

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
September 9, 2020
MEMORIAL HALL
6:30 P.M.**

Plan Commission Chairman Cashman called the special meeting to order at 6:30 p.m., Wednesday, September 9, 2020, conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 and on the Village website.

PRESENT: Steve Cashman, Michelle Fisher, Julie Crnovich, Jim Krillenberger, Anna Fiascone, and Gerald Jablonski

ABSENT: Troy Unell and Mark Willobee

ALSO PRESENT: Chan Yu, Village Planner, Robb McGinnis, Director of Community Development, Michael Marrs, Village Attorney, and applicants for cases: A-18-2020, A-20-2020, A-21-2020 and A-23-2020

Approval of Minutes – July 8, 2020

With no questions or comments, the Plan Commission (PC) **unanimously approved** the August 12, 2020, minutes, as submitted, 5-0, (3 absent).

Sign Permit Review - Case A-18-2020 – 24 Chicago Ave. Unit B – Cryoeffect – 1 New Illuminated Wall Sign

The sign applicant representing Cryoeffect reviewed the Historic Preservation Commission (HPC) meeting the week prior, and now incorporates the HPC's feedback into the all-white sign.

Chairman Cashman also reviewed the unanimous HPC recommendation with this revision.

With no questions or comments, **the PC unanimously approved the sign application**, as revised to an all-white sign, 5-0, (3 absent).

Sign Permit Review - Case A-21-2020 – 108 S. Washington St. – County Line Properties – 1 New Wall Sign Replacement

The sign applicant introduced himself as the representative for the request and reviewed that the sign reflects an updated logo for County Line Properties, and stated that the HPC recommended approval at its meeting last week.

Chairman Cashman stated that he likes the new logo and the proposed sign looks good.

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With no questions or additional comments, the PC unanimously approved the sign application, as submitted, 5-0, (3 absent).

Public Meeting – Case A-07-2020 – 820 N. County Line Rd. – Tentative Plat of Subdivision - Request to subdivide 1 Residential Lot to 2 Conforming Residential Lots in the R-4 Single Family Residential District.

John Stock introduced himself as the attorney representing the applicant, and reviewed the subdivision request at 820 N. County Line Road, to divide one through lot into two equal lots in area. There is an existing older home on the subject property.

Chairman Cashman asked if there are any plans for a new house for the proposed new lot.

The applicant replied no, not at this time. The plan is for the newly created lot to go to the two beneficiaries of the trust.

With no questions or additional comments, the PC **unanimously approved the sign application**, as submitted, 5-0, (3 absent).

Public Meeting – Case A-23-2020 – 16 E. 1st Street – Nabuki - Exterior Appearance Review to renovate front façade for restaurant expansion in the B-2 Central Business District.

Ryan Nestor, architect for Peter Burdi, reviewed that Nabuki restaurant is expanding for the second time since it opened and is looking to expand into the 16 E. 1st Street space. The goal of the exterior appearance plan is to extend the identity of Nabuki to the neighboring building and is driven by the extension of the interior. The high top bar is a high demand seating area and this plan would allow the area to be extended. Ryan Nestor stated that the existing recessed doorway will not serve a purpose anymore and would recycle the brick for the new knee wall to ensure the same texture of the existing building.

Commissioner Crnovich cited the Title 14 Historic Preservation code, hoping that the Historic Preservation Commission (HPC) would be able to review and give their recommendation on the request. Commissioner Crnovich expressed that this is not the right way moving forward without HPC input. Commissioner Crnovich is also opposed to the white paint color and recommended using only the black awning, and referenced that the restaurant left the original brick exposed when Nabuki expanded to the east in 2016

Ryan Nestor stated that the aforementioned 2016 expansion was a failure due to being disconnected with the main restaurant area, and to this end, will be converted into a carryout area for Nabuki. The 2016 expansion is also challenging due to the very narrow floorplan configuration.

Commissioner Jablonski believes the request is an attractive one and a great addition to the downtown.

Commissioner Krillenberger and Commissioner Fiascone agreed.

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Commissioner Fisher believes the windows look good and the bottom of the plan looks fine, but splitting the building in half with the white paint looks odd. Commissioner Fisher asked if there were other ideas if they did not paint the top of the building white.

Ryan Nestor replied there were no other ideas considered, and it was either paint or not to paint.

Chairman Cashman does not support painting the brick above the awning because it would create an unbalanced appearance to the building and pointed out that this is a contributing building to the historic downtown district.

Following a motion to recommend approval of the proposed exterior appearance, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and two (2) "Absent," **recommends that the President and Board of Trustees approve the application with the condition that the applicant not paint above the awning, and the recommendation that the Village Board receive feedback from the Historic Preservation Commission.**

Public Hearing - Case A-40-2019 – Ryan Companies, US Inc. –*To Close the Public Hearing, the applicant has withdrew the application (letter dated 08.27.20)* for a Map Amendment, Text Amendment and Planned Development Concept Plan to develop 16.8 Acre "IBLP" Site at 707 W. Ogden Ave (Northwest corner of W. Ogden Ave. and Adams St.) for a New 3-story, 330,000 SF, 245-unit Senior and Assisted Living Development and 9 single story duplex villas for Independent Living Seniors. (continued from the June 10, June 24, July 8 and August 12 Plan Commission meetings)

Chairman Cashman reviewed that this item on the agenda is to close the public hearing because the applicant has withdrew the application. The PC packet included a letter dated August 27, 2020, for this request.

With no discussion, the PC **unanimously closed the public hearing for Case A-40-2019**, 6-0, (2 absent).

Public Hearing - Case A-22-2020 – 222 E. Ogden Avenue - Lakeside Bank – *To reschedule the Public Hearing to October 14, 2020, as requested by the applicant (letter dated 09.04.20)* Special Use Permit and Exterior Appearance and Site Plan for a new 2-story tall Lakeside Bank with 2 drive-thru lanes in the B-3 General Business District.

Chairman Cashman reviewed that this item on the agenda is to continue the public hearing to the October 14, 2020, PC meeting. The PC packet included a letter dated September 4, 2020, for this request.

Michael Marrs, Village Attorney, asked Chan if this was already noticed.

Chan replied yes.

Michael Marrs asked if the PC would consider a motion to open and continue the agenda item to the October 14, 2020, PC meeting.

Commissioner Krillenberger asked if this was to keep the notification correctly notified.

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Michael Marrs responded correct, this is to keep the notification alive, and by opening and continuing it, you'd be able to do this.

The PC **unanimously opened and continued the public hearing for Case A-22-2020, 6-0, (2 absent)** for the October 14, 2020, Plan Commission meeting.

Public Hearing - Case A-20-2020 – McNaughton Development – Planned Development Concept Plan, Special Use Permit and Exterior Appearance/Site Plan to develop 20.9 acres (of 37.1 acre site) at 4S010 Madison Street (North of Ogden Ave. and East of Adams St.) for a 46 Single Family Detached Home Planned Development in the R-2 Single Family Residential District.

Please refer to Attachment 1, for the transcript for Public Hearing Case A-20-2020.

The PC **unanimously recommended disapproval for Case A-20-2020, 6-0, (2 absent)**, as submitted.

Adjournment

The meeting was adjourned at 10:17 p.m. after a unanimous vote.
Respectfully Submitted by Chan Yu, Village Planner

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:

Case A-20-2020 - McNaughton Development -
Planned Development Concept Plan, Special Use
Permit and Exterior Appearance Site Plan to
develop 20.9 acres (of 37.1 acre site) at
4S010 Madison Street (North of Ogden Ave. and
East of Adams St.) for a 46 Single Family
Detached Home Planned Development in the R-2
Single Family Residential District.

REPORT OF PROCEEDINGS had and testimony
taken via Zoom at the Public Hearing of the
above-entitled matter before the Hinsdale Plan
Commission at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 9th day of September, 2020, at
the hour of 7:17 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

MR. STEPHEN CASHMAN, Chairman;

MS. JULIE CRNOVICH, Member;

MS. ANNA FIASCONE, Member;

MS. MICHELLE FISHER, Member;

MR. GERALD JABLONSKI, Member;

MR. JIM KRILLENBERGER, Member.

ALSO PRESENT VIA ZOOM:

- MR. ROBB MC GINNIS, Director of Community Development;
- MR. CHAN YU, Village Planner;
- MR. MICHAEL MARRS, Village Attorney;
- MR. PAUL MCNAUGHTON, Jr., McNaughton Development;
- MR. JOHN BARRY, McNaughton Development;
- MR. KONSTANTINE SAVOY, Savoy Consulting

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Groups;

- MR. DAN LOBBES, Conservation Foundation;
- MS. LINDA FEINSTEIN, Compass;
- MR. LANCE RAMELLA, Housing Trends;
- MR. MICHAEL LAUBE, Laube Companies;
- MR. PETER REINHOFER, V3;
- MR. RYAN WAGNER, V3;
- MR. JIM OLGUIN, Buikema Law Group;

ALSO PRESENT VIA ZOOM OR ZOOM CONFERENCE CALL:

- MR. DAN HEMMER,
- MR. PIERRE ABI-MANSOUR,
- MR. FRED CURRENT,
- MR. ARMANDO TRAVELLI,

1 CONTINUATION ALSO PRESENT VIA ZOOM OR ZOOM

2 CONFERENCE CALL:

- 3 MR. ROBERT LINDGREN,
- 4 MR. ROBERT CRANE,
- 5 MR. JEFF ALLEN,
- 6 MR. CHARLIE HIATT,
- 7 MR. PETER TYLER,
- 8 MS. ALICIA SCHEMEL,
- 9 MR. HERON RODRIGUEZ,

10 OTHER UNIDENTIFIED RESIDENTS.

11 * * *

12 CHAIRMAN CASHMAN: Our next item is

13 Case A-20-2020, the McNaughton Development, the

14 Planned Development Concept Plan, Special Use

15 Permit and Permit Exterior Appearance/Site Plan

16 to develop 20.9 acres of 37.1-acre site at

17 4S010 Madison Street north of Ogden Avenue east

18 of Adams Street for 46 Single Family Detached

19 Home Planned Development in the R-2 Single

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20 Family Residential District.

21 We need a motion to open the public

22 hearing, correct? I believe so.

1 MR. YU: You can.

2 CHAIRMAN CASHMAN: Can I have a motion
3 to open the hearing.

4 MS. FIASCONE: Motion, Fiascone.

5 CHAIRMAN CASHMAN: Second?

6 MR. JABLONSKI: Second, Jablonski.

7 CHAIRMAN CASHMAN: Chan, roll call,
8 please.

9 MR. YU: Commissioner Krillenberger?

07:18PM

10 MR. KRILLENBERGER: Aye.

11 MR. YU: Commissioner Fisher?

12 MS. FISHER: Aye.

13 MR. YU: Commissioner Jablonski?

14 MR. JABLONSKI: Aye.

15 MR. YU: Chairman Cashman?

16 CHAIRMAN CASHMAN: Aye.

17 MR. YU: Commissioner Crnovich?

18 MS. CRNOVICH: Aye.

19 MR. YU: And Commissioner Fiascone?

20 MS. FIASCONE: Aye.

21 MR. YU: Thank you.

22 CHAIRMAN CASHMAN: Before we move to

1 the applicant, I just want to make a few

2 introductory comments. We have a lot of

3 interest in this project. We have received a

4 lot of written comments. We had I think 141

5 received through today. We have people that are

6 scheduled to speak that registered with Chan to

7 speak. And we basically are going to go

8 through, have the applicant make their

9 presentation, have an opportunity for the

10 Commissioners to ask the applicant any

11 questions; and then we will move on to questions

12 from the public.

07:18PM

13 And should we wait till then, Chan,

14 to swear everyone in or swear everyone in now?

15 I think we should probably do it now, right?

16 MR. YU: Jan, do you have a preference?

17 THE REPORTER: No. But I would need to
18 identify who I'm swearing in.

19 CHAIRMAN CASHMAN: Yes. Michael?

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20 MR. MARRS: I would suggest that you,

21 Jan, do kind of a mass swearing in and then as

22 each person speaks the chairperson can verify

1 that they have been previously great.
 2 THE REPORTER: That would be great.
 3 (Discussion outside the record.)
 4 CHAIRMAN CASHMAN: And also a comment,
 5 regarding the written comments that came in,
 6 those will be posted on the Village website and
 7 they also will become part of public record for
 8 this hearing.
 9 MR. MARRS: So why don't we swear in
 10 everyone who is part of the applicant's team and
 11 then we will do the public comment individually.
 12 MR. YU: Okay.
 13 (Witnesses sworn en masse.)
 14 CHAIRMAN CASHMAN: Welcome, everyone.
 15 And Paul, will you be starting things off?
 16 MR. MC NAUGHTON: I think. Well, I'm
 17 Junior here. John Barry from our team is going
 18 to start things off for us.
 19 CHAIRMAN CASHMAN: All right. Thanks.
 20 MR. BARRY: Good evening, Mr. Chairman.
 21 (Zoom audio interruption.) I'm going to
 22 introduce our team, the people who will be

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1 CHAIRMAN CASHMAN: Okay. Please
 2 proceed.
 3 MR. BARRY: Thank you. Just as a
 4 little bit of an introduction to us, McNaughton
 5 Development is a family-owned business. We are
 6 based in Burr Ridge. We have a 35-year track
 7 record specializing in land development and
 8 luxury single-family homes. We have found a
 9 niche in developing well-located infill
 10 properties, properties that are concept driven.
 11 Our developments and our
 12 architecture suit the needs of our target
 13 markets, which result in highly successful
 14 developments. The homes incorporate the latest
 15 trends in materials and harmonize with the
 16 existing community. The one main constant over
 17 the last 35 years is impeccable quality and
 18 customer service.
 19 Prior to really starting the
 20 presentation, I wanted to note our efforts over
 21 the last couple months to inform the residents
 22 of the Village of Hinsdale about this

1 testifying tonight or even being just available
 2 for questions. Paul McNaughton, Jr., McNaughton
 3 Development; Kon Savoy, Savoy Consulting Groups;
 4 Dan Lobbes, the Conservation Foundation; Linda
 5 Feinstein, Compass; Lance Ramella with Housing
 6 Trends; Michael Laube with Laube Companies;
 7 Peter Reinhofer with V3; Ryan Wagner with V3;
 8 Jim Olguin with Buikema Law Group.
 9 CHAIRMAN CASHMAN: Thank you.
 10 MR. BARRY: And Chan, I was wondering
 11 if you can allow me to share the PowerPoint,
 12 share the screen share.
 13 MR. YU: Okay. Just give me one second
 14 here. Can you give it a shot?
 15 MR. BARRY: Looks like you got it. Can
 16 you see it?
 17 MR. MC NAUGHTON. Do you have it?
 18 CHAIRMAN CASHMAN: Can all the
 19 Commissioners see that?
 20 MS. FIASCONE: Yes.
 21 MR. JABLONSKI: Yes, I can.
 22 MS. FISHER: Yes, Fisher.

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07:23PM

1 development and give them the opportunity to
 2 become familiar with it. To assist in that as a
 3 formal public outreach, we have launched a
 4 website for the proposed development, which is
 5 the HeatherHighlandsofHinsdale.com. We drove
 6 quite a bit of traffic to this website over the
 7 last couple months through social media via
 8 Instagram, Facebook, LinkedIn, traditional print
 9 advertising, direct mailing, and targeted mail.
 10 At the same time we appreciate the circumstances
 11 that we all face right now in not being able to
 12 meet in public. And to help facilitate this
 13 process, what we would like to do is offer to
 14 host a community outreach meeting on Wednesday,
 15 September 16, between 5:00 and 8 p.m. at The
 16 Community House, which is located at 418 West
 17 8th Street in Hinsdale. We are forced with
 18 limited capacity so we post a reservation sheet
 19 on our website that you can find the tab at the
 20 top of the website, it's labeled question and
 21 answer. So any interested parties can go there
 22 and even starting tonight to click on that and

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1 reserve a time to attend the meeting.
 2 In the meantime, it's been our
 3 intention tonight to illustrate a clear vision
 4 and justification for this development. It's a
 5 vision that reflects the realities of the real
 6 estate market today. And to that point, tonight
 7 we will be concentrating on the concept of
 8 conservation design, the site plan that we've
 9 proposed, the appropriateness of the zoning
 10 proposal, and the housing product itself.
 11 Ultimately we are looking for the Plan
 12 Commission's positive recommendation for the
 13 approval of special use and the planned
 14 development with the modifications that were all
 15 submitted as part of our application.
 16 So with that, I would like to
 17 introduce Kon Savoy, who is our zoning
 18 consultant on this project to discuss the idea
 19 of conservation design.
 20 MR. SAVOY: Good evening, everyone.
 21 Hopefully you can all hear me all right. I
 22 appreciate the opportunity to be before you and

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1 that we see and believe that the beauty of the
 2 conservation design approach is that it seeks to
 3 create the synergy between the natural and built
 4 environment to offer a better way of living and
 5 developing the land. Conservation design in its
 6 application -- and again one of the reasons I
 7 really see this as a preferred way to develop
 8 property -- in fact, few communities, although
 9 at least one in our region has actually taken
 10 this to heart and actually requires conversation
 11 design as a part of all new development. The
 12 approach is you first consider the open space,
 13 the resources, the land, and then make the
 14 development fit around those conditions. So
 15 it's not viewing open space, as in many
 16 developments, many of which, hundreds of which I
 17 have reviewed over the years, open space is an
 18 afterthought with natural resources relegated to
 19 someone's rear yard, not accessible, often
 20 forgot about, not managed well. You may have
 21 some of these in your own community as well that
 22 you can point to.

