inventory. 3 CHAIRMAN CASHMAN: In the \$900,000 4 range? 5 MR. BALAS: Again, this is within this 6 250,000, between 750 and 1 million. 7 MR. PETERSON: Can we see Hinsdale 8 alone and not have Burr Ridge tied to Hinsdale 9 and see what that is? 10 MR. BALAS: We can certainly get 11 that -- 12 CHAIRMAN CASHMAN: That would be 13 helpful information because that's come up in 14 some correspondence and some comments by some 15 citizens, the price point, are these too 16 expensive. And so I kind of want to see how 17 they fit into the fabric of the local real 18 estate. 19 MR. BALAS: Sure. 20 MR. JAMES: We are very sensitive to 21 that. We will come back with the Hinsdale 22 specific one.</p>
<p style="text-align: right;">67</p> <p>1 CHAIRMAN CASHMAN: Are there some 2 duplexes that are \$1 million? Are there some 3 units in those duplex buildings that are 4 \$1 million? 5 MR. BALAS: If people put in options, 6 they could do that, sure. 7 MR. JAMES: With a finished basement, a 8 walkout basement, what have you, if they want to 9 finish it off. 10 CHAIRMAN CASHMAN: But the number is 11 9 -- 12 MR. JAMES: 935, that's what we are 13 estimating right now. 14 CHAIRMAN CASHMAN: So it will be 15 interesting to see, just like in the Hinsdale 16 market, how many \$900,000 homes are there in the 17 current market? 18 MR. UNELL: Homes or duplexes? 19 CHAIRMAN CASHMAN: No, just homes, 20 looking at housing options because -- 21 MR. BALAS: Yes. Part of this report 22 also there is current listings of 79 homes. And</p>	<p style="text-align: right;">69</p> <p>1 MR. BALAS: Yes. 2 MR. JAMES: Thank you. 3 MS. CRNOVICH: I have a comment on the 4 price as well. I went and looked at a number of 5 developments in and around the area, including 6 Chasemoor. I'm very familiar with that 7 property. 8 And to your credit, and the credit 9 of all who were involved, there was like nothing 10 left so I think it speaks to the need. But in a 11 recent sale, the price point was 785,000. And 12 as I said, there was nothing left after this. 13 And that's a 4 bedroom, 3 bath. And I guess 14 when I go back and look at the comments from 15 some of the people who are in support of this, I 16 think they are looking at something that's more 17 in the 700s. 18 And so I can't quite come to terms 19 unless it's just that you are going to say the 20 density isn't such as a Chasemoor, some of the 21 things going up, Timber Trails, etcetera. But I 22 would also be curious as to why these initial</p>

<p style="text-align: center;">70</p> <p>1 price points seem a little higher than anything 2 else that the surrounding market has to offer. 3 MR. JAMES: First of all, thank you for 4 your comments about Chasemoor. And we are also 5 concerned. We are trying to do everything we 6 can to keep the price as low as we can. But we 7 have owned the property 15 years or 13 years, we 8 have had huge investment in it. Infrastructure 9 is already in, carrying costs and all the rest 10 of it. So we have a good size land cost, and 11 the only way to guess a fixed cost that we can't 12 do much about. We are using the same road 13 network, the same road patterns. But we have to 14 reengineer or redesign some of the sewer lines 15 or what have you that fit the individual lots on 16 the 36 plan so that they now fit the duplex 17 homes or the smaller single-family lots. And 18 wherein we had the 20,000 square foot lots. All 19 of that adds up and that's where we are. But we 20 are doing all we can to bring it down and will 21 continue to do that. 22 CHAIRMAN CASHMAN: If the ratio was</p>	<p style="text-align: center;">72</p> <p>1 MR. JAMES: The only problem with the 2 County Line Road, that home is built and 3 occupied. It's \$1.5 million structure. It's 4 virtually new. I went through it the other day, 5 and it's quite an impressive home inside. 6 MS. CRNOVICH: Speaking to Mary's 7 comments, I recently read that there is going to 8 be a new development is Burr Ridge, David 9 Weekley Homes? 10 MR. JAMES: Yes. 11 MS. CRNOVICH: That's going to be 12 targeted toward empty-nester housing? 13 MR. JAMES: Yes. 14 MS. CRNOVICH: And their price point is 15 much less. 16 MR. JAMES: Yes. It's raw land. 17 MS. CRNOVICH: It's raw land? 18 MR. JAMES: And it's directly adjacent 19 to the expressway. 20 CHAIRMAN CASHMAN: Next to the 21 Marriott? 22 MR. JAMES: Just east of the Marriott.</p>
<p style="text-align: center;">71</p> <p>1 higher of the duplexes to the small 2 single-family, would that help you drive the 3 duplex prices down? 4 MR. JAMES: Any increase in density 5 always helps, yes. 6 CHAIRMAN CASHMAN: The reason I ask is 7 back to that kind of outlier that's on the south 8 edge of that one duplex. Why couldn't those 3 9 single-family be duplexes? Why couldn't there 10 be changes there? That backs up to the park, 11 doesn't back up to houses. Who knows what the 12 future development is. 13 MR. JAMES: You are talking right down 14 here? 15 CHAIRMAN CASHMAN: Yes. 16 MR. JAMES: Oh, if you can do them 17 there? 18 CHAIRMAN CASHMAN: Right. 19 MR. JAMES: We could look at that. 20 CHAIRMAN CASHMAN: And the entrance off 21 of County Line, that then you basically would 22 be --</p>	<p style="text-align: center;">73</p> <p>1 And it, I have talked to, I 2 haven't talked to Weekley; but I have been in to 3 Burr Ridge and talked to them. But the location 4 is a lovely location, but it's not Hinsdale. 5 And they don't have the carrying costs that we 6 have. In fact, I think the bank owns the 7 property. And whether it was a -- how they got 8 it, I don't know. 9 CHAIRMAN CASHMAN: I would agree. It's 10 a different property. I think it was zoned 11 office. 12 MS. CRNOVICH: It was zoned office. 13 CHAIRMAN CASHMAN: It's basically in an 14 office retail kind of area. And now it's going 15 to be an empty-nester, but it's definitely 16 different. 17 MS. CRNOVICH: I understand that it 18 took several plan commission meetings to get it 19 to where they wanted to. 20 MR. JAMES: Good question. 21 MS. FIASCONE: Why was the conforming 22 use abandoned?</p>

<p style="text-align: right;">74</p> <p>1 MR. JAMES: I'm sorry?</p> <p>2 MS. FIASCONE: Why was the conforming</p> <p>3 use abandoned? I mean why aren't you doing</p> <p>4 single-family conforming since it's so costly to</p> <p>5 change it to this?</p> <p>6 MR. JAMES: The market for</p> <p>7 single-family homes in the price range that we</p> <p>8 are talking is just not there. It's shallow.</p> <p>9 It's so shallow. I mean just the article that</p> <p>09:04:27PM 10 was in the Crains magazine about the owner in</p> <p>11 Hinsdale who a few years ago bought a big house,</p> <p>12 built a big house, whatever it was, and now</p> <p>13 selling it for less. This is not uncommon in</p> <p>14 many major, many large homes. People just are</p> <p>15 not buying the big 4- and 5-bedroom homes,</p> <p>16 5,000 square foot. Yes, they are building them</p> <p>17 but ever so slowly.</p> <p>18 MS. FIASCONE: So the cost savings that</p> <p>19 you would receive not changing utilities,</p> <p>09:04:58PM 20 etcetera, is not set off by reducing the prices</p> <p>21 of these conforming homes?</p> <p>22 MR. JAMES: Just can't do it. It's</p>	<p style="text-align: right;">76</p> <p>1 the previous design with all the stone and</p> <p>2 everything, I thought with more -- LIKE Fox</p> <p>3 Meadow has more brick -- that look I think is</p> <p>4 more Colonial and more in keeping with the</p> <p>5 Village so I was glad to see more of that.</p> <p>6 MR. JAMES: I'm going to respond to</p> <p>7 that. Thank you.</p> <p>8 CHAIRMAN CASHMAN: I just don't think</p> <p>9 we can comment on -- I mean I would like to</p> <p>09:06:21PM 10 comment on the design, on the exterior design,</p> <p>11 because that was something that was raised by</p> <p>12 both the board --</p> <p>13 MR. JAMES: Sure.</p> <p>14 CHAIRMAN CASHMAN: -- and the citizen</p> <p>15 who spoke about whether these were going to be</p> <p>16 too common. So I would like to see that packet</p> <p>17 submitted so we can actually review that the</p> <p>18 next time.</p> <p>19 On a related note, the basements.</p> <p>09:06:40PM 20 Now, I wasn't following before when you</p> <p>21 presented to the board how many basements there</p> <p>22 were. Basically in a nutshell, if I sum up what</p>
<p style="text-align: right;">75</p> <p>1 just not economic. No one would finance it. I</p> <p>2 mean you can't take a house -- It would cost</p> <p>3 you so much to build. And all the things that</p> <p>4 go into those homes and then reduce the price</p> <p>5 to -- for people willing to pay for it. You</p> <p>6 just, it wouldn't happen.</p> <p>7 MS. FIASCONE: Thank you.</p> <p>8 MR. JAMES: You couldn't finance it and</p> <p>9 you couldn't build it.</p> <p>09:05:29PM 10 MR. KRILLENBERGER: Is this financed?</p> <p>11 Do you have financing commitments?</p> <p>12 MR. JAMES: Well, we have a partner,</p> <p>13 yes. Same partner.</p> <p>14 CHAIRMAN CASHMAN: Kind of sticking on</p> <p>15 the design theme. One thing when it comes to</p> <p>16 the exterior, I mean I like some of the images I</p> <p>17 saw today; but they don't match at all what we</p> <p>18 have in our packet. They are not called the</p> <p>19 same. There is different materials. So I</p> <p>09:05:55PM 20 definitely would like a whole new packet of</p> <p>21 drawings that match.</p> <p>22 One comment I was going to have on</p>	<p style="text-align: right;">77</p> <p>1 I saw, they all have basements.</p> <p>2 MR. JAMES: Every house has a basement.</p> <p>3 But if a person says, You know, I don't want a</p> <p>4 basement, I just don't need it, he or she can</p> <p>5 save several thousand dollars by not having a</p> <p>6 basement. And then they end up with a home on a</p> <p>7 slab. And that slab has a heated perimeter</p> <p>8 around it, and it also heats the front stoop so</p> <p>9 you don't have any shoveling there to speak of,</p> <p>09:07:16PM 10 just your driveway gets shoveled. And that's</p> <p>11 what we have at Hibbard Gardens.</p> <p>12 CHAIRMAN CASHMAN: What about Fox</p> <p>13 Meadow?</p> <p>14 MR. JAMES: Fox Meadow has basements.</p> <p>15 CHAIRMAN CASHMAN: It has basements.</p> <p>16 MR. JAMES: Yes. But on Hibbard</p> <p>17 Gardens, we have just the slab on grade with the</p> <p>18 heating around the slab, I think it's 4 feet in.</p> <p>19 It's working beautifully. We really do like it.</p> <p>09:07:36PM 20 And then you go upstairs, and you saw that</p> <p>21 upstairs bonus room.</p> <p>22 CHAIRMAN CASHMAN: Personally, I mean a</p>