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1 want to take a few minutes here. The first
 2 slide is just to give you a little bit of
 3 background of my credentials. Prior to starting
 4 the Savoy Consulting Group a few years ago, I
 5 have over 37 years of experience in public and
 6 private sector planning, most of that in the
 7 public sector. So I'm very familiar with the
 8 issues that you are dealing with, actually
 9 having sat as a municipal planner for several
 10 communities and actually continue to do so. So
 11 I'm assisting McNaughton Group involved in
 12 understanding and communicating what the idea of
 13 conservation design is and the goal that we are
 14 trying to achieve here and also to assist them
 15 in understanding through the zoning process.
 16 John, next. The first few slides I
 17 have are an introduction to conservation design.
 18 I just want to at this point review briefly with
 19 you some of the purposes and the benefits we
 20 believe that the conservation design approach
 21 that McNaughton Group is bringing together here
 22 with the proposal called Heather Highlands is

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1 So the beauty here is that the open
 2 space is valued as a community benefit and
 3 developed as such. But it's not just for the
 4 residents of the development. In this
 5 particular case, it's also to the benefit of the
 6 entire Hinsdale community. Conservation design,
 7 many who have spoken to this often refer to it
 8 as a golf course-type development, if you think
 9 about that in its very simplistic form, what you
 10 get in a golf course development is homes,
 11 generally clustered, smaller than typical in
 12 many instances, clustered or oriented around
 13 large open spaces. Right? And those homes sell
 14 for a premium because they are adjacent to this
 15 golf course. Well, many of you are probably
 16 well aware, at least I've heard the statistics,
 17 that few who actually live in these communities
 18 actually golf, it's really the benefit of the
 19 open space. Again, the difference here, it's
 20 not a golf course community. We are going to be
 21 turning over 20 acres to the community in open
 22 space, accessible open space, which is

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1 55 percent of the proposed development, that
2 would otherwise -- and more, in fact, more open
3 space than would otherwise be available if this
4 were a standard subdivision and the only thing
5 we were doing here is just preserving wetlands.

6 The next item we want to talk about
7 is with regard to the existing conditions. This
8 is simply a quick summary of what is the
9 existing status of the property today. The
10 point we wanted to make here is that much of
11 what has existed, much of it will remain, it
12 will be enhanced. The uses and the things that
13 are proximate to us that we are dealing very
14 sensibly with, the existing single-family
15 neighborhoods, we are cognizant of the fact that
16 we have burgeoning commercial development and
17 other uses of a nonresidential nature along
18 Ogden. Of course, we have the cemetery to the
19 north. So of course, we forgot to mention, of
20 course, we have the Salt Creek Club to the south
21 and east of this project.

22 John? So -- I think you skipped

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1 These are all geared toward the idea of creating
2 a sustained, truly sustainable community. I
3 mentioned already the emphasis given to the
4 natural resources inventory, something done
5 upfront. The effort to promote the
6 preservation, expansion of the open space by
7 clustering lots on smaller building sites than
8 would otherwise be typical. Promoting the
9 wildlife preservation. It's not just open
10 space, as many naturalists will advise you or if
11 you follow this at all, the open space
12 surrounding as the part of conservation design,
13 particularly those that are connected, and we
14 have this great opportunity along the tributary
15 to the Salt Creek to be part of an
16 interconnected system of open spaces, actually
17 enhances the preservation and opportunity for
18 wildlife and flora preservation. And of course,
19 the opportunity to, of course, create the
20 expansion of and connection to corridors for
21 trails, recreation, and, of course, in your case
22 it's very important about stormwater benefits.

1 one there. Okay. The point of this is we want
2 to just highlight the fact of what conservation
3 design brings to the community. We believe that
4 this is a unique opportunity with the Naughton
5 Group to work with the Village cooperatively in
6 a planning endeavor to create active and passive
7 uses of 20 acres of open space. And the types
8 of principles and design guidelines that are
9 embedded into what we are going to be providing
10 the community are mentioned here on this slide.
11 I won't get in to all of them except for the
12 fact they are enumerated, as you see that are
13 not, obviously, existing conditions. Well, some
14 of which maybe are. The fishing with the little
15 boy, I have actually seen one gentleman out
16 there fishing on one day. But other things that
17 we hope to accomplish with the improvement of
18 the property in terms of community gardens,
19 playgrounds, passive and active recreation,
20 seating areas.

21 John, next slide. So the
22 principles of conservation design are important.

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1 John, next slide. The last thing I
2 want to mention as part of this introductory
3 piece is to talk about -- and we often forget
4 about what are the economic benefits of
5 conservation design. As I alluded to earlier,
6 not too dissimilar to what you would find in a
7 golf course development, comparable analysis of
8 home values compared to standard subdivisions --
9 these are two research pieces that were cited by
10 an individual named by Randall Arts who is -- I
11 guess they call him almost the godfather of
12 conservation. A designer in the country, an
13 early promoter, designer, and developer of a lot
14 of conservation developments of various sizes
15 across the country and produced a number of
16 reports, guidebooks if you will. And these
17 studies were referenced, of course, two
18 different time points but basically both
19 expressing the same type of comments that I
20 mentioned earlier with regard to the value --
21 not only to the home value but the value we
22 believe to the idea of a more healthy living

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1 lifestyle. All right, John.
 2 MR. BARRY: Thanks, Kon.
 3 Again, I just wanted to touch upon
 4 the site plan a little bit now. Generally
 5 speaking, the property that we are discussing
 6 tonight is between Adams and Madison. It's
 7 immediately south of the Bronswood and --
 8 cemeteries and north of the Salt Creek Club and
 9 the remaining portion of the IBLP property that
 10 runs along Ogden Avenue.

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11 What we are trying to accomplish
 12 here with Heather Highlands is a subtle
 13 lifestyle. The proposal is to construct 46
 14 single-family homes. This will be a unique
 15 experience for these people in a wide range of
 16 demographics. The proposal is to develop a
 17 community that's centered on a premiere
 18 location, luxury product, maintenance-free
 19 living and, as Kon had mentioned, a conservation
 20 design and open space amenities. Heather
 21 Highlands is a unique development from the
 22 standpoint of it will be maintenance free to its

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1 residents. All the common area maintenance,
 2 landscaping, snow removal, maintenance of the
 3 common area elements will all be taken care of
 4 by the homeowners association. All the
 5 improvements in the subdivision will be built to
 6 Village specifications. However, they will be
 7 private. So the homeowners association will own
 8 those improvements and maintain those
 9 improvements at no cost to the Village. We are
 10 going to get into a point a little bit down the
 11 road here that the open space will be
 12 perpetually managed by a conservation group.
 13 The lots are clustered on the site, to Kon's
 14 point, regarding the conservation design. The
 15 homeowners will own the property that's strictly
 16 under their home and the remaining area will be
 17 common area, again to go along with the
 18 maintenance-free nature of the development. The
 19 typical building pads will be 40 by 60 feet deep
 20 and the minimum building separation that we are
 21 proposing is 15 feet with an average of 24 feet.
 22 So what you really get here is a

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1 spacing that is not dissimilar and it's probably
 2 even greater than what you would find on your
 3 typical 50- to 60-foot wide lot in town. In
 4 fact, this development would be even less dense
 5 than you would find in a typical R-4 part of
 6 town, which dominates about 70 percent of the
 7 Village.

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8 Regarding the open space, our goal
 9 here is to provide an area here north of Ogden
 10 Avenue as a community amenity. This amenity
 11 would be accessible to both our future residents
 12 and the current residents north of Ogden and
 13 throughout the Village. Our vision is the site
 14 should be not overly programmed but should find
 15 a balance between passive uses and the elements
 16 that will preserve and enhance and protect
 17 natural habitat. So again, some of the things
 18 that Kon mentioned before, we envision extending
 19 and improving the pathway system that you find
 20 on the property already, maintaining the bridges
 21 that you find on the property, provide a
 22 connectivity from throughout the site from Adams

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1 to Madison. We envision scenic overlooks with
 2 benches and pergolas being incorporated into the
 3 design. There will be natural interpretive
 4 areas along the pathways, play areas, gardens,
 5 and ability to have fishing. We are also
 6 proposing a small parking area along Adams so
 7 people from outside the area can also use the
 8 space. But the area will be dominated by
 9 natural prairie, natural native shrubs and
 10 trees, to give the property more of a -- I guess
 11 maybe they call a mini arboretum feel.
 12 In addition to this open space that
 13 many we are talking about, we are committed
 14 extensive, mature new landscaping throughout the
 15 development along all of its perimeters, along
 16 Adams and Madison, Salt Creek Club, and some of
 17 the surrounding neighbors. All said, we are
 18 envisioning this investment in an open space,
 19 and buffer, it's going to exceed \$1.2 million.
 20 So the open space and the
 21 stewardship of that open space is very important
 22 to us. And to ensure that protection and that

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1 perpetual maintenance of the open space corridor
2 and the stormwater facilities along that
3 corridor we have committed to work with the
4 Conservation Foundation based out of Naperville.
5 This group has extensive experience in working
6 with private and public entities and the
7 preservation and perpetual maintenance of
8 environmentally accessible property.

9 As a developer, we have committed

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10 to place the open space corridor in a
11 conservation easement for them. We would
12 establish a start-up fund and an easement
13 defense fund estimated at probably about \$75,000
14 to preserve this easement. Upon completion of
15 our improvements to the open space and with the
16 approval the applicable permitting agencies, the
17 Conservation Foundation stewardship of the
18 property will commence. Their mission would be
19 to maintain the naturalized features of this

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20 open space in perpetuity, and that mission will
21 be funded by our initial setup fund and those of
22 our homeowners association.

1 So with that said, I guess what I
2 would like to have is have maybe Dan Lobbes, who
3 is with the Conservation Foundation, speak a bit
4 about his organization and some of their core
5 programs.

6 MR. LOBBES: Thank you, John. Good
7 evening, Mr. Chairman, and Hinsdale Plan
8 Commission members. My name is Dan Lobbes and
9 I'm the Director of Land Protection for the

07:42PM

10 Conservation Foundation. For those of you who
11 do not yet know us, the Conservation Foundation
12 is one of the oldest and largest land
13 conservation organizations in northeast
14 Illinois. We were established in 1972 by
15 business and civic leaders right here in DuPage
16 County. We are a private, nonprofit member-
17 supported organization and our mission involves
18 the preservation and restoration of natural
19 areas, improving rivers and streams, and

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20 promoting stewardship of our environment. It's
21 important to note that we are not an
22 antidevelopment group. We believe there are

1 ways to develop that are respectful of the
2 environment and provide opportunities for people
3 to interact with nature near their home. It's
4 the whole idea behind or natural area assurance
5 program, which this development may be a part
6 of. We would wear two hats, as John said. One
7 is to ensure the permanent protection of the
8 natural and naturalized areas, and the other is
9 to act as the ecological manager of those areas.

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10 We have done this successfully for 15 years now
11 in a growing number of locations, the most
12 recently completed one is in Naperville on a
13 former golf course. These arrangements result
14 in a number of benefits for the people who will
15 live there, for their neighbors, and for the
16 community in general. Public trails are always
17 number one on residents' lists of amenities that
18 they would like to see more of in their
19 communities. And for good reason, being in

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20 natural areas is great for us physically,
21 emotionally, and even financially. Studies show
22 that passive recreation slows our hearts,

1 reduces stress, lowers our blood pressure, and
2 releases feel-good hormones. It helps us
3 breathe, literally and figuratively, and helps
4 our mental and emotional well-being, not to
5 mention all of the benefits for our children
6 including helping them focus and reducing the
7 effects of attention deficit disorder. Plus, as
8 Kon said before, nationwide studies show that
9 living close to managed natural areas increases
10 the value of homes by 12 to 19 percent. So this
11 approach is good for maintaining and even
12 enhancing property values.

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13 Now, nature doesn't have to be
14 somewhere out there, somewhere we have to drive
15 to. It's important to include the benefits of
16 nature in our daily lives and incorporating
17 these elements in new developments certainly
18 does that. The conversations we have been
19 having with the McNaughton folks and the plans
20 that we have seen so far are promising. We are
21 talking about low profile native flowers that
22 preserve sight lines, help the birds and

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1 butterflies, and are not the type of tall, messy
2 prairie plants that we have all seen in other
3 places. We hope to be a part of the success of
4 this development and perhaps others in the
5 Hinsdale area. Thank you very much. And I will
6 be happy to answer any questions you have in
7 this process moving forward. Thank you.

8 CHAIRMAN CASHMAN: Thank you.

9 MR. BARRY: Thanks, Dan. Kon, would
10 you maybe want to continue with the zoning
11 discussion a bit, please.

12 MR. SAVOY: Sure. If you can skip to
13 the next slide. Very good, thank you. Yes.
14 This part of presentation turns back to it's
15 more focused on zoning-related matters. First I
16 want to start out by just underscoring what the
17 application is. It's an application for special
18 use as a planned unit development. We believe
19 that this project as proposed conservation
20 cluster design is well in keeping, as stated
21 here on this slide, in keeping with the purposes
22 of the planned development district or the

1 modifications I'm not going to get into, but I
2 think they are relatively modest given what we
3 are trying to do here. They are also to
4 underscore something that's important because as
5 we think about the traditional lots and the
6 setbacks and lot area and all that; what John
7 said earlier on, I hope settles in people's
8 minds with regard to what this product is -- and
9 I don't know if Hinsdale has anything like it,
10 and I have dealt with these types of products in
11 a few other communities -- where you have a
12 development that in the end does not have a
13 traditional lot. It's not a traditional zoning
14 lot in the way that we all understand it. So
15 the key issues here relative to bulk size
16 requirements, traditional lot size, are really
17 not directly relevant to the type of program
18 that's being provided. So the real key issue,
19 the bottom line, is that this proposed density
20 relative to its location, site environments, the
21 adjacent land uses, and so forth, is this really
22 is something that fits within the broader

1 special use approach.

2 Also of interest, I did some
3 research on 10 neighboring communities to
4 Hinsdale to determine and understand to what
5 extent similar opportunities are given for this
6 type of development and to what, if any,
7 incentives are even provided in the case. Many
8 communities, about half or so, do offer various
9 types of incentive. But in all cases, all
10 communities afford the opportunity for
11 developers to consider density increases in
12 return for the amenities and improvements. We
13 all have been in this business long enough, and
14 I'm sure many of you Plan Commissioners under
15 this principle of the public benefit in return
16 for the flexibility given to a developer for
17 this type of project. Again, in which there
18 underscores -- and this will be talked about
19 more -- this is not just a developer seeking to
20 do something creative, it's really, in effect, a
21 response to market conditions as well. On this
22 page, you also will find the zoning

1 context of the community and would have minimal,
2 if any, significant impact.
3 Below it on this slide is the chart
4 that does a quick density or bulk comparison,
5 floor-area cover ratio comparison. The
6 information provided, I can get into all the
7 details, you have it back to us and it's been
8 provided to staff previously. You will see in
9 almost every instance, except one where it talks
10 about, it indicates what the next -- Well, this
11 says it here. The density is on this chart is
12 that all of the standards well comply with or,
13 in fact, are under what would otherwise be
14 requirements for R-2, R-2 zoning. What is, it
15 looks like it's cut off here, that's why I was
16 confused a minute, I didn't catch this earlier
17 somehow -- where it talks about net density,
18 what you don't see is gross density, which would
19 be the next column to the right. And at a gross
20 density, R-2 typical subdivisions come out to
21 about 2.18 units per acre. The gross density on
22 this project is 1.24. I can provide that

1 updated table to you later but I believe staff
 2 has that.
 3 Next slide, John. We quickly want
 4 to make a note as well, just for some context
 5 here, just to understand the location of this
 6 particular site in the broader context of the
 7 community, the development of Ogden Avenue, and
 8 the development of this area over time. We went
 9 back and were able to collect some aerial photos
 10 that tracked the 50- to 60-year history of
 11 development in this area. I think you can
 12 quickly get a quick picture that a lot of
 13 neighborhood actually developed subsequent to
 14 the more intensive development of Ogden Avenue.
 15 And we have been making internally having
 16 discussions about -- although it's not part of
 17 this proposal -- that it seems reasonable that
 18 there is a good case to be made that the R-2
 19 zoning for this property really isn't the most
 20 appropriate given its location to other
 21 intervening factors.
 22 John, next slide. Also, as we look

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1 the density allowed in the R-4 and if you agree
 2 or disagree about the idea that there should be
 3 some transition, here is what's interesting is
 4 that when you apply the R-4 density to the
 5 buildable acres, just the buildable 16.2 acres
 6 on the McNaughton piece, on the Highlands piece,
 7 you get equivalent to what would be allowed in
 8 64 units. Of course, McNaughton's proposal is
 9 far less than that. On this slide, we are also
 10 just looking at the conditions of the adjustment
 11 neighborhood. This gives you just some
 12 information on what the relative densities are
 13 of the various neighborhoods.
 14 John, next slide. Then we went a
 15 step further and then we looked at what would be
 16 comparable developments, not just in Hinsdale
 17 but comparable developments of other projects,
 18 some of which McNaughton has been involved with.
 19 And you get quick sense that our project is not
 20 significantly different with regard to overall
 21 density. I will say that the Hinsdale Highlands
 22 project is actually a lower density with

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1 at the general zoning pattern of the community,
 2 you raise this issue is not only maybe R-2 may
 3 be not appropriate but is this really a site you
 4 should be thinking about it as more of a
 5 transition use. Typically general planning, and
 6 again general planning, not in every use. Of
 7 course, you can see in your own zoning map this
 8 doesn't hold true. You have more intensive uses
 9 particularly along corridors like Ogden and then
 10 you have a less-intense use and then a less-
 11 intense use beyond that, so you have this kind
 12 of tier effect. It's typical approaches to
 13 zoning. In some of the cases you can see that
 14 in many instances even in Hinsdale you have much
 15 more dense, if you will, zoning districts
 16 proximate to not only R-2 but also Ogden and
 17 then you have other examples where you have
 18 commercial uses transitioning to residential.
 19 The other thing I want to mention
 20 with regard to this particular slide -- And I
 21 think it's maybe on the next slide, too. John,
 22 maybe you can pull that up. When you look at

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1 comparable projects with much -- the projects,
 2 the comparable projects actually have much less
 3 open space as part a part of them. These
 4 proposed densities on this slide, the comparable
 5 projects, are gross acreage, as I already told
 6 you what the gross acreage for Heather Highlands
 7 is. And, of course, we want to underscore the
 8 fact that overall we're doing it's an ecological
 9 base I think there will be significant
 10 stormwater and landscaping departmental
 11 benefits.
 12 And another item that I think is
 13 worth noting as you consider this project, in
 14 the context of the larger community, not just
 15 the immediate neighborhood but also the larger
 16 community, and the questions come up does this
 17 really change the character of my community.
 18 And we did a quick density calculation mix of
 19 the various zoning, residential zoning districts
 20 and distribution; and you can see that almost
 21 70 percent of Hinsdale is developed under the
 22 R-4 standard. As I mentioned before, if this

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1 site were developed that way, you would actually
2 produce much more units than the McNaughton
3 Group is proposing.

4 So with this, I think the last
5 thing I want to offer the Plan Commission as a
6 thought is that, you know, the request for more
7 units that are allowed in the R-2 is we believe
8 it not only will have a limited or insignificant
9 impact on the neighborhood and Village but also

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10 allows us to offer the Village a unique and
11 special opportunity to create one of the most
12 attractive and arguably desirable open spaces
13 and recreational areas in the Village while
14 providing much needed park for residents north
15 of Ogden. In a couple of the earlier slides,
16 you may have noticed, in addition to mentioning,
17 on two separate occasions I saw people enjoying
18 the open space on my visits, one fishing; and
19 the later one was a mother with her children
20 just taking advantage of a stroll and taking her
21 kids through the open space and enjoying it.
22 That's really what we want to see more of, and I

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1 think that's really what the opportunity as many
2 of you know. On the day I did see that
3 fisherman, he was kicked off the site by the
4 manager of the property. And this is a site,
5 although open, is not really welcoming to
6 residents. So with that, John, I will turn it
7 back to you.

8 MR. BARRY: Thanks, Kon. I guess I'd
9 like to take this opportunity to talk a little
10 bit about the product now. We plan on offering
11 two product lines. The first would be what I
12 would refer to as traditional single-family
13 home. These would typically be 4-bedroom homes,
14 3.5 baths. They would be approximately 3200 to
15 3800 square feet. And this product would be
16 geared to the young professional family. Some
17 of these families have roots in Hinsdale and
18 others are from other areas, come in looking for
19 a quality place to live. They are typical very
20 busy families and very professional families.
21 The homes that they are looking to construct are
22 similar to the product you might see throughout

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1 town, on, again, 50-, 60-foot lots with the
2 exception of our products here would all have
3 attached garages.

4 The second product line that we are
5 looking to offer would be more of an
6 age-targeted product. These would be ranches
7 and then 2-story homes with the master bedroom
8 on the 1st floor. You would have 2 to 3
9 bedrooms and typically 2.5 baths. These homes
10 would be about 2400 square foot for a ranch and
11 3200 square foot for the 2 story. These homes
12 are geared to residents of Hinsdale and maybe
13 nonresidents of Hinsdale that have grown
14 families and they are looking to downsize but
15 they want to keep a connection to the
16 neighborhood. These are the families that have
17 had the big house. They don't need the big
18 house anymore. They don't want the
19 responsibility that comes along with that big
20 house or the big lot. They are looking to
21 simplify their lives, but they still want a
22 high-quality home so that's our goal in

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1 providing them here in this locations. They
2 want they also want the freedom to be away from
3 the property for extended periods of time, and
4 they know that the exterior of the home will be
5 maintained during their absence.

6 We have had a get deal of success
7 and experience with this type of product line
8 over the last number of years. Our latest
9 development, Lakeside Pointe in Burr Ridge,
10 44 lots there. We are down to 9 lots after just
11 2 years so we have been very happy with that
12 product line. The common element, though, for
13 both product lines is our architecture, its
14 uniqueness in design and how we tailor to the
15 site and to the life-style of the buyer in the
16 community. We are known for giving special
17 attention to all architectural details such as
18 roof lines, gables, window trims, window grills,
19 everything that you would want as far as the
20 character and quality of the home and this
21 product will maintain the character of the
22 community as a whole. We also feel that we are

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1 going to be providing ample space between the
2 units to give a greater feel of openness in the
3 community and help with the overall engineering.
4 So with that said on the product, I guess what I
5 would like to do is ask Linda Feinstein with
6 Compass to ask her experience over the years and
7 of late in the Hinsdale market if Linda is
8 there.

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9 MS. FEINSTEIN: I would like to thank
10 the Chairman and the Plan Commission for the
11 opportunity to speak tonight. I just want to
12 say -- and I know that there are a lot of strong
13 opinions about this -- but Hinsdale is sorely
14 lacking in smaller, nice, new construction
15 homes. And we are sorely lacking for the buyers
16 who are making an exodus from the city, who are
17 professional couples. And we are sorely lacking
18 for people who are retirement age, who really
19 don't want to leave Hinsdale but do leave
20 Hinsdale for Burr Ridge or Oak Brook or other
21 areas because Hinsdale doesn't have suitable
22 housing for them.

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1 I think that McNaughtons have gone
2 to great pains to preserve the conservation and
3 the natural amenities of the area. I think that
4 Salt Creek nearby for recreation is a win-win
5 for everyone. And I just hope that the planning
6 commission will consider this. I think it will
7 help your tax base, your revenue flow, and I
8 think it will bring more people into our
9 wonderful community that we all love. It's just
10 we are lacking in product and we are losing
11 people, and it would be nice to have people stay
12 in the community.

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13 I know that people are worried
14 about high traffic. But my sense is the traffic
15 flow won't change that much because a lot of the
16 people are adults, and there will be some young
17 families that will be taking the children back
18 and forth to school; but there are houses now
19 there where there are younger families that go
20 back and forth. I mean they are vacant now but
21 there were younger families there, and I really
22 don't think there is going to be massive traffic

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1 jams. I think with the preservation with the
2 way the grounds look and the area that will be
3 open for the public to explore and enjoy, it's a
4 win-win. Does anyone have any questions for me?
5 No? John?

6 MR. BARRY: Maybe we will take
7 questions. We will take questions at the end,
8 Mr. Chairman.

9 CHAIRMAN CASHMAN: Yes.

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10 MR. BARRY: Thanks, Linda.

11 MS. FEINSTEIN: Well, thank you for the
12 opportunity.

13 MR. BARRY: Yes. Just as a follow up
14 to Linda's comments, I would like then to have
15 Lance Ramella with Housing Trends to discuss a
16 little bit more in detail our product's pricing
17 and our absorption expectations.

18 MR. RAMELLA: Good evening, everyone.
19 I hope you can hear me. My name is a Lance
20 Ramella. I run a company called Housing Trends,
21 LLC. We are a market-feasibility specialist
22 based in the suburbs. We work with home

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1 builders and developers across the country and
2 we are based in St. Charles. In order to assess
3 the appropriate base prices for this community,
4 we look at several factors. We look at economic
5 and demographic data. We look at the local
6 environment, which includes proximity to
7 employment, shopping, services, transportation,
8 quality of schools, etcetera. We looked at new
9 construction comps and then we looked at local
10 resale comps. And based on all these factors,
11 we determined that the appropriate product type
12 was the age-targeted product, which are ranch
13 and main floor master units primarily, and
14 traditional single-family homes. The
15 recommended base prices that we came up for
16 these product types are \$950,000 starting price
17 for the age-targeted product and approximately
18 1.1 million for the traditional single-family
19 product. Now, keep in mind that these prices
20 will increase as the units get larger and the
21 purchasers add options and upgrades. So we
22 estimate that the average price for the

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1 age-targeted will be about 1.1 million and the
 2 average sales price for the traditional homes
 3 will be about 1.3 million. We believe that
 4 these prices and product types fit into the
 5 surrounding neighborhoods well, and they add
 6 value to the neighborhoods. They are quality
 7 homes, prices commensurate to what's selling
 8 around them. Based on these prices and quality
 9 of the units and the reputation of the builder,
 10 we think that each product type will sell
 11 approximately 1 unit per month. So combined,
 12 two units per month for product type, which
 13 equates to about a sell-out period of 24 months
 14 or 2 years.

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15 Next slide, John. These charts
 16 might tell you a little bit about what Linda was
 17 talking about. We did a radius search within
 18 7.5 miles of the property, which includes a lot
 19 of -- all of Hinsdale and Oak Brook and all the
 20 way down to Burr Ridge and up to Elmhurst and
 21 the surrounding area, and what the top graph
 22 shows us is that the age category between 45 and

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1 at household growth along with propensity to
 2 buy, propensity to buy new, income. So these
 3 are for the incomes above 200,000 household
 4 income. And you can see the demand again is
 5 strong in the 35- to 44-year-old and then the
 6 empty nesters. So, again, these are the reasons
 7 we focused on those two product types, and we
 8 think it's the right fit for the neighborhood.
 9 John, back to you.

10 MR. BARRY: Okay. Thanks, Lance.

11 As part of our submittal of
 12 documents, we also prepared a fiscal impact
 13 study that's been shared with both the Village
 14 and the local school districts; and that fiscal
 15 impact study was prepared by Michael Lobbes. He
 16 is here tonight also to summarize those positive
 17 findings. Mike?

18 MR. LAUBE: Good. Thank you. Good evening, Mr. Chairman, Members of the Committee.

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20 We did a fiscal impact study that looked at the
 21 cost and benefits of this project. We looked at
 22 it from the standpoint of what would the number

1 64 years old were actually going to lose
 2 households in the next 5 years. So those are
 3 your buyers that would purchase a 4,000-plus
 4 square feet home on a large lot. The category,
 5 the 35- to 44-year-old buyer, those are the
 6 buyers, they have been moving out of the city,
 7 have a condo, sold it, want to get out of the
 8 city. That's growing at a considerable rate
 9 over the next 5 years, as are what we would call
 10 the empty nesters, the 65- to 74-year-old
 11 buyers. That's the largest cohort on this
 12 chart. And therefore, there is going to be
 13 strong growth in that category as well. So
 14 strong growth on the below 45s and the above 65s
 15 and negative growth in the 45- to 64-year-olds,
 16 and that's why we hear about the luxury market
 17 struggling in the Chicago area. This is why, we
 18 are seeing a dip in that, in that segment. It's
 19 not that they don't want to afford those homes,
 20 there is just not a lot of them. And the chart
 21 on the bottom is the results of our demand
 22 analysis that we do. This demand analysis looks

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1 of school children be for districts 86 and 181
 2 based upon the ISPS statistics and then adjusted
 3 those for the ranch-style homes, which is the
 4 market for the empty nesters or the near-nesters
 5 for this. We adjusted that accordingly but we
 6 are still conservative. What we found with
 7 using those statistics you get about 21 students
 8 in K through 8 and you get about 9 students in
 9 high school from this development. When you
 10 multiply that out by the various costs that the
 11 school district publishes, which is about 18,000
 12 for 181 and 21,000, a little under, for
 13 District 86, it comes up with a total cost. We
 14 then looked at the property taxes of this and,
 15 you know, those range from about 16,000 on the
 16 low end to about 19,500 on the high end given
 17 assessments, current assessments, current rates,
 18 etcetera. What we found in there is that the
 19 property tax revenues for District 181 and 86
 20 would exceed the cost of the students using
 21 those statistics by the amount that you see
 22 here. We can get into what those gross and net

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1 amounts are should you like. But what you have
 2 for 181 and 86 is about a million or a million
 3 one and about a million two in net benefit over
 4 a 20-year period. We also looked at the Village
 5 here, and recognizing this is an infill site,
 6 the property taxes generated or the net benefit
 7 to the Village would be about 1.1 or between 1.1
 8 and 1.2 million over a 20-year period. That
 9 does, those numbers do not include the impact
 10 payments that John has on the screen here.
 11 Those are just the difference between the
 12 property taxes and the anticipated cost to the
 13 schools and the anticipated cost to the Village.
 14 So you really have a positive
 15 impact all the way around due to the 46 units,
 16 due to the fact that you have a ranch-style home
 17 marketed to the empty-nester to the near-nester
 18 that doesn't have any kids or substantially no
 19 kids, and you have an infill development here.
 20 So we see the correlation between property
 21 taxes, the density, and the cost being favorable
 22 to all three districts here.

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1 residential parcels. It will have access to
 2 both Adams Street and Madison Street. Both of
 3 these streets are typical neighborhood roadways,
 4 neighborhood-collector roadways that connect
 5 local streets, local residential streets, to
 6 higher-volume roadways like Ogden Avenue.
 7 Typically roads like this can accommodate
 8 anywhere from about 5 to about 8,000 vehicles
 9 per day. The west parcel is located on the east
 10 side of Adams Street and consists of
 11 20 single-family homes and will be accessed by
 12 one full access driveway on Adams Street that
 13 will be aligned with Birchwood Road. The east
 14 parcel is located west of Madison Street and
 15 consists of 26 single-family homes that will be
 16 accessed by two full access driveways on Madison
 17 Street, both of which will be aligned with
 18 Birchwood Road and Glendale Avenue. Cross
 19 access is not provided between these two
 20 parcels.
 21 So as part of the traffic study, we
 22 looked at how many trips each of the

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1 MR. BARRY: Okay. Thanks, Mike. I
 2 would like to point out one more thing about a
 3 couple of those numbers on the screen regarding
 4 the committed impact fees. The Village of
 5 Hinsdale does not have an impact fee ordinance.
 6 We have taken it upon ourselves to go to both
 7 Districts 181 and 86 and offer those dollar
 8 amounts up to them. So again, like Mike said,
 9 those numbers are over and above the net benefit
 10 numbers you see above; but they are also
 11 something that's not required under current
 12 ordinance. Thanks, Mike.
 13 MR. LAUBE: You're welcome.
 14 MR. BARRY: Our final consultant
 15 tonight is going to be Peter Reinhofer with V3
 16 to discuss the findings of our traffic analysis.
 17 MR. REINHOFER: Good evening. This is
 18 Peter Reinhofer with V3 Companies, and we
 19 conducted the traffic impact study for this
 20 proposed residential development. Just to kind
 21 of do a quick summary from a traffic and access
 22 perspective, the site includes two separate

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1 single-family homes will generate. So we
 2 estimate that the west parcel in the 20
 3 single-family homes will generate 237 daily
 4 trips with 19 traveling during the typical
 5 morning peak hour and 22 during the typical
 6 evening peak hour. The east parcel with the 26
 7 single-family homes will generate, it's
 8 estimated will generate 301 daily trips, 23 of
 9 which are during the morning peak hour and 28
 10 during the evening peak hour. The traffic study
 11 we looked at the daily traffic volumes along
 12 Madison Street and Adams Street. Currently
 13 Adams Street has a daily traffic volume of
 14 approximately 1,100 vehicles per day just north
 15 of the intersection at Ogden. And Madison
 16 Street has a daily volume of 2,200 vehicles per
 17 day. Just for a comparison, Madison Street
 18 south of Ogden Avenue has an estimated daily
 19 value of 5,100 vehicles per day.
 20 So our traffic analysis looked at a
 21 future scenario, which we estimated to be about
 22 2028, which is about 5 years after this proposed

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1 Heather Highlands development would be fully
 2 built out in 2023. The analysis looked at
 3 traffic with and without this proposed
 4 development. So for our future analysis, we did
 5 include the trips generated by the proposed
 6 senior living development that's currently
 7 proposed on the west side of Adams Street. And
 8 then we also included the potential traffic
 9 generated by the parcel that is located at the
 10 northeast corner of Ogden Avenue and Adams
 11 Street. We estimated probably on the high side
 12 that that parcel probably could be developed by
 13 about 22 single-family homes. Again, that might
 14 be on the high side, but it's better to be a
 15 little more conservative. Additionally, we also
 16 worked with The Chicago Metropolitan Agency for
 17 Planning, which is CMAP, which is the
 18 metropolitan planning organization of the
 19 Chicagoland area, to obtain growth rates along
 20 Ogden Avenue to account for background growth in
 21 the area in addition to the adjacent IBLP
 22 redevelopments. So a capacity analysis that we

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1 2,800 vehicles per day. Both these roadways are
 2 projected to operate well below the typical
 3 capacity for neighborhood collector roadways,
 4 which has a capacity of about, again, 5 to 8,000
 5 vehicles per day. So that's kind of a quick
 6 summary of our traffic impact study.
 7 MR. BARRY: Thanks, Peter. Just to
 8 kind of wrap things up right now, I guess I just
 9 wanted to stress our feeling that the need for
 10 this type of development is there and it's
 11 occurring in communities in the Chicagoland area
 12 and other affluent communities across the
 13 country. The open space preservation has
 14 resulted in home buyers, developers, and
 15 community officials abandoning the traditional
 16 development patterns, thus providing a quality
 17 of life that I think more and more homeowners
 18 desire now. In this case with the open space,
 19 we see a positive opportunity to collaborate
 20 with the Village on this open space in addition
 21 to collaborate with Ryan Companies on this open
 22 space also.

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1 looked at for the peak hours at the unsignalized
 2 intersection of Ogden Avenue and Adams Street
 3 will result in eastbound left turns on Ogden
 4 operating at levels of service A and B during
 5 the morning and evening peak hours respectively;
 6 so very little delay for anybody that wants to
 7 travel eastbound and northbound. We also looked
 8 the southbound approach, which is projected to
 9 operate at level of C during the morning peak
 10 hour and level service D during the evening peak
 11 hour, both of which are acceptable levels of
 12 service based on IDOT criteria. Ogden Avenue is
 13 an IDOT roadway. IDOT owns and maintains Ogden
 14 Avenue. Madison and Adams are both local
 15 streets.
 16 We also looked at the daily traffic
 17 volumes on Adams Street and Madison Street.
 18 With this proposed development as well as the
 19 other IBLP redevelopments, it's estimated that
 20 Adams Street will have a daily traffic volume of
 21 2,900 per day. And similarly, we project the
 22 daily volumes on Madison Street to be about

08:16PM

08:17PM

1 We believe with your positive
 2 recommendation and approval to the Village Board
 3 Heather Highlands will be an asset to the
 4 Village of Hinsdale. The property will be
 5 developed in an orderly fashion and will
 6 maintain Hinsdale as one of the finest
 7 residential suburbs by providing and enhancing
 8 its historic character as a community comprised
 9 principally of well-maintained single-family
 10 homes.
 11 So, again, thank you for everybody
 12 who participated tonight as witnesses. I
 13 appreciate all the Plan Commissioners and
 14 Chairman taking the time to hear the case.
 15 You've got some questions, we are all here
 16 tonight to answer those for you. Thank you.
 17 CHAIRMAN CASHMAN: Commissioners,
 18 questions for the applicant?
 19 MS. FIASCONE: I have a question on the
 20 drainage and flooding issues that have occurred
 21 over in that area. Obviously, that's a concern
 22 of a lot of the residents over there. And I

08:19PM

08:19PM

1 don't think that was addressed tonight. Is
2 there any further discussion or response to
3 that?