<p style="text-align: center;">78</p> <p>1 whole other issue, which is the whole age-</p> <p>2 target versus age-restricted, I think the</p> <p>3 basements work counter to that argument. I</p> <p>4 think having the basements makes these less</p> <p>5 age-targeted than if they didn't have basements.</p> <p>6 I like the bonus room. I like the</p> <p>7 1st ground level master bedroom with guest rooms</p> <p>8 upstairs. But I think as a point, if they have</p> <p>9 the basements, I think there is more of a</p> <p>09:08:08PM 10 chance, if it's age-targeted, not</p> <p>11 age-restricted. Age-restricted I don't care if</p> <p>12 they have a basement or not. If there are</p> <p>13 basements and you are talking age targeted, I</p> <p>14 think it's a problem because it allows rec</p> <p>15 rooms, another bedroom can be there. Things can</p> <p>16 happen in the basement that will allow more</p> <p>17 families to occupy these houses.</p> <p>18 MR. JAMES: I couldn't agree with you</p> <p>19 more. I don't know about the children, but we</p> <p>09:08:30PM 20 had a basement in our original home. And it was</p> <p>21 a big home and a big basement, but we never used</p> <p>22 it.</p>	<p style="text-align: center;">80</p> <p>1 the upstairs room, my neighbor has his little</p> <p>2 office upstairs. And he sits out and looks at</p> <p>3 whatever he wants, the sky and the sun and so</p> <p>4 forth. And it really is nice. If he were</p> <p>5 standing home and had his basement, his office</p> <p>6 in the basement, I don't think it would be</p> <p>7 nearly as attractive.</p> <p>8 CHAIRMAN CASHMAN: Well, let's say</p> <p>9 these were all made and none of them had</p> <p>09:09:43PM 10 basements.</p> <p>11 MR. JAMES: You would have 24 potential</p> <p>12 slab homes. The rest of them, 19 would have,</p> <p>13 because the ground is falling away, you have to</p> <p>14 have a window basement. And then where it</p> <p>15 really falls away, we have 16 would have walkout</p> <p>16 basements. Most of those are, most of those are</p> <p>17 here. And then we have one or two buildings in</p> <p>18 here where it falls away pretty quickly, and it</p> <p>19 has a walkout basement.</p> <p>09:10:16PM 20 CHAIRMAN CASHMAN: I mean I would</p> <p>21 encourage eliminating basements, that's my sole</p> <p>22 opinion.</p>
<p style="text-align: center;">79</p> <p>1 CHAIRMAN CASHMAN: Do you have a</p> <p>2 basement in your current home?</p> <p>3 MR. JAMES: No. No. In the current</p> <p>4 home, in Fox Meadow, we have no basement. I</p> <p>5 want to tell you when we had that 6-inch rain a</p> <p>6 couple of months ago, that's when I got in my</p> <p>7 car and drove out and looked at our neighbors'</p> <p>8 property in Fox Meadow. I was happy as a clam.</p> <p>9 MR. BALAS: So 24 units could be slabs.</p> <p>09:09:01PM 10 MR. JAMES: 24 of the units could be</p> <p>11 slabs.</p> <p>12 MR. BALAS: Lookouts and walkouts</p> <p>13 according to Fred.</p> <p>14 CHAIRMAN CASHMAN: Can you bring that</p> <p>15 slide? You had that slide that summarized the</p> <p>16 basements. Can you explain --</p> <p>17 MR. JAMES: Yes. Let me see if I can</p> <p>18 find it.</p> <p>19 CHAIRMAN CASHMAN: It segues into age-</p> <p>09:09:12PM 20 targeted versus age-restricted, but I just think</p> <p>21 the basements are a problem.</p> <p>22 MR. JAMES: Well, the nice thing about</p>	<p style="text-align: center;">81</p> <p>1 MR. JAMES: You're preaching to the</p> <p>2 choir.</p> <p>3 CHAIRMAN CASHMAN: I mean it helps with</p> <p>4 cost of the structure, and it helps this whole</p> <p>5 other discussion about age-targeted versus</p> <p>6 age-restricted.</p> <p>7 MR. JAMES: You have no argument from</p> <p>8 me. I mean we are, I'm simply sold on those</p> <p>9 upstairs rooms.</p> <p>09:10:36PM 10 CHAIRMAN CASHMAN: I've downsized a few</p> <p>11 family members; and I think it's good not having</p> <p>12 a basement, less place to store things.</p> <p>13 But just kind of a segue to that,</p> <p>14 the report about, you know, the benefits, I</p> <p>15 think it was from -- Is it Teska?</p> <p>16 MR. JAMES: Yes.</p> <p>17 CHAIRMAN CASHMAN: Well, before we move</p> <p>18 to that. Other kind of design questions? There</p> <p>19 are so many issues to discuss, let's try to</p> <p>09:11:08PM 20 focus one at a time.</p> <p>21 Other design issues, Scott?</p> <p>22 MR. PETERSON: Are we okay in a sense?</p>

<p style="text-align: center;">82</p> <p>1 Do we have a enough variety? We have four home</p> <p>2 types, that's it.</p> <p>3 CHAIRMAN CASHMAN: I want to see more</p> <p>4 of the home types. That's it. It's an issue if</p> <p>5 you go to the most of these what I call age-</p> <p>6 target, age-restricted, it doesn't look like a</p> <p>7 normal community. It looks like a senior</p> <p>8 community because that's what it is.</p> <p>9 MR. JAMES: It's a theme architecture,</p> <p>09:11:32PM 10 but it doesn't -- You are not going to be</p> <p>11 walking into one house and find, gee, that's my</p> <p>12 house, which front door do I belong in. There</p> <p>13 is enough variation, whether it be side load,</p> <p>14 front load, different colors, not -- I mean</p> <p>15 different door orientations.</p> <p>16 CHAIRMAN CASHMAN: These duets that you</p> <p>17 are proposing here look similar to the ones that</p> <p>18 are at Fox Meadow?</p> <p>19 MR. JAMES: No, they are not.</p> <p>09:11:56PM 20 CHAIRMAN CASHMAN: One thing that I</p> <p>21 like, just the way they are configured in the</p> <p>22 plan, as you drive up to them, you think you are</p>	<p style="text-align: center;">84</p> <p>1 MR. JAMES: No. The streets are public</p> <p>2 streets.</p> <p>3 CHAIRMAN CASHMAN: Sidewalks?</p> <p>4 MR. JAMES: Sidewalks, same public</p> <p>5 walks. The pond is maintained by the homeowners</p> <p>6 association.</p> <p>7 CHAIRMAN CASHMAN: I notice it doesn't</p> <p>8 now, but would the pond have fountains like you</p> <p>9 have in some of these other locations?</p> <p>09:12:55PM 10 MR. JAMES: It probably very well</p> <p>11 could. I don't know. It depends on what our</p> <p>12 aquatic people tell us, whether we need it,</p> <p>13 whether we want it, and so forth. But we have</p> <p>14 regular maintenance, I mean, pond, McCloud</p> <p>15 Aquatic does our work for us; and they do a nice</p> <p>16 job.</p> <p>17 MS. FIASCONE: Gate or no? Gate, fence</p> <p>18 or no fence?</p> <p>19 CHAIRMAN CASHMAN: It's not a gated</p> <p>09:13:23PM 20 community, is it?</p> <p>21 MR. JAMES: No. It's not a gated</p> <p>22 community.</p>
<p style="text-align: center;">83</p> <p>1 looking at a single-family house. And you drive</p> <p>2 past, and you think it's single-family house.</p> <p>3 You can't tell if they are connected or not.</p> <p>4 MR. JAMES: In that sense, you are</p> <p>5 exactly right.</p> <p>6 CHAIRMAN CASHMAN: I would encourage</p> <p>7 commissioners to look at some of them. I think,</p> <p>8 if I was looking at a community like this, I</p> <p>9 would be tending more towards the duplex versus</p> <p>09:12:20PM 10 the single family, looking for smaller, lower</p> <p>11 price point. But there is all the landscaping</p> <p>12 is by the homeowner association.</p> <p>13 MR. JAMES: Yes, indeed.</p> <p>14 CHAIRMAN CASHMAN: Installed and</p> <p>15 maintained?</p> <p>16 MR. JAMES: Yes.</p> <p>17 CHAIRMAN CASHMAN: All the exterior</p> <p>18 materials?</p> <p>19 MR. JAMES: Snow removal and</p> <p>09:12:33PM 20 landscaping are all done by the association.</p> <p>21 CHAIRMAN CASHMAN: The streets will be</p> <p>22 plowed by --</p>	<p style="text-align: center;">85</p> <p>1 CHAIRMAN CASHMAN: Just like it is</p> <p>2 today?</p> <p>3 MR. JAMES: That's right. Just a</p> <p>4 straight open, straight open streets.</p> <p>5 MS. CRNOVICH: Would you have any guest</p> <p>6 parking areas?</p> <p>7 MR. JAMES: Oh, yes. We have two</p> <p>8 inside garages. You can park in the apron and</p> <p>9 the street is sufficiently wide enough to park</p> <p>09:13:42PM 10 on one side of the street. I think the</p> <p>11 comments, the questions that were raised by this</p> <p>12 lady were well -- They are good questions.</p> <p>13 And when you are in a smaller</p> <p>14 development and what have you, there are some</p> <p>15 parking problems. But you will not -- There is</p> <p>16 so much interior road here that the chances of</p> <p>17 everybody having a party at the same time and</p> <p>18 not finding a place to park would be di minimus.</p> <p>19 CHAIRMAN CASHMAN: And these would have</p> <p>09:14:13PM 20 mailboxes versus --</p> <p>21 MR. JAMES: Well, the mail company, the</p> <p>22 post office is just in the process of changing</p>

<div>86</div> <div>1 some of the way they deliver mail. Right now at</div> <div>2 Hibbard Gardens we have a large box, it's on a</div> <div>3 pedestal. It's well back from the road. And I</div> <div>4 don't think anybody is going to hit it but close</div> <div>5 to the road they could. It's got a good storage</div> <div>6 capacity. So that when people are away, they</div> <div>7 can store their mail. Their mail will build up</div> <div>8 in there, and then mainly some family member</div> <div>9 will come and get it.</div> <div>09:14:47PM 10 But I think there, we have been</div> <div>11 told they are changing their criteria for</div> <div>12 delivering mail. And they may have a gang box</div> <div>13 out front. They may have it at certain</div> <div>14 locations. We don't know yet.</div> <div>15 CHAIRMAN CASHMAN: That's not</div> <div>16 determined.</div> <div>17 MR. JAMES: We would like to have the</div> <div>18 mailboxes in front of each house. And then the</div> <div>19 homeowner walks down the driveway, gets his</div> <div>09:15:10PM 20 mail, and comes back. But we can't guarantee</div> <div>21 that.</div> <div>22 CHAIRMAN CASHMAN: One thing that is a</div>	<div>88</div> <div>1 the school and the population.</div> <div>2 CHAIRMAN CASHMAN: I mean is there</div> <div>3 any point, I mean I understand you've got</div> <div>4 \$1.5 million into that house, 1. But 2 doesn't</div> <div>5 exist.</div> <div>6 MR. JAMES: Right.</div> <div>7 CHAIRMAN CASHMAN: That's where the</div> <div>8 model or where your trailer is. Couldn't that</div> <div>9 be a duplex?</div> <div>09:16:35PM 10 MR. JAMES: My answer, yes, it could.</div> <div>11 We just thought out if a person is going to buy</div> <div>12 with a family with children, he may want another</div> <div>13 family with children next to him. That was our</div> <div>14 only thought process. Could it be a duplex?</div> <div>15 Absolutely. Well, if the lot is big enough.</div> <div>16 MR. SMITH: Yes. Yes.</div> <div>17 MR. JAMES: It could be.</div> <div>18 CHAIRMAN CASHMAN: Well, perfect segue</div> <div>19 to children.</div> <div>09:17:21PM 20 MS. CRNOVICH: While you look for</div> <div>21 that -- Steve?</div> <div>22 What about if you are really going</div>
<div>87</div> <div>1 little confusing to me on the application and</div> <div>2 the Table of Compliance --</div> <div>3 MR. JAMES: Table of Compliance?</div> <div>4 CHAIRMAN CASHMAN: Actually, no. I</div> <div>5 think it's on the previous page. Yes. It's on</div> <div>6 the previous page.</div> <div>7 It's under site information. The</div> <div>8 title is Brief description of the proposed</div> <div>9 project. And on the second sentence, it says,</div> <div>09:15:46PM 10 We are proposing is a Planned Unit Developed</div> <div>11 with a total of 59 homes. 29 single-family,</div> <div>12 27 are age-targeted, and 2 are traditional, and</div> <div>13 39 duplex homes.</div> <div>14 MR. JAMES: 30.</div> <div>15 CHAIRMAN CASHMAN: 30. What I couldn't</div> <div>16 tell on the reading of that, are all these age-</div> <div>17 targeted?</div> <div>18 MR. JAMES: Yes. Every single house</div> <div>19 except for the two, lots 1 and 2, which you have</div> <div>09:16:10PM 20 discussed. And those because they are 4 and 5</div> <div>21 bedrooms, the one is, we left it, we left it;</div> <div>22 and we accounted for that both in the taxes and</div>	<div>89</div> <div>1 to do an age-targeted kind of offering here,</div> <div>2 what are the components of your market plan in</div> <div>3 terms of outreach? And how are you going to get</div> <div>4 the word out, and how are you going to position</div> <div>5 it and frame it? I would just be interested in</div> <div>6 how you are going to market this and where.</div> <div>7 MR. JAMES: We would market it just as</div> <div>8 we marketed from our sales center that we</div> <div>9 already have there now. And I can tell you we</div> <div>09:17:46PM 10 have already had many calls at the office from</div> <div>11 Hinsdale residents, who have been advised of</div> <div>12 this. They know about it, and they are</div> <div>13 interested.</div> <div>14 So I think we would, we will</div> <div>15 multiple list it. We will advertise it in the</div> <div>16 Hinsdalean. It will be just as we do, it will</div> <div>17 be on our web page and as we do all of our</div> <div>18 projects.</div> <div>19 MS. CRNOVICH: How many calls would you</div> <div>09:18:11PM 20 say you have received to date?</div> <div>21 MR. JAMES: I don't know how many we</div> <div>22 have received to date; but I talked to one</div>