4 MR. BARRY: Yes. Obviously, we are at
5 the conceptual stage right now with engineering.
6 We are quite confident that we have set aside
7 the proper area to take care of that. We
8 believe that this development, along with any
9 development, that you are going to see new
10 development will help stormwater. We are going
11 to be providing detention where detention does
12 not exist. So ultimately, we feel the
13 development will be a positive to the
14 neighborhood and help in those matters.

08:20PM

15 MR. LOBBES: This is Dan Lobbes from
16 the Conservation Foundation. I alluded to or
17 mentioned Naperville development that we worked
18 on that used to be a golf course. The golf
19 course frequently flooded and neighboring
20 streets and neighborhood basements also flooded
21 before the development went in. But working
22 with the county and the Conservation Foundation,

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1 the developer overbuilt some of the stormwater
2 facilities; and we got calls from neighbors
3 afterwards saying that the rains come and our
4 streets are clear and our basements don't flood.
5 So it can work if we all work together.

6 MS. FIASCONE: Thank you.

7 MR. JABLONSKI: Hi, it's Jerry
8 Jablonski. I have a question about your thought
9 process and presenting to us first. Reading
10 from the notes I got here today -- I will turn
11 my video back on -- you are coming to us with a
12 planned development concept application to
13 provide us with an opportunity to show the basic
14 scope of your project. However, the next
15 sentence goes on to read, Approval of a concept
16 plan binds both the applicant and the Village
17 with respect to various basic elements of the
18 development such as categories of use permitted,
19 general occasion uses, density, architectural
20 style, etcetera. You are asking to build 46
21 homes on 40 foot by 70 foot lots. Why aren't
22 you in front of the Zoning Plan Commission first

08:21PM

08:22PM

1 when you are asking us to do something of a
2 binding nature? Thank you.

3 MR. BARRY: It's our understanding per
4 the Village ordinance that this is our first
5 step is the Plan Commission for this type of
6 planned development.

7 CHAIRMAN CASHMAN: For our concept
8 plan, then we want the final plan and -- (Zoom
9 audio interruption.)

08:22PM

10 Other questions, Jerry?

11 MR. JABLONSKI: I have got so many
12 questions, but I'm really concerned about the
13 fact that we are asking to be voting on lots
14 that are so far out of compliance with R-2 and
15 R-4. And also, the one slide, frankly, that
16 mentions zoning used the word not relevant
17 twice. I think that's our most relevant issue
18 here.

08:23PM

19 CHAIRMAN CASHMAN: Let's see, Julie?

20 MS. CRNOVICH: Yes.

21 CHAIRMAN CASHMAN: Just so formatwise,
22 I want while we have this fresh presentation, we

1 are updating for the Commissioners, asking
2 questions; and then we will open up for public
3 comment so we can hear from people that have
4 registered to call. And then we can review,
5 discuss the written comments you have had. So I
6 will have time also later, the Commissioners can
7 ask additional questions.

8 MR. OLGUIN: Chairman, this is Jim
9 Olguin. I just wanted to answer

08:24PM

10 Commissioner Jablonski's question regarding his
11 comment.

12 CHAIRMAN CASHMAN: Who are you, Jim?

13 MR. OLGUIN: I'm the attorney for
14 McNaughton Development.

15 CHAIRMAN CASHMAN: Thank you. Sorry.

16 MR. OLGUIN: Sure. And also Hinsdale
17 resident. Our offices are located in Hinsdale
18 as well so we would welcome this development
19 here or at least I would on both capacities.

08:24PM

20 In answer to your question, because
21 this is a PUD, that is why some of the overall
22 bulk standards wouldn't necessarily be relevant

1 and I think that's why it was noted in the
2 presentation as such. The PUD is intended to
3 provide a little bit more flexibility when there
4 are amenities being provided such as being done
5 in this case.

6 MS. CRNOVICH: This is Julie Crnovich.
7 I would like to follow up on what Jerry just
8 said. Was this application referred to us by
9 the Board of Trustees? I don't recall seeing it
10 on any trustee agendas.

08:24PM

11 MR. BARRY: The application was not
12 referred by the Board of Trustees. We did start
13 along that process last fall when we had
14 received some informal feedback at that time
15 that caused us to alter our proposal. We
16 brought back this scaled-back proposal in the
17 spring. We had requested some of those informal
18 meetings again. The message that we received
19 was that there was no reason to meet based on
20 that. And then upon our review of the Code, and
21 I think staff would confirm, there was no
22 requirement for this proposal to get a referral

08:25PM

1 level they don't formulate a formal staff
2 report. We are simply making this presentation
3 at this level.

4 CHAIRMAN CASHMAN: That's intentional
5 to allow a concept plan to be reviewed before
6 you spend an enormous amount of money developing
7 a plan.

8 Julie, any other questions?

08:27PM

9 MS. CRNOVICH: I'm glad you are having
10 a community meeting, but I feel that that should
11 have happened before tonight's presentation.

12 MR. BARRY: We did consider doing that
13 before the presentation. However, we felt that
14 it was important to get the story out, not only
15 on our social media and our website; but this is
16 the true, the true test of the case is in front
17 of the Plan Commission and wanted that first
18 message to get out in this forum with the follow
19 up with the community.

08:28PM

20 MS. CRNOVICH: Thank you.

21 MR. MC NAUGHTON: McNaughton, Junior.
22 Can I step in for a second here?

1 from the Village Board so that's what brought us
2 directly to the Plan Commission.

3 MS. CRNOVICH: Thank you. Have you
4 been actively working with the Village on this
5 plan? My concern, we've had, what, 142 letters
6 I believe in opposition? And I have not seen
7 one letter in favor of your plan. Also, back to
8 the waivers and variances you are requesting,
9 it's a lot.

08:26PM

10 CHAIRMAN CASHMAN: We kind of
11 summarized that, jump ahead a little bit. We
12 had 142 pages, 141 pages of emails, most of them
13 single page, some that ran over. Out of that
14 group, there was one with supporting and the
15 rest were opposed as you can tell.

16 MR. BARRY: We understand that and we
17 have reviewed those letters. We have had a
18 number of discussions. We have been involved
19 with this project for well over a year and a
20 half. We have had a number of conversations
21 with staff, and we formulated these plans over
22 the time. It's our understanding that at this

08:27PM

1 MR. BARRY: Sure, Paul.

08:28PM

2 MR. MC NAUGHTON: Yes. I know that
3 there are a lot of letters and negativity for
4 this project. And in response to why we didn't
5 have the community outreach meeting beforehand,
6 I think there was some past iterations of this
7 project that had leaked out there that are
8 really not the subject of this presentation
9 tonight. So we really wanted to get the true
10 nature of this proposal, 46 lots, the
11 conservation design. All single family, no
12 multifamily, no condos, nothing like that. I
13 think if you review some of those letters, some
14 of the people that have written in probably
15 don't know exactly what this proposal is because
16 of the misinformation that was out there before.
17 So that's why we wanted to put our case before
18 the Plan Commission tonight so that the record
19 is clear as to what exactly we are proposing, so
20 that people can formulate late questions based
21 on this presentation and not based on hearsay
22 and maybe some previous plans that had floated

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1 around.

2 CHAIRMAN CASHMAN: It seems like I do
3 know in the past, and this is before you were
4 even on the agenda, we were getting letters when
5 Ryan was on the agenda. It was related to that,
6 whatever that drawing was that was circulated
7 around that showed more than this 46-unit
8 development. The ones that we have currently,
9 which are basically from late August or early
10 September, do seem to be reflective of what you
11 are proposing.

08:29PM

12 MR. MC NAUGHTON: Okay. I think just
13 to speak to that, too. I mean I think there is
14 a lot of concerns there that are typical general
15 kind of subdivision concerns. And you all have
16 been doing this long enough, you know that
17 issues of stormwater and traffic and density,
18 they are kind of blanket concerns that apply to
19 any development that ever was presented to a
20 commission or a board. So we would hope that,
21 you know, the Commissioners and the public will
22 have an open mind based on what we have

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1 submitted and presented here tonight, that this
2 is a good project for the Village,
3 notwithstanding some of the kind of blanket
4 negative statements that accompany a lot of
5 different developments.

6 CHAIRMAN CASHMAN: Michelle?

7 MS. FISHER: Hi. I want to just try to
8 figure out what some of the numbers are with
9 respect to what these cluster lots of housing,
10 which that what it looks like to me, like these
11 are cluster lots, when you are full capacity
12 when all these potentially are sold, what do you
13 think the population of that area will be?

08:30PM

14 MR. BARRY: Well, I can tell you that
15 our product now, the age-targeted product, is
16 what exactly you would think it would be, it's
17 two people that are empty nesters. So I'm very
18 confident that that product will be two people.
19 The traditional single-family, it would be more
20 of what you think as a traditional single
21 family, four or five residents per home.

08:31PM

22 MS. FISHER: So what would your

1 population be? I'm getting mixed messages here
2 because on one level you are saying that these
3 are going to be single-family homes for families
4 with kids that are going to be feeding into
5 school districts, particularly Monroe, and then
6 into D86 for high school. Then I'm hearing this
7 is for empty nesters. So on your best estimate
8 on your best day, what are you looking at for
9 full capacity, question one, that is; and then I
10 would like to break that down. You gave us a
11 number that you thought 21 kids would be going
12 into K through 8 and 9 would be going into D86.
13 I'm trying to back into that and figure out
14 where you are getting this information and
15 making these numbers.

08:32PM

16 MR. BARRY: Our estimate was that half
17 of the product would be empty nester and half
18 would be the traditional single family. So you
19 are talking about probably at buildout of
20 approximately 140 people.

08:32PM

21 MS. FISHER: Out of 140 -- I'm just
22 trying to figure out your math. How do you get

1 21 kids going into K through 8 and 9 going into
2 D86?

3 MR. BARRY: Those numbers are based on
4 a density calculation. Mike, could you
5 mention -- You mentioned how you come about
6 those numbers.

7 MR. LAUBE: Yes. Thanks for the
8 question, Commissioner Fisher. Mike Laube here
9 again. We came up with the number of the
10 students by using the ISCS standard ratios for
11 the units. So for the 23 market rate nonempty
12 nester units, in other words, the master bedroom
13 is on the 2nd floor, they have the full
14 complement of students coming from those ratios.
15 On the empty-nester product, we estimated those
16 are -- First of all, those are lesser bedrooms
17 so it's geared towards the empty-nesters. The
18 lesser bedrooms also have a lesser ratio of
19 students. We also adjusted those students down
20 by a factor of 75 percent. And that's
21 conservative, conservative meaning high, because
22 we estimated in here and we wanted to see where

08:33PM

08:33PM

1 that went is that some students would come out
2 of those master down product. In reality, maybe
3 you get one or maybe you get two out of those
4 and that's really about it. So our estimate of
5 21 students at the K through 8 level and 9
6 students at high school level we feel is pretty
7 conservative, meaning high. We have not
8 estimated the total population of this. The
9 scope of our work was just limited to the
10 student population.

08:34PM

11 MR. OLGUIN: Mike, this is Jim Olguin
12 again. Could you kind of explain, I think it
13 might be helpful, where those ratios come from
14 and how those are developed and are kind of used
15 across the state by various communities and
16 school districts?

17 MR. LAUBE: Yes. The acronym of ISCS
18 escapes me. I can look that up right now. But
19 it's a standard ratio that we have been using
20 since the mid 1990s, late 1990s, that have been
21 developed to say based upon certain product
22 types, apartments, single-family detached,

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1 single-family attached, what are the number of
2 students that would be generated by those types
3 of units and then broken down by number of
4 bedrooms. So by way of example, a studio
5 apartment produces no kids. A 4-four bedroom
6 home, 4-bedroom, single-family detached home,
7 produces the most kids. We have 23 of those
8 here. We have used the highest ratio of the
9 standard ratios that are used across the board,
10 and those ratios were developed for really the
11 land cash donations and the impact fee donations
12 that have a rational basis, so that you can say
13 this is going to produce 9 high school students
14 times the impact fee rate and that's the payment
15 that's going to go the high school. The same
16 thing for the grade schools. We used a
17 consistent methodology here to say what are
18 those ratios by product type, and this is
19 single-family detached, and by the number of
20 bedrooms, and then the adjustment for the empty
21 nesters. So we have a full complement of kids
22 in 23 of the units and a lesser complement of

08:35PM

08:35PM

1 kids in the lesser units, the ranch-style home.
2 MS. FISHER: I mean I appreciate your
3 ratios but what you are marketing to us right
4 now are kids fishing in the ponds, families
5 fishing in the ponds, you having a playground.
6 All of that attracts young families with
7 children. That doesn't attract elderly people
8 or a retirement community for which you speak
9 of. So I'm just concerned about the marketing
10 message being a little off here. Are you going
11 to market these for families with kids who are
12 going to populate this area, or are you going to
13 market it with seniors? I just don't see
14 grandma and grandpa or my grandma and grandpa
15 moving to an area like that, especially when we
16 have other areas in town that already try to
17 address that need. So I'm very confused about
18 what you are actually marketing in that aspect
19 of having families versus having a retirement
20 community.

08:36PM

08:37PM

21 MR. BARRY: We are marketing both but
22 it's not a retirement community either. And I

1 guess I might disagree a bit. I think there are
2 plenty of people, that move-down buyer, the more
3 mature buyer, that will appreciate the
4 accessibility of the walking and the amenities
5 of the site. And I think as a population, we
6 are much more active than maybe grandma and
7 grandpa were a couple generations ago. So I
8 think this product will fit with both buyers.
9 CHAIRMAN CASHMAN: Questions, Michelle?
10 MS. FISHER: I'm sorry if I missed the
11 date. When is the community meeting or the
12 outreach meeting that they all intend to have
13 scheduled for?
14 MR. BARRY: 16th, yes. September 16.
15 MS. FISHER: Thank you.
16 CHAIRMAN CASHMAN: Jim?
17 MR. KRILLENBERGER: I generally like
18 the idea about open space development, and my
19 fellow Commissioners have very wise observations
20 as always. I do agree that we do need some
21 smaller lots. As a reminder, the development at
22 55th and County Line went from this Commission

08:37PM

08:38PM

1 to the trustees. I think the trustees actually
2 took our recommendation and increased the
3 density. So the plans are looking like they are
4 going in a good direction from my perspective.

5 I am very interested in what
6 feedback you get from the community at the
7 meeting at The Community House and, hopefully,
8 we will be able to take that into consideration
9 before we vote.

08:39PM 10 CHAIRMAN CASHMAN: And then we have a
11 few -- Basically what I'd like to, we have a
12 few and I would like to take a quick break and
13 then come back to public comment. My first has
14 to do with there is a comparison chart, let me
15 say.

16 MR. KRILLENBERGER: Steve, while you're
17 formulating your question. Some of the
18 questions mention that this is going to be a
19 gated community. I didn't see that in the
08:39PM 20 presentation. That's not true, right?

21 CHAIRMAN CASHMAN: No. It is shown on
22 the drawings.

1 MR. KRILLENBERGER: Okay. Is that a
2 necessary component of this?

3 MR. BARRY: It is not. It was part of
4 the initial plan but our -- As we get more into
5 the concept of the shared common space, the
6 gates don't quite fit that feel or that look.
7 So though they were an initial portion of the
8 development, they will not be part of the final
9 portion of the development.

08:40PM 10 MR. KRILLENBERGER: Okay. I'm glad to
11 hear that; and I'm very intrigued by the
12 accessibility of the rest of Hinsdale, the rest
13 of the community, people, to the open spaces
14 that you are developing. So, sorry, Steve,
15 didn't mean to interrupt.

16 CHAIRMAN CASHMAN: Any time. What I
17 was looking at was proposed density/building/lot
18 coverage, population, pricing. And it shows in
19 an R-2 subdivision plan versus what you are
08:40PM 20 proposing in Heather Highlands. I just cannot
21 figure out how you come up with those numbers
22 where an R-2 subdivision and based on -- and I

1 appreciate you describe the layout of what it
2 would be if it was a compliant R-2 development,
3 which indicated 21 properties, compliant
4 properties, at 20,000 square feet minimum,
5 setbacks, all that. If you are comparing 21 to
6 46, I just don't see how this chart makes any
7 sense.

8 MR. SAVOY: This is Kon Savoy. I'd be
9 happy to respond to that. This chart that we
08:41PM 10 provided was not a comparison of the yield plan
11 that you were provided recently. There is a
12 comparison of what would otherwise be a typical
13 subdivision in an R-2 district with -- A
14 straight subdivision, 100 developable land
15 compared to what is 16 -- does it say -- 16.2
16 acres of developable land, right, that's the
17 total buildable acreage. And we compared -- for
18 Heather Highlands, right, of the 37; and we
19 compared that to what would happen if you had
08:42PM 20 the same equivalent land and applied it to the
21 R-2 zoning district. And so that's what this
22 table does is compares -- We're trying to

1 compare apples to apples. Buildable area for
2 Heather Highlands compared to buildable area in
3 an R-2 typical subdivision. And that's in the
4 explanation below in the footnotes provide the
5 assumptions we used in coming up with the
6 various numbers.

7 CHAIRMAN CASHMAN: And so does this
8 include -- So this is basic just the buildable
9 area, it's not anything within the floodplain?
08:42PM 10 MR. SAVOY: That's correct. 16.2 is
11 exclusive of the floodplain.

12 CHAIRMAN CASHMAN: How can your density
13 per acre be 1.24 when you are talking about 46
14 units and then on 21 on the same property, the
15 same --

16 MR. SAVOY: Right. So the net density
17 and gross density are different -- using
18 different numbers on those two illustrations.
19 The net density applies, the 16 -- I'm sorry --
08:43PM 20 the 46 units against the net buildable area.
21 The gross density applies it to the entire
22 37 acre, and that's why you get a much lower

1 number.

2 CHAIRMAN CASHMAN: Does the total
3 buildable area include that what you show on the
4 site plan as a future development to the north,
5 which is in Oak Brook?

6 MR. SAVOY: It does not.

7 CHAIRMAN CASHMAN: It does not. What
8 does future development mean? What are the
9 plans for that property?

08:44PM 10 MR. BARRY: The plans for the Oak Brook
11 property?

12 CHAIRMAN CASHMAN: Yes.

13 MR. BARRY: As of now, there are no
14 plans. Since the majority of the property is in
15 Hinsdale, our concentration has been on the
16 Hinsdale zoning case. Other than having
17 informal meeting with the Oak Brook planning
18 department last year just to notify them of the
19 development proposal, we haven't engaged in any
20 detailed discussions with them.

08:44PM 21 CHAIRMAN CASHMAN: Okay. I mean I
22 still see, I cannot make sense out of your

1 calculations on that chart when I looked at it.
2 Give me a second. I was off -- Instead of the,
3 like on your main site plan. You have the site
4 plan data on the top right. This is below you
5 chose the gated private entrance, you indicate
6 13.4 acres. I scaled it and I come up with like
7 11.57. And I know and that's listed as total
8 buildable or future development land. That's
9 why I questioned if you are actually including
10 the Oak Brook land in these calculations.

08:45PM 11 MR. BARRY: The 16.2 acres is a
12 combination of the 13.4 developable land plus
13 the detention facilities of 2.8 acres.

14 CHAIRMAN CASHMAN: Okay. The detention
15 area, and this is kind of difficult to tell, the
16 extent. I looked at a floodplain map and tried
17 to determine. But basically a detention area,
18 is that within the floodplain?

19 MR. BARRY: There is portions of it
20 that will be, but the majority of it is outside
21 the floodplain.

08:45PM 22 CHAIRMAN CASHMAN: So if you were to do

1 just a code compliant R-2 development, not a
2 PUD, is it correct that this would be 21 homes,
3 properties, not -- What would be the numbers?
4 21, correct?

5 MR. BARRY: There was a very
6 preliminary concept plan that we did prepare
7 with 21, yes.

8 CHAIRMAN CASHMAN: And isn't it
9 correct, I mean you talk about open space. But
10 this floodplain area, regardless of who would
11 buy this property and who would develop it, it's
12 always going to be open space because of the
13 fact that it's floodplain. It's not like, I
14 mean this development, this conservation
15 concept, if you were talking about more of a
16 green field site, were actually pushing dirt
17 around and creating special use ponds and
18 created in a way like green space, water
19 features, paths and everything. This is
20 something that exists already, and I just don't
21 understand how it's giving us anything. It's
22 here today. It's always going to have to be

08:46PM

08:47PM

1 here because it's in a floodplain. So it's just
2 in existence. It's an existing condition that's
3 always going to be there regardless of how this
4 is developed. Would that be correct?

5 MR BARRY: Well, I think maybe the key
6 to that, though, is existing condition. And our
7 vision is not to keep it in its existing
8 condition. I think going back to the some of
9 the items that Dan mentioned as far as the
10 improvements with the property with the prairie
11 grasses and then the amenities that we want to
12 add as far as the native trees and bushes and
13 pathway systems and the other aspects of that.
14 It's not going to look like it is in its
15 existing condition. And it will be, again,
16 accessible to the public where it is not now.
17 It is private property. And Kon mentioned
18 before, too, the property custodian chasing
19 people off the property. So, yes, it is
20 floodplain, it won't be built on; but there can
21 be a lot more done with that property.

08:47PM

08:48PM

22 CHAIRMAN CASHMAN: That is a newer

1 function, the 1970s when that place opened
 2 through the '80s, '90s. And my children fished
 3 there, students or whatever from Basic Life
 4 Principles would come over and talk to them but
 5 they would never ask them to leave. In a way, I
 6 think they were spreading the message, that they
 7 were okay with that; but it wasn't like it was
 8 fenced. It wasn't like they were asked to
 9 leave. You know, and I do agree, it's in fairly
 10 rough shape right now. There is a lot of trees
 11 that need to be pulled out of there. Certainly
 12 could be improved and needs to be improved. But
 13 the general footprint would always kind be the
 14 same regardless this.

08:48PM

15 MR. MC NAUGHTON: Just to add on to
 16 what John was saying, we have done a preliminary
 17 budget of the proposed improvements that we as
 18 the developer would include for the open space.
 19 It's over \$1.2 million. I think that this is
 20 where we can really have a full community kind
 21 of effort to identify amenities that they would
 22 like to see within this open space area. And we

08:49PM

1 as the developer have our own ideas, of course;
 2 but this is part of the process that we engage
 3 the Commissioners and the board members and the
 4 public to get their opinions as well because we
 5 are happy to listen and to implement ideas that
 6 we might not have even thought about yet.

7 CHAIRMAN CASHMAN: That is really a
 8 part of the whole community process is to listen
 9 to a proposal, understand if it has merit, if
 10 there are things that need to be adjusted. I
 11 don't think there has ever been a special PUD
 12 that hasn't had adjustments going through the
 13 Village of Hinsdale.

08:49PM

14 Just one final thing, and then I'd
 15 like to take a little break and allow the
 16 public, they have been very patient. Just
 17 following up on this was Jerry's comment or
 18 question, I mean looking back at the slides, my
 19 calculation is in this PUD there are basically
 20 6 major variances that are requested, lot sizes,
 21 lot width, lot depth, front yard, rear yard, and
 22 side yard. Would that be correct?

08:50PM

1 MR. BARRY: That's correct.

2 MR. MC NAUGHTON: I guess, I don't want
 3 to be overly technical, but it is a planned
 4 development so they are not technically
 5 variances because you have to look at what we
 6 are proposing. We are not proposing a
 7 traditional lot. But that's hypertechnical, I
 8 understand what you are saying.

08:50PM

9 CHAIRMAN CASHMAN: Just thinking just
 10 on general terms. I agree, that's where PUDs
 11 have always been a cooperative approach because
 12 it could be something makes sense to provide a
 13 variance because of the benefit that outweighs
 14 that.

15 MS. CRNOVICH: Excuse me, Steve. I
 16 think I counted 10 variances waivers.

17 CHAIRMAN CASHMAN: Okay. Well, the
 18 other ones --

08:51PM

19 MS. CRNOVICH: Because there were some
 20 things that were not on their certificate of
 21 zoning compliance or added later.

22 CHAIRMAN CASHMAN: I don't know if that

1 would be a variance or a Village issues,
 2 construction hours. I think that was in there.

3 MS. CRNOVICH: Well, they have things,
 4 too, like they don't want to do the perimeter
 5 around the development, the perimeter lot line.
 6 I counted 10, which is a lot.

08:51PM

7 MR. MC NAUGHTON: Again, we are still
 8 kind of in concept here. So we are kind of just
 9 presenting the broad strokes of the proposal
 10 obviously. And for process reasons, we are
 11 going to list as many modifications as we can so
 12 that we don't have to go back and add them
 13 later. So I think that there is some of that
 14 there, where some of those buffer requirements,
 15 for example, we may not comply with some of them
 16 but we may comply with most of them. We may
 17 know more as we get, hopefully, further along
 18 with the process.

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19 CHAIRMAN CASHMAN: So what I would like
 20 to do, it's 8:49. If we could just take a two-
 21 or three-minute break. I will let everyone
 22 involved go to the bathroom, get something to

1 drink, and continue.
 2 Michael, do we need a motion for
 3 this, to talk a pause?
 4 MR. MARRS: Yes. Why don't we have a
 5 motion to recess for five minutes.
 6 CHAIRMAN CASHMAN: Can I hear a motion
 7 to recess for 5 minutes.
 8 MR. KRILLENBERGER: So moved.
 9 CHAIRMAN CASHMAN: Jim.
 10 Second?
 11 MR. JABLONSKI: Second by Jablonski.
 12 CHAIRMAN CASHMAN: Roll call, please,
 13 Chan.
 14 MR. YU: Sure. Commissioner
 15 Krillenberger?
 16 MR. KRILLENBERGER: Aye.
 17 MR. YU: Commissioner Fisher?
 18 MS. FISHER: Aye.
 19 MR. YU: Commissioner Jablonski?
 20 MR. JABLONSKI: Aye.
 21 MR. YU: Chairman Cashman?
 22 CHAIRMAN CASHMAN: Aye.

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1 MR. YU: Commissioner Fisher?
 2 MS. FISHER: Aye.
 3 MR. YU: Commissioner Jablonski?
 4 MR. JABLONSKI: Aye.
 5 MR. YU: Chairman Cashman?
 6 CHAIRMAN CASHMAN: Aye.
 7 MR. YU: Commissioner Crnovich?
 8 MS. CRNOVICH: Aye.
 9 MR. YU: And Commissioner Fiascone?
 10 MS. FIASCONE: Aye.
 11 MR. YU: Thank you.
 12 CHAIRMAN CASHMAN: Thank you, everyone.
 13 Okay. So I really apologize, I'm sure I'm going
 14 to slaughter some names here. I'm going to go
 15 in order received. First is Marlene and Pierre
 16 Abi-Mansour.
 17 MR. ABI-MANSOUR: This is Pierre.
 18 Marlene is out so I give my turn to whoever is
 19 next. We'll commence later because she had to
 20 leave the table right now.
 21 CHAIRMAN CASHMAN: Okay. I will come
 22 back to you. The next would be Dan Hemmer, I

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1 MR. YU: Commissioner Crnovich?
 2 MS. CRNOVICH: Aye.
 3 MR. YU: Commissioner Fiascone?
 4 MS. FIASCONE: Aye.
 5 CHAIRMAN CASHMAN: So thank you,
 6 everyone. It's 8:50. And then we will come
 7 back and we will start with -- I have a list of
 8 I believe 10 people that would like to speak to
 9 this matter. We will call them and listen to
 10 their comments. So see you in 5 minutes.
 11 (Short recess.)
 12 CHAIRMAN CASHMAN: So get all the
 13 Commissioners back. I would like a motion to
 14 reconvene. Do I have a motion to reconvene?
 15 MR. JABLONSKI: Jablonski, motion to
 16 reconvene.
 17 CHAIRMAN CASHMAN: Second?
 18 MS. FIASCONE: Second.
 19 CHAIRMAN CASHMAN: Anna, second. Roll
 20 call vote, please, Chan.
 21 MR. YU: Commissioner Krillenberger?
 22 MR. KRILLENBERGER: Aye.

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1 see you, Dan. Welcome.
 2 MR. HEMMER: Thank you. Thanks for
 3 hearing from the public. My name is Dan Hemmer.
 4 (Mr. Hemmer sworn.)
 5 MR. HEMMER: My wife Amy and I have
 6 lived in Hinsdale. We lived near the downtown
 7 near the Village center for 15 years and then
 8 moved up into Fullersburg a year ago. I guess
 9 I'm not just speaking on my behalf but on behalf
 10 of the greater Fullersburg neighborhood and
 11 folks south of Ogden as well who have joined our
 12 group. There is a 501(c)(4) organization
 13 created in response to McNaughton. Hundreds of
 14 folks are on our Facebook page or in our email
 15 list as interested parties. So if you see green
 16 signs around town, that is our organization. So
 17 rather than all of us speak just a couple of
 18 people from our organization signed up but,
 19 obviously, there are many people who are
 20 interested in this. So I would point you to our
 21 Facebook page or our website for sort of our
 22 stance on the project generally. I'm not going

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1 to repeat a lot of the things you have seen in
 2 the letters I hope.
 3 One thing, I just have a few things
 4 I guess I would like to say on behalf of the
 5 group. One, there are a lot of comments both
 6 respect to the Ryan project and this project
 7 that the residents are confused about the
 8 projects. And while there may be individual
 9 points of confusion, in general the residents
 10 are very highly attuned to what's going on and
 11 looking at the things that are filed with the
 12 Village in the packets and reading the minutes
 13 of the Plan Commission meetings. So I don't
 14 think there really is very much confusion in
 15 general, even if some people make one or two --
 16 confuse one or two small things that are
 17 presented. And frankly, I find it offensive to
 18 find developers say we are confused about what
 19 we are doing when I find the materials they are
 20 presenting to be misleading and cooked in many
 21 ways.
 22 We disagree with almost everything

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1 million dollars each, unless they are counting
 2 the profits that they are taking as their
 3 investment.
 4 We disagree that R-2 is an
 5 undesirable zoning classification. I'm
 6 relatively young compared to the Village of
 7 Fullersburg. This is the oldest section of
 8 Hinsdale. So this predates, Fullersburg
 9 predates Hinsdale. We have people who have
 10 lived here all their lives in this neighborhood,
 11 and they are in our organization. My
 12 understanding of the history of the neighborhood
 13 is that it joined Hinsdale, it was
 14 unincorporated Du Page County, and joined
 15 Hinsdale exclusively to stop the densification
 16 of the area and to avail itself of the Hinsdale
 17 Zoning Code. So all these folks voted to join
 18 Hinsdale to annex because this site was planned
 19 for a giant conference center many, many, years
 20 ago. So then that came back around again in the
 21 '70s and the neighborhood had to reorganize and
 22 hire lawyers and consultants to stop it from

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1 that the McNaughton folks say about their
 2 project. We disagree with the school impact.
 3 We disagree with the traffic impacts. The roads
 4 that, the road numbers they are saying are for a
 5 5,000 a day cars or for streets that are
 6 maintained and built to be a little bit
 7 different type of road than Madison and Glendale
 8 and Adams are. These are streets without
 9 sidewalks, without curbs, without sewer in a lot
 10 of cases without streetlights. This is a rural
 11 area as much as that can be rural this close to
 12 Chicago, which is why a lot of people moved
 13 here.
 14 We disagree with the amount of
 15 investment that they claim to be putting in. As
 16 the chairman already mentioned, it's misleading
 17 to try to get credit for a bunch of open space
 18 that's already open space in order to mask,
 19 densify, the remaining space on the site. They
 20 claim numerous places to be investing
 21 \$15 million in the community, which doesn't make
 22 any sense if they are selling 46 houses more a

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1 dense building that was proposed at that time as
 2 well. So this is an ongoing zoning-creep effort
 3 by the owners of this property to monetize the
 4 land that they have acquired for their
 5 organization. It's a constant battle by our
 6 neighborhood to try to keep it in fitting with
 7 the neighborhood.
 8 Let's see, I'm going to see if
 9 there anything else I missed. The nature of our
 10 community is not tract housing and that doesn't
 11 just go for the Fullersburg neighborhood but all
 12 of Hinsdale. The reason people like Hinsdale is
 13 the eclectic nature of the architecture, the
 14 variety of homes in size and scale. It creates
 15 a charm in Hinsdale that is universally
 16 recognized and why we all moved here. And so
 17 massively densely packed houses -- There is
 18 nothing on Google Earth that looks like this
 19 except houses like in Phoenix or Naperville.
 20 This is not a Hinsdale-type housing development.
 21 My setback, I live right across the street from
 22 the entrance, the proposed entrance, on

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09:07PM

1 Glendale. My setback at its narrowest point is
2 45 feet so the Village parkway is 45 feet. So
3 it's bigger, my setback is bigger than the width
4 of these lots. I could fit four or five of them
5 across the front of my yard. It's a
6 ridiculously dense plan that just doesn't fit
7 with our community. So those are sort of the
8 highlights.

9 I want to say one last thing, which

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10 is if any of you do not ever get up to Salt
11 Creek or this community ever, drive up here and
12 drive around the neighborhood. There are
13 hundreds of signs in this neighborhood.
14 Obviously, there are signs down closer to the
15 Village center as well. And our organization
16 would be happy to meet with you and have a beer
17 at Salt Creek or walk the property with you and
18 explain our problems with it more fully. That's
19 all I have got to say. Thank you for having us.

09:08PM

20 CHAIRMAN CASHMAN: Thank you very much.
21 Our next speaker is Armando
22 Travelli. Armando? You are muted right now.

1 MR. TRAVELLI: I am unmuted now I
2 think.

3 CHAIRMAN CASHMAN: Welcome.

4 (Mr. Travelli sworn.)

5 MR. TRAVELLI: I missed part of what my
6 friend just mentioned to me, to us. But in
7 general, I have read all the papers, all the
8 letters, that were sent in to the Village of
9 Hinsdale by the other members of our group. I
10 agree with just about everything that they wrote
11 in there. I would just try to address for you
12 what I think our the most important points that
13 have been addressed so far.

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14 If you look at the site review of
15 the slides that were presented by McNaughton,
16 you missed one point because just north of the
17 Salt Creek Club it looks like the whole part
18 between Salt Creek Club and the Bronswood
19 Cemetery is owned by McNaughton. There is one
20 little chunk that is missing from it. The first
21 time I saw the map showing that chunk, I thought
22 it was something like an oasis, a garden that

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1 McNaughton was reserving for the enjoyment of
2 the residents; but it isn't. It is 942 North
3 Madison and it is a house that used to be owned
4 by an old friend of ours, Trudi Temple. And
5 Trudi became famous for the beauty of her garden
6 and she died recently, and her land is not part
7 of the McNaughton ownership. It is owned by
8 someone whose name is McLean (phonetic) I
9 discovered recently. They purchased that land,
10 that house, and they refurbished it. If you go
11 to the area, you still see the workmen working
12 on it. And north of it and south of it, there
13 are two lots that seem to be perfect for similar
14 homes that will be equivalent to the old Trudi
15 Temple house and to other houses that are on
16 Madison Street north of there. Those are the
17 lands, part of the land, that McNaughton plans
18 not to be four or five houses that would be
19 consistent with the present zoning and with the
20 way the older Trudi Temple house was built, but
21 they plan to build 24 houses. 24 instead of 4
22 or 5, that's the ratio of which the new

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1 buildings will be in comparison to the buildings
2 that will be compatible with the rest of the
3 houses around there.