<p style="text-align: center;">90</p> <p>1 family specifically, and they are already trying 2 to decide which lot they want. But I think, 3 you know, we will get many calls like we do for 4 most of our projects when we announce them. 5 And until this is announced -- Let 6 me tell you how we appreciate -- how we go about 7 it. We don't want to get into, we are not going 8 to go into a selling mode until the Village 9 tells us that they approved. Because if we go 10 into a selling mode, then we are preempting 11 something that we -- It's bad manners. Okay? 12 We are, we just don't do that. 13 When you tell us that it's time, 14 yes, we approve it, we like it, we have got all 15 the things worked out, all these questions are 16 resolved, then we will go out and market. But 17 until that time, we don't do it. People want to 18 call us just to inquire about it, fine. We 19 answer it. We will take their name, and we 20 write it down that's all. 21 This couple that called me I have 22 known them for 25 or 30 years. Traveled, you</p>	<p style="text-align: center;">92</p> <p>1 the neighborhood. 2 There are plenty of homes in 3 Hinsdale or Burr Ridge or elsewhere where you 4 can buy that house, single-family house, put up 5 your basketball hoop, have your back yard, have 6 your kids next door and across the street. So 7 it's pretty much self-regulating. 8 MS. FIASCONE: Oh, but it's not -- 9 It's not, though. I'm a realtor. And if I have 10 a young client coming to Hinsdale and can get in 11 the schools for 900 grand and brand-new 12 construction, they will take that in a second; 13 and they don't care. 14 CHAIRMAN CASHMAN: We have some 15 single-family homes with properties that are 16 almost as small as what are here. And we have a 17 lot of old nonconforming lots where they then 18 were max'd out with every setback, maximum Floor 19 Area Ratio, everything they could possibly do. 20 And they have, I mean, very small yards. Maybe 21 no one else is -- Maybe they hire someone to 22 mow, some mow it, maybe they mow it themselves.</p>
<p style="text-align: center;">91</p> <p>1 know, many places in the country with them. And 2 so I said, Yes, I will tell you -- I sent her 3 the plan, showed her the -- She has not seen 4 the units, she has just seen the site plan 5 that's out there in the public. 6 MS. FIASCONE: I don't think -- I 7 don't think her question was answered, though, 8 as to how you age target. You have, obviously, 9 done age-targeting things before. Is it just 10 word of mouth? 11 MR. JAMES: The age targeting comes by 12 two ways. One, the type of unit, 1st floor 13 master bedroom. 14 MS. FIASCONE: Sure. 15 MR. JAMES: That's a mandatory. We 16 don't have any 2nd floor except in the two 17 houses. Then the price range is pretty much if 18 a family with children wants to come in and 19 spend \$900,000 or 800 or \$1 million or whatever 20 the number is, if they are a family, if they 21 were your own children, you would say, why do 22 you want to go there, there are no children in</p>	<p style="text-align: center;">93</p> <p>1 But I bet you could find a \$900,000 house that 2 is almost like one of these duplexes in our 3 town. 4 I totally agree with the schools. 5 You go to Elm School likely or is this Oak? 6 This is Elm and Hinsdale Central, two great 7 schools. And Hinsdale Middle School so -- 8 MR. JAMES: I can't argue with your 9 comment. But it has not been our experience and 10 of all the developments that we looked at, 11 including Savoy Club and Chasemoor and all of 12 them, none of them experience what you are 13 suggesting. They all, they all have empty -- I 14 mean Burr Ridge Club, zero. 15 MS. FIASCONE: Actually, The Hamptons 16 of Hinsdale is experiencing that. They are 17 experiencing a lot of younger family moving in 18 there because it's new. 19 MR. JAMES: Yes, it's new. And we know 20 the product, and we know the project is a very 21 fine product and a very fine project. But it's 22 not what we are offering here.</p>

<p style="text-align: right;">94</p> <p>1 MS. FIASCONE: Sure. Okay. Along 2 those same lines, your -- This is, obviously, 3 an HOA question that may not be established. 4 But do you -- Renting? I think that's a 5 concern that to get into the schools they are 6 going to, you know --</p> <p>7 MR. JAMES: What we usually do in our 8 associations, we say if there is a hardship you 9 can rent for a year, you cannot renew it. And 10 you have to be approved by the homeowners 11 association before you can rent it, but you 12 cannot renew that without a homeowners' 13 approval. And I can assure you that I, we 14 haven't run into it but --</p> <p>15 MS. FIASCONE: Sure. Just curious.</p> <p>16 MR. JAMES: Hardship, yes, that's 17 something else.</p> <p>18 MS. FIASCONE: Okay.</p> <p>19 CHAIRMAN CASHMAN: What other type of 20 restrictions would be on these properties? Say 21 it's age-targeted, it's not age-restricted where 22 there is a 55-year-old kind of limit.</p>	<p style="text-align: right;">96</p> <p>1 CHAIRMAN CASHMAN: Who would want to 2 live there? I mean it's like trick or treating? 3 I mean the whole thing just doesn't make sense 4 to me, those two, why they would be in this 5 development. If those two were like the other 6 single, the 3-bedroom single-family would make 7 more sense to me. But to have a 4- or 5-bedroom 8 house there backing up to the hospital --</p> <p>9 MR. JAMES: Why don't you let us look 10 at some of the suggestions down here by Legge 11 park and about what we can do, we will ask our 12 architect planner to see what he can do up 13 there. But that's \$1.5 million, you know, 14 taking a wrecking ball do it.</p> <p>15 CHAIRMAN CASHMAN: They do that around 16 here all the time. The house I grew up in, 17 2 million bucks, they took a wrecking ball. 18 That's called a teardown.</p> <p>19 MR. JAMES: Right.</p> <p>20 CHAIRMAN CASHMAN: Let me see some 21 other -- I mean one comment on the 22 architectural. Because of the concept, I think</p>
<p style="text-align: right;">95</p> <p>1 Basketball hoops, trampolines, playsets? 2 MR. JAMES: None of that.</p> <p>3 CHAIRMAN CASHMAN: It's all 4 specifically written out?</p> <p>5 MR. JAMES: Absolutely.</p> <p>6 CHAIRMAN CASHMAN: I would like that to 7 be submitted.</p> <p>8 MR. JAMES: You will have all the 9 declaration, and you will have the rules and 10 regulations. It's all there.</p> <p>11 CHAIRMAN CASHMAN: Because that's 12 important because I agree with what Anna is 13 saying.</p> <p>14 MR. JAMES: No campers in the 15 driveways, boat trailers, and boats and so forth 16 and so on overnight and all the rest of it.</p> <p>17 CHAIRMAN CASHMAN: Won't those two 18 single-family homes kind of be out of -- They 19 are the only two in this whole development, 1 20 and 2.</p> <p>21 MR. JAMES: Yes. We are coming back to 22 that.</p>	<p style="text-align: right;">97</p> <p>1 they should all kind of look like they are from 2 the same pallet because that's the idea. And I 3 think that also probably works towards making it 4 more of an empty-nester community because you 5 have had your chance to have all the different 6 houses you have fixed up and worked on and 7 bought over the years.</p> <p>8 And now you are basically deciding 9 you are going to have a house that looks like 10 the rest and move into. And most, even 11 age-restricted communities, that's the way the 12 houses look. So I think that isn't necessarily 13 a negative. And I would like to see the new 14 photographs and drawings and elevations, what 15 you are proposing, so could we could look at 16 them more closely.</p> <p>17 But I would like you to talk about 18 this whole issue of age-restricted versus age- 19 targeted. I mean we have read, we saw the 20 report but -- Where I segue with that is then 21 when we go to the Teska report, then I have real 22 problems with the way it was calculated as far</p>

<p style="text-align: right;">98</p> <p>1 as --</p> <p>2 But again, you know, just please</p> <p>3 just talk more about that because it's an</p> <p>4 important issue. If this goes forward, we want</p> <p>5 it to be empty-nester housing. If it becomes</p> <p>6 single-family way into Hinsdale at 900 to</p> <p>7 \$1.1 million and you have got your kids in the</p> <p>8 school system, then it's going to be counter --</p> <p>9 all your numbers will basically make no sense</p> <p>09:25:46PM 10 whatsoever.</p> <p>11 MR. JAMES: Not really. Not really,</p> <p>12 because you have got, you know, you have already</p> <p>13 got 36 single-family homes with unlimited</p> <p>14 children. Okay? And you saw what the, you saw</p> <p>15 the numbers there. And now what we are saying,</p> <p>16 so -- And you had 29 total children. And we</p> <p>17 are going to have, what, 6?</p> <p>18 MR. BALAS: 6 for the elementary.</p> <p>19 CHAIRMAN CASHMAN: Let's talk about</p> <p>09:26:09PM 20 that because this report --</p> <p>21 MR. JAMES: So you have about 23</p> <p>22 children as a cushion. But you are never going</p>	<p style="text-align: right;">100</p> <p>1 germane to what we are -- It doesn't even</p> <p>2 resemble the type of home and the price range we</p> <p>3 are in.</p> <p>4 CHAIRMAN CASHMAN: Then somebody must</p> <p>5 have done a study on these. There must be some</p> <p>6 kind of report versus these guys going and</p> <p>7 picking just local areas and local units and who</p> <p>8 is currently in there. It could be a complete</p> <p>9 fluke that they just graduated from high school.</p> <p>09:27:28PM 10 MR. JAMES: It's all we have been</p> <p>11 building.</p> <p>12 CHAIRMAN CASHMAN: I take your word for</p> <p>13 it; but we need some data, too.</p> <p>14 MR. JAMES: We gave you the data of</p> <p>15 11 developments and the Savoy Club right here in</p> <p>16 Burr Ridge, Chasemoor. The only development we</p> <p>17 didn't include was Graue Mill. I went over</p> <p>18 there and talked to them, and it doesn't even</p> <p>19 resemble what we are doing here. It's older.</p> <p>09:27:47PM 20 It's a different concept.</p> <p>21 MS. CRNOVICH: Those are different</p> <p>22 school districts, too.</p>
<p style="text-align: right;">99</p> <p>1 to make it.</p> <p>2 CHAIRMAN CASHMAN: I don't think we are</p> <p>3 comparing apples to apples in this report. The</p> <p>4 way those calculations were done you used what's</p> <p>5 referred to as the most comprehensive study of</p> <p>6 estimates related to residential demographic</p> <p>7 multipliers, that Rutgers report. It's quite a</p> <p>8 standard. And let me tell you --</p> <p>9 So you used that to build up your</p> <p>09:26:38PM 10 case for the single-family detached. And then</p> <p>11 for the others, you take a small sample. That's</p> <p>12 based on U.S. Census data. This is based on 10</p> <p>13 or 11 that you found, and you have some that are</p> <p>14 zeros that really throw off the numbers. So I</p> <p>15 would like to see this done. To me, I just want</p> <p>16 to see it done so it's really apples to apples.</p> <p>17 MR. JAMES: I have complained about</p> <p>18 this Rutgers report for as long as I have been</p> <p>19 around.</p> <p>09:27:03PM 20 CHAIRMAN CASHMAN: It simplifies the</p> <p>21 10 --</p> <p>22 MR. JAMES: Believe me, it's not</p>	<p style="text-align: right;">101</p> <p>1 CHAIRMAN CASHMAN: Exactly, the whole</p> <p>2 thing.</p> <p>3 MS. CRNOVICH: That can throw</p> <p>4 everything out.</p> <p>5 CHAIRMAN CASHMAN: Just in our own</p> <p>6 zoning ordinance we have a density table that's</p> <p>7 in our ordinance. And single-family detached,</p> <p>8 3.8. 3 bedroom attached, 2.4. And you are</p> <p>9 using a number, a much lower number. So I would</p> <p>09:28:12PM 10 like to just see -- I would like you to go back</p> <p>11 and review that. To me if there is, unless it's</p> <p>12 age-restricted, there is no way to really</p> <p>13 control whether there are going to be kids.</p> <p>14 MR. JAMES: I can tell you this, we are</p> <p>15 not going to be age-restricted. It will not</p> <p>16 work economically for us. The rate of</p> <p>17 absorption will be a catastrophic and the rate</p> <p>18 of resale by the homeowners based on all the</p> <p>19 criteria, all the data we have had over the last</p> <p>09:28:40PM 20 60 years, they are just -- They are a negative.</p> <p>21 They are not a negative if you go</p> <p>22 to Florida. They are not a negative if you go</p>

<p style="text-align: center;">102</p> <p>1 to a major development, but they are a negative</p> <p>2 when you go to the type of housing we talked</p> <p>3 about here.</p> <p>4 CHAIRMAN CASHMAN: I thought it was</p> <p>5 written in I think it's Tracy --</p> <p>6 MR. JAMES: Tracy Cross.</p> <p>7 CHAIRMAN CASHMAN: And I'm familiar</p> <p>8 with those. My parents lived in those where</p> <p>9 they have many amenities. There is club rooms</p> <p>10 and pools, and it's a community. This is</p> <p>11 59 units. I mean it's a much smaller, the</p> <p>12 community is Hinsdale, that part of --</p> <p>13 MR. JAMES: Totally different, totally</p> <p>14 different.</p> <p>15 CHAIRMAN CASHMAN: And actually going</p> <p>16 and looking, Fox Meadow I have just known for a</p> <p>17 long time, I remember when you built it. And</p> <p>18 that's age-targeted.</p> <p>19 MR. JAMES: That's right.</p> <p>20 CHAIRMAN CASHMAN: And the only</p> <p>21 children I saw in there were grandchildren in a</p> <p>22 stroller being taken care of by a grandma or</p>	<p style="text-align: center;">104</p> <p>1 bit of a doubter because I grew up in a 1st</p> <p>2 floor master bedroom unit in Hinsdale with</p> <p>3 4 kids in the schools. So didn't seem to have</p> <p>4 any impact on single empty-nester at all. So I</p> <p>5 just think that will be helpful because I think</p> <p>6 right now it's something that you could be</p> <p>7 criticized for. I don't even care how it all</p> <p>8 plays out in numbers. If it shows that there</p> <p>9 are going to be more kids potentially, because</p> <p>10 we are just talking potential, to 181 or</p> <p>11 District 86, great. But I think we at least</p> <p>12 need to play it, if we choose to use the</p> <p>13 standard, we've got to use the --</p> <p>14 MR. JAMES: If we can. But I don't</p> <p>15 know, I don't know, I simply don't know of any</p> <p>16 project, the type of which we are describing,</p> <p>17 that has children living in it in this price</p> <p>18 range where they could buy a single-family home</p> <p>19 with all the back yard and all the neighborhood</p> <p>20 kids and so forth and so on, it just doesn't</p> <p>21 make sense.</p> <p>22 CHAIRMAN CASHMAN: That's where I like</p>
<p style="text-align: center;">103</p> <p>1 grandpa.</p> <p>2 MR. JAMES: Exactly right.</p> <p>3 CHAIRMAN CASHMAN: So I like that.</p> <p>4 MR. JAMES: But we have got the park</p> <p>5 right next door that we did, you know, with</p> <p>6 New Trier and the park district in Northfield.</p> <p>7 CHAIRMAN CASHMAN: Right.</p> <p>8 MR. JAMES: What a perfect place for</p> <p>9 them to play, but there are no children there.</p> <p>10 There is no community of children.</p> <p>11 CHAIRMAN CASHMAN: I would just like</p> <p>12 you to look at this Teska report again. I think</p> <p>13 it's misleading because in one case we are using</p> <p>14 a national standard. There is an Illinois</p> <p>15 expert out of Naperville that's used in all</p> <p>16 kinds of zoning and villages in the Chicago</p> <p>17 area, suburban Chicago area -- I can come up</p> <p>18 with a name here but they have many their own</p> <p>19 data. Some of them must have studied the</p> <p>20 statistical, a large sample of how -- these 1st</p> <p>21 floor units.</p> <p>22 And, you know, I also am a little</p>	<p style="text-align: center;">105</p> <p>1 the restrictions you are talking about.</p> <p>2 MR. JAMES: Oh, yes. They are there.</p> <p>3 I can assure you that.</p> <p>4 CHAIRMAN CASHMAN: The basement is</p> <p>5 still this big question mark.</p> <p>6 MR. JAMES: You are not going to get an</p> <p>7 argument from me on those either.</p> <p>8 CHAIRMAN CASHMAN: You have a better</p> <p>9 case that they would not be single-family</p> <p>10 residences.</p> <p>11 MR. JAMES: I'm right with you on that.</p> <p>12 CHAIRMAN CASHMAN: And that helps</p> <p>13 support your argument.</p> <p>14 MR. JAMES: Absolutely. Absolutely.</p> <p>15 CHAIRMAN CASHMAN: Other design-</p> <p>16 related questions?</p> <p>17 MS. CRNOVICH: The rear elevation of</p> <p>18 the house you said would be much higher than the</p> <p>19 front of the house.</p> <p>20 MR. JAMES: Only, no, if you have a</p> <p>21 flat lot here, then it's 30 feet, whatever it</p> <p>22 is, it's the same in the front and back. But</p>