4 The other point that has not been
5 addressed yet is about the traffic. We saw the
6 estimates about how much of the traffic on the
7 roads will be increased, and I don't have a
8 clear way of debating those numbers. But I do
9 debate the effect of that traffic on the

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10 intersections with Ogden because, if you drive
11 on Adams going southbound and you intersect
12 Ogden and you try to turn left, you have an
13 enormous amount of traffic to overcome before
14 your left turn is allowed. They quote about 3
15 to 4,000 cars per hour coming from on that
16 street on Ogden, and it's almost impossible
17 right now for the few cars that are there to
18 face that intersection and to make a left turn
19 going east on Ogden to make a turn. If you try,
20 you have to wait at least 5 minutes and you take
21 your life in your hands because you have to make
22 sure that not only you don't intersect with the

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1 cars that are going west but also the cars that
 2 are going east on Ogden making it -- because
 3 there is to fifth lane on which you could rest
 4 on Ogden. There are only four lanes available
 5 and both of them are all, all the four of them,
 6 both the ones going east and the ones going
 7 west, are fully occupied. In other parts of
 8 Ogden, either east or west of that intersection,
 9 there is a middle lane where cars that manages
 10 to go through the first two lanes can rest
 11 waiting for a spot to open so that they can
 12 change and merge with the traffic, but there is
 13 no place there. So someone who wants to make a
 14 left turn has to wait until all four lanes are
 15 clear of traffic before they make a turn. And
 16 yet, I see that the study says that there is no
 17 need for a change, there is absolutely no need
 18 for a fifth lane, no need for something that
 19 will prohibit left turners from going around.
 20 This is just I think the intersection with Adams
 21 and Ogden. I talked so far only about the cars
 22 that are coming from Adams. But also the cars

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1 from Ogden that want to make a north turn while
 2 they are driving west -- pardon me -- they are
 3 going east, they would have to face a similar
 4 problem. So you will have one of the two lanes
 5 on Ogden that are going east to be stopped until
 6 the car can make a safe left turn and that means
 7 that all the cars going west on Ogden would then
 8 be compressed on a single lane at that point
 9 that would be a terrible problem because you
 10 will have -- Well, you can imagine what would
 11 happen. Cars will be stopping on a single lane
 12 that will be totally blocked and moving to the
 13 northbound, to the north side of the road so
 14 that they can continue, that will be an enormous
 15 problem. And also the intersection of Madison
 16 with Ogden will be terribly strained. It is now
 17 strained because of the frequency. You will
 18 find a long line of cars waiting to make either
 19 left turns or right turns or going straight.
 20 And right now there is already a problem if you
 21 add the impact of I think 24 homes that would
 22 have an exit additional on Madison coming from

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1 the new development the traffic will become
 2 worse so the traffic. So the traffic will not
 3 be the same and we need some change that the
 4 traffic study right now is not needed, either on
 5 restricting the signage or adding extra lanes to
 6 Ogden. I think that I have exhausted my extra
 7 points. I could talk for a long time, but I
 8 should leave some room for the other speakers to
 9 go.

09:16PM

10 CHAIRMAN CASHMAN: Thank you very much,
 11 appreciate it.

12 Next speaker is Fred Current. Fred
 13 Current?

14 MR. CURRENT: Yes. I'm here. Thank
 15 you for taking my call.

16 (Mr. Fred Current sworn.)

17 MR. CURRENT: I just want to comment, I
 18 agree totally with what Bill Hemmer -- Dan
 19 Hemmer said. We are long-term residents of
 20 Fullersburg. We love this community. We moved
 21 here and bought in 1979, and the nature of the
 22 community would be seriously affected with the

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1 traffic changes and just the residential nature
 2 of the way we live. We don't have sidewalks;
 3 it's more rural, like Dan said. We are very
 4 opposed to cluster-type housing and heavier
 5 concentration of traffic and all the congestion
 6 that that would bring. We see nothing positive
 7 that could come from this. Basically it would
 8 destroy our feeling towards the Fullersburg
 9 community, which we feel is very, very special.
 10 People come from all over the country to see it.
 11 So we are very much opposed to even this
 12 discussion.

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13 Also, why was parcel one not
 14 discussed? I was new to the conversation
 15 tonight. You discussed single-family homes but
 16 not parcel one. Can somebody, please, tell me
 17 why parcel one wasn't discussed tonight? Thank
 18 you.

19 CHAIRMAN CASHMAN: The next speaker is
 20 Bob Lindgren.

21 (Mr. Bob Lindgren sworn.)

22 MR. LINDGREN: I want to thank the Plan

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1 Commission for hearing me this evening. I'm a
 2 resident of Oak Brook, not of Hinsdale. I live
 3 on Birchwood Road about a hundred yards or so
 4 from the proposed entrance to the Adams access
 5 portion of Heather Highlands. We have lived
 6 here for 33 years. My wife and I lived on south
 7 Elm Street in Hinsdale when we were first
 8 married, we lived there for about 10 years. We
 9 really, we were both in love with Fullersburg
 10 from the time we were teenagers for different
 11 reasons. We always wanted to find property we
 12 could build our own home on. And had there been
 13 an R-2 20,000 square-foot lot available in
 14 Hinsdale at the time, I'm sure we would have
 15 elected to stay in Hinsdale and to buy and build
 16 in Hinsdale; but there weren't and so we went,
 17 we went to Oak Brook.
 18 But it's interesting, I think if
 19 you look at the letters that you have received,
 20 you find that a fairly significant number of
 21 them are from Oak Brook residents and that
 22 reflects the unique nature of the Fullersburg

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1 The skateboarders do that all the time so we are
 2 used to having people parking on Birchwood to
 3 access that property. Take a walk across from
 4 Birchwood onto the property and see where the
 5 road is intended to go, and then keep in mind
 6 that 10 of these tract houses are going to be to
 7 the south of that road virtually right up
 8 against the edge of the FEMA floodplain. So now
 9 you have a property -- The second map I think
 10 they should have included is the topographical
 11 map because the very north end of the property
 12 is quite high. Then you have the very low
 13 central area, which is floodplain and the pond.
 14 And then down at Ogden Avenue there is another
 15 high, a higher area. All of the buildings
 16 concentrated on Highlands and the north and I'm
 17 guessing that, I'm guessing that the concrete
 18 and asphalt footprint of buildings at the top of
 19 the hill, at the top of the property, are going
 20 to be substantially greater than is created by
 21 the 3 IBLP buildings and small parking lots up
 22 at the top now. So you are going to have

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1 area. It's a shared treasure, really, between
 2 the villages of Oak Brook and Hinsdale. There
 3 is a bit of a history of cooperative, respectful
 4 listening to the residents of each village in
 5 that regard.
 6 A couple of perspectives from
 7 someone who has been just off of Adams Road for
 8 23 years. There were two maps that were very
 9 conspicuously not present in McNaughton's
 10 presentation. One is the FEMA floodplain map.
 11 And if you take a FEMA floodplain map and you
 12 overlay it to the map of Heather Highlands, it
 13 will really emphasize is the point that
 14 Chairman Cashman made earlier that virtually all
 15 of the space that they are posturing towards
 16 preserving as open space is, in fact, floodplain
 17 or pond. It would be impossible to develop to
 18 begin with.
 19 But I would urge you to also drive
 20 over up Adams Road, pull down Birchwood and park
 21 on Birchwood. The people that are going to fish
 22 over across the street do that all the time.

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1 substantially increased drainage, water runoff
 2 down to the FEMA floodplain. And they are going
 3 to try to sell some of these units, 10 at least,
 4 that are clearly on precarious land. So I urge
 5 you to come over, take a look at it and see for
 6 yourself. And then one other thing as you drive
 7 north on Adams from Ogden, imagine what you are
 8 going to see on the right-hand side because you
 9 are going to see a row of 10 closely packed
 10 tract houses that I swear is going to look like
 11 a shantytown. It's not going to look anything
 12 like the pristine, nature-oriented environment
 13 that the developer is alleging.
 14 One final point about the flooding
 15 issue. I was talking just kind of casually with
 16 my landscape contractor last week, Bruss out of
 17 Wheaton. He said they went to a seminar, their
 18 whole staff went to a seminar on the effects of
 19 climate changes on the local climate in Chicago.
 20 They were told to prepare for the next 20 years
 21 in Chicago to be like the last 20 years in
 22 Houston. So I estimate that since we have lived

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1 here 33 years now we have had probably five
2 100-year rain events. And if it were going to
3 be more like Houston than Chicago in the next 20
4 years, then I suspect that number is going to
5 increase dramatically. So whatever flooding
6 issues there are now -- and believe me, they are
7 substantial, Adams Road does flood and is
8 completely impassable periodically -- they are
9 going to just get worse in the future with this
10 development.

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11 So I ask you to read as many of the
12 letters that have been submitted, 140 letters
13 nearly all in this opposition. And as Dan
14 Hemmer said, we are not misinformed about this.
15 We know exactly what the proposal is, and we
16 know what it would do to our neighborhood so
17 thank you for hearing me out.

18 CHAIRMAN CASHMAN: Thank you very much.

19 So our next speaker is Charlie

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20 Hiatt. Charlie Hiatt?

21 MR. YU: Chairman, can I give a shot?

22 There are two phone numbers under the --

1 MR. HIATT: Hello.

2 CHAIRMAN CASHMAN: Charlie? There you
3 are.

4 (Mr. Charlie Hiatt.)

5 MR. HIATT: I'm Charlie Hiatt. I live
6 at 935 North Madison Street directly across the
7 street from the proposed development. My wife
8 and I moved here recently after living in
9 Clarendon Hills for many years for the unique
10 nature that Fullersburg offers. We like the
11 pastoral side in the community, the land. We
12 have got a large lot. We have a little over a
13 half an acre. And looking at the proposed
14 development, looking at the site, we always knew
15 something was going to go there. We didn't
16 think something this big would occur. It
17 doesn't fit. It doesn't match the community.
18 The whole community is R-2. It doesn't have
19 this level of density. The houses all look to

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20 me to be very cookie cutter. They have all kind
21 of got that current modern swing and approach to
22 them. But after a while it will make it look

1 very much like a tract development.

2 Going through the information,
3 please, as it's obvious, I guess, but the
4 developer has paid for all this information. I
5 question some of the validity of it. As an
6 example, the traffic study was done on the 20th
7 of August, which is a Thursday, during Covid,
8 during, I guess, vacation time, didn't take in
9 the impact of the amount of pedestrian and
10 bicycle traffic that we see being here on the
11 weekends and during the mornings. I walk my
12 grandson to the park south of Ogden. It's a
13 hassle to go across the street, and higher
14 traffic volumes is going to make that more
15 dangerous.

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16 The other thing is the cost benefit
17 analysis. I think the Village gets 14 --
18 \$1.4 million over 20 years. That's about
19 \$70,000 a year of benefit. I would be very
20 curious to see a cost benefit analysis if this
21 was kept at the 21 homes. Clearly McNaughton
22 didn't do that because the profit margin here is

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1 much more significant.

2 My last point is given the fact I
3 have got over half an acre of land here that
4 fronts Madison -- I'm sorry -- second to the
5 last point, can I come back to the Commission
6 and put in 5 to 6 homes here? I mean if you do
7 one thing, you should be able to do other. I
8 wonder how much you would turn the neighborhood
9 hood.

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10 Last point is, some of the detail
11 that wasn't brought out, McNaughton is looking
12 to build 7 days a week, which basically means my
13 wife and I go from 7:00 to 7:00 during the
14 weekdays and Saturdays, and 8:00 to 6:00 on
15 Sundays. So the next two plus years, we get to
16 listen to construction and so do my neighbors
17 and so do the people around us. And we are,
18 obviously, willing to put up with some form of
19 construction; but this is obscene. That would
20 be my last comment. Thank you.

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21 CHAIRMAN CASHMAN: Thank you very much,
22 Charlie. Okay. Our next speakers are Peter and

1 Diane Tyler, 208 Bonnie Brae.
 2 MR. TYLER: Good evening.
 3 (Mr. Tyler sworn.)
 4 MR. TYLER: Good evening, everyone. I
 5 just wanted to thank you for the opportunity to
 6 voice my opinion on this. I'm not part of the
 7 Fullersburg organization but I probably should
 8 be because I agree with absolutely everything
 9 that's been said so far. I live at 208 Bonnie
 10 Brae in Hinsdale, and I have been here since
 11 1995 with my wife Diane and we raised our son
 12 here. There are other long-time residents of
 13 the neighborhood that aren't taking part in this
 14 tonight, but I know they would be in agreement.
 15 Some of the points that I wanted to
 16 raise were already addressed by other speakers.
 17 Mr. Hiatt stole a lot of my thunder. One of the
 18 first things that I noticed after noticing that
 19 the population density for the east portion of
 20 this development appeared to be low-balled in a
 21 big way was the traffic study. The traffic
 22 study is seriously faulted. It show, again,

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1 again, it was based on the traffic that existed
 2 in August of 2020 when it was considerably lower
 3 than it normally would be during the course of
 4 the year due to Covid and lack of traffic. The
 5 projections showed that there would only be
 6 21 to 26 cars coming out of the east side
 7 development, and that's less than one car per
 8 house. Everybody who is going to be living in
 9 that development is going to be having more than
 10 one car, and they are all going to be making
 11 trips during the day. So as far as I'm
 12 concerned, that's a low-balled figure.
 13 Mr. Hiatt also brought up how the
 14 intersection of Madison and Ogden can be
 15 challenging to get across. That's one of the
 16 only crossings to give access to students who
 17 are going to Madison School so it's definitely
 18 not a good idea. The traffic that would
 19 increase that would happen on the east side is
 20 tremendous because people coming out of the
 21 development would be going down Glendale to
 22 Washington, up to Spring, then over to Wolf.

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1 They would be going north on Madison to get
 2 access to other high-speed avenues. And of
 3 course, they would still be going down to Ogden.
 4 So they would be cutting all across the
 5 neighborhood. The entire Fullersburg
 6 neighborhood would experience extreme increase
 7 in traffic. We have it already as people are
 8 trying to divert around traffic, and it would
 9 continue to be worse if this development takes
 10 as it's planned. It may even be worse on the
 11 west side because of the fact that I believe
 12 there was only one access point onto Adams for
 13 all of the houses that would be on the west
 14 side.
 15 I'm going to limit it, my comments,
 16 to this at this point; but I just hope that all
 17 of this is taken into consideration. As
 18 previous speakers have noted, we moved to this
 19 neighborhood because of its semirural
 20 environment. There is nothing like it in the
 21 Chicago metro area, and we don't want to see it
 22 ruined just by the profit motive of just a few

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1 individuals. Thank you for your time.
 2 CHAIRMAN CASHMAN: Thank you, Peter.
 3 All right. Our next speaker would be Robert
 4 Crane. I think I remember seeing Robert here,
 5 Robert Crane from 316 Glendale Avenue.
 6 (Mr. Robert Crane sworn.)
 7 MR. CRANE: My name is Robert Crane.
 8 I have lived in the Fullersburg area since 1997.
 9 For a brief time we lived south of Ogden. We
 10 moved back to the area because of the area. We
 11 loved the area. We love the neighborhoods, love
 12 the people that live here. I just think that
 13 the variances that -- 10, I agree with Julie, 10
 14 variances that they are requesting is excessive.
 15 I think everything from the lot size to
 16 everything is excessive for this area. Given
 17 the R-4 designation, I think that we should look
 18 at the impact of the school district. At one
 19 point they say that it's not going to impact the
 20 school district. But, you know, I think it's
 21 going to -- That's all I have to say. All
 22 right.

09:34PM

09:35PM

1 CHAIRMAN CASHMAN: Thank you very much,
2 Bob.
3 MR. CRANE: Thank you.
4 CHAIRMAN CASHMAN: Okay. Our next
5 speaker would be Jeff Allen, 915 North Madison
6 Street. Jeff Allen?
7 MR. YU: So Chairman, I wasn't able to
8 track him down, but there are two callers just
9 by phone. I would like to give them a shot.
10 There are two callers.

09:36PM

11 CHAIRMAN CASHMAN: Okay. Just before
12 we do that, can we go back to Pierre. I thought
13 I saw him. Yes, he was on here. Do you want to
14 speak?

15 MR. ABI-MANSOUR: Yes, this is
16 Abi-Mansour.

17 (Mr. Pierre Abi-Mansour.)

18 MR. ABI-MANSOUR: Just for the benefit
19 of time, thank you for the community for
20 allowing us citizens to express our thoughts
21 about this project. I would just sport Dan
22 Hemmer's presentation on behalf of Fullersburg

09:36PM

1 Community, he represents most of us here. My
2 wife and I moved to this community about 20
3 years ago. We built our house because of,
4 again, the unique flare that Fullersburg
5 provides. Welcome to Mr. McNaughton and anyone
6 who wants to come to our community and develop
7 this land; my request is to just do what I have
8 done and others have done is to maintain the R-2
9 zoning. We welcome them as long as they follow
10 the same zoning that I followed and most of us
11 followed to have separate homes and to welcome
12 other neighbors. So this is what I would like
13 to say that R-2 zoning is preserved and
14 everybody is welcome; but to allow 10 variances
15 is totally unacceptable to the community at
16 large. Thank you for allowing me to speak.

09:37PM

17 CHAIRMAN CASHMAN: Thank you very much,
18 Pierre. And then Chan you said you were not
19 able to reach Jeff Allen?

09:38PM

20 MR. YU: No, not by name. But there
21 are two phone numbers I would like to give a
22 shot.

1 CHAIRMAN CASHMAN: Okay. Sounds good.
2 MR. YU: Okay. So I have unmuted phone
3 number with the last four digits 8701. Again,
4 phone number last four digits 8701.

5 CHAIRMAN CASHMAN: They are on the
6 conference call, Chan; is that correct?

7 MR. YU: They are as an attendee, yes.

8 CHAIRMAN CASHMAN: I see the one you
9 are talking about. It looks like you are muted.

09:39PM

10 MR. YU: I can't unmute them. I mean I
11 have unmuted so they can unmute themselves.

12 CHAIRMAN CASHMAN: Okay. So whoever's
13 phone number ends in 8701 if you can unmute
14 yourself. Hearing none, the next one, Chan?

15 MR. YU: Last four digits 8773. You
16 can unmute yourself if you wish. 8773, last
17 four digits. Okay. Well --

18 CHAIRMAN CASHMAN: Okay. Thank you,
19 everyone. We really appreciate your input.

09:40PM

20 MR. YU: Oh, Chairman?

21 CHAIRMAN CASHMAN: Yes.

22 MR. YU: I do have 30 attendees that

1 did not preregister but they are as attendees.
2 Should we give them an opportunity if they have
3 any comments?