<p style="text-align: center;">106</p> <p>1 when we have the lot falling away, and you have 2 a window basement down here, the English window 3 looking in like that -- right -- if you take it 4 from this point up to the top, it could be, say 5 it's 5 feet down, now it's going to be -- pick a 6 number -- instead of 25, it's going to be 30. 7 If you go to a walkout basement because the land 8 is really falling away, now your foundation is 9 down there. If you measure from here to the 10 top, say the 30, let's say 8, 10 feet, whatever 11 it's going to be, 38 feet or 40 feet from the 12 back. But as you are driving down the street, 13 it looks just like any other house. They are 14 all the same.</p> <p>09:32:25PM 15 CHAIRMAN CASHMAN: Is there a highest 16 that's based on an average of elevation? 17 MR. MC GINNIS: I'm kind of -- Yes. 18 It's kind of premature yet to talk about 19 building heights and actuals to establish a zero 20 zero mark. But height on a sloping lot is 21 actually measured from -- It's the mean of the 22 roof height and the mean of the elevation. So</p>	<p style="text-align: center;">108</p> <p>1 MR. SMITH: Good evening. My name is 2 Terry Smith of BSB Design. One of the realities 3 of the exercises that we are dealing with are 4 conditions that already existed, in other words, 5 the street system is in, a lot of the utilities 6 are in. So in order to get the lots to fit, we 7 have to work around a lot of the streets and a 8 lot of the utilities. And in addition, one of 9 the things that we tried to do is hold some of 10 the standards consistent from the previous 11 Sedgwick project.</p> <p>09:35:07PM 12 We looked at, for example, the 13 setbacks along County Line and 55th Road, we 14 felt that those were important. And we wanted 15 to maintain those rear yard setbacks. So given 16 that, given the fact that our footprint having a 17 master down unit is a little deeper and maybe a 18 little wider, not wider but somewhat deeper, the 19 only thing that we could really do then, for 20 example, the homes along 55th Street, was to 21 kind of bring some of those homes closer to the 22 street. So that sort of necessitated then the</p>
<p style="text-align: center;">107</p> <p>1 you measure four corners. On a sloping lot, you 2 are actually 6 foot out from the four corners. 3 You get the mean. And then the height is 4 actually measured from the mid point of the 5 roof. So just because you have a walkout 6 doesn't necessarily mean that you have got a 7 house that's too tall.</p> <p>09:33:16PM 8 CHAIRMAN CASHMAN: But if you think 9 you're compliant on the front, then likely you 10 think you are going to be over if you factor in 11 the side slope. I agree that's something later, 12 but I'm glad they mentioned that because I 13 didn't see that previously as far as your 14 waivers.</p> <p>09:33:41PM 15 Could you describe the reason for 16 the other waivers that you note in the 17 application, the setbacks? I know you are 18 noting what they are. But could you explain, 19 show us like why versus in the previous -- In 20 the previous design, obviously, I'm assuming you 21 were all completely compliant. Why are you 22 requiring these now?</p>	<p style="text-align: center;">109</p> <p>1 variance on the front yard setback. 2 CHAIRMAN CASHMAN: You can kind of see 3 it in those two boards. 4 MR. SMITH: Yes. 5 CHAIRMAN CASHMAN: That the four 6 single-family were going to be shallower and 7 wider. 8 MR. SMITH: Right. And frankly some of 9 the other variances are somewhat kind of one 10 offs, for example, like the south end around 11 that cul-de-sac because of the fact that we are, 12 we have some of these pie-shaped lots, some of 13 the lot widths are less than that, what they 14 typically are in the rest of the plan. 15 Let's see, other variances? 16 MR. PETERSON: Well, of the sheets, 17 right, you have -- There is 9 items there. And 18 basically only two are compliant in R-2, right? 19 MR. SMITH: Yes. 20 MR. PETERSON: I mean not counting the 21 3 stories. There is quite a difference of, if 22 we are calling this an R-2, where we make two</p>

<p style="text-align: center;">110</p> <p>1 things follow R-2.</p> <p>2 MR. JAMES: Look at what they are,</p> <p>3 though, 1 foot, 2 foot.</p> <p>4 MR. SMITH: Yes. Probably the one that</p> <p>5 stands out is the lot size. We are going from</p> <p>6 20,000 to 10,000 square feet. Again, given the</p> <p>7 type of housing unit this is, this is an</p> <p>8 empty-nester, age-targeted unit, these people</p> <p>9 really aren't interested in big, big lots.</p> <p>09:37:18PM 10 MR. PETERSON: Well, I understand. But</p> <p>11 let's not call it an R-2 then because I mean to</p> <p>12 me we are not even close, anything close to an</p> <p>13 R-2.</p> <p>14 CHAIRMAN CASHMAN: It's more dense and</p> <p>15 there is more variations.</p> <p>16 And one, this could be just be a</p> <p>17 housekeeping thing, it seems on the Table of</p> <p>18 Compliance in the beginning, it says, The</p> <p>19 following table is based on R-1 zoning district.</p> <p>09:37:39PM 20 Why does it say R-1?</p> <p>21 MR. BALAS: It should say R-2.</p> <p>22 CHAIRMAN CASHMAN: It says R-1 so that</p>	<p style="text-align: center;">112</p> <p>1 and you, Mr. Chairman, you said, it's a 20-acre</p> <p>2 minimum. And I don't think there is another</p> <p>3 20-acre parcel.</p> <p>4 MS. CRNOVICH: There is. There is.</p> <p>5 CHAIRMAN CASHMAN: Yes. But we don't</p> <p>6 know. I could see if it says 20-acre minimum</p> <p>7 south of the Burlington tracks, but I'm not</p> <p>8 certain that there isn't north of the Burlington</p> <p>9 tracks. So I think we just need to do some</p> <p>09:39:15PM 10 research on that because I would not be</p> <p>11 comfortable voting on that until we actually</p> <p>12 know what those areas are. Because just like</p> <p>13 this became a 24-acre property, that could</p> <p>14 become a property in the future. And I just</p> <p>15 want to make sure we know what we are approving</p> <p>16 here.</p> <p>17 MR. YU: I did have the guide -- I did</p> <p>18 have an 11 by 17 just so you can take a glance</p> <p>19 at it, but the only site that comes to mind is</p> <p>09:39:41PM 20 the IBLP site. And there are some, I think</p> <p>21 there is some water issues over there, flood</p> <p>22 plain issues over there.</p>
<p style="text-align: center;">111</p> <p>1 could be changed, that would be good.</p> <p>2 Well, which comes to granting this</p> <p>3 waiver, going from improved density and a</p> <p>4 development to this, which is more dense and has</p> <p>5 this series of proposed variances. It gets into</p> <p>6 the issue of public benefit. And anyone have a</p> <p>7 problem going to public benefit right now,</p> <p>8 talking about it?</p> <p>9 MS. CRNOVICH: Maybe before you start</p> <p>09:38:19PM 10 there, why a text amendment versus a map</p> <p>11 amendment?</p> <p>12 MR. JAMES: What was the question?</p> <p>13 MS. CRNOVICH: Why a text amendment</p> <p>14 versus a map amendment?</p> <p>15 MR. JAMES: I can't tell you. Our</p> <p>16 original conversations with the staff and some</p> <p>17 of the other Village officials, they said it</p> <p>18 would be require a text amendment. They did not</p> <p>19 want to change the underlying zoning. They</p> <p>09:38:46PM 20 wanted to remain R-2, and we were asked to do</p> <p>21 that with a text amendment to the R-2.</p> <p>22 Now, I think the safeguard there</p>	<p style="text-align: center;">113</p> <p>1 CHAIRMAN CASHMAN: But if you could</p> <p>2 find out what the R-2 is west of the IB, what</p> <p>3 the IB is, and what the R-2 is on the east side</p> <p>4 of Adams that runs up all the way to the</p> <p>5 graveyard. I mean that would just be helpful</p> <p>6 information because that's a big property.</p> <p>7 Amling's looks smaller to me, but I</p> <p>8 would like to look at what that is because</p> <p>9 that's a large parcel. I'm glad you bring that</p> <p>09:40:13PM 10 up. I think we just need to do some homework on</p> <p>11 it to make sure. I know this recommendation, we</p> <p>12 didn't come up with the text amendment. It was</p> <p>13 basically proposed to us. I would like that,</p> <p>14 the specific question is why not a map.</p> <p>15 MS. CRNOVICH: Well, I was looking at,</p> <p>16 say, R-5, for instance, and your requirements</p> <p>17 for Table of Compliance would be less; but it</p> <p>18 would still be a planned unit development, which</p> <p>19 is also a special use. So I was like why, why</p> <p>09:40:40PM 20 the text amendment versus the map amendment?</p> <p>21 So maybe that's something we could</p> <p>22 look into. I'm just thinking of future zoning</p>

<p style="text-align: right;">114</p> <p>1 and especially with Institute of Basic Life, I'm</p> <p>2 not sure what's happening there.</p> <p>3 MR. YU: Generally since I have been</p> <p>4 here the board, to me, I feel like they</p> <p>5 indicated that they would like the zoning map to</p> <p>6 stay the same as far as the zonings go. In our</p> <p>7 zoning code, it points to the comprehensive plan</p> <p>8 as the zoning map.</p> <p>9 MS. CRNOVICH: Yes.</p> <p>09:41:11PM 10 MR. YU: That way, do a text amendment,</p> <p>11 you have the planned development and special use</p> <p>12 permit, and going forward any potential type of</p> <p>13 applications would need planned development and</p> <p>14 special use permit review process.</p> <p>15 MS. CRNOVICH: Yes.</p> <p>16 CHAIRMAN CASHMAN: Which I think that's</p> <p>17 good. I think that provides the opportunity for</p> <p>18 thorough review and consideration or something</p> <p>19 is not just going to happen.</p> <p>09:41:35PM 20 MS. CRNOVICH: Well, I'm thinking about</p> <p>21 when we aren't here 20 years down the road, you</p> <p>22 never know.</p>	<p style="text-align: right;">116</p> <p>1 information and data on that.</p> <p>2 But then public benefit, this is</p> <p>3 different than what's in your application. Your</p> <p>4 application just has item one?</p> <p>5 MR. JAMES: Pardon?</p> <p>6 CHAIRMAN CASHMAN: It's paraphrased but</p> <p>7 on your application you just list number 1.</p> <p>8 MR. JAMES: Yes. I mean we put these</p> <p>9 down, just the different things that are going</p> <p>09:42:50PM 10 to be beneficial to the Village long-term and</p> <p>11 short-term. For instance, as I say, I think I</p> <p>12 said, one of the developments that I checked, he</p> <p>13 said to me, he said, Well, the last 15 to 20</p> <p>14 residents came out of Hinsdale. And he kind of</p> <p>15 chuckled under his breath and said, I think many</p> <p>16 of them were from the same club. So the</p> <p>17 residents express a desire for this kind of</p> <p>18 product in Hinsdale, and you don't have it and</p> <p>19 so they are leaving, they are finding it</p> <p>09:43:32PM 20 elsewhere.</p> <p>21 And our feeling is that this may be</p> <p>22 short-term, but it's going to be a long-term</p>
<p style="text-align: right;">115</p> <p>1 CHAIRMAN CASHMAN: You think maybe your</p> <p>2 20-year term --</p> <p>3 MS. CRNOVICH: Years ago some things</p> <p>4 happened that were, I guess, I'm just looking at</p> <p>5 the future.</p> <p>6 CHAIRMAN CASHMAN: Just between now and</p> <p>7 next meeting, if we could research that a little</p> <p>8 bit, that would be great.</p> <p>9 MS. CRNOVICH: Thank you.</p> <p>09:41:58PM 10 CHAIRMAN CASHMAN: So, and Scott, it's</p> <p>11 a perfect segue because if you could bring up</p> <p>12 your -- you had a slide about the public</p> <p>13 benefits.</p> <p>14 Because we talked about looking at</p> <p>15 the different criteria --</p> <p>16 MR. JAMES: Yes, sure.</p> <p>17 CHAIRMAN CASHMAN: -- for approving</p> <p>18 both the special use permit and the planned</p> <p>19 development. And we talked about the increase</p> <p>09:42:13PM 20 in open space, that's a tough one. And at least</p> <p>21 on the surface it appears that they might comply</p> <p>22 with that requirement, so we'll wait to see more</p>	<p style="text-align: right;">117</p> <p>1 benefit to the community. Every community that</p> <p>2 we have, that we have built in, whether it be</p> <p>3 Glenview, Northbrook, Northfield -- not</p> <p>4 Northbrook but Northfield, Wilmette, so forth,</p> <p>5 the age-targeted home is in demand.</p> <p>6 CHAIRMAN CASHMAN: Well, I mean I</p> <p>7 think --</p> <p>8 MR. JAMES: So it's a benefit to the</p> <p>9 Village to have a variation, a different</p> <p>09:44:01PM 10 character of home to satisfy the same people who</p> <p>11 are just changing their life-style. And I have,</p> <p>12 in joking sometimes when I get frustrated, I</p> <p>13 say, If you had a two-car garage and you had a</p> <p>14 Cadillac sitting in one stall and a Ferrari</p> <p>15 sitting in the next stall, would the Ferrari</p> <p>16 depreciate the Cadillac; and the answer is no.</p> <p>17 It's a different car for the same person. He's</p> <p>18 just, it's a different -- He wants something</p> <p>19 different. And that came out in the report,</p> <p>09:44:36PM 20 it's a desire to find something different that</p> <p>21 satisfies my needs today. But I don't want to</p> <p>22 leave the community, I don't want to leave my</p>

<p style="text-align: center;">118</p> <p>1 grocery store, my church, I don't want to leave</p> <p>2 the kids nearby and my friends.</p> <p>3 CHAIRMAN CASHMAN: I would not doubt</p> <p>4 that it's a benefit, but I don't know that it</p> <p>5 meets the requirements in our code of a public</p> <p>6 benefit. It's certainly a benefit. You</p> <p>7 wouldn't even be here because --</p> <p>8 MR. JAMES: I understand.</p> <p>9 CHAIRMAN CASHMAN: If we didn't</p> <p>09:45:03PM 10 consider it that.</p> <p>11 MR. JAMES: Sure.</p> <p>12 CHAIRMAN CASHMAN: But, you know, it's</p> <p>13 going to benefit a fraction of our community</p> <p>14 that would be looking for empty-nester housing.</p> <p>15 The definition and what, as I have been a member</p> <p>16 of this commission when we have in the past</p> <p>17 viewed public benefit, it's had a much more</p> <p>18 broad impact in the entire community.</p> <p>19 MR. JAMES: I think No. 6, not here.</p> <p>09:45:28PM 20 CHAIRMAN CASHMAN: No. 6 is code</p> <p>21 compliance.</p> <p>22 MR. JAMES: No, not on the screen.</p>	<p style="text-align: center;">120</p> <p>1 it's a good question about the common parks.</p> <p>2 MR. JAMES: It's in the chart, and we</p> <p>3 will see that you get it.</p> <p>4 CHAIRMAN CASHMAN: On the pocket parks,</p> <p>5 what's in the parks?</p> <p>6 MS. CRNOVICH: I was going to have --</p> <p>7 MR. JAMES: Well, we haven't designed</p> <p>8 them out yet. But they will be as attractive as</p> <p>9 they could be. It could be gazebos. It could</p> <p>09:46:29PM 10 be any number of things. It would be enhanced</p> <p>11 so that people feel good about coming in there,</p> <p>12 sitting down, talking under the trellis,</p> <p>13 whatever it might be. I can show you some of</p> <p>14 the pocket parks we have done elsewhere.</p> <p>15 CHAIRMAN CASHMAN: I saw some in Fox</p> <p>16 Meadow, and I thought they were nice.</p> <p>17 MR. JAMES: If you have been out to</p> <p>18 Westgate, you have got the beautiful --</p> <p>19 CHAIRMAN CASHMAN: And those are owned</p> <p>09:46:49PM 20 by -- the homeowners association owns that land</p> <p>21 and maintains that land?</p> <p>22 MR. JAMES: Absolutely.</p>
<p style="text-align: center;">119</p> <p>1 No. 6 in defining public benefit, open space,</p> <p>2 talk about increase in the open space.</p> <p>3 CHAIRMAN CASHMAN: Right, but that's</p> <p>4 separate than public benefit.</p> <p>5 MR. JAMES: That's a public benefit.</p> <p>6 That's a public benefit. There is no open space</p> <p>7 in the existing plan to speak of. No common, no</p> <p>8 park, no nothing. It's all allotted out, platted</p> <p>9 out.</p> <p>09:45:50PM 10 CHAIRMAN CASHMAN: Open space includes</p> <p>11 public open space, private open space, and</p> <p>12 common space. There is open space in the</p> <p>13 current plan.</p> <p>14 MR. JAMES: There is not a public park</p> <p>15 in the current plan. It's 44,000 square feet,</p> <p>16 over an acre of public park, over an acre.</p> <p>17 There is no such things in the existing plan.</p> <p>18 CHAIRMAN CASHMAN: The code just calls</p> <p>19 for an increase in open space. Hopefully, you</p> <p>09:46:13PM 20 will come back with that data and prove that.</p> <p>21 MR. JAMES: We will.</p> <p>22 CHAIRMAN CASHMAN: I mean on the park,</p>	<p style="text-align: center;">121</p> <p>1 CHAIRMAN CASHMAN: Can anyone use that</p> <p>2 land?</p> <p>3 MR. JAMES: Well, I mean --</p> <p>4 CHAIRMAN CASHMAN: People from outside</p> <p>5 of that homeowners association use that park.</p> <p>6 MR. JAMES: It's owned by the</p> <p>7 homeowners association. If somebody walks in</p> <p>8 there and sits on it, they are sitting on</p> <p>9 somebody else's land; but I don't know that</p> <p>09:47:06PM 10 somebody would throw them out.</p> <p>11 CHAIRMAN CASHMAN: It's not a public</p> <p>12 park.</p> <p>13 MR. JAMES: We have never had that</p> <p>14 happen.</p> <p>15 CHAIRMAN CASHMAN: I see them as</p> <p>16 definitely good for the development because I</p> <p>17 think it's good to have that kind of space for</p> <p>18 this development, but I don't see it outside of</p> <p>19 the development. I don't think it benefits</p> <p>09:47:21PM 20 anyone else in southeast Hinsdale.</p> <p>21 MR. JAMES: You have got Katherine</p> <p>22 Legge park, 50 some acres, right next door.</p>

<p style="text-align: center;">122</p> <p>1 CHAIRMAN CASHMAN: Which is exactly --</p> <p>2 MR. JAMES: I don't want to be</p> <p>3 argumentative. I'm just saying that I don't</p> <p>4 have an answer.</p> <p>5 CHAIRMAN CASHMAN: Well, I wanted to</p> <p>6 throw out a couple ideas out to you, what I</p> <p>7 think a public benefit is. Katherine Legge is a</p> <p>8 perfect segue. I see a public benefit as</p> <p>9 something that truly benefits every member of</p> <p>10 the community in some way.</p> <p>11 I mean just across the street they</p> <p>12 ended up purchasing half of an ambulance for the</p> <p>13 Village. And that's clearly a public benefit</p> <p>14 for everyone that lives in the town regardless</p> <p>15 of if he's in that assisted living facility. A</p> <p>16 walking, biking, jogging path that somehow</p> <p>17 meandered through the Hinsdale Meadows property</p> <p>18 and then be continued and developed by --</p> <p>19 MR. JAMES: There is a public sidewalk</p> <p>20 that goes through the property.</p> <p>21 CHAIRMAN CASHMAN: I'm talking about a</p> <p>22 different concept because in this area these</p>	<p style="text-align: center;">124</p> <p>1 place to go. They are running 10, 15, you know,</p> <p>2 you probably hurt somebody more than you would</p> <p>3 help them. Katherine Legge park is the place</p> <p>4 where you do that. Open spaces, not in a</p> <p>5 residential neighborhood. There are driveways</p> <p>6 all over and curbs and what have you. It's not</p> <p>7 there I.</p> <p>8 CHAIRMAN CASHMAN: Well, I do think the</p> <p>9 site poses some challenges.</p> <p>10 MR. JAMES: It know that from</p> <p>11 cross-country. Okay?</p> <p>12 CHAIRMAN CASHMAN: What about</p> <p>13 developing and improving the cross-country tract</p> <p>14 in the perimeter that they currently use in KLM?</p> <p>15 MR. JAMES: We have already talked</p> <p>16 about that, and I think takes a potential to</p> <p>17 help you with that, yes.</p> <p>18 CHAIRMAN CASHMAN: Another idea I have</p> <p>19 is KLM during -- I don't have a dog but it's</p> <p>20 very popular -- but I believe it's 7:00 to 9:00</p> <p>21 in the morning and sometime in the evening, they</p> <p>22 are able to use the park but the rest of the day</p>
<p style="text-align: center;">123</p> <p>1 exist. We have them over in the Oak Brook area.</p> <p>2 There is ones around the perimeter of the</p> <p>3 Midwest Club. It goes all the way around the</p> <p>4 perimeter, very popular because people will use</p> <p>5 them for walking, jogging, biking.</p> <p>6 KLM is a great resource for</p> <p>7 Hinsdale, people go there all the time. If</p> <p>8 somehow -- And actually the high school uses it</p> <p>9 for cross country meets. If you go over there,</p> <p>10 you can see where they run because they kind of</p> <p>11 create a path around the perimeter.</p> <p>12 Is that something that as a builder</p> <p>13 you could develop some kind of pathway around</p> <p>14 the perimeter of KLM into this property so that</p> <p>15 it benefits -- the people in the Hinsdale</p> <p>16 Meadows would benefit from it and people outside</p> <p>17 of Hinsdale Meadows would benefit from it.</p> <p>18 MR. JAMES: If you look at the plan --</p> <p>19 and I don't know how to work this thing -- I</p> <p>20 don't think, I don't think -- My granddaughter</p> <p>21 ran cross countries. And she would not run</p> <p>22 through Fox Meadow, I can tell you. There is no</p>	<p style="text-align: center;">125</p> <p>1 it's restricted. There is a corner of the park,</p> <p>2 the southwest corner of the park, you come in</p> <p>3 the main entrance. There is an area between</p> <p>4 there and the King Bruwaert fence. That's</p> <p>5 basically in my mind an unused area.</p> <p>6 Could you develop a gated dog park</p> <p>7 with an area for small dogs, big dogs? It's</p> <p>8 basically, you probably have even put them in</p> <p>9 over the years. It's a small thing. And that</p> <p>10 would benefit anyone in the community that had a</p> <p>11 dog, and people in Burr Ridge would probably use</p> <p>12 it. And instead of this being restricted during</p> <p>13 these two windows during the day, they could use</p> <p>14 it and that would clearly be a benefit and would</p> <p>15 be something that James Company would be</p> <p>16 providing to the Village community.</p> <p>17 MR. JAMES: Those things are all</p> <p>18 potential, sure.</p> <p>19 CHAIRMAN CASHMAN: Those are the kind</p> <p>20 of things I see as a public benefit.</p> <p>21 MR. JAMES: I hear you.</p> <p>22 CHAIRMAN CASHMAN: We have talked with</p>