4 CHAIRMAN CASHMAN: I don't know how you
5 control that. Do you know where? You see
6 something different than I see?

7 MR. YU: Yes. I have got 30 attendees.
8 They are not panelists. They are not
9 preregistered to talk but they are watching and
10 listening.

09:40PM

11 CHAIRMAN CASHMAN: Sure, if you can
12 control it.

13 MR. YU: Michael, do you have any
14 thoughts?

15 MR. MARRS: Chan, I would try to give
16 them an opportunity. I don't know technically
17 how you facilitate that, though.

18 MR. JABLONSKI: If you set up the chat
19 function for attendees maybe they can IM you on
20 the chat function.

09:41PM

21 MR. YU: Yes. They are able to chat
22 with me.

1 MR. MARRS: Could they raise their hand
2 by clicking the button?

3 MR. YU: Yes. Maybe that's a better
4 way. If anyone as attendee would like to speak,
5 please use the raise your hand function.

6 Yes. No one is raising their hand.

7 CHAIRMAN CASHMAN: Okay.

8 MR. ABI-MONSOUR: I don't see the
9 function. At least as a participant, I don't

09:41PM 10 see that function available to me. If it were
11 up to me, you should allow people who wants to
12 speak to speak.

13 MR. YU: I do have someone raising
14 their hand. Oh, Jeff Allen.

15 CHAIRMAN CASHMAN: Jeff? We can't hear
16 you, Jeff. Hello, Jeff?

17 MR. YU: He should be able to talk.

18 CHAIRMAN CASHMAN: He's muted.

19 MR. YU: Jeff, we see you on the
20 panelists but you are muted, though.

21 MR. ALLEN: Can you hear me? The
22 telephone feature does not allow an unmute for

1 some reason. Telephone dialing is not allowing
2 unmute, so your other person that called in they
3 also are having the same problem.

4 (Mr. Jeff Allen sworn.)

5 CHAIRMAN CASHMAN: Okay, Jeff, go
6 ahead. Hello, Jeff? We are not hearing you
7 anymore.

8 MR. ALLEN: Thank you, Plan Commission,
9 Village staff, for your service during these
09:44PM 10 trying times. I would first like to say it's a
11 shame that we all must collectively spend
12 hundreds, possibly thousands, of hours
13 supporting and attending public hearings for an
14 undesired project.

15 The proposal that we heard was
16 denied a public hearing by the Village trustees.
17 McNaughton developers, obviously, have little
18 regard for our Village or the neighborhoods'
19 citizens beyond lining their pockets. The

09:44PM 20 Fullersburg's woods neighborhood is one of the
21 most unique, charming, low-density residential
22 communities in the Chicago suburbs. We returned

1 to this neighborhood. I myself was living in
2 Hawaii for 30 years, and this was one of the few
3 areas in Chicago that we were willing to reside.

4 Directly attached to the forest
5 preserve and wetlands, our residents, nearby

6 Hinsdale and Oak Brook friends and fellow
7 suburbanites, enjoy safely exploring our

8 neighborhood. On any given day, you will find
9 our friends and children strolling with their

09:45PM 10 dogs, biking with their families, jogging
11 through our woodlands, running, skating or
12 scooting to the pool, or just sauntering and

13 chatting with our friends and family. Venturing
14 north of Ogden into our woodlands and wetland

15 neighborhood feels like you are suddenly
16 transported to a destination like a Wisconsin

17 town with wildlife and forests. Some of the
18 wonderful properties and wetlands including IBLP

19 lots have been untouched by human hands and are
09:45PM 20 protected by the forest preserve and our

21 neighbors. We all moved here to live with and
22 among the nature and the trees. We are willing

1 to tolerate a little rainwater and scat or
2 pellets now and then. Anyone allowing or
3 attempting the radical change or theft of such a

4 special place from our neighbors, their
5 children, and the surrounding community is a

6 heartless criminal. This dense development is
7 bad for Hinsdale and our residential woods

8 location. McNaughton will lay ruin to our
9 tranquil, idyllic, natural woodland sanctuary

09:46PM 10 with its radical, high-density atrocity. The
11 only true fact in the presentations is in the

12 product, project narrative, section 5, with the
13 gas rezoning requests. Village trustees denied

14 McNaughton requests, as do the Village
15 residents; and accordingly, the Plan Commission

16 should follow suit. Residential low-density
17 homes offer sufficient long-term stability and

18 income to the neighborhood without associated
19 density issues. It is the duty of the Plan

09:47PM 20 Commission to uphold the established zoning.

21 One of the purposes of the Hinsdale Zoning Code
22 is to limit the bulk and density of new and

1 existing structures in the community as is
2 stated on the Village website. Even still, the
3 Plan Commission is supposed to be biased to
4 residential use as stated by the Hinsdale Plan
5 Commission, 2002. This project and its dense
6 buildings and disregard for zoning codes, open
7 spaces, and the wetlands goes against the
8 enjoyment of the neighborhood, as stated, the
9 Commission is to protect.

09:48PM 10 The woods and the residential peace
11 and quiet needs are not being protected with
12 this project, which would effect an entire
13 single-family R-2 residential, low-density,
14 wooded neighborhood. Whether the Board likes
15 something or doesn't like something, they have
16 to look at the Zoning Code, as also stated by
17 the Hinsdale Plan Commission in 2019. This
18 proposed project is not even close to meeting
19 the existing zoning code or the makeup of the
09:48PM 20 neighborhood. McNaughton has requested more
21 waivers and variances to the existing zoning
22 code than it actually proposes to meet; 12

1 requested zoning variances by my count. They
2 are even asking to bull dose and build around
3 the historic Trudi Temple home like in the movie
4 Up. This project has major long-term impact
5 that is detrimental to adjoining neighborhoods.
6 It directly impacts traffic, public safety, the
7 environment, real estate valuations, our
8 community, and our Fullersburg woods connection
9 to the forest.

09:49PM 10 I'm not going to cover all the
11 bullet items from my letter that somehow got
12 omitted or those that have been extensively
13 discussed and submitted in the 140-plus letters.
14 Approving this request would allow density and
15 zoning change requests to creep into adjoining
16 residential properties north of Ogden and into
17 Oak Brook. This is a residential area. This is
18 not a commercial area. This is not like 55th
19 Street and County Line Road or those properties
09:50PM 20 east of York. Hinsdale residents will have no
21 immediate use of this property or desire to
22 purchase the trailer park-like homes on tennis

1 court-sized lots. There is no perceived benefit
2 for citizens of Hinsdale and residents will not
3 benefit from part-time construction jobs.
4 Village residents do not care about any
5 perceived or conjured market need for high-
6 density living, and we especially don't want it
7 near our low-density properties. Increase of
8 run-off, pollution, and watershed caused by the
9 proposed facility will effect our downstream Oak
10 Brook neighbors. There is no amount of improved
11 architecture that can be more beautiful than our
12 mature neighborhood trees. IBLP can sell their
13 property as they bought it, one individual,
14 residential, low-density property at a time at
15 market value. Thank you.

09:50PM 16 CHAIRMAN CASHMAN: Thank you, Jeff.
17 MR. YU: I have one person that raised
18 their hand if you wouldn't mind. May I?
19 CHAIRMAN CASHMAN: Yes. Tell us your
09:51PM 20 name.
21 (Ms. Alicia Schemel sworn.)
22 MS. SCHEMEL: I only will be two

1 seconds. I just wanted to say that this project
2 is absolutely a terrible idea for this area.
3 Number one reason is our schools are really
4 overcrowded. I have two girls at Monroe and we
5 already have to due to Covid have to hot, hot
6 bunk with or hot desk with other students. And
7 it's been really a challenge for the
8 administration of our schools in District 181
9 and 86 to get all these kids where they need to
10 be. I recognize that, hopefully, in a couple of
09:52PM 11 years we will be through all this and we won't
12 be dealing with the pandemic anymore; but the
13 truth of the matter is there are a lot of kids
14 already there, and it is in an overcrowded
15 position. We literally cannot handle any more
16 students. So I think that the numbers that
17 McNaughton gave for students entering
18 District 181 and District 86 are severely
19 underrepresented. It's just not going to be
09:53PM 20 just that many kids, 9 to the high school. It's
21 going to be more than that. It's going to be
22 more than that. It will be definitely a lot

1 more to the elementary school. That's my number
2 one issue.

3 My number two issue is that I don't
4 think McNaughton clearly understands how bad the
5 flooding is over here. Most homes have to go
6 and put in a generator in their house as a
7 backup mechanism because our basements
8 constantly flood. And someone had mention that
9 Adams is impassable at times, so is Glendale and
10 parts of Madison. There are a lot of parts
11 around here that are very low lying, you can't
12 build anything on it, and adding acres of
13 concrete to this is absolutely a terrible idea.
14 Everyone's basement is going to be underwater.

09:53PM

15 And my last thing I just recently
16 completed building our house within the past two
17 years, and we had to abide by all the zoning
18 rules and regulations of the Plan Commission. I
19 think that McNaughton should be held to the same
20 standard. Thank you very much.

09:54PM

21 CHAIRMAN CASHMAN: Where do you live,
22 Alicia?

1 MS. SCHEMEL: 423 Glendale.
2 CHAIRMAN CASHMAN: Thank you. Thank
3 you for your time.

4 MS. SCHEMEL: Yes.
5 MR. YU: Chairman, I have one more
6 person that raised their hand.

7 CHAIRMAN CASHMAN: Okay.

8 MR. YU: Elizabeth, you are able to
9 speak.

09:54PM

10 MR. CHAIRMAN CASHMAN: Can you tell us
11 your name and spell your last name, please.

12 MR. RODRIGUEZ: My last name is
13 Rodriguez. My first name is Heron.

14 (Mr. Heron Rodriguez sworn.)

15 CHAIRMAN CASHMAN: Heron, what is your
16 address?

17 MR. RODRIGUEZ: 3811 Washington.

18 CHAIRMAN CASHMAN: Okay. Thank you.

19 MR. RODRIGUEZ: I've lived in Hinsdale
20 and the Fullersburg area now for over 20 years.

09:55PM

21 And I thank you for working so hard tonight and
22 thank you for serving in your position. I urge

1 you to consider everything that all the
2 neighbors have expressed, and I'm not going to
3 waste your time talking about the flooding and
4 the traffic issues. But I just found the
5 estimates that were read today just comical,
6 they were ridiculous. You can just come and see
7 the traffic in this area on any given day, just
8 come to York, come to Washington Street, try to
9 make a left on Madison. It's really interesting
10 to hear the estimates that the consultant gave.
11 The flooding issues are the same. My back yard
12 becomes a lake three times of a year, any time
13 we have a good rain.

09:56PM

14 And finally, the reason why we
15 bought here, why we moved here, it's the
16 character of this neighborhood; and that would
17 be destroyed with these developments. And it's
18 very unfair, right on the corner my old neighbor
19 who passed away left the property to her two
20 sons -- and this is in Oak Brook, it's on the
21 very corner of Washington and York -- and these
22 two brothers pledged to the Oak Brook Village to

09:56PM

1 change just a couple of the zoning requirements
2 so that they could fit two houses in a really
3 large, almost 2-acre lot; and they were denied
4 that. So if other families in the past that
5 have tried to change the character of this area
6 were denied that, what gives anybody the right
7 to put 20 something houses in areas where there
8 should only be a handful. I thank you for
9 listening to all of us, and I urge you to
10 preserve the community that you have been
11 entrusted with. Thank you.

09:57PM

12 CHAIRMAN CASHMAN: Okay, thank you.
13 Any more, Chan?

14 MR. YU: No. Nobody else raised their
15 hand.

16 CHAIRMAN CASHMAN: All right. Well,
17 thank you, everyone. So just to turn back, so
18 we did receive 140 comments today on this case.
19 We received these up to 4:30 today and as far
20 back as in August. Like I said, I went through
21 all these things, I highlighted them; and my
22 take, all of them were opposed except for one

09:58PM

1 that had caveats and requirements and so
2 attempted approval. As I mentioned before, this
3 will all be part of the public record. It will
4 also be available on the Village website.
5 With that, I was wondering if,
6 John, if you wanted to provide a final
7 statement. And then we would move to discussion
8 by the Commissioners. John Barry?

9 MR. BARRY: Yes. Thanks, Commissioner.

09:58PM

10 Yes. Considering the time of night, I guess we
11 would just like to say thanks for everybody for
12 taking part in the meeting tonight. We have
13 taken notes of everybody's questions and
14 comments. We are looking forward to having this
15 meeting next Wednesday. We also hope to have
16 another meeting to invite people out to our lake
17 development, kind of get a feel for that
18 community and its product, its walkability,
19 accessibility, in that particular instance. So,
20 yes, I guess we would just ask to discuss maybe
21 continuing the meeting and then setting up
22 another date where we can get together after

09:59PM

1 this community meeting.
2 CHAIRMAN CASHMAN: All right. Thank
3 you, John. Commissioners, any final questions
4 for the applicant before we close the public
5 hearing?

6 MS. CRNOVICH: I have a couple of
7 questions. Can you give me the price point? I
8 think I heard two different price points.

10:00PM

9 MR. BARRY: Yes. Depending on the
10 product, we are estimating the base price of the
11 age-targeted product being 950 to \$1,050,000 and
12 the traditionally single-family would be in the
13 \$1,100,000 range, base price.

14 MS. CRNOVICH: Thank you. And second
15 question, what do you consider, since the PUD
16 you are asking for, what would the public
17 benefit be?

18 MR. BARRY: Our public benefit is the
19 improvement of the open space.

10:00PM

20 MS. CRNOVICH: Thank you.

21 CHAIRMAN CASHMAN: Anna?

22 MS. FIASCONE: I guess we have as a

1 Commission, you know -- This is my, I guess,
2 seventh year of doing this, sixth or seventh
3 year. It's always been a process to get to
4 where both sides see the solution I guess.

5 I guess my question is for John in
6 that, are you guys open to less density? Where
7 do you see a -- This is, obviously, you kind of
8 said, or Paul said this is the worst-case
9 scenario and you've asked for every single
10 variance that you can in hopes to come to a
11 better or to show us what you prefer, you know,
12 the best-case scenario for you guys. Is there
13 an area that you guys see in terms of density or
14 more public benefit, or is there any solution
15 that you see you can work toward?

10:01PM

10:02PM

16 MR. BARRY: I would tell you tonight I
17 think the best course is to have this community
18 meeting that we discussed next week and then
19 come back to the Plan Commission with the
20 findings of that meeting and then the feedback
21 that we received, additional feedback we
22 received, and how we are best going to handle

1 that from there.

2 MR. MC NAUGHTON: And just to clarify
3 what I meant when I said -- That was in
4 relation to the modifications that we requested.
5 So I mean we are proposing a plan that we think
6 is feasible and not an entirely controversial
7 development. Although some of the comments that
8 we heard tonight, I mean most of them I
9 appreciate the conversation, the ability to have
10 a dialogue with people, but some of the comments
11 were pretty out of right field so -- But to
12 your question, it's really going to be put to
13 the Plan Commission and the Board to decide what
14 kind of development do they want to have here.
15 Do they want us to improve this open space with
16 the amenities we are talking about, the over
17 \$1.2 million of cost that we have budgeted so
18 far? We will get into that with you guys more
19 in terms of what exactly those items are. Like

10:02PM

10:03PM

20 I said before, we are open to a dialogue with
21 exactly what those benefits are. If someone
22 comes in here and says we are going to build an

1 R-2 conforming subdivision, you are not going to
 2 see any of those benefits in the open space
 3 area. The open space is going to be left
 4 exactly the way it is. Now, some people in the
 5 Village are problem clapping right now and
 6 saying, Hey, that's great. But that's not the
 7 development that we are trying to create here.
 8 We are trying to create a true attraction in the
 9 Village of Hinsdale, and you don't get that by
 10 just leaving land the way it's been for the last
 11 50 years. So it's really going to be up to the
 12 Plan Commission and the Board to decide what
 13 kind of development they want to have here. And
 14 if they decide that this type of development --
 15 I'm not talking about this exact plan because,
 16 obviously, we are going to be open to discussion
 17 about if there are ways to modify the plan but
 18 keep the spirit of the plan together. But we
 19 are talking about an R-2 conforming subdivision,
 20 this property is going to stay the way it is for
 21 a very long time. I know you guys never believe
 22 developers when they say that, but no one is

10:04PM

10:04PM

1 Am I missing something here that you are going
 2 fit nearly 3300 feet on something that is
 3 smaller than a tennis court, it may look more
 4 like a paddle ball court.
 5 MR. MC NAUGHTON: Let me give you a
 6 little context there because we do a lot of
 7 teardown, new construction, in the Village as
 8 well. This kind of goes back to the concept of
 9 the traditional lot versus the lot that we are
 10 proposing here. What we are proposing, for lack
 11 of a better term, is a building envelope; so no
 12 setbacks. And when you don't have setbacks, you
 13 have what is called building separation. So we
 14 are proposing that the setback be replaced with
 15 a minimum separation of 15 foot. Now, that's
 16 not dissimilar from what you did in Hinsdale on
 17 50- and 60-foot lots. And Chan knows this
 18 better than I do, but a 50-foot lot in has
 19 Hinsdale has a 30 percent side yard setback.
 20 30 percent of 50 is 15, usually you are going to
 21 get 7.5 on both sides. So in that case, a
 22 50-footer in Hinsdale is basically the same look

10:06PM

10:06PM

1 going to buy this land and try to develop 21 R-2
 2 conforming lots for \$800,000 apiece. It would
 3 take 21 years to finish the subdivision. So I
 4 think you guys just need to keep that in mind as
 5 we are going through the process. And of
 6 course, we want this to be a community
 7 experience and we want to dialogue with people
 8 in the community. That's why we are very
 9 excited to have this meeting next week so we can
 10 go -- not back and forth but actually have a
 11 real dialogue where we are conversing with
 12 somebody face to face.
 13 CHAIRMAN CASHMAN: Anyone else? Anna
 14 or Michelle? Jerry?
 15 MR. JABLONSKI: I just want to confirm
 16 one thing. The 2-story homes are 3200 square
 17 feet approximately?
 18 MR. MC NAUGHTON: Up to 38.
 19 MR. JABLONSKI: 3800 square feet?
 20 MR. MC NAUGHTON: Up to 38, correct.
 21 MR. JABLONSKI: I saw in one bit of
 22 documentation 40-by-70 lots and 40-by-60 lots.