<p style="text-align: center;">126</p> <p>1 the Village Attorney about these things because</p> <p>2 there is a paragraph, 603H, which talks about</p> <p>3 compensating amenities. This whole approval</p> <p>4 process that the board's responsibilities are.</p> <p>5 And back to Scott's comment, I</p> <p>6 think he has a good comment, right now you have</p> <p>7 a completely code-compliant project. Obviously,</p> <p>8 there is not a big need there. It's, as you</p> <p>9 described, a shallow need. But we are doing,</p> <p>09:51:06PM 10 creating a denser development with a lot of</p> <p>11 variances. And I think there is a lot of</p> <p>12 positives in it.</p> <p>13 But this public benefit is</p> <p>14 something we have to be able to really prove</p> <p>15 that the --</p> <p>16 MR. JAMES: We are perfectly willing to</p> <p>17 address that.</p> <p>18 CHAIRMAN CASHMAN: That's something I</p> <p>19 would just like --</p> <p>09:51:19PM 20 MR. JAMES: But I don't want to lose</p> <p>21 sight of the fact that several years ago we paid</p> <p>22 the Village 720,000 in cash, that all went to,</p>	<p style="text-align: center;">128</p> <p>1 CHAIRMAN CASHMAN: Which I'm looking</p> <p>2 forward to seeing that. But I guess I mean any</p> <p>3 other comments about public benefit from the</p> <p>4 commissioners? Because I think that's really an</p> <p>5 important issue and something we need to talk</p> <p>6 about, and we would love to hear ideas you have.</p> <p>7 But I just think that the</p> <p>8 age-target, though I think there is a benefit</p> <p>9 there, I don't think it qualifies in the</p> <p>09:52:36PM 10 definition of public benefit in our code.</p> <p>11 MS. CRNOVICH: Just so you know, the</p> <p>12 fact that the board of trustees pretty much</p> <p>13 specified that that is something that we have</p> <p>14 to, I think, as a Commission, prove up. And I</p> <p>15 think we have to feel good about that and going</p> <p>16 then with the recommendation to say that these</p> <p>17 are the four things that we bring to you that we</p> <p>18 evaluated as very legitimate public benefits.</p> <p>19 MR. JAMES: We hear you.</p> <p>09:53:00PM 20 MS. CRNOVICH: Overall.</p> <p>21 CHAIRMAN CASHMAN: And our hope is</p> <p>22 finding something that a builder such as</p>
<p style="text-align: center;">127</p> <p>1 supposedly, for the park fund; but it goes into</p> <p>2 a general fund.</p> <p>3 CHAIRMAN CASHMAN: That's on the</p> <p>4 application. That was 740.</p> <p>5 MR. JAMES: 720.</p> <p>6 CHAIRMAN CASHMAN: 720.</p> <p>7 MR. JAMES: So that's already been</p> <p>8 paid. And this additional park at the corner</p> <p>9 and the 44,000 square feet qualifies for the</p> <p>09:51:46PM 10 additional, for the additional land or cash to</p> <p>11 make up for the increased density. Am I right,</p> <p>12 Chan or Robb?</p> <p>13 MR. MC GINNIS: That's accurate.</p> <p>14 That's a requirement of the subdivision</p> <p>15 ordinance. So we are talking about a different</p> <p>16 requirement.</p> <p>17 CHAIRMAN CASHMAN: I think it's good,</p> <p>18 too. You have to get that proving you are</p> <p>19 increasing open space. And if you are going</p> <p>09:52:09PM 20 from 56 to 62, that's good, then you are</p> <p>21 increasing open space.</p> <p>22 MR. JAMES: When you see the chart --</p>	<p style="text-align: center;">129</p> <p>1 yourself could easily do, because I'm sure you</p> <p>2 can build a dog park option or capable of that.</p> <p>3 MR. JAMES: I think they are all, my</p> <p>4 grand dogs are in my park, my home.</p> <p>5 CHAIRMAN CASHMAN: You know, KLM, it's</p> <p>6 a great resource for the community; and thank</p> <p>7 God that it was given to the Village. Because</p> <p>8 if we didn't have that, we would be so short of</p> <p>9 parkland. And for the people that are going to</p> <p>09:53:28PM 10 be directly affected, you know, the residential</p> <p>11 district on the west side of County Line, the</p> <p>12 people in Burr Ridge, I mean they were our</p> <p>13 neighbors. But people that are adjacent to this</p> <p>14 site, they have something near them that's a</p> <p>15 benefit to them.</p> <p>16 MR. JAMES: Sure.</p> <p>17 CHAIRMAN CASHMAN: I think is really --</p> <p>18 MR. JAMES: We will address all of</p> <p>19 that.</p> <p>09:53:53PM 20 MR. KRILLENBERGER: Building on that</p> <p>21 idea and the suggestion that the existing</p> <p>22 development for, I guess it's a retirement home,</p>

<p style="text-align: right;">130</p> <p>1 that bought half of an ambulance, given that</p> <p>2 this is expected to have minimal effect on the</p> <p>3 schools but is going to bring or keep older</p> <p>4 people in the neighborhood, maybe the other half</p> <p>5 of the ambulance might be another way to have a</p> <p>6 public good.</p> <p>7 MR. JAMES: Okay. I agree.</p> <p>8 CHAIRMAN CASHMAN: Good idea.</p> <p>9 MR. KRILLENBERGER: Full ambulances.</p> <p>09:54:35PM 10 I know they were also concerned</p> <p>11 about an increase in ambulance use in that</p> <p>12 development so hopefully we won't have that</p> <p>13 problem in Hinsdale Meadows.</p> <p>14 CHAIRMAN CASHMAN: Any other thoughts</p> <p>15 about that, Anna, Troy?</p> <p>16 MS. FIASCONE: I have a question for</p> <p>17 the attorney. This is kind of for my own</p> <p>18 knowledge. How is what we are talking about not</p> <p>19 considered contract zoning?</p> <p>09:55:04PM 20 MR. MARRS: Sure. There is in the</p> <p>21 Illinois Municipal Code where it talks about</p> <p>22 zoning authority, there is a specific mention of</p>	<p style="text-align: right;">132</p> <p>1 also looking to create a development that is</p> <p>2 better than what we might get if we just were</p> <p>3 enforcing our codes.</p> <p>4 And so the idea that we have a</p> <p>5 existing approved code-compliant development</p> <p>6 with these 36 units is one thing, and that's why</p> <p>7 we are talking about some of these comparisons</p> <p>8 where, hey, we are talking about doing</p> <p>9 something. And it's going to be different than</p> <p>09:56:40PM 10 your underlying zoning, but at the same time we</p> <p>11 are going to have a park. And we are going to</p> <p>12 have this, and that's why it's a better</p> <p>13 development so everyone is kind of a winner.</p> <p>14 You guys are getting a good product at the end</p> <p>15 of the day and making these trade-offs with the</p> <p>16 developer.</p> <p>17 So it just, you know, it's</p> <p>18 something that is authorized by state law and is</p> <p>19 used throughout the --</p> <p>09:57:06PM 20 MR. MEISSNER: The definition of a</p> <p>21 planned unit development is a cooperative</p> <p>22 planned development process.</p>
<p style="text-align: right;">131</p> <p>1 planned development as an approved zoning</p> <p>2 technique. And I understand what you are saying</p> <p>3 about contract zoning. But the idea is, you</p> <p>4 know, we have heard words like flexibility, and</p> <p>5 these zoning waivers that you are talking about</p> <p>6 and variations for this project.</p> <p>7 So the underlying idea of these</p> <p>8 planned developments is that, you know, we are</p> <p>9 essentially happy with our existing zoning code</p> <p>09:55:41PM 10 and our regulations. We have an R-2 district</p> <p>11 that has certain requirements.</p> <p>12 They are coming to us and saying,</p> <p>13 you know, we are talking about doing something</p> <p>14 different, we want you to relax a lot of the</p> <p>15 requirements. And that's where that table comes</p> <p>16 in that we are looking for compliance.</p> <p>17 MS. FIASCONE: Sure.</p> <p>18 MR. MARRS: So the idea is in turn for</p> <p>19 relaxing our requirements, it's expected that we</p> <p>09:56:08PM 20 are going to have this design oversight that we</p> <p>21 are talking about. We are going to have a lot</p> <p>22 of procedural review about this. And we are</p>	<p style="text-align: right;">133</p> <p>1 MS. FIASCONE: Sure, but I was just</p> <p>2 thinking about when you were talking about</p> <p>3 improving KLM or something like that, that's</p> <p>4 where --</p> <p>5 CHAIRMAN CASHMAN: Somebody pointed out</p> <p>6 to us, it's 11-603(H) I believe.</p> <p>7 MR. JAMES: It's 11-603.</p> <p>8 CHAIRMAN CASHMAN: Where it basically</p> <p>9 talks about resulting in a development providing</p> <p>09:57:48PM 10 compensating amenities to the Village and goes</p> <p>11 through basically the process. And the board</p> <p>12 basically, what Michael just paraphrased, it's</p> <p>13 part of the process. But it allows creative</p> <p>14 design ultimately. The goal is to get to a</p> <p>15 point where the Village wins, developer wins,</p> <p>16 everybody comes out of it with a better</p> <p>17 solution. And it would be just a normal zoning</p> <p>18 and normal capitalist development.</p> <p>19 MR. MARRS: It's important that the</p> <p>09:58:19PM 20 benefits that we are talking about are tied to</p> <p>21 the development. So the idea of the things with</p> <p>22 KLM, it's a unique situation here, this is</p>

<p style="text-align: center;">134</p> <p>1 adjacent to a big park.</p> <p>2 MS. FIASCONE: Right.</p> <p>3 MR. MARRS: We are putting a lot more</p> <p>4 people adjacent to that park. Some may have</p> <p>5 dogs and whatever else. So it makes sense to</p> <p>6 say what can we do to address in the event</p> <p>7 that's happened.</p> <p>8 MS. FIASCONE: I think that was my --</p> <p>9 CHAIRMAN CASHMAN: It would be a great</p> <p>09:58:44PM 10 place to live with a dog. In the morning, if</p> <p>11 you wanted to have the dog run wild out there</p> <p>12 like they do in the morning, you just go through</p> <p>13 the walk through the fence and you are out</p> <p>14 there. And at 9 o'clock, come back in. If it's</p> <p>15 during the day and it was like a park and it was</p> <p>16 fenced in, that would be --</p> <p>17 MR. MEISSNER: I hope you are not</p> <p>18 suggesting that dogs can run wild in there. I</p> <p>19 don't think that's what you mean.</p> <p>09:59:05PM 20 CHAIRMAN CASHMAN: No. But I mean they</p> <p>21 are able to use the entire park on a leash,</p> <p>22 right?</p>	<p style="text-align: center;">136</p> <p>1 about.</p> <p>2 MR. JAMES: Sure.</p> <p>3 CHAIRMAN CASHMAN: Because the fact</p> <p>4 that there is an uptick in the morning, but then</p> <p>5 there is less in the afternoon, I want to ask</p> <p>6 him that. But I, I think he can speak more</p> <p>7 eloquently. And I want it to be in the record.</p> <p>8 MR. JAMES: Sure.</p> <p>9 CHAIRMAN CASHMAN: The worst thing I'd</p> <p>10:00:10PM 10 want to see is this goes forward, you are very</p> <p>11 successful, and you develop all these things,</p> <p>12 all the sudden it's a traffic nightmare; and</p> <p>13 they go into the Village and police department</p> <p>14 complaining that they can't get out on County</p> <p>15 Line, they can't get out on 55th, that there is</p> <p>16 issues there. I just think it's important to</p> <p>17 have him there at the next meeting.</p> <p>18 MR. JAMES: Sure. We will do that.</p> <p>19 MR. KRILLENBERGER: Just to echo a</p> <p>10:00:32PM 20 concern that's been raised. And I don't know,</p> <p>21 Steve, you have asked for data. And this is</p> <p>22 your point. I think our biggest risk here is</p>
<p style="text-align: center;">135</p> <p>1 MR. MEISSNER: Supposedly.</p> <p>2 CHAIRMAN CASHMAN: Supposedly. I see</p> <p>3 some unleashed dogs in there every time I go.</p> <p>4 MR. MEISSNER: Try cross-country skiing</p> <p>5 while the dogs are out there.</p> <p>6 CHAIRMAN CASHMAN: Or frisbee golf</p> <p>7 around the perimeter?</p> <p>8 MR. MEISSNER: Sometimes.</p> <p>9 CHAIRMAN CASHMAN: So I'd appreciate</p> <p>09:59:25PM 10 that, Mr. James, when you come back, because I</p> <p>11 would like to -- There is a bunch of</p> <p>12 information we have asked for, and I would like</p> <p>13 to review that at our regular November meeting.</p> <p>14 So I did want to see if there is</p> <p>15 any other things we can cover. I want to make</p> <p>16 sure when you come back you have everything we</p> <p>17 have asked for.</p> <p>18 One thing I would like to see is we</p> <p>19 have the traffic report. But I would like, if</p> <p>09:59:47PM 20 your representative from KLOA could come, I do</p> <p>21 want to ask some questions about that. I think</p> <p>22 traffic is something important we need to talk</p>	<p style="text-align: center;">137</p> <p>1 that the age targeting doesn't work and that it</p> <p>2 floods the area with high school students or</p> <p>3 grade school students.</p> <p>4 CHAIRMAN CASHMAN: Right. Hinsdale</p> <p>5 Central has an overcrowding issue already.</p> <p>6 Hinsdale Middle School is going through a</p> <p>7 rough --</p> <p>8 MR. KRILLENBERGER: And they are going</p> <p>9 to fix all these places. So I think that's the</p> <p>10:01:04PM 10 biggest deal here. I understand age targeting</p> <p>11 sounds like something, you are proposing</p> <p>12 something that's needed. But if it will bring</p> <p>13 additional burdens rather than benefits because</p> <p>14 of the school district, and I don't know how to</p> <p>15 even ask to demonstrate that it won't, and I'm</p> <p>16 asking for suggestions. But that's my biggest</p> <p>17 concern with this.</p> <p>18 MR. UNELL: I think when Steve got to</p> <p>19 about the basements versus slabs probably helps</p> <p>10:01:38PM 20 with that issue.</p> <p>21 CHAIRMAN CASHMAN: Right. Less chance</p> <p>22 for it to grow into something that wasn't</p>

<p style="text-align: right;">138</p> <p>1 intended to be.</p> <p>2 MS. FIASCONE: Even just, even just</p> <p>3 marketing plan, you know, that talks of -- I'm</p> <p>4 not asking you to present a marketing plan. But</p> <p>5 essentially an agreement that, you know, your</p> <p>6 marketing plan, your brochures, pamphlets,</p> <p>7 etcetera, will emphasize that way of life.</p> <p>8 MR. JAMES: When they read the</p> <p>9 declaration and the rules and regulations, they</p> <p>10 are restrictive. I mean they pretty much tell</p> <p>11 you what you can do and what you can't do. And</p> <p>12 it's not, it's not a place where children are</p> <p>13 going to feel, quite frankly, feel comfortable.</p> <p>14 MR. MEISSNER: Are those types of</p> <p>15 declarations something that you see?</p> <p>16 MR. JAMES: Oh, yes. The Village will</p> <p>17 see them. Oh, yes.</p> <p>18 That's what I mean. Yes.</p> <p>19 Absolutely, yes.</p> <p>20 MS. CRNOVICH: Who becomes the</p> <p>21 enforcement arm on that? So you have got</p> <p>22 covenants or deed restrictions or whatever --</p>	<p style="text-align: right;">140</p> <p>1 somebody is out of line -- And I can't tell</p> <p>2 you, I could count on one hand, less than one</p> <p>3 hand, the number of times you have had, you</p> <p>4 know, problems with a homeowner. I mean he's</p> <p>5 living there. He, she, or they are living</p> <p>6 there. They have friends and neighbors. And if</p> <p>7 they step out of line, you know, your social</p> <p>8 life or your neighborliness is gone. It just</p> <p>9 really doesn't happen, at least not in our</p> <p>10 developments.</p> <p>11 CHAIRMAN CASHMAN: What's the estimated</p> <p>12 cost for those dues, those annual dues for</p> <p>13 someone?</p> <p>14 MR. JAMES: Until we get further into</p> <p>15 it and get the landscaping, we haven't come up</p> <p>16 with that but --</p> <p>17 CHAIRMAN CASHMAN: It's not 50 bucks.</p> <p>18 MR. JAMES: Oh, no.</p> <p>19 CHAIRMAN CASHMAN: Do you have any</p> <p>20 idea? Couple thousand dollars a year or --</p> <p>21 MR. BALAS: 300 a year.</p> <p>22 MR. JAMES: Between 2 and 300 a month</p>
<p style="text-align: right;">139</p> <p>1 And, believe me, I have personal experience with</p> <p>2 this so that's why I would like to know. Who</p> <p>3 becomes an enforcement arm?</p> <p>4 Let's say a family does move in and</p> <p>5 all of a sudden there is the basketball hoop and</p> <p>6 there is the, whatever, trampoline, etcetera.</p> <p>7 Is that incumbent on the homeowners association</p> <p>8 to litigate, or does that he become an issue</p> <p>9 where the Village can intervene?</p> <p>10 MR. JAMES: No. The homeowners</p> <p>11 association is responsible. And they will take</p> <p>12 action if somebody is violating it. There is</p> <p>13 also, I believe, if I'm not mistaken, the rules</p> <p>14 and regulations are not -- or the declaration,</p> <p>15 if the covenants aren't enforced by the</p> <p>16 homeowners association, the Village has the</p> <p>17 authority to step in and do it. I'm pretty sure</p> <p>18 that's the way it is.</p> <p>19 MR. BALAS: Yes. That's true.</p> <p>20 MR. JAMES: In other words, we have --</p> <p>21 In all my years, it's never happened, never.</p> <p>22 The homeowners take care of their own. And if</p>	<p style="text-align: right;">141</p> <p>1 we would hope.</p> <p>2 CHAIRMAN CASHMAN: And then they elect</p> <p>3 their leadership of the group so there is a</p> <p>4 president.</p> <p>5 MR. JAMES: Oh, absolutely. There is a</p> <p>6 president. There is a vice president. There is</p> <p>7 a treasurer, secretary. They have annual</p> <p>8 meetings. The board meets, they can meet</p> <p>9 monthly, quarterly. The assessments can be paid</p> <p>10 on a monthly basis, a quarterly basis, annual,</p> <p>11 whatever they want.</p> <p>12 CHAIRMAN CASHMAN: Are they allowed to</p> <p>13 modify the exteriors in any way?</p> <p>14 MR. JAMES: No.</p> <p>15 CHAIRMAN CASHMAN: You couldn't paint a</p> <p>16 front door red?</p> <p>17 MR. JAMES: The color pallet, the color</p> <p>18 pallet will be included. You will have</p> <p>19 different colored front doors. They may be all</p> <p>20 wood grain. They could be a blue or different</p> <p>21 colors. But all in the color pallet that is</p> <p>22 compatible with the rest of the architecture.</p>

<p style="text-align: right;">142</p> <p>1 For instance, at Fox Meadow -- at</p> <p>2 Hibbard Gardens we have gray shutters or a very</p> <p>3 pale gray shutter and then a very pale green</p> <p>4 shutter. And you can take your choice. And</p> <p>5 typically no one had the same one next door to</p> <p>6 each other, but all the doors have to be wood</p> <p>7 grain.</p> <p>8 CHAIRMAN CASHMAN: You raise a really</p> <p>9 good question. So we are going to see, you</p> <p>10 know, you talked model A through D for the</p> <p>11 single-family empty-nester, and then there is</p> <p>12 the models for the duets. Are there</p> <p>13 restrictions -- You know, if I move in there</p> <p>14 and I buy lot 10 and I put in model A, can my</p> <p>15 neighbor put in model A? What kind of</p> <p>16 restrictions are there as far as that goes?</p> <p>17 MR. JAMES: Typically we do not want</p> <p>18 two homes, same elevation, next to each other.</p> <p>19 CHAIRMAN CASHMAN: Do not want or is it</p> <p>20 restricted?</p> <p>21 MR. JAMES: Well, usually we restrict</p> <p>22 it.</p>	<p style="text-align: right;">144</p> <p>1 them?</p> <p>2 MR. JAMES: Absolutely. Now, if it's a</p> <p>3 duplex, the duet, then, if it's a problem with</p> <p>4 one side as a result of something he did, then</p> <p>5 he's responsible for it. If it's broader than</p> <p>6 that, then you could share it between the two</p> <p>7 owners; but that's all covered in the</p> <p>8 declaration.</p> <p>9 CHAIRMAN CASHMAN: And these roads are</p> <p>10 public roads?</p> <p>11 MR. JAMES: Public roads. Right. They</p> <p>12 are now.</p> <p>13 CHAIRMAN CASHMAN: They are currently</p> <p>14 public and they will remain public.</p> <p>15 MR. JAMES: Yes. Yes.</p> <p>16 MR. MARRS: Mr. Chairman, if I could</p> <p>17 just make a couple of quick points. One,</p> <p>18 getting back to the maintenance of the</p> <p>19 improvements in the open space. Is that</p> <p>20 specific standard actually in your planned</p> <p>21 developments that the Village has the ability</p> <p>22 through the declarations to go in and enforce</p>
<p style="text-align: right;">143</p> <p>1 CHAIRMAN CASHMAN: Okay. Because years</p> <p>2 ago when I was a young architect I worked with a</p> <p>3 residential developer. And they had that in the</p> <p>4 requirements that it was some kind of</p> <p>5 mathematical formula. You couldn't have the</p> <p>6 same next to each, so many within a block or two</p> <p>7 blocks.</p> <p>8 MR. JAMES: We can't do that here. But</p> <p>9 we have between the four plans and the four</p> <p>10 elevations, that's eight different concepts of</p> <p>11 units. So we would not have the same elevation</p> <p>12 next door to each other, no way.</p> <p>13 CHAIRMAN CASHMAN: And like a roof</p> <p>14 replacement, that's done by the HOA.</p> <p>15 MR. JAMES: No. The home, it's a fee</p> <p>16 simple home. If your home, you're a single-</p> <p>17 family, your roof goes bad, you have got to</p> <p>18 replace it. And if you don't, then the</p> <p>19 homeowners, your association will do it and back</p> <p>20 charge it.</p> <p>21 CHAIRMAN CASHMAN: You have to replace</p> <p>22 it with a roofing material that's approved by</p>	<p style="text-align: right;">145</p> <p>1 those covenants, so that will certainly be</p> <p>2 addressed.</p> <p>3 And also getting back to the age-</p> <p>4 targeted. One of the things that we have to be</p> <p>5 cognizant of both tonight and as we go forward</p> <p>6 is just the Federal Fair Housing Act and the</p> <p>7 fact that we can't actively discriminate against</p> <p>8 or on the basis of familial status. And they</p> <p>9 are much more experienced at dealing with this</p> <p>10 than we all are certainly, but that includes</p> <p>11 like how they market the development. And so we</p> <p>12 can't press upon them that they have to say</p> <p>13 certain things in their marketing that may</p> <p>14 violate those laws.</p> <p>15 CHAIRMAN CASHMAN: But like any of</p> <p>16 these kind of restrictions that we are talking</p> <p>17 about that would enhance or lean in towards</p> <p>18 being an age-targeted is all fine?</p> <p>19 MR. MARRS: I think those are fine, you</p> <p>20 know. At the end of the day we can design</p> <p>21 things in a way that the appeal to a certain</p> <p>22 segment of the market. We just can't actively</p>

<p style="text-align: right;">146</p> <p>1 say, People with kids can't move in, and those</p> <p>2 kind of things. So it's sort of a line that we</p> <p>3 just have to be conscious of.</p> <p>4 CHAIRMAN CASHMAN: I thought the design</p> <p>5 that Tracy something or other that talked about</p> <p>6 that, I thought it was very helpful. And it</p> <p>7 really explained how does this differ from a</p> <p>8 Del Webb development.</p> <p>9 MR. MARRS: Sure.</p> <p>10 CHAIRMAN CASHMAN: Or clearly</p> <p>11 age-restricted development.</p> <p>12 MR. MARRS: Right.</p> <p>13 CHAIRMAN CASHMAN: And they tend to</p> <p>14 have -- It's a completely different beast.</p> <p>15 MR. JAMES: The people that we sell to</p> <p>16 in these products are really active adults.</p> <p>17 They may spend four or five months out of the</p> <p>18 state in Florida or Arizona or elsewhere, and</p> <p>19 they are not around. And they still want their</p> <p>20 home to be gracious and nice where they can have</p> <p>21 their grandchildren or families over. Most of</p> <p>22 them, the floor plans today are mostly open.</p>	<p style="text-align: right;">148</p> <p>1 families.</p> <p>2 CHAIRMAN CASHMAN: I'm just going to</p> <p>3 see if there is any more things we could ask.</p> <p>4 Well, some of the information we talked about</p> <p>5 briefly, this whole issue of the population,</p> <p>6 calculations, and students, school-aged</p> <p>7 students. I would love to see any kind of data</p> <p>8 you have about the difference in the population</p> <p>9 with these 1st floor master bedrooms.</p> <p>10 You know, I was joking, I grew up</p> <p>11 in one, it didn't have any impact whatsoever.</p> <p>12 It was harder to sneak in because you had to get</p> <p>13 past the 1st floor master bedroom, but I would</p> <p>14 just be curious because that would be helpful</p> <p>15 information. Obviously, I like that aspect of</p> <p>16 this. And I think it would really help to have,</p> <p>17 make it attractive to empty-nesters, having</p> <p>18 those 1st floor rooms, bedrooms. But if there</p> <p>19 was any kind of data, that would be helpful.</p> <p>20 MR. JAMES: Got that.</p> <p>21 CHAIRMAN CASHMAN: We talked about</p> <p>22 getting a copy of the presentation, traffic</p>
<p style="text-align: right;">147</p> <p>1 The dining room, we still have a dining room</p> <p>2 because we have too many grandchildren around.</p> <p>3 Not too many, we love them.</p> <p>4 CHAIRMAN CASHMAN: The court reporter</p> <p>5 got that down. It's on the record.</p> <p>6 MR. JAMES: But the structure of the</p> <p>7 development and the declaration and bylaws and</p> <p>8 the rules and regulations are such that we just</p> <p>9 never experience people coming in to enhance</p> <p>10 them, their value, and go to school or what have</p> <p>11 you, because the children just don't enjoy it.</p> <p>12 They want to be out where their kids are. You</p> <p>13 can't leave your bicycle out. You can't put a</p> <p>14 basketball hoop, you can't have a trampoline,</p> <p>15 and you are disturbing the neighbor next door.</p> <p>16 I mean it just becomes, they have wasted their</p> <p>17 money.</p> <p>18 MS. FIASCONE: I agree with you. I</p> <p>19 actually agree with you, that I think age-</p> <p>20 restriction is too risky for this community.</p> <p>21 But on the flip side, I do think you will have</p> <p>22 younger people looking at them for sure with</p>	<p style="text-align: right;">149</p> <p>1 study, and then basically a whole new packet on</p> <p>2 the model plans. Because I would like to talk</p> <p>3 about the aesthetics and everything.</p> <p>4 MR. JAMES: We will send you a packet</p> <p>5 of plans, elevations, four sides for all, each</p> <p>6 of the homes.</p> <p>7 CHAIRMAN CASHMAN: That would be great.</p> <p>8 And if those could be color and also get</p> <p>9 electronic copies of that, too?</p> <p>10 MR. JAMES: Yes. We will do it by</p> <p>11 electronically.</p> <p>12 CHAIRMAN CASHMAN: Any other questions?</p> <p>13 MR. JAMES: We will send it to Chan,</p> <p>14 and Chan will give it to you.</p> <p>15 CHAIRMAN CASHMAN: Absolutely.</p> <p>16 MR. KRILLENBERGER: We received some</p> <p>17 communication from nearby residents. Have we</p> <p>18 addressed the questions that were -- I have</p> <p>19 been looking for the copy of the communication,</p> <p>20 and I haven't been able to find it.</p> <p>21 Have we addressed any concerns that</p> <p>22 were raised?</p>