10:05PM

10:05PM

1 and feel wise as what we are proposing here.
 2 It's just a different type of lot. The
 3 50-by-125 or 50-by-150 lot that you see in
 4 Hinsdale is a traditional R-4 lot. Here we are
 5 proposing something different because of the
 6 other maintenance-free aspects, the cluster
 7 design, the conservation design, the open space.
 8 This is what's worked for these type of
 9 developments for us. Same thing with a 60-foot
 10 lot in the Village. 60-foot lot, 30 percent
 11 side yards, it's 18 foot. So we are very
 12 similar to a 50- and 60-foot lot in terms of the
 13 total -- We are not calling it a side yard
 14 setback here because it's minimum building
 15 separation is what we are looking at.
 16 CHAIRMAN CASHMAN: Anything else,
 17 Jerry?
 18 MR. JABLONSKI: No. It still sounds
 19 pretty dense to me.
 20 CHAIRMAN CASHMAN: Jim, any questions
 21 for applicant?
 22 MR. KRILLENBERGER: There is nothing.

10:07PM

10:07PM

1 I am looking forward to hearing the results of
 2 the community meeting.
 3 CHAIRMAN CASHMAN: Did I miss anybody?
 4 With that, I would like a motion to
 5 close the public hearing.
 6 MR. KRILLENBERGER: I so motion.
 7 Krillenberger.
 8 MR. JABLONSKI: Second. Jablonski.
 9 CHAIRMAN CASHMAN: Chan, roll call
 10 vote, please.
 11 MR. YU: Sure. Commissioner
 12 Krillenberger?
 13 MR. KRILLENBERGER: Aye.
 14 MR. YU: Commissioner Fisher?
 15 MS. FISHER: Aye.
 16 MR. YU: Commissioner Jablonski?
 17 MR. JABLONSKI: Aye.
 18 MR. YU: Chairman Cashman?
 19 CHAIRMAN CASHMAN: Aye.
 20 MR. YU: Commissioner Crnovich?
 21 MS. CRNOVICH: Aye.
 22 MR. YU: Commissioner Fiascone?

10:08PM

10:08PM

1 MR. JABLONSKI: I would propose that we
 2 move to vote on this today. I have a feeling it
 3 would be rejected as it is. I, of course, don't
 4 know what anyone else is thinking. Let them
 5 hear from the community and come back to us with
 6 a clean piece of paper. I agree with Jim that
 7 chasm, the chasm is canyon-like, Grand Canyon-
 8 like.
 9 CHAIRMAN CASHMAN: Okay. Michelle?
 10 MS. FISHER: I agree with Jerry.
 11 CHAIRMAN CASHMAN: Let's see, Anna?
 12 MS. FIASCONE: I agree with Jim. I
 13 think we need to hear this out a little further.
 14 I agree that there is definite dissent among the
 15 community members. We have seen this before for
 16 sure and dealt with it and come to some other
 17 options I guess. So I would like to hear how
 18 the community meeting goes.
 19 CHAIRMAN CASHMAN: Okay. Julie?
 20 MR. JABLONSKI: Steve, just to clarify,
 21 I'm not rejecting this out of hand. I think we
 22 should get to something but we are so far apart

10:10PM

10:10PM

1 MS. FIASCONE: Aye.
 2 CHAIRMAN CASHMAN: So discussion by the
 3 Commissioners. One is whether you want to
 4 discuss whether the standards for approval are
 5 met or whether you move to possibly to a vote
 6 tonight or to continue the vote to continue this
 7 so that the September 16 community meeting can
 8 take place and then have this return to us in
 9 October.
 10 MR. KRILLENBERGER: B.
 11 CHAIRMAN CASHMAN: Jim?
 12 MR. KRILLENBERGER: Yes, B. The chasm
 13 between what's being proposed and what the
 14 community reaction is seems so wide, I would
 15 like to wait and hear how the dialogue goes at
 16 that Community House meeting on September 16
 17 before I have too much more to say. So of the
 18 two choices, Steve, B. I would suggest we wait
 19 and have that conversation to see if it's a
 20 beneficial conversation.
 21 CHAIRMAN CASHMAN: Jerry, thoughts on
 22 that?

10:08PM

10:09PM

1 right now it might be better to start with a
 2 clean piece of paper. I didn't want to be
 3 misinterpreted that I'm rejecting anything.
 4 CHAIRMAN CASHMAN: No, I understood
 5 that.
 6 MR. KRILLENBERGER: And just so I
 7 understand, if we do vote on this tonight, what
 8 would we even vote on?
 9 CHAIRMAN CASHMAN: To approve or
 10 disapprove what's been submitted to us.
 11 MR. KRILLENBERGER: Oh, it has been
 12 submitted?
 13 MR. JABLONSKI: Jim, we would be voting
 14 on the second paragraph on the second page. And
 15 that's an important paragraph to read. We often
 16 get caught up in the weeds and often forget what
 17 we are really voting on, approval of a concept
 18 plan by both the applicant and the Village with
 19 respect to various basic elements of the plan
 20 and uses and density are two of the things that
 21 we're subject to being bound.
 22 CHAIRMAN CASHMAN: We are a

10:11PM

10:11PM

1 recommending body. So we make a recommendation
2 to the Board. The Board would then have to vote
3 on the concept plan. It would either have a
4 yes-or-no vote.

5 MR. YU: Mr. Chairman?

6 CHAIRMAN CASHMAN: Yes.

7 MR. YU: May I ask a question for
8 Michael? Jim from the McNaughton Group has
9 messaged me. If I can read his question or his
10 statement. The request from the petition was to
11 continue. If there is a vote tonight, that
12 would preclude further discussion on this plan
13 or modifications thereto.

10:12PM

14 MR. MARRS: So I lost my computer power
15 for a few minutes so I was down, but I am now
16 back on my phone. So they made a request to
17 continue?

18 MR. YU: The petitioner made, yes, they
19 made a request to continue.

10:12PM

20 MR. MARRS: Okay. So given that, I
21 would suggest that unless the Plan Commission
22 has very strong feelings that you allow the

1 continuance and allow the residents' meeting to
2 take place prior to taking a vote.

3 CHAIRMAN CASHMAN: That's a suggestion?

4 MR. MARRS: Yes.

5 CHAIRMAN CASHMAN: Julie?

6 MS. CRNOVICH: I agree with Jerry. I
7 would agree. Well, Jerry kind of said something
8 differently; but I don't think anything is going
9 to be resolved at the community meeting. I

10:13PM

10 think the community has spoken loud and clear.
11 I think we should take a vote tonight.

12 CHAIRMAN CASHMAN: My take on that, in
13 many cases we have people on both sides, able,
14 pro and against. This was very clear and not
15 just a few people but over 140 people and then
16 people we had speaking tonight. When I look at
17 this, I really want to go back and look at,
18 okay, what are our standards for approval. And
19 part of the standards on special use permits, a
20 couple that jumped out to me, I will just
21 comment on this and then we can decide what our
22 thoughts are.

1 First of all, Considerations,
2 public benefit; whether and to what extent the
3 proposed use and development at a particular
4 location is necessary or desirable to provide
5 services as a facility that has interest to the
6 public needs that will contribute to the general
7 welfare of the neighborhood or community. I
8 just don't see anything we have in this package
9 that is a public benefit. So that's one bar I
10 just don't see how they get over.

10:14PM

11 Then secondly, under the Purpose of
12 the planned development -- and this is section
13 11-603-B -- the first creation of a more
14 desirable environment that would be possible to
15 strict application of other Village land use
16 regulations. In this density, I mean there are
17 areas north of there that's R-2. On northwest
18 Hinsdale, it's R-2. It creates an environment
19 that's in a neighborhood and then to suddenly
20 have in a way an area that's as dense as R-4
21 within it, I just don't think that's more
22 desirable.

10:15PM

1 And then one thing that I just --
2 that's why I asked a little about that whole
3 stormwater area. Increase is No. 6 of the
4 Purpose of planned development; an increase in
5 the amount of open space over that which would
6 result from the application's eventual
7 subdivision and zoning regulations. I mean this
8 is -- I just don't see in any way I can look at
9 this and see this is an increase in open space.
10 I think this is a decrease in open space. I
11 think, they are looking at open space, you would
12 be better off to just leave it as a compliant
13 R-2 development. Let the market determine
14 what's going to happen there. But as some of
15 these citizens said, they live in the area and
16 they have done projects. They have built homes,
17 and they are required to comply with R-2. This
18 is not like a little change in density. In 4 to
19 6 versus 21, to me it's not even close. It's
20 not even close. I do have concerns about
21 increased traffic, the impact on the school
22 districts, flooding.

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1 And then I think the biggest
 2 negative would be a complete change in character
 3 of the neighborhood. I mean I live south of
 4 Ogden on Adams. I constantly go up Adams, up
 5 Madison, jogging, riding bikes, going to the
 6 Fullersburg woods, down to Graue Mill. It's an
 7 avenue, like a connection; and that's a unique
 8 part of Hinsdale. It's beautiful up there and
 9 to allow something of this density, and back to
 10 we had 30, 60 public comments but the neighbors
 11 do not want this. I think as a Plan Commission,
 12 I think we have always done a good job of really
 13 listening to neighbors. I think that's why like
 14 the demolition moratorium was such a challenge
 15 because that was much more evenly split. We had
 16 four meetings listening to that. This is, this
 17 is not even a split. I just don't see how -- I
 18 went to the Ryan open house. I went for my time
 19 slot but there were people there from the
 20 Fullersburg area, and I heard what they were
 21 saying and their concerns. And there were
 22 similar concerns. I just don't think they are

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1 are saying but I also think about Hinsdale
 2 Meadows and the people that we heard from were
 3 pretty much all dissenters, had issues with it.
 4 We worked a very, very long time with them to
 5 come up with something that worked. I'm not
 6 comparing this to Hinsdale Meadows. I'm not
 7 saying it should be Hinsdale Meadows but at the
 8 same time we did work very long and hard with
 9 that group and gave them our time. I just think
 10 that they deserve that respect. They put a lot
 11 of time and energy into this, whether people
 12 think it's correct information or not. They are
 13 asking for a continuance, I think that that's, I
 14 don't know, I just think that that's -- Maybe
 15 I'm completely delusional here thinking we can
 16 come to an agreement. That's just kind of my
 17 opinion on it.
 18 CHAIRMAN CASHMAN: Okay.
 19 MR. KRILLENBERGER: I agree. I've kind
 20 of got the same perspective. No need to shut
 21 down the conversation when there is a scheduled
 22 meeting. And if this meeting turns into a

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1 going to suddenly something is going to change.
 2 And I agree, it's not like we can drop off 2
 3 units or get to 44 or 40. I just think we are
 4 so far off the mark that in my mind I think it
 5 would be cleaner and more effective and might I
 6 say less waste of the applicant's time to
 7 actually consider this and decide to vote
 8 tonight. I just don't see what we gain by
 9 continuing it. I think it does more of a
 10 disservice. That's just my opinion.
 11 I would be curious, I would be open
 12 to a motion. I mean if you think about those
 13 criteria, do any of the Commissioners feel like
 14 we can move this? I mean there is plenty more
 15 but I mean this is -- It's just a big various.
 16 MS. CRNOVICH: Steve, it's Crnovich.
 17 With the objections you listed and the list of
 18 waivers that they are requesting, I think
 19 starting over with a clean slate is the only
 20 thing that can be done.
 21 CHAIRMAN CASHMAN: Okay. Anna?
 22 MS. FIASCONE: Listen, I hear what you

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1 fistfight or something that makes it clear that
 2 there is never going to be a bridge over the
 3 canyon, then we will know more after that
 4 meeting so that's my view.
 5 CHAIRMAN CASHMAN: Michelle?
 6 MS. FISHER: I'm agreeing with you and
 7 then with Jerry and Julie. I think based on the
 8 requirements that you provided, the basic entry
 9 level to meet those requirements has not been
 10 met. And then secondly, the community has been
 11 very clear in what they have said tonight and
 12 with what their letters have said as well. And
 13 perhaps maybe just revising a plan or some ideas
 14 would be the best path to get something a little
 15 bit more acceptable possibly and then coming
 16 back to all of us and moving forward from there.
 17 CHAIRMAN CASHMAN: It is interesting to
 18 note that in tonight's meeting we basically
 19 closed the Ryan Company's application because
 20 that's exactly what they wanted to do. They
 21 basically want to come up with a new proposal
 22 and start over.

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1 And so, Jerry, are you still in the
 2 same position, you think we should have a vote?
 3 MR. JABLONSKI: Yes. I think we should
 4 have a vote. But I want to continue to
 5 reiterate that, even though Mr. McNaughton said
 6 that if we were to say no he might walk away, I
 7 welcome him to come back and develop new ideas.
 8 I want development in the Village of Hinsdale.
 9 I just want proper development in the Village of
 10 Hinsdale.
 11 MS. FISHER: I think that's well said.
 12 CHAIRMAN CASHMAN: First, how about if
 13 we have a motion to continue this to our
 14 October 14 meeting and see how that goes.
 15 MR. KRILLENBERGER: I will so motion to
 16 continue.
 17 CHAIRMAN CASHMAN: And a second?
 18 MS. FIASCONE: Second. I second.
 19 CHAIRMAN CASHMAN: Chan, can we have a
 20 roll call.
 21 MR. YU: Yes.
 22 Commissioner Krillenberger?

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1 MR. MARRS: That would be a motion to
 2 recommend disapproval.
 3 CHAIRMAN CASHMAN: To recommend
 4 disapproval.
 5 Jim, you seconded or you motioned?
 6 MR. KRILLENBERGER: I've actually asked
 7 you for a clarification. So this is a motion to
 8 disapprove as currently submitted?
 9 CHAIRMAN CASHMAN: Correct.
 10 MR. KRILLENBERGER: I will so motion.
 11 CHAIRMAN CASHMAN: Do we have a second?
 12 MR. JABLONSKI: Second from Jablonski.
 13 CHAIRMAN CASHMAN: Chan, can we have a
 14 roll call vote, please.
 15 MR. YU: Yes.
 16 Commissioner Krillenberger?
 17 MR. KRILLENBERGER: Aye.
 18 MR. YU: Commissioner Fisher?
 19 MS. FISHER: I'm sorry. So we are
 20 recommending -- We are disapproving, so
 21 rejecting what was provided to us?
 22 CHAIRMAN CASHMAN: Yes. So a yes is a

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1 MR. KRILLENBERGER: Aye.
 2 MR. YU: Commissioner Fisher?
 3 MS. FISHER: No.
 4 MR. YU: Commissioner Jablonski?
 5 MR. JABLONSKI: No.
 6 MR. YU: Chairman Cashman?
 7 CHAIRMAN CASHMAN: No.
 8 MR. YU: Commissioner Crnovich?
 9 MS. CRNOVICH: No.
 10 MR. YU: And Commissioner Fiascone?
 11 MS. FIASCONE: Aye.
 12 CHAIRMAN CASHMAN: Okay. That did not
 13 pass.
 14 Can I have a motion to disapprove
 15 Case A-20-2020, McNaughton Development - Planned
 16 Development Concept Plan, Special Use Permit and
 17 Exterior Appearance/Site Plan to develop
 18 20.9 acres of the 37.1 acre site at 4 South 010
 19 Madison Street, north of Ogden, east of Adams
 20 Street for a 46 Single Family Detached Home
 21 Planned Development in the R-2 Single Family
 22 Residential District.

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1 rejection.
 2 MS. FISHER: Yes.
 3 MR. YU: Commissioner Jablonski?
 4 MR. JABLONSKI: Aye.
 5 MR. YU: Chairman Cashman?
 6 CHAIRMAN CASHMAN: Yes.
 7 MR. YU: Commissioner Crnovich?
 8 MS. CRNOVICH: Aye.
 9 MR. YU: Commissioner Fiascone?
 10 MS. FIASCONE: Aye.
 11 CHAIRMAN CASHMAN: So that was a 6-0
 12 vote. Did I follow the bouncing ball? All
 13 yeses?
 14 MR. YU: Jim, you said yes; right?
 15 MR. KRILLENBERGER: I said yes to
 16 reject as planned. We are not going to
 17 continue, we have to reject it.
 18 MR. YU: Got it. Thank you.
 19 CHAIRMAN CASHMAN: Okay. John, Paul,
 20 and your entire team, really appreciate your
 21 time and your proposal. This is our Board or
 22 our Commission is just recommendation to the

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1 Board. So there will be findings and facts and
2 recommendations that we'll vote on in October,
3 and then it will go to the Village trustees for
4 their consideration. Do I have a motion to
5 adjourn?

6 MR. KRILLENBERGER: I will so motion,
7 Krillenberg.

8 MS. FISHER: Fisher, second.

10:25PM

9 CHAIRMAN CASHMAN: Second. Roll call,
10 please, Chan.

11 MR. YU: Commissioner Krillenberg?

12 MR. KRILLENBERGER: Aye.

13 MR. YU: Commissioner Fisher?

14 MS. FISHER: Aye.

15 MR. YU: Commissioner Jablonski?

16 MR. JABLONSKI: Aye.

17 MR. YU: Chairman Cashman?

18 CHAIRMAN CASHMAN: Aye.

19 MR. YU: Commissioner Crnovich?

10:24PM


20 MS. CRNOVICH: Aye.

21 MR. YU: Commissioner Fiascone?

22 MS. FIASCONE: Aye.

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

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



Janice H. Heinemann CSR, RDR, CRR
License No. 084-001391

1 CHAIRMAN CASHMAN: Thanks to all the
2 citizens that are on the phone and on Zoom. I
3 really appreciate your time and patience and
4 also we appreciate all the time spent
5 corresponding with us and thank you.

6 * * *

7 (Which were all the proceedings had
8 in the above-entitled cause.)

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