<p style="text-align: center;">150</p> <p>1 CHAIRMAN CASHMAN: By the one lady who</p> <p>2 spoke at the board?</p> <p>3 MR. KRILLENBERGER: No. Actually, I'm</p> <p>4 talking about the e-mail that we got.</p> <p>5 CHAIRMAN CASHMAN: Do you know what</p> <p>6 e-mail that is?</p> <p>7 MR. YU: When did you receive the</p> <p>8 e-mail?</p> <p>9 MR. KRILLENBERGER: This is a different</p> <p>10 format. But Laura Runnings, Ronning?</p> <p>11 CHAIRMAN CASHMAN: She was the one that</p> <p>12 spoke at the board meeting.</p> <p>13 MR. KRILLENBERGER: Oh, was she?</p> <p>14 CHAIRMAN CASHMAN: Yes.</p> <p>15 MR. KRILLENBERGER: Okay.</p> <p>16 CHAIRMAN CASHMAN: I did want to see</p> <p>17 because I believe it's summarized in here.</p> <p>18 MR. KRILLENBERGER: Yes. I think we've</p> <p>19 addressed all the questions.</p> <p>20 MR. JAMES: Was that the lady who spoke</p> <p>21 this evening?</p> <p>22 MR. MARRS: The woman who spoke at the</p>	<p style="text-align: center;">152</p> <p>1 MR. JAMES: We would hope that the</p> <p>2 homes we have showed you in the developments we</p> <p>3 have done and the awards we have won from our</p> <p>4 peer group would satisfy the first one that we</p> <p>5 do not do cookie-cutter homes and tacky-tacky.</p> <p>6 Okay? Enough said.</p> <p>7 MR. KRILLENBERGER: That appears to be</p> <p>8 the case.</p> <p>9 CHAIRMAN CASHMAN: I'm looking at one</p> <p>10 we got today.</p> <p>11 MS. RYAN: You want school impact?</p> <p>12 CHAIRMAN CASHMAN: So I think all the</p> <p>13 things we have discussed and will discuss</p> <p>14 again --</p> <p>15 MR. JAMES: The traffic is positive.</p> <p>16 The population is positive. The school tax is</p> <p>17 positive. The Village tax is positive. The</p> <p>18 open space is positive. The population is</p> <p>19 positive. So we are comfortable, we are very</p> <p>20 comfortable. We will get you all the additional</p> <p>21 information you need.</p> <p>22 CHAIRMAN CASHMAN: Any other questions</p>
<p style="text-align: center;">151</p> <p>1 full board meeting I think, a different woman.</p> <p>2 MR. JAMES: Oh, I see.</p> <p>3 CHAIRMAN CASHMAN: Let's see, she was</p> <p>4 worried that it would have a dense cookie-cutter</p> <p>5 appearance.</p> <p>6 MR. KRILLENBERGER: No. So we have</p> <p>7 addressed that I think.</p> <p>8 CHAIRMAN CASHMAN: No meaningful green</p> <p>9 space.</p> <p>10 The developer was out asking for</p> <p>11 something from Hinsdale without offering</p> <p>12 construction with architectural distinction. I</p> <p>13 think we need to look at these architectural</p> <p>14 drawings and the aesthetics next time.</p> <p>15 Traffic, an additional burden,</p> <p>16 those were a couple concerns she raised. And</p> <p>17 her final comment was that she didn't want</p> <p>18 developers to basically get a free ride in the</p> <p>19 character of the Village without getting -- the</p> <p>20 community wouldn't be getting something back of</p> <p>21 value. So I think we have kind of discussed</p> <p>22 each one of those items.</p>	<p style="text-align: center;">153</p> <p>1 or comments? If not, I would like to hear a</p> <p>2 motion to continue this to our next meeting</p> <p>3 on --</p> <p>4 Do you have a question? Please</p> <p>5 come up to the microphone.</p> <p>6 MR. MEISSNER: Mr. Chairman, I</p> <p>7 submitted to the various members of the staff</p> <p>8 and the Plan Commission a request for</p> <p>9 information. I'm wondering how far you have</p> <p>10 gotten along with that.</p> <p>11 CHAIRMAN CASHMAN: On the financial?</p> <p>12 MR. MEISSNER: Yes.</p> <p>13 CHAIRMAN CASHMAN: The only information</p> <p>14 we have really received so far is related to the</p> <p>15 benefit to the town versus the 36 development,</p> <p>16 the delta between the two. And that's in the</p> <p>17 public packet.</p> <p>18 MR. MEISSNER: Can I get a copy of</p> <p>19 that? I believe it's online.</p> <p>20 MR. YU: Your letter was also included</p> <p>21 in this packet. And the Teska report prior to</p> <p>22 it was what triggered the report by Teska.</p>

<p style="text-align: center;">154</p> <p>1 MR. MEISSNER: I would like to see it.</p> <p>2 Thank you.</p> <p>3 CHAIRMAN CASHMAN: It's in there. If</p> <p>4 you go actually to the website right now and</p> <p>5 look under the last meeting, the packet.</p> <p>6 MR. MEISSNER: Can you print out a copy</p> <p>7 of it for me?</p> <p>8 MR. YU: Sure.</p> <p>9 CHAIRMAN CASHMAN: But the one thing I</p> <p>10 don't think it addressed, I thought you asked</p> <p>11 what's been lost over time.</p> <p>12 MR. MEISSNER: Sure.</p> <p>13 CHAIRMAN CASHMAN: It doesn't address</p> <p>14 that.</p> <p>15 MR. MEISSNER: I would like to know</p> <p>16 that only because as a Village resident for my</p> <p>17 whole life I would like to know how much we</p> <p>18 basically said we don't want and we are not</p> <p>19 interested. So that now when we look at this we</p> <p>20 can say, Okay, here is what it would be and can</p> <p>21 make some comparative analysis between that.</p> <p>22 CHAIRMAN CASHMAN: I guess, Mr. James,</p>	<p style="text-align: center;">156</p> <p>1 MR. MEISSNER: Let alone if it were</p> <p>2 developed.</p> <p>3 CHAIRMAN CASHMAN: If there was a</p> <p>4 \$1.5 million house sitting on every parcel right</p> <p>5 now, it would be generating a lot more money</p> <p>6 than that.</p> <p>7 MR. MEISSNER: That's right. Where I</p> <p>8 am coming from is I'm hoping, only because I</p> <p>9 have been running up and down County Line Road</p> <p>10 since I was 5 years old, I don't want to see</p> <p>11 another 10 years go by where the streets and</p> <p>12 everything in Hinsdale are going for want</p> <p>13 because at one point in time some people felt,</p> <p>14 well, the Village should have bought that and</p> <p>15 turned it into a park and still kind of holding</p> <p>16 that as some kind of an excelsior banner.</p> <p>17 CHAIRMAN CASHMAN: We are not really</p> <p>18 considering that issue. But if we can get the</p> <p>19 financial information on lost taxes, I think</p> <p>20 that's good.</p> <p>21 MR. JAMES: We will try to come up with</p> <p>22 something.</p>
<p style="text-align: center;">155</p> <p>1 is that something you can calculate is since you</p> <p>2 had approval in the 36 single-family homes to</p> <p>3 today, what's been lost to the Village as far as</p> <p>4 tax revenue?</p> <p>5 MR. JAMES: Well, we probably could</p> <p>6 do -- I don't know how accurate it would be.</p> <p>7 CHAIRMAN CASHMAN: Just an estimate.</p> <p>8 MR. JAMES: We will try to come up with</p> <p>9 something.</p> <p>10 CHAIRMAN CASHMAN: Just an estimate</p> <p>11 because that's the question you had, right?</p> <p>12 MR. JAMES: Money has been left on the</p> <p>13 table, there is no question about it. I mean</p> <p>14 the tax bill that I saw go through our office,</p> <p>15 whatever it was, sometime this year, for the</p> <p>16 property as subdivided now, was about \$170,000.</p> <p>17 Now, take that back 10 years. That's vacant</p> <p>18 lots, and I think two partially built and one</p> <p>19 built. Take that back 10 years or 12 years.</p> <p>20 MR. MEISSNER: That's a lot of money.</p> <p>21 MR. JAMES: Well, it's a million bucks</p> <p>22 at least if just --</p>	<p style="text-align: center;">157</p> <p>1 MS. FIASCONE: Can I just ask a</p> <p>2 question real quick? Have you or how many times</p> <p>3 have you been approached to develop this as a</p> <p>4 single-family after you have tried to develop as</p> <p>5 single-family? I mean has someone come in and</p> <p>6 tried to partner with you or proposed to you at</p> <p>7 all to redevelop to single-family?</p> <p>8 MR. JAMES: We have had people called</p> <p>9 us and say, Would you like to sell the property</p> <p>10 for pennies on the dollar, thinking that we are</p> <p>11 desperate; the answer has been no. There was a</p> <p>12 developer that came in and wanted to buy it for</p> <p>13 the same type of project we are doing, and we</p> <p>14 said no.</p> <p>15 But I don't know, my personal</p> <p>16 feeling is, Hinsdale is a special place just</p> <p>17 like.</p> <p>18 MR. MEISSNER: Actually, Burr Ridge</p> <p>19 already has that same line. My mother came up</p> <p>20 with that.</p> <p>21 But you are right, Hinsdale is</p> <p>22 special.</p>

<p style="text-align: right;">158</p> <p>1 MR. JAMES: Hinsdale is special just</p> <p>2 like other suburbs that we have built in are</p> <p>3 special. And we get a lot of pleasure, and I</p> <p>4 have made this comment recently, we get a lot of</p> <p>5 pleasure out of building communities, not just</p> <p>6 houses. And we go back to the communities or we</p> <p>7 travel. And people say, I live in one of your</p> <p>8 developments, I love it. We go through the</p> <p>9 development, and we see people and families</p> <p>10 enjoying what we created. It was a dream.</p> <p>11 And the thing that is paramount in</p> <p>12 our company is this, we can't build a</p> <p>13 development and hide it. It's going to be there</p> <p>14 a lot longer than I'm going to be around, all of</p> <p>15 us. And so you have got one chance to do it,</p> <p>16 and you better do it right.</p> <p>17 CHAIRMAN CASHMAN: That's right. I</p> <p>18 appreciate your patience with all our questions</p> <p>19 tonight because we want to do this right also.</p> <p>20 MR. JAMES: Your questions are right</p> <p>21 on. They are good, honest solid questions. You</p> <p>22 know what they are, they are constructive</p>	<p style="text-align: right;">160</p> <p>1 that to the bank.</p> <p>2 CHAIRMAN CASHMAN: By surprise, you</p> <p>3 actually did, I thought you mentioned that you</p> <p>4 did Lake Barrington Shores.</p> <p>5 MR. JAMES: We did Lake Barrington</p> <p>6 Shores, 500 acres, 1360 homes, own sewer plant,</p> <p>7 did everything.</p> <p>8 We did 1630 Sheridan Road, 104</p> <p>9 cooperative apartments before condominiums were</p> <p>10 enacted in Illinois in 1962. My brother was</p> <p>11 26 and I was 24, first project we ever did, sold</p> <p>12 out ahead of time 100 percent.</p> <p>13 We did Tangle Oaks in Lake Bluff,</p> <p>14 the old Armor estate, 200 acres of solid woods.</p> <p>15 American Nurserymen, and I will bring the</p> <p>16 article for you, or I will send it to you, wrote</p> <p>17 us up and how to develop in the woods and save</p> <p>18 it. We hire the best consultants, some of them</p> <p>19 are right here, to advise us. And we listen to</p> <p>20 them. We don't just pay lip service. I can</p> <p>21 tell you more about oak trees because I learned</p> <p>22 it all from Dr. Ware, who is the person at the</p>
<p style="text-align: right;">159</p> <p>1 questions; and we appreciate that. It's when</p> <p>2 you get up here and -- You know, we don't do</p> <p>3 ticky-tacky homes, we don't do cookie-cutter</p> <p>4 homes. We never have and never will. We</p> <p>5 wouldn't be invited back into suburbs once and</p> <p>6 twice and three times if we did that.</p> <p>7 Most of the property, most of the</p> <p>8 property that we have developed over the</p> <p>9 60 years we have been in business has been</p> <p>10 brought to us by the owners. They said, We like</p> <p>11 what you have done elsewhere, would you develop</p> <p>12 our property. We have a love for our property,</p> <p>13 we have owned it for years, it's been a family</p> <p>14 estate, would you do it. And that's how we have</p> <p>15 created a reputation. And we are not going to</p> <p>16 squander it on one development here or one</p> <p>17 development there. We don't care where it is,</p> <p>18 we won't do it.</p> <p>19 In fact, the motto that we have,</p> <p>20 quite frankly, is If we won't live in it, we</p> <p>21 won't build it. And if we don't want it next</p> <p>22 door to us, we won't build it. And you can take</p>	<p style="text-align: right;">161</p> <p>1 Morton Arboretum, top guy in oak trees around</p> <p>2 the country.</p> <p>3 And we pay attention to what we do</p> <p>4 and we like what we do, and we are not going to</p> <p>5 sacrifice it here or anywhere.</p> <p>6 CHAIRMAN CASHMAN: That's a perfect way</p> <p>7 to end it. We look forward to hearing more</p> <p>8 about it November 9. So do I have a motion to</p> <p>9 continue this public hearing?</p> <p>10 MR. KRILLENBERGER: I so motion.</p> <p>11 MR. UNELL: Second.</p> <p>12 MR. JAMES: Thank you very much. We</p> <p>13 have enjoyed being with you tonight.</p> <p>14 CHAIRMAN CASHMAN: Roll call?</p> <p>15 MS. FIASCONE: Aye.</p> <p>16 MR. UNELL: Aye.</p> <p>17 MS. CRNOVICH: Aye.</p> <p>18 MR. PETERSON: Aye.</p> <p>19 MS. RYAN: Aye.</p> <p>20 MR. KRILLENBERGER: Aye.</p> <p>21 CHAIRMAN CASHMAN: Thank you very much.</p> <p>22 * * *</p>

1 (Whereupon the further hearing
 2 of the above-entitled cause was
 3 continued to November 9, 2016, at
 4 7:30 p.m.)
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1 STATE OF ILLINOIS)
) ss.
 2 COUNTY OF DU PAGE)
 3

4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
 5 do hereby certify that I am a court reporter
 6 doing business in the State of Illinois, that I
 7 reported in shorthand the testimony given at the
 8 hearing of said cause, and that the foregoing is
 9 a true and correct transcript of my shorthand
 10 notes so taken as aforesaid.
 11
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14 Janice H. Heinemann CSR, RDR, CRR
 License No 084-001391
